

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with redevelopment
at Shannock, Church Lane,
Eastergate PO20 3UT**

Prepared by
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Report Reference: D2517AIAb

Report Date: 28th November 2025

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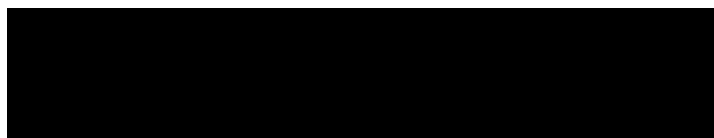


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Plan AC01

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Critchley Architecture and Design Ltd for the applicant to inspect the significant trees (and see 3.1 below) close to the proposed redevelopment at Shannock, Church Lane, Eastergate PO20 3UT, and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the site and to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is '*Additional storey proposed, with side and rear extensions, with internal and external alterations and timber cladding proposed*' to the dwelling at Shannock, Church Lane, Eastergate with parking, and with access as existing from Church Lane.
- 1.3 **Documents provided:** I have been provided with the following drawings:
- 'Topographical Land Survey' of the site by J Brotherton & Partners drawing number 24394 dated 28th November 2024 indicating the positions of trees on and closely adjacent to the site.
 - Site layout plan (titled 'Neighboring Visibility Plan') by Critchley Architecture and Design Ltd, drawing no. 24071 103 P3 (revision P3) dated 04.06.2025 based on the site survey and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC01.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have seen the Arun District Council tree preservation order (TPO) 'Individual Order for Beech Tree at Shannock, Church Lane, Eastergate PO20 3UT' ref: TPO/EG/1/12 which indicates on its TPO map

by a large circle the location of T1 Beech (*Fagus sylvatica*), which is T4 of the tree schedule at Appendix 2. This TPO includes no other trees on or closely adjacent to the site. The Arun District Council TPO web map suggests no other TPOs on trees on or closely adjacent to the site. The site abuts the Eastergate (Church Lane) Conservation Area. The proposal is to retain the trees included in the tree schedule (and see also paragraph 3.2 below) and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent for the proposed works. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment (AIA) report in line with the BS5837:2012 recommendations. The D2517AIA report of 16th June 2025 was prepared in line with the BS5837:2012 recommendations and allowed the planning application to be validated in respect of tree information.
- 1.7 **Revised AIA report:** Since the D2517AIA report of 16th June was published, the lime tree T10 has been removed. It was a BS5837 category 'C' tree at best, and its deteriorating condition made it a poor long-term retention. With no formal tree protection i.e. no TPO and outside the Conservation Area, its removal did not require notice to or an application to and consent from the Local Planning Authority. The AIA and accompanying site plan have been revised to take account of the fact that the lime tree is no longer present.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 23rd May 2024 to collect tree information to enable me to prepare the tree schedule. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I did not have permissive access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry and sunny with a light breeze and good visibility.

- 2.2 **Collection of data:** I inspected each significant tree, and the numbering is indicated on the annotated site layout attached as Plan AC01. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2. **Note:** Tree numbering is taken from the numbers ascribed on the topographical survey.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
- Category B:** Trees of moderate quality and value
- Category C:** Trees of low quality and value
- Category U:** Trees unsuitable for retention, usually to be removed
- 2.4 **Tree root protection areas (RPAs):** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule. In practice the extent of the RPA may vary depending on specific site circumstances and be shown as an irregular polyhedron (although see 4.1 below); and the siting of the specific protection measures may be different.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant tree relating to the proposed development is a beech tree in the front northwest corner of the site. The tree schedule at Appendix 2 includes a blue spruce in adjacent property to the rear east for completeness, but this tree is not affected by or likely to affect the proposed development and is not referred to further in this report. There are other smaller trees and shrubs in the property, but these are not of planning or amenity significance. They are indicated on plan AC01 but again, not referred to further in this report. The beech tree has amenity merit which is reflected in the application of the TPO. The proposal is for the beech tree to be retained and protected during development.

- 3.2 **Tree management:** The smaller trees not included in the tree schedule are not otherwise controlled by TPO or by being within a Conservation Area. It would be reasonable to leave it to the discretion of the applicant whether to retain or remove these trees, and for such management not to be a component of the planning submission, as no formal application or consent is required for such management.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Preliminary matters:** The RPA for the beech tree T4 is shown as a uniform circle with its radius based on the trunk diameter in accordance with the preliminary recommendation in BS5837. Section 4.6 of BS5837 deals with RPAs and refers to pre-existing site conditions and deviations from the original circular plot. For the beech T4 there are pre-existing conditions. The tree abuts the front site boundary wall. This is effectively a retaining wall managing a change in levels of about 1000mm from the site down to the grassed verge of the road. The tree is approximately upright and with a reasonably uniform crown spread, a little more to the west but not so as to make the tree appear unbalanced. In my view it seems unlikely that the tree has no roots of any kind to the west because that would have made it insecure against winds from the west. For this reason, the RPA is not shown offset into the site. In any event, the redevelopment activities near the RPA within the site are limited to additional surfacing and this will be installed as proposed at 4.8 below, with a very small and acceptable amount of risk of harm to tree roots.
- 4.2 **Site access:** Site access will be by way of the existing vehicular and pedestrian access from Church Lane, widened to allow better visibility and safety for turning into and out of the site. The extended parts of the access surfacing will be installed early in the development process (and see 4.8 below).
- 4.3 **Demolition and removal of structures:** There are no existing buildings within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g., DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing and measures relating to surfacing will reduce any risk of damage to retained trees from any demolition activities relating to the alterations and additions to the dwelling to an acceptable minimum.

- 4.4 **Walls:** The wall on the south side of the access will be removed to allow the widening of the access. For the reasons given at 4.2 above, no special precautionary measures in respect of trees are proposed for the removal of this wall.
- 4.5 **Existing surfaces:** The existing access from Church Lane has a tarmac surface. This access will be retained and extended, with a replacement surface. Some parts of this access are marginally within the RPA of retained tree T4 and reasonable precautions in respect of changes to surfacing will be taken. These will generally be as set out in paragraph 4.8 below.
- 4.6 **Construction of alterations and additions:** The proposed alterations and additions are outside and sufficiently distant from the RPAs of trees proposed for retention. In consideration of all the circumstances, special design and construction of any new foundations seems disproportionate, and 'conventional' construction is proposed for the foundations for any dwelling additions.
- 4.7 **Installation of new surfaces:** Part of the existing access and its proposed extensions are marginally within the RPA of T4. Where replacement and new surfaces are proposed within RPAs, they will be installed using a 'no-dig' specification. Excavation into areas previously unsurfaced will be limited to the removal of the vegetation layer, a nominal 10cm, to be carried out by hand. Areas already surfaced will have the existing wearing course removed, broken up by hand using hand operated tools that may include pneumatic chisels, with the arisings removed by hand. In both cases, there will be no further excavation into previously undisturbed ground. The newly revealed ground will be covered with a geotextile membrane to reduce the risk of compaction and abrasion damage to roots near the surface and to aid ground stability and permeability. This may then be covered with a blinding course of sand to provide consistent levels. The final wearing course is shown as porous resin bound gravel. This will be water and gas permeable. The use of these installation methods and materials will reduce the risk of harm to tree roots from activities relating to changes to surfacing to a minimal and acceptable level.
- 4.8 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services are understood to run out to Church Lane and the proposal is for all replacement and new services to connect to existing within or close to the building footprint and do the same. The RPA for tree T4 abuts in the drive, and there is space here for any new service runs without a significant risk to the tree

from conventional installation. No special measures are proposed for the installation of services in respect of the risk of harm to tree roots.

- 4.9 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the temporary protective fencing, as proposed is installed/retained, there will be no significant adverse effects on trees from construction access.
- 4.10 **Storage and movement of materials:** The nature of the site and the available space suggest that materials will be delivered to site at the Church Lane access and stored on the existing / extended surfacing and moved from there to the building footprint. Most of this area is outside the RPAs of trees proposed for retention. The trees will be protected by temporary fencing and measures relating to surfacing. There will be no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree.
- 4.11 **Pruning:** Tree crowns do not inhibit or constrain the proposed development and there are no proposals for pruning specifically in connection with the development proposals.

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained tree T4. This will be erected at the locations shown on plan AC01. It will be to the BS5837:2012 section 6.2 recommendations i.e., preformed galvanised steel mesh panels ('Heras' or similar) facings on proprietary 'feet' and braced using struts to base plates secured with ground pins. It will be installed prior to the commencement of any development-related activity including demolition and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. Provided that the fencing is properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of the retained trees.
- 5.2 **Protective fencing update:** At the time of writing, temporary tree protective fencing has already been installed for T4. The fencing is at a slightly higher specification than above, by virtue of the facings being attached to uprights braced with driven scaffold poles. This makes the accidental movement of the fencing difficult and unlikely. Photos of the fencing are attached at Appendix 3.

- 5.3 **Protective fencing planning consent condition 3:** Arun District Council granted consent for development on 11th September 2025 ref: BN/80/25/HH. Condition 3 of the consent was a pre-commencement condition requiring written confirmation from an arboricultural expert representing the site owner confirming that all protective fencing had been inspected and found fit for purpose. I am an arboricultural expert (and see Appendix 1) representing the site owner and I can confirm that the tree protective fencing is fit for purpose and has been erected and positioned slightly further from T4 i.e. providing slightly better protection than was shown on plan AC1 (now plan AC01).

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The proposed alterations and additions to the dwelling do not significantly change the relationship of the internal occupied spaces to trees. The beech T4 stands to the northwest of the front elevation of the dwelling. In this orientation it does not obstruct direct sunlight to the dwelling at any time. The tree is over 20m from the dwelling and at this distance is not unduly dominant or oppressive and doesn't occupy skylight to an excessive degree. The redevelopment will not bring new pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of services, the installation of surfaces, the installation of temporary tree protection measures. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions (and see 5.3 above).
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural

protection measures and methods to be determined. For this site, the development is reasonably straightforward and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-

- Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
- Tree protective fencing may be moved only with the consent of the Council
- New / replacement surfacing within RPAs shall be installed with a 'no-dig' specification
- Existing surfacing within RPAs to be removed shall be broken up by hand and there shall be no excavation into previously undisturbed ground
- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to redevelop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are

therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FArborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016. I was reappointed to the Planning Appeal Decisions and Associated Services in October 2022 for similar functions.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I have been a member of the Association's Consultants Working Party, interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
Shannock, Church Lane, Eastergate
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T4	Beech (<i>Fagus sylvatica</i>)	14	79	7	5	2.5	EM	Slightly one-sided to west	40+	A	9.6
				8	6						
T8	Blue spruce (<i>Picea pungens</i> 'Glauca')	9	45?	3	3	2.5	EM	In adjacent property.	40+	A	5.4
				3	3						
T10	Lime (<i>Tilia cordata</i>)	10	65	4	4	2	EM	Pollarded at 3m and 4.5m with dense regrowth. Large cavity at 1.2m with fungal fruiting body, possibly dryads saddle (<i>Polyporus squamosus</i>). Now removed.	-	-	-
				4	4						

Appendix 2
Shannock, Church Lane, Eastergate
Tree Schedule and Explanatory Notes

Explanatory Notes

- **Tree numbering:** Tree numbering is taken from the numbers ascribed on the topographical survey.
- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameters for accessible trees have been measured with a diameter tape and recorded in centimetres. Trunk diameters for trees not accessible have been estimated and indicated with ‘?’.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

APPENDIX 3
Photographs





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NOTES

- Data within this drawing provided by Ordnance Survey. Please note that Ordnance Survey can only guarantee accuracy to 0.9m for maps at this scale. CAAD Ltd. accept no responsibility for the accuracy of the Ordnance Survey boundaries. It is strongly recommended that a land survey is carried out should the development rely on the accuracy of these boundaries.

CAAD

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PRELIMINARY

Revisions

P1 - Pre-app Issue - KM (10.01.2025)
P2 - Issued for comment - KM (17.04.2025)
P3 - Issued for Planning - SR (04.06.2025)

Project Address

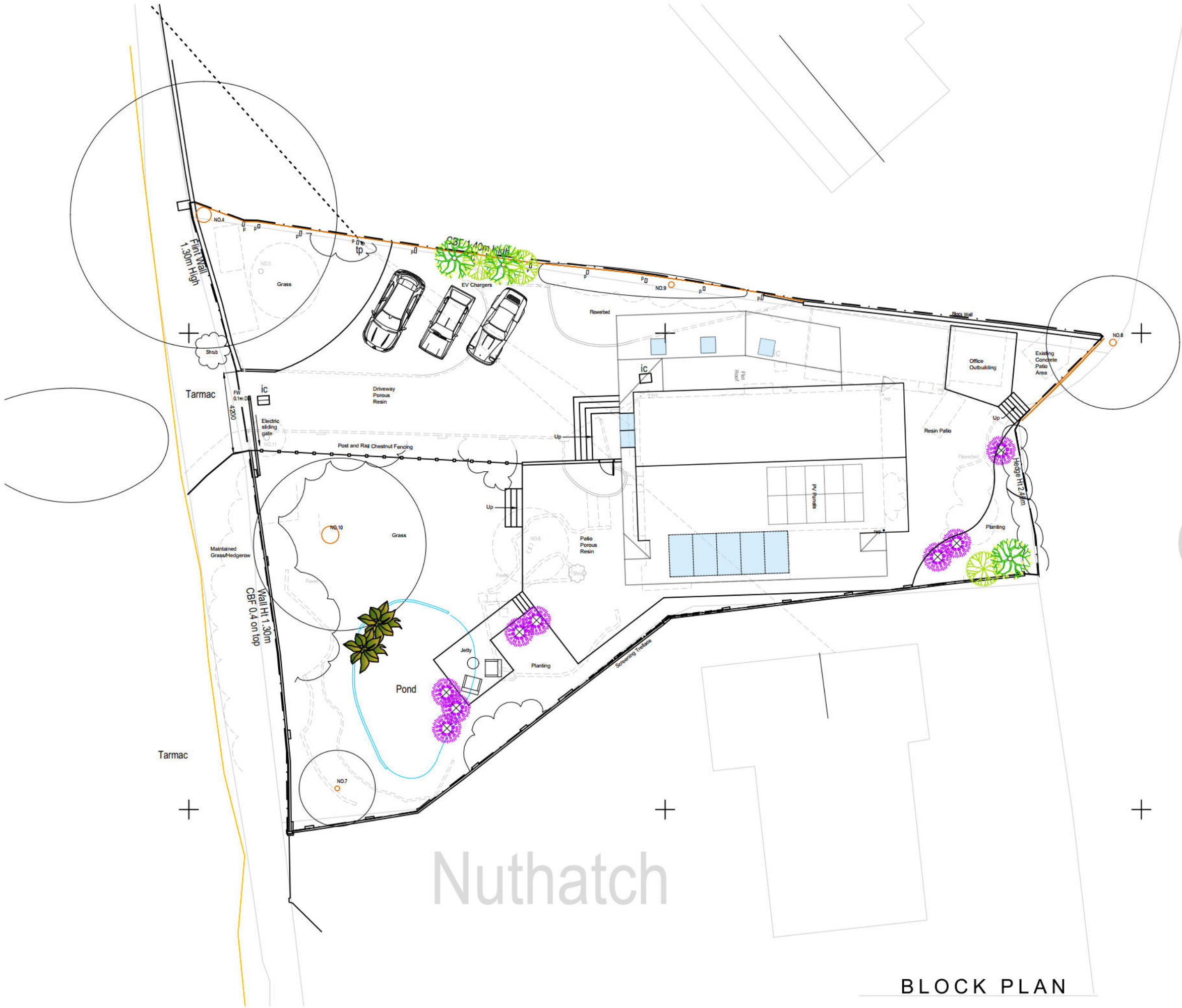
Shannock
Church Lane
Eastergate
PO20 3UT

NEIGHBORING VISIBILITY
PLAN

Scale A3 = As Shown
Drawn By OS/ KM
Date 10.01.2025

Project No. Sheet No. Rev.

24071 103 P3



SCALE BAR 1:200

