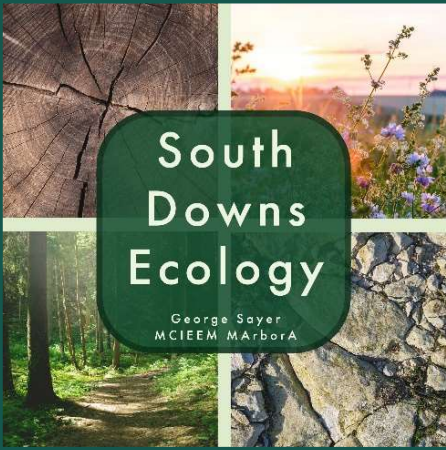


Arboricultural Impact
Assessment and
Method Statement

Sunnyside, Yapton
Road, Barnham



**South
Downs
Ecology**

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Sunnyside, Yapton Road, Barnham

Version 4 – 21st April 2026

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1.0 Introduction

- 1.1 A tree survey and tree protection package have been commissioned for the proposals for a residential development at Sunnyside, Yapton Road, Barnham. This Arboricultural Impact Assessment provides sufficient information for the LPA to consider the effect of the proposed development on local character from an Arboricultural perspective, and is fully compliant with BS5837:2012.
- 1.2 A detailed tree survey was carried out in April 2025 by George Sayer (*BScHons PgDip MArborA; LANTRA Professional Tree Inspection 2019*); from which a schedule and constraints plan of existing trees on and surrounding the site (refer to GS463.Sunnyside.ETS.v3) was produced in accordance with BS 5837:2012 – ‘*Trees in Relation to Design, Demolition and Construction – Recommendations*’. (refer to GS463.Sunnyside.TCP.v4). From this information a plan of tree protection was devised (refer to GS463.Sunnyside.TRPP.v4) and the following arboricultural impact assessment was undertaken and to ensure the long-term retention of the trees on-site. The assessment includes:
 - a summary of the site and its vegetation;
 - assessment of the potential impacts upon trees;
 - measures to avoid, minimise or mitigate such impacts;
 - details of any replacement planting required, and
 - an indicative method statement for methods to protect trees throughout the proposals.

Proposals

- 1.3 The proposals are to deliver 190 dwellings (including market and affordable dwellings), public open and a new vehicular access off Yapton Road.
- 1.4 The arboriculturalist has been involved from the initial concept stage, and proposals have been designed to work around all the trees on the site, such that there is no requirement for tree removal, complex or extensive tree protection or unsustainable relationships between development and trees. The proposals are designed to accord with both the Local Plan Policies and the relevant Design Supplementary Planning Document, described below.
- 1.5 An illustrative masterplan is included below:



Figure 1 – Illustrative Masterplan. Davies Landscape Architects Drawing: DLA-2242-100-DR-L14.S06 Illustrative Masterplan

Site Description

- 1.6 The site (central grid reference: SU 96605 04228) incorporates a number of modified grassland fields, scrub, buildings and developed land. The site covers approximately 8 hectares (ha) of land north of Yapton Road in the village of Barnham. There is a railway line directly to the north of the site, with residential properties and agricultural land to the east, south and west.

Surrounding Landscape

- 1.7 The wider landscape is characterised by rural villages, towns, farmland and woodland parcels. The A29 is 2.7 kilometres (km) west and Bognor Regis is approximately 4.6km south-west of the site.

Existing Site Vegetation

- 1.8 The vegetation present on the site is detailed within the existing tree schedule (GS463.Sunnyside.ETS.v3) and the tree constraints plan (GS463.Sunnyside.TCP.v4).
- 1.9 The main body of the site is devoid of any trees, other than small sections of low-level coniferous hedging and a small elder and cherry.
- 1.10 The northern boundary is lined with low scrub and several small, low-value trees.
- 1.11 The western boundary contains a mixture of ornamental hedges, scrub, lines of mixed native and ornamental trees, and a large hybrid poplar to the north-west corner. The poplar currently appears in reasonable form and is mature. All vegetation on this boundary appears to be off-site other than a small aspen and spruce tree. A clump of aspens from the neighbouring site have collapsed into the site; the trees belong to the neighbouring site and will presumably be cut back to the boundary.
- 1.12 The eastern boundary is lined to the north with native scrub and short row of moderately large and reasonable form off-site poplars. Further south the site is bounded by mixed hedging, with native trees and shrubs such as oak, willow and birch interspersed with garden shrubbery and conifers. The Yapton Road is lined to the west with low-level privet hedging, and to the east by a tightly-pruned native hedge, mostly of hazel.
- 1.13 No Tree Preservation Orders are present on or adjacent the site. There are a number of such orders on the land immediately east but none of these would be impacted by the proposals.
- 1.14 In total, on or surrounding the site there are:
- 36no. low value trees;
 - 9no. sections of low-value hedge or shrub;
 - 13no. moderate value trees
 - 1no. moderate value hedge
 - 2no. high value trees
 - 1no. unviable tree

Local Policy Context

- 1.15 Arun Local Plan Policy ENV DM4 - Protection of Trees states that:
- 1.16 *“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.*
- 1.17 *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.*
- 1.18 *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.*
- 1.19 *Where there are existing trees on or adjacent to a development site, developers shall be required to provide:*
- a. Land and tree surveys*
 - b. A tree constraints plan*
 - c. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement*
- 1.20 *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.”*
- 1.21 The Arun Supplementary Planning Document Open Space, Playing Pitches, Indoor And Built Sports Facilities Version 6 (Arun District Council, January 2020) is considered the most current and detailed guidance pertaining to consideration of trees during development in Arun.

- 1.22 The Arun District Design Guide SPD was originally adopted by the council in January 2021 and updated in 2024. The guide is a tool to assist officers, applicants and stakeholders in proposals in order to deliver high-quality design outcomes. The Guide has been followed throughout, from employment of a qualified arboriculturalist from the outset of design, through ensuring no removal of trees, no encroachment of RPAs of major trees, buffers around more significant trees, and significant new tree planting.

2.0 Arboricultural Impact Assessment

Removal of Trees

- 2.1 Of the existing trees, no trees would require removal. Small sections of the native hedge H30 would require pruning-back to enable works to the access points.
- 2.2 The clump of aspen TG05 have collapsed from the neighbouring site into this site. These are considered unviable (U grade) and would require cutting-back to the boundary. The trees may regrow from the boles although this would not result in trees of good form. The trees are not part of the site and it would remain the decision of the management company of the neighbouring site as to how these should be dealt with.
- 2.3 The moderate-value (B grade) hedge H30 would require some very limited cutting back to enable works to the pedestrian access point. H30 is a useful roadside screening feature and this would not change, with pruning being up to 1.0m.
- 2.4 The works to this vegetation would have no material adverse effect on the Arboricultural, Ecological or Visual Amenity of the site.

Disturbance to Roots and Rooting Environment

- 2.5 The proposal has been designed around all trees on the site such that rooting environments would not be disturbed. The majority of vegetation lies to the site boundaries, which have been protected through creation of ecological buffers to the north, west and east. These areas respond to the tree constraints and protect the RPAs of trees to ensure their retention, with native planting proposed within.
- 2.6 In several places, the proposed footpath is shown encroaching into RPAs as follows:
 - TG25 – Category C Treeline
 - T11 – Category B Poplar
 - T09 – Category C Aspen
- 2.7 The encroachment is very minor and would likely be removed through detailed design. The works would have a very minor detrimental impact on trees and hedges. These footpaths could be constructed using a 'no-dig' construction method such as a geocellular confinement system, constructed above existing ground levels with a permeable surface treatment. Such construction would protect existing roots and allow continued growth. The areas of specialist works would be minimal and there is ample room to undertake this and grade the levels back in outside of RPAs. Roots could continue to grow beneath such paths.

Construction in Proximity to Trees and Hedges

- 2.8 Whilst the site only contains a small number of buildings currently, the construction works would not bring built forms significantly close to trees, with the development respecting all RPAs and canopies and providing both space for trees to continue to grow, and to ensure there is no perceived risk from residents and resulting 'pressure to prune'.

- 2.9 For trees of moderate or high value, the RPA has been provided with a further buffer of approximately 2.0 m to further protect roots, and ensure that there is no adverse pressure on trees. This accords with the recommendations of the Arun District Design Guide SPD and the Arun Supplementary Planning Document Open Space, Playing Pitches, Indoor And Built Sports Facilities Version 6 (Arun District Council, January 2020).
- 2.10 To protect trees from vehicular collision and damage to RPAs outside of the operation zones, Tree Protection Barriers will be installed surrounding the 'construction envelope'. In several places, these might need to be adjusted during works to enable the footpath construction. Such works could happen outside of the main construction works with any such adjustments being approved and supervised by the arboriculturalist.
- 2.11 In the long term, there are a small number of off-site poplar trees which will ultimately reach the end-of-life stage. This would occur and the trees be replaced in any case regardless of the proposals, and sufficient space is provided that such tree removals would not need to occur any sooner as a result of the development. As such the long term impacts of the proposals would also be negligible.

Further Protection Measures

- 2.12 New surface water drainage is required as part of the application and has been addressed through the use of swales, a drainage ditch and attenuation basins. These are sited outside the RPAs of all trees and connections would not require routing through RPAs.
- 2.13 Any other new services required would presumably follow the access routes and can easily be routed outside of RPAs.

Replacement Planting

- 2.14 No trees require removal as part of the application. As part of the requirement to achieve Biodiversity Net Gain under the Environment Act (2021) the proposal includes space for significant new native hedge and scrub planting, as well as the planting of between 150-230 new trees (estimated at this outline stage) across the site (refer to DLA-2242-100-DR-L14.S06 Illustrative Masterplan).
- 2.15 It is proposed to use generally native species in the wider ecological buffers and open spaces; it is assumed that species suited to urban environments will be used within the development areas. Key streets would be lined with trees. As such, the overall gain will be significant.

Summary of Impacts

- 2.16 Overall, the proposals were designed with trees as a key consideration from the concept stage, so as to not require removal of any trees, with some minor pruning of hedges around access points and drainage features only.
- 2.17 The proposals present a very low risk of direct harm to a low number of trees; these risks are reduced through some limited and basic protection measures to small discrete areas. Trees of value are provided with a level of protection over and above the minimum required within the British Standard.
- 2.18 The proposals do not increase the pressure on trees, nor would there be any perceived risk from trees to the development. The proposals would be sustainable in the long term.
- 2.19 The proposals include significant tree planting, which would provide ecological gains, increased connectivity, and a high-quality living environment.
- 2.20 The proposals are therefore supportable and accord with the British Standard, the Arun Local Plan and its Supplementary Planning Documents.

3.0 Arboricultural Method Statement

Site Movements, Storage and Compound

- 3.1 No vehicular or pedestrian movements shall be permitted during construction over unmade ground within RPAs. The site storage, waste and compound areas must be located either within existing hard surfaces or outside of tree RPAs. Fuel and chemicals shall be stored in appropriate containers to prevent spillage into unmade ground. All site movements, storage and compound shall seek to protect trees during construction in accordance with BS 5837:2012 – *Trees in Relation to Design, Demolition and Construction – Recommendations*.

Tree Protective Fencing

- 3.2 The RPAs of trees to be retained shall be protected through the installation of tree protective fencing to the outside of the root protection area. The installed protective barriers shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins; and positioned as specified. The fencing should be strained, and fixed to fences, walls, knee rails where possible to provide a complete protected area (*refer to Figure 2 and Figure 3 below; © British Standards Institute 2012*). All tree protection to be in accordance with BS 5837: 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations* set out as specified within figures 2 and 3 below.
- 3.3 In locations where no construction is being undertaken, but there is a risk of inappropriate storage or vehicle parking, exclusion zones shall be created through the use of barrier tape, traffic bollards or low level traffic barriers. Such measures shall be pinned down to prevent easy removal.
- 3.4 Signs shall be affixed to the barriers stating '*Tree Protection Zone – No Access*' in addition to day-glo tapes to the top of the fencing, in accordance with BS 5837:2012 – '*Trees in Relation to Design, Demolition and Construction – Recommendations*'. Within the protected area, no construction activities shall be permitted, to include:
- *Lighting of fires*
 - *Storage of chemicals or building materials*
 - *Dumping of spoil or rubbish*
 - *Driving of vehicles*
 - *Alteration of soil levels.*

Figure 2 Default specification for protective barrier

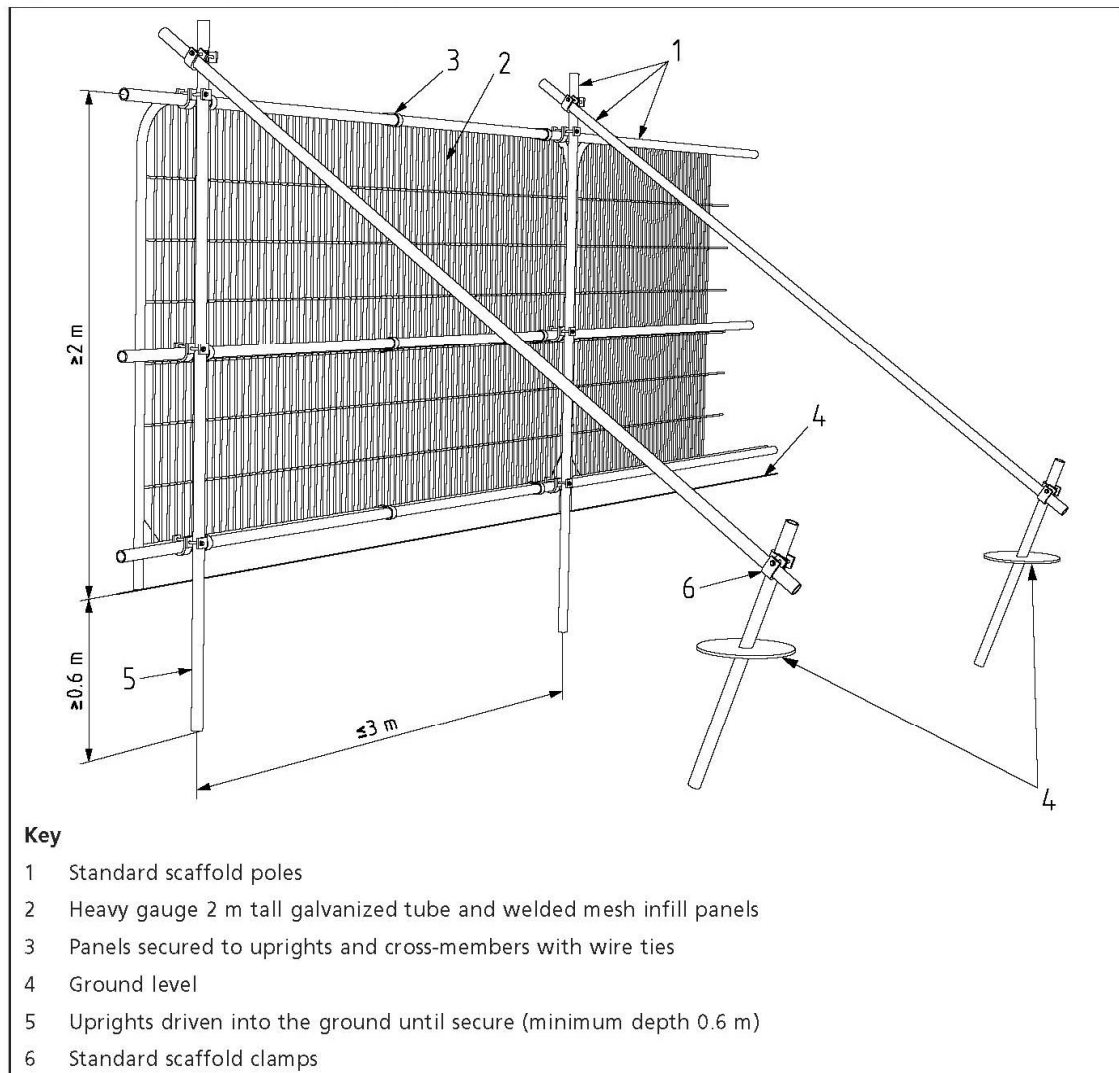
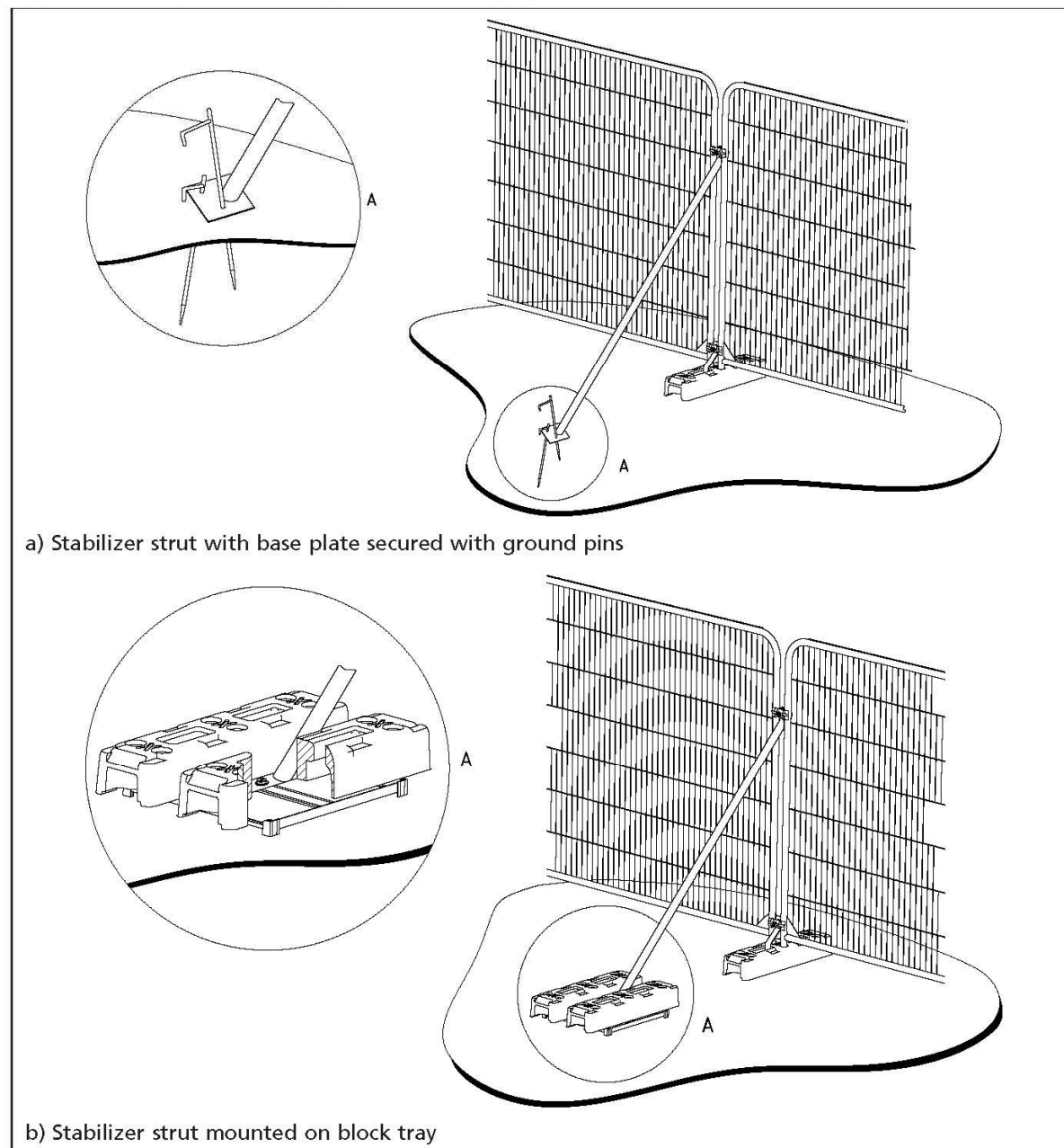


Figure 3 Examples of above-ground stabilizing systems



- 3.5 Tree protective barriers shall be installed and maintained throughout the construction phase by the main contractor, who shall be responsible for ensuring the fencing remains in place and is properly maintained. The fencing shall be installed in accordance with the *Tree Retention and Protection Plan*. Adjustment or relocation of the fencing during the construction phase shall be undertaken only following prior agreement by the arboriculturalist.
- 3.6 Wherever possible, tree protective fencing shall surround the entirety of the tree RPA within the site. Where this is not possible, ground protection measures shall be utilised within designated operation zones to prevent damage to roots or compaction of soil. The locations of tree protective fencing and ground protection measures are detailed within the *Tree Retention and Protection Plan*.

New Surfacing within RPAs

- 3.7 Where new surfacing is required within RPAs, the turf layer shall be scraped back to soil, and then a geotextile laid to form the base of the access drive. A cellular confinement layer shall be installed filled with open-graded no-fines aggregate, above which appropriate and permeable bedding and wearing layers shall be installed, subject to an engineer's specification to be approved by the arboriculturalist. Side-venting of the construction shall be considered where feasible to maximise airflow to the soil below.
- 3.8 In places some minor excavation will be necessary to allow tying in of levels of surfaces and construction of footings; such excavation shall be undertaken manually under arboricultural supervision to minimise damage to roots. Any significant roots shall not be cut unless so directed by the arboriculturalist; any such roots shall be recorded, cut cleanly and the ends wrapped in dry hessian. Should roots likely to be significant to the vitality of any tree be found, these shall be wrapped, retained and incorporated into the surface wherever possible, with bridges formed over the root or footings adjusted to allow it to remain and grow further.
- 3.9 The arboriculturalist shall confirm the appropriate measures have been undertaken either through supervision or photographic evidence.

Vegetation Removal

- 3.10 Any tree surgery works (i.e. hedge pruning) shall be undertaken in accordance with BS3998:2010 – Tree Works: Recommendations.

Installation of Services

- 3.11 Wherever possible, the proposals shall utilise existing service routes but in any case must avoid RPAs. Any new drainage shall be sited outside of the RPAs of any trees.

Supervision of Works

3.12 The following approvals, checks and supervision would be required and should be documented in a report suitable for provision to the Local Authority as part of the construction process:

- Check of tree protection barrier locations and sturdiness prior to commencement
- Supervision or check of any specialist footpath construction, approving the detailed design, and supervising the turf layer removal and installation of no-dig construction
- Final sign-off prior to removal of tree and ground protection measures.