

Arboricultural Impact Assessment

43-45 Pevensey Road
Bognor Regis
West Sussex
PO21 5NY

17th May 2018



PJC ref: 4858/18-01 Rev -

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Mr John Parsons

**Prepared
by**

Peter Davies FdSc Arboriculture M.Arbor.A

Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association.

He has ten years experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy.

He is a Lantra accredited professional tree inspector.

**Checked
by**

Luke White FdSc Arboriculture M.Arbor.A

Luke is an arboriculturist with over six years experience working within the arboricultural and forestry industry with the latter four years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association.

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1 EXECUTIVE SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/4524/17-01 and arboricultural method statement ref. PJC/4858/18-02.

1.2 **Site location:** The site is situated to the south-west of Pevensey Road in Bognor Regis, more broadly to the south of Regis School. It has a central OS national grid reference of SZ922998. The surrounding land use is comprised of residential properties in all directions. The location of the site within its environs is shown in figure 1.



Figure 1: Location of Site and Environs

1.3 **Proposal:** A proposal has been outlined to construct a terrace of three dwellings on land to the rear of 43-45 Pevensey Road. Each dwelling will have a private garden to the rear and there will be a parking area including private and visitor parking spaces at the front of the building. The parking area shall connect to Pevensey Road along a partially new and partially adapted driveway located between 43-45 Pevensey Road. Construction of the driveway will require removal of the existing conservatory on number 43.

1.4 **Tree removals:** Trees G3, G5, T6, T7, T8, T9, G10, T15, T17, T18, G22, T23 and G24 will be removed to facilitate the proposed development.

1.5 **Access facilitation pruning:** Tree T14 is anticipated to require access facilitation pruning to enable the proposed construction works.

1.6 **Works within root protection areas:** Two new visitor parking bays and the front garden path for plot 3 will encroach the root protection areas of T11 and T12. Sympathetic construction methodology will be implemented to minimise the impact on these trees.

2 INTRODUCTION

2.1 Instruction: PJC Consultancy has been instructed by Mr John Parsons to provide an arboricultural impact assessment in accordance with BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' for the proposed development at 43-45 Pevensey Road in Bognor Regis.

2.2 Objectives of report: This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To provide recommendations on mitigation measures to reduce the impact of tree removals from the development site.
- To assess the potential impact the proposed construction works will have on retained trees.
- To provide recommendations for mitigation measures to reduce the impact of construction works on retained trees.
- To assess the post development relationship between trees and the proposed development.

2.3 Scope of this report: This report is concerned with all significant trees and arboricultural features located within the site boundary. Additionally, trees located around the curtilage of the site have also been surveyed when they are considered likely to have the potential to impact on the development (in relation to root and crown protection or foundation design).

2.4 Contents of report: This report includes the following:

- A schedule of trees to be retained/removed.
- A schedule of access facilitation pruning required for the development.
- An assessment of the impact construction works will have on retained trees and mitigation measures to be implemented.
- An assessment of post development pressures on trees.
- Recommendations for post development arboricultural management.
- Tree Constraints Plan and Tree Retention Plan.
- Tree Survey Schedule including management recommendations related directly to the proposed development.

2.5 Documents and information provided: The following documents were used to aid the preparation of this report:

- Topographical Survey (updated since the initial tree survey in July 2017)
- Drawing ref. 1615-2.10 – Proposed Site Plan
- Drawing ref. 1615-2.11 – Proposed Plans
- Drawing ref. 1615-2.12 – Proposed Elevations
- Drawing ref. 1615-2.13 – Block & Location Plans and Site Section

3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 Tree removals: Trees to be removed for the proposed development are shown with dashed outlines on the Tree Retention Plan in Appendix 1 and are shaded to indicate their BS5837 tree category. These comprise G3, G5, T6, T7, T8, T9, G10, T15, T17, T18, G22, T23 and G24 (seven trees and five groups categorised as C, and one tree categorised as U). A summary of the tree removals is shown below.

Table 1: Tree removals summary

Tree number	Species	Category	Justification for tree removal
G3	Mixed	C2	G3 will be removed due to direct conflict with the new building, and to create garden space for plot 2. The removal of G3 can be mitigated by appropriate planting on the south-west site boundary.
G5	Mixed	C1	All three sections of group G5 will be cleared to either create adequate work space to the east of plot 3 during the construction phase of the development, or to allow new and better quality planting to occur during the soft landscaping phase of development.
T6	Indian bean tree	C1	T6 directly conflicts with the building in plot 3. It is a small specimen of very limited arboricultural or landscape value.
T7	Pear	C1	T7 directly conflicts with the new garage for plot 3. It is a small specimen that has been unsympathetically pruned in the past, so is not worthy of retention.
T8	Japanese maple	C1	T8 directly conflicts with the visitor parking bays adjacent to plot 3. It is a small specimen of very limited arboricultural or landscape value.
T9	Yucca	C2	The new garage for plot 3 significantly encroaches the root protection area of T9. T9 is a small specimen that offers very little in the way of screening. There will be the potential to replant other small tree or evergreen shrub species in its place to provide screening between the garage and garden of 41 Pevensy Road.
G10	Mixed	C1	G10 comprises a small shrub bed that directly conflicts with the new access road. Appropriate shrub planting on the boundary of the parking area should adequately mitigate the loss of G10.
T15	Elder	C1	T15 is a multi-stemmed shrub near the south-west garden boundary. Although it does not directly conflict with the proposed development, it is of poor condition and could be replaced by new planting on the southern boundary. Removing T15 will increase usable garden space for plot 2.
T17	Yucca	C1	T17 is a small ornamental tree in the centre of the garden for plot 1. It will be removed partly to create improved working space during the construction phase of development. Removal of T17 will also increase the size of the open lawn area for plot 1. The removal of T17 can be easily mitigated by replanting on the site boundary, or potentially replacing part of the predominantly bramble scrub area to the north-west of the tree.

Tree number	Species	Category	Justification for tree removal
T18	Apple	U	T18 directly conflicts with the building in plot 1. As a poor quality, category U specimen it should not be considered a constraint to development.
G22	Field maple	C2	G22 is considered of poor condition. It should be removed and replaced with new, better quality planting with greater visual amenity value and potential longevity.
T23	Yucca	C1	T23 is considered of poor condition. It should be removed and replaced with new, better quality planting with greater visual amenity value and potential longevity.
G24	Mixed	C1	G24 is considered of poor condition and also partially conflicts with the visitor parking bays to the north of plot 1. It should be removed and replaced with new, better quality planting with greater visual amenity value and potential longevity.

3.2 The trees being removed are all either small or of impaired condition (category C or U). The development incorporates retention of all category B trees and all trees protected by a tree preservation order.

3.3 The detailed soft landscape specification for the development is to be confirmed on the date of this report however new planting is indicatively shown around the curtilage of the development on the proposed site plan. Additionally the development will be surrounded by a 1.8m close board fence, which combined with appropriate planting should provide privacy and screening between the three new properties and the surrounding third party properties.

3.4 **Access facilitation pruning:** Based on the information currently available, the only tree requiring access facilitation pruning will be T14 (hazel). It will be necessary to crown lift/selectively coppice stems from T14 to create 2m clearance over the proposed 1.8m close board fence line between plots 1 and 2.

3.5 Any additional requirements for access facilitation pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturalist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.

3.6 Tree works not directly related to the proposed construction works, but recommended on grounds of sound arboricultural management are recommended for T11, T13, T19, T20 and T21. The specifications for these works are listed in the management recommendation column of the Tree Survey Schedule.

3.7 The tree works contractors should carry out all tree works to BS3998: 2010 '*Tree works – recommendations*', as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance. It is also recommended that all tree works be carried out by an Arboricultural Association approved contractor. Approved contractors are expected to work to industry best standards, and the Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

3.8 Works within root protection areas: The proposed building comprising three terraced houses and the garage for plot 3 will all be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary. NHBC guidelines on foundation depth in proximity to trees must still be followed. This will be determined by a structural engineer but should be guided by information in this report and appropriate sampling to determine soil profiles at the site.

3.9 The two new visitor parking bays and garden path to the north of plot 3 encroach the root protection areas of T11 and T12 in the areas highlighted green on the Tree Retention Plan. The hard standing encroaches the root protection area of T11 by 16.3% and T12 by 2.5%. In both cases the encroachment is below the 20% maximum recommended in BS5837: 2012, and both trees exhibited good vitality on the date of the initial tree survey.

3.10 It is still important that the roots within the root protection areas are protected, therefore the hard standing needs to be constructed in a way that avoids either root pruning or inhibiting root function. The detailed specification for the new surface will be provided by an engineer, but shall be signed off by the project arboriculturalist to ensure the trees are adequately protected. The surface should be designed to the following principal specification (see also section in Appendix 3):

- The parking bays and garden path shall be constructed directly onto the existing ground level without soil stripping (other than the careful removal of surface vegetation). If necessary a layer of sharp sand (or other inert granular aggregate) may be used to fill divots to create a level surface onto which the hard standing can be constructed.
- The parking bays shall be constructed on a CellWeb TRP cellular confinement system filled with clean angular stone (Type 4/20mm). This will provide a permeable base for the driveway that will spread the loads of vehicles to reduce post development compaction of the soil beneath (compacted rooting medium can have a significant detrimental impact on root function). Additional sub-base may be required following detailed ground investigation works and engineers specification, however this must also be permeable (type 4)
- The cellular confinement system shall be installed directly onto a TreeTex Geotextile membrane. A second membrane shall be installed above the cellular confinement system as well. These membranes will prevent the migration of soil, construction debris and other materials migrating through the cellular confinement system as that would otherwise impact on the porosity of the completed parking bays. The membranes should also help filter pollutants from vehicles from leeching into the rooting medium.
- The wearing course for the parking bays shall be permeable (loose gravel, resin bound gravel, permeable tarmac or block paving with permeable spacers and bedding aggregate) to allow continued moisture ingress and gaseous diffusion with the rooting medium.
- Traditional kerbing usually requires linear trenching to install a below ground concrete haunch, so will not be suitable for use within the root protection areas. As an alternative, kerbing with an above ground haunch and potentially metal support pins, treated timber edging, aluminium L-shaped edging, galvanised metal edging or no fixed edging shall be used.

3.11 Services: Details of the routing of services for the proposed development are not currently available. Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG10 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012.

3.12 Post development tree pressures and management: The largest trees at the site (notably T13, T19 and T20) will be located within the garden of plot 1. To mitigate this (particularly the shade cast by T19 and T20), plot 1 has been allotted a significantly larger garden than plots 2 and 3. As a result, plot 1 should receive plenty of natural light over the course of the day to allow the reasonable use and enjoyment of the garden.

3.13 Trees T11 and T12 will be located directly east of the dwelling in plot 1, and will shade the south-east facing wall of the building in the mornings. The only window on the south-east facing wall of the dwelling will be for the first floor bathroom and shade cast onto the north-east face of the dwelling will only have an impact for a very short period in the early morning. Shade cast by these trees should not have a notable impact on the reasonable use or enjoyment of the property.

3.14 T11 (cherry) has historically been heavily pruned over the site. Post development it is likely that the past management regime will in part be repeated to avoid branches overhanging the visitor parking bays, however given the lack of windows on the east face of the dwelling, it is not expected that there will be significant pressures to prune the tree in this direction. The closest corner of the dwelling is approximately 4.8m from the edge of the crown.

3.15 Trees T1, T2 and T4 will cast shade onto the garden of plot 1 in the early morning. By approximately midday the garden should receive almost full sunlight and in the afternoon should not be affected by tree shade at all. The garden size and buffer between T4 and the edge of the new house has increased significantly since the four house development scheme submitted in 2017.

4 CONCLUSIONS

4.1 Seven trees and five groups categorised as C, and one tree categorised as U will be removed to facilitate the proposed development. The trees being removed are all either small and/or of impaired condition, and their removal can be mitigated by appropriate soft landscaping around the curtilage of the site (the detailed soft landscaping scheme for the development is to be confirmed on the date of this report).

4.2 The proposed development requires construction of parking bays and a garden path within the root protection areas of T11 and T12. Due to the visual amenity provided by these trees and because T12 is located in a third party garden, an engineered solution to allow construction of the hard standing without significantly impacting on the roots or their function has been provided.

4.3 Based on the above assessment, trees recommended for retention in this report can be protected during the proposed construction works and successfully integrated into the site post development.

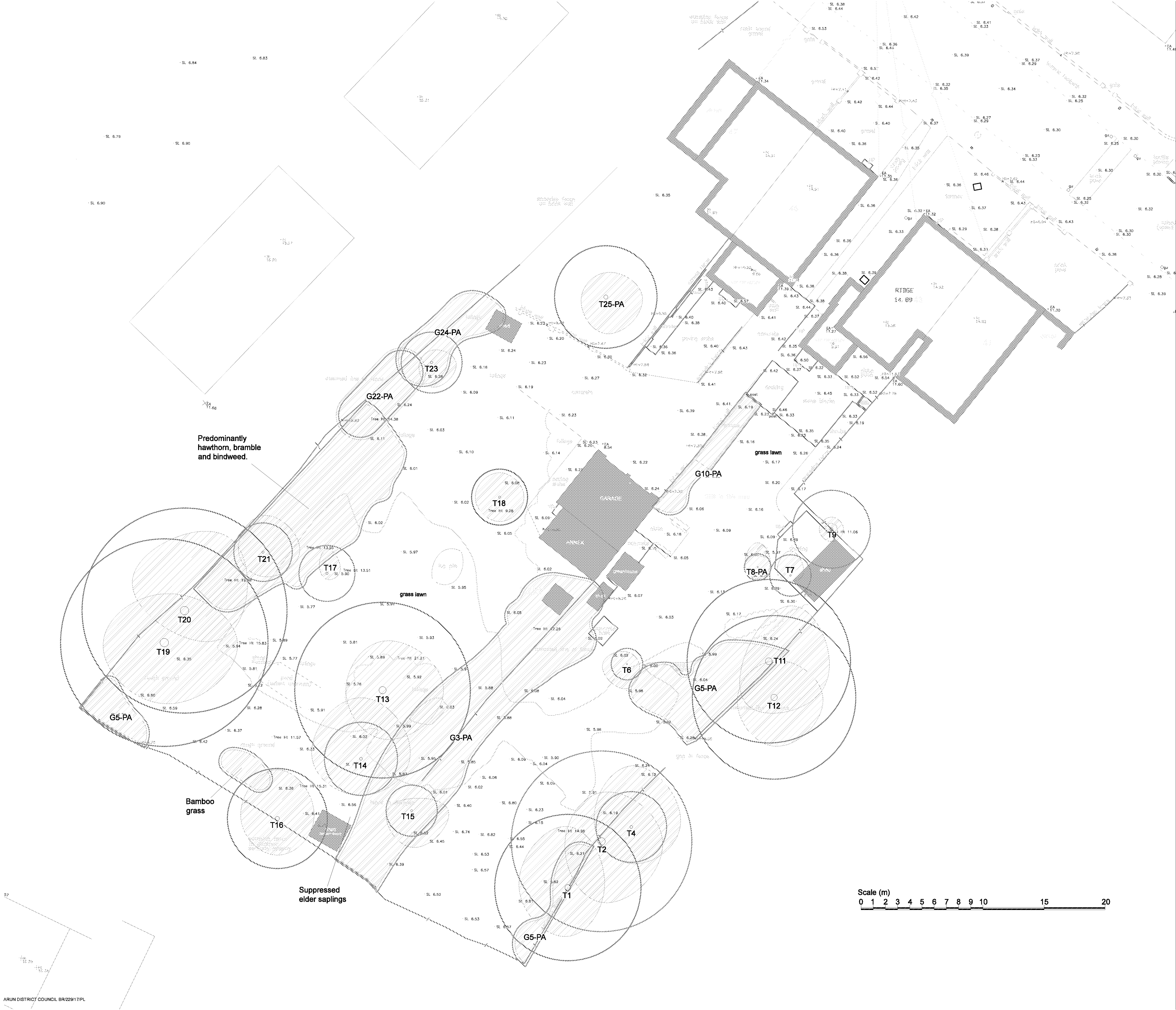
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APPENDIX 1

Tree Constraints Plan and Tree Retention Plan



- Key:**
- RPA for CAT B* tree
 - RPA for CAT C* tree
 - RPA for CAT U* tree
 - Tree canopy without TPO
 - Canopy of tree covered by TPO

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/4858/18-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/4858/18/A Rev: - Sheet number: 1 of 1

Client and site:
Mr John Parsons

43-45 Pevensey Road
Bognor Regis
PO21 5NY

Drawing title: Tree Constraints Plan

Date drawn: 17/05/2018

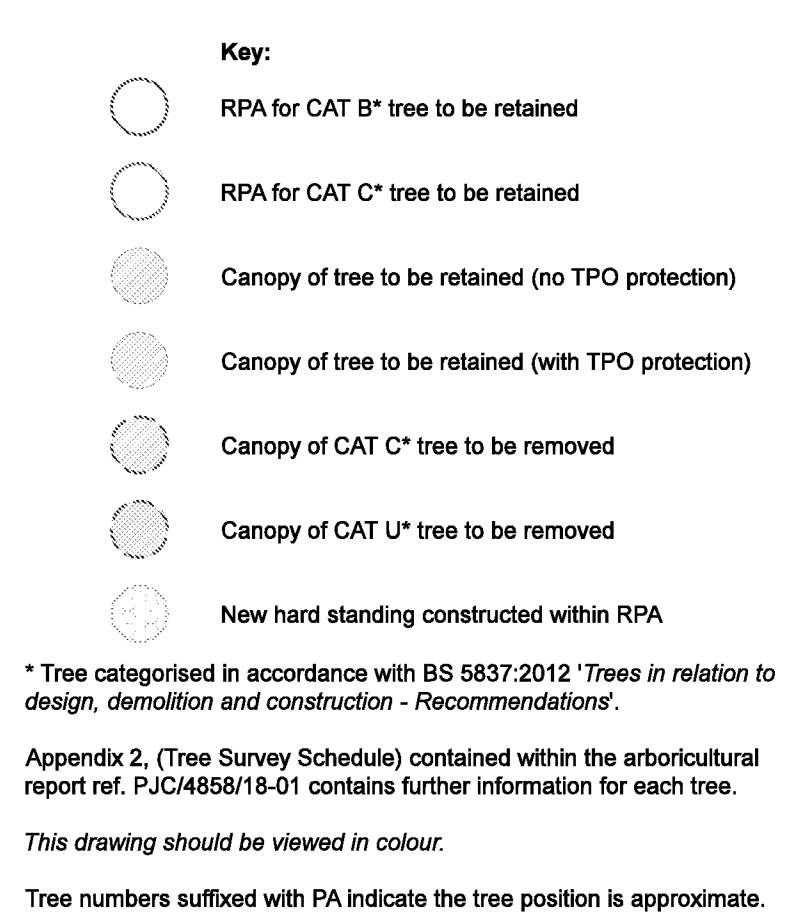
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APPENDIX 2

Tree Survey Schedule

Client: Mr John Parsons

Site: 43-45 Pevensey Road, Bognor Regis

Survey date: 13/07/2017

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	Field maple (Acer campestre)	10	500 est	N: 5 E: 3 S: 4 W: 4	Crown: 0 south Branch: 3 south	Over mature	Good	Fair	Previously crown lifted. North lean to 3m. Stem straddles boundary fence. Elder under-storey inhibits inspection.	No action required.	B2	113.1	6.0
T2	Ash (Fraxinus excelsior)	12	450, 400, 150 est	N: 4 E: 5 S: 5 W: 3	Crown: 7 west Branch: 2 average	Mature	Fair	Fair	Third party tree only viewed from site. Multi-stemmed. Decay cavity in main stem. Minor crown dieback.	TPO - No action required.	C2	174.2	7.4
G3	Mixed (including elder, ash, sycamore, sumac, Griselinia)	2-6 average	Up to 150 average est	1-3 average	0 average	Young-semi mature	Good	Fair	Dense, unmanaged shrubs and self set tree saplings.	Fell to ground level and remove stumps.	C2	10.2 average	1.8 average
T4	Hazel (Corylus avellana)	7	100 average x6 stems	N: 5 E: 4 S: 3 W: 3	Crown: 0 north Branch: N/A	Mature	Good	Fair	Third party shrub overhanging site boundary. Ivy clad.	No action required.	C2	27.1	2.9
G5	Mixed (including buddleia, elder and mixed garden ornamentals)	1-3 average	Under 75 average	1-3 average	0 average	Semi mature	Fair	Fair	Mixed shrubs. Some ivy clad.	Fell to ground level and remove stumps.	C1	2.5 average	0.9 average
T6	Indian bean tree (Catalpa bignonioides)	2	110 above root flair	N: 1 E: 1 S: 2 W: 2	Crown: 0 average Branch: 0 average	Young	Good	Fair	Sapling. Multi-stemmed at 0.5m.	Fell to ground level and remove stump.	C1	5.5	1.3

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T7	Common pear (Pyrus communis)	4	70, 120	N: 2 E: 1 S: 0 W: 1	Crown: 1 north Branch: 1 west	Young	Good	Fair	Crown previously heavily reduced from shed. (Shed not shown on topo so assumed to be relatively new feature).	Fell to ground level and remove stump.	C1	8.7	1.7
T8	Japanese maple (Acer palmatum)	3	50, 30, 30, 60	N: 2 E: 1 S: 1 W: 1	Crown: 1 average Branch: 0 average	Semi mature	Good	Good	Typical example of species.	Fell to ground level and remove stump.	C1	3.6	1.1
T9	Yucca (Yucca spp.)	4	270	N: 1 E: 1 S: 1 W: 1	Crown: 2 average Branch: N/A	Mature	Good	Good	Typical example of species.	Fell to ground level and remove stump.	C2	33.0	3.2
G10	Mixed (including Photinia, cherry laurel, buddleia)	1-2 average	Under 75 average	1-2 average	0 average	Semi mature	Good	Good	Managed shrub group.	Fell to ground level and remove stumps.	C1	2.5 average	0.9 average
T11	Cherry (Prunus avium)	10	560 over ivy	N: 5 E: 5 S: 4 W: 2	Crown: 2 east Branch: 4 east	Mature	Good	Fair	Stem straddles boundary and is ivy clad. Previously heavily reduced over site.	Sever ivy around stem (above fence).	B2	141.9	6.7
T12	Walnut (Juglans regia)	12	300, 450 est	N: 3 E: 4 S: 4 W: 3	Crown: 1 average Branch: 1 average	Mature	Good	Fair	Third party tree only viewed from site. 1x stem failed/pollarded.	TPO - No action required.	B1/2	140.9	6.7

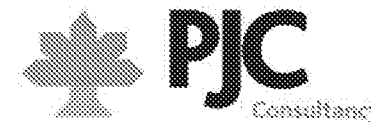
Client: Mr John Parsons

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Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T13	Scots pine (Pinus sylvestris)	16	600 over ivy	N: 4 E: 5 S: 4 W: 3	Crown: 4 east Branch: 5 east	Mature	Good	Good	Ivy clad stem. Deadwood in lower crown. No major visible defects.	TPO - Remove deadwood over 75mmØ and/or 500mm length.. Sever ivy around base.	B1	162.9	7.2
T14	Hazel (Corylus avellana)	7	50 average x25 stems est	N: 5 E: 4 S: 3 W: 4	Crown: 1 average Branch: 0 average	Early mature	Good	Fair	Typical example of species.	Crown lift/coppice stems to create 2m clearance on line of new garden fence.	C1	28.3	3.0
T15	Elder (Sambucus nigra)	5	100, 100, 100 est	N: 1 E: 3 S: 3 W: 2	Crown: 0 east Branch: 1 average	Early mature	Good	Poor	Multi-stemmed, ivy clad shrub.	Fell to ground level and remove stump.	C1	13.6	2.1
T16	Ash (Fraxinus excelsior)	9	340	N: 4 E: 3 S: 3 W: 3	Crown: 1 north Branch: 1 north	Early mature	Good	Good	Reasonable form. Small deadwood due to suppression. No major visible defects.	No action required.	B1/2	52.3	4.1
T17	Yucca (Yucca spp.)	6	190	N: 2 E: 1 S: 0 W: 0	Crown: 3 average Branch: N/A	Early mature	Good	Good	Typical example of species.	Fell to ground level and remove stump.	C1	16.3	2.3
T18	Apple (Malus spp.)	3	120, 130, 80	N: 2 E: 2 S: 2 W: 2	Crown: 2 average Branch: 1 average	Semi mature	Poor	Fair	Previously crown lifted. Sparse foliage throughout crown.	Fell to ground level and remove stump.	U	17.1	2.3

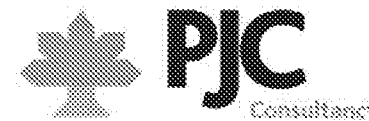
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Tree Survey Schedule



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T19	Horse chestnut (Aesculus hippocastanum)	15	390, 260, 330, 410 over ivy	N: 4 E: 6 S: 5 W: 5	Crown: 1 east Branch: 1 south	Mature	Good	Good	Multi-stemmed from 1m. Ivy clad stem. Leaf miner moth. No major visible defects.	Sever ivy around base.	B1/2	224.7	8.5
T20	Pedunculate oak (Quercus robur)	17	700 over ivy	N: 7 E: 4 S: 2 W: 5	Crown: 4 north Branch: 2 north	Mature	Good	Good	Crown bias north due to suppression from T19. Ivy inhibits inspection. Crown lifted over neighbours garden.	TPO - Sever ivy around base.	B1	221.7	8.4
T21	Hazel (Corylus avellana)	7	200 est	N: 3 E: 3 S: 2 W: 2	Crown: 1 north Branch: N/A	Mature	Fair	Fair	Dense under-storey prevents close inspection. Some crown dieback.	Reassess condition when surrounding under-storey has been cleared.	C2	18.1	2.4
G22	Field maple (Acer campestre)	6-8 average	Up to 150 average est	2 average	1-3 average	Semi mature	Fair	Poor	Dense ivy and bindweed prevent thorough inspection. Some crown dieback and small split limbs.	Fell to ground level and remove stumps.	C2	10.2 average	1.8 average
T23	Yucca (Yucca spp.)	5	210	N: 1 E: 2 S: 2 W: 1	Crown: 3 average Branch: N/A	Early mature	Good	Fair	Typical example of species. Crown encroached by field maple and hazel.	Fell to ground level and remove stump.	C1	20.0	2.5
G24	Mixed (including ash, hazel, cherry laurel, bramble)	1-5 average	Under 75 average	Refer to drawing	0 average	Young-semi mature	Fair	Poor	Unmanaged shrubs and tree saplings. Smothered by bramble.	Fell to ground level and remove stumps.	C1	2.5 average	0.9 average

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T25	Quince (Cydonia oblonga)	4	300, 150, 80, 80	N: 2 E: 3 S: 3 W: 2	Crown: 2 average Branch: 1 south	Mature	Good	Good	Third party, managed fruit tree only viewed from site. Appears of good condition.	No action required.	B1	56.7	4.2

APPENDIX 3

Example No-dig Parking Bay Section

