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ARBORICULTURAL IMPACT ASSESSMENT
& METHOD STATEMENT:

58 Ferringham Lane
Ferring
BN12 5NU

REPORT PREPARED FOR:

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA

REPORT PREPARED BY

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Ref: jwmb/ rpt1/ 58ferringhamlane/ AIAAMS

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1.0 Introduction

1.1 Purpose & Use of the Arboricultural Impact Assessment & Method Statement Report

- 1.1.1 This impact assessment & method statement has been prepared for submission to Arun District Council (ADC) to accompany a planning application for the proposed construction of a new detached two storey family dwelling on the vacant plot to provide a 'forever' home for the family, which has been carefully designed around the complex needs of the daughter.
- The proposed dwelling has been designed as a twin gable fronted property with projecting garage to the western (street) elevation. The proposed dwelling has been located over the footprint of the previous care home and approved flats, and has been designed to respect the surrounding neighbours' private amenity spaces and respond to the site constraints.
- The scheme also includes a detached hydrotherapy pool within the rear garden to provide a fully accessible therapy space for the daughter.
- This statement is intended to demonstrate the feasibility of construction without harm to the site's retained tree resource. See accompanying material for full construction details.
- 1.1.2 This document lays down the methodology for any proposed works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this method statement is observed and adhered to. It is recommended that this document form part of the work schedule and specification issued to the building contractors and can be used to form part of the contract.
- 1.1.3 Copies of this document should be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the designated arboriculturist is replaced.

1.2 Terms of Reference

- 1.2.1 I am instructed by folkes architects to prepare an impact assessment & method statement report to accompany a planning application for a proposed development at 58 Ferringham Lane, Ferring, BN12 5LU with reference to British Standards document: Trees in relation to design, demolition & construction-Recommendations (BS5837:2012).
- 1.2.2 Proposals drawing reference 19036/ 2.10/ Rev B scale 1:100 @ A1 from folkes architects, The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA.

1.3 Development Proposals & Impact Assessment

- 1.3.1 The proposals are detailed in section 1.1.1. See Appendix A for layout detail & accompanying material for full details.
- 1.3.2 See Appendix B for all tree survey data - provided by the earlier tree report from Nicholas Jones Associates and updated by a comprehensive set of photos of site trees supplied in June 2020 (available on request).

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- 1.3.3 Trees 9-11 will be removed to allow or facilitate development - see details at Appendices A & B. The impact on the offsite Monterey cypress (15) from the proposed hydrotherapy pool is low and acceptable - there is also no scope for mitigation.
 - 1.3.4 There is very good scope for new planting on site to ensure that the landscape impact of the proposals is positive, given time.
 - 1.3.5 Site works will largely take place beyond the RPA of retained trees, which will be protected through the course of development, where appropriate, by fencing to the specification recommended by BS5837:2012 - see section 6.2.3.3 of BS5837:2012 and by ground protection where indicated.

1.4 Sequence of Works

- 1.4.1 The sequence of works should be as follows:

- ¿ recommended tree works - see Appendix B for details
- ¿ installation of Tree Protection Barrier (TPB) & ground protection where indicated
- ¿ laying of service runs as required
- ¿ construction of new dwelling and detached hydrotherapy pool
- ¿ removal of TPB & ground protection

1.5 Site Supervision

- 1.5.1 Site supervision - an individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
 - ¿ be present on site for the majority of the time
 - ¿ be aware of the arboricultural responsibilities
 - ¿ have the authority to stop any work that is causing, or has the potential to cause, harm to any retained tree
 - ¿ be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities
 - ¿ make immediate contact with the local authority and/or the designated arboriculturist in the event of any tree related problems occurring, whether actual or potential

1.6 Site Monitoring

- 1.6.1 The site agent will be responsible for monitoring all arboricultural works, inspecting protective fencing and monitoring any works within exclusion zones. The designated arboriculturist will be available for site visits on a basis to be agreed between client and planning authority when/if appropriate or required. A record of site visits will be maintained for inspection on site and copies forwarded to the developer/agent and to the local planning authority. A certificate of practical completion should be produced for sites deemed by all parties to merit this.
- 1.6.2 Principal contact information: 1/. James Bell. Arbortrack Systems Ltd. Arboricultural Consultant 07986 122074. 2/. Mr Mark Warwick. ADC Arboricultural Officer 01903 737974. 3/. folkes architects 01903 868629. 4/. Site agent details to be advised.

1.7 Statement Adoption

- 1.7.1 It is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract, and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.
- 1.7.2 If conflicts between any part of a tree and the building arise during the course of development these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can spoil design aims and can of course affect saleability as well as reflecting poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

2.0 Pre-Development Site Preparation

2.1 Arboricultural Works

- 2.1.1 See Appendix B for details.

2.2 Preparation of Surfaces

- 2.2.1 Ground protection should be fit for purpose as per guidance in BS5837:2012 section 6.2.3.3. The preferred specification is provided by products such as Durabase or Eve Trakway, which are widely available and approved by many local authorities. Alternatively, treatments provided by InfraGreen Solutions are available; see www.infragreen-solutions.com. If approved by ADC, the use of a 150mm deep layer of well-rotted bark mulch topped with overlapping screwed together sheets of sterling is also acceptable.

2.3 Installation of Tree Protective Barrier

- 2.3.1 The TPB must ordinarily be comprised of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this weldmesh panels should be securely fixed with wire scaffold clamps: see section 6.2.2 and Figure 2 of BS5837:2012 (Appendix C). Hardboard or marine ply sheets can be used as an alternative to weldmesh panels but these must be firmly fixed to the framework. The location of the TPB is shown in Appendix A.
- 2.3.2 This TPB is to be erected before any construction work commences on site, is to remain 'in situ' undamaged for the duration of all work or each phase, and is only to be removed once all work is completed. If any work other than preparatory tree work is deemed necessary prior to the erection of fencing the designated arboriculturist should be informed to enable his/ her presence to oversee the work being carried out.
- 2.3.3 The only other exception is the completion of soft landscaping, but if any excavations, however minor, are to be carried out as part of soft landscaping within RPAs, an arboricultural assessment must be carried out beforehand and any arboricultural protection measures incorporated. The TPB should carry waterproof warning notices denying access within RPAs.
- 2.3.4 The Tree Protection Plan in Appendix A illustrates where the protective fencing should be located to form the boundary of the Construction Exclusion Zone (CEZ). The CEZ is an exclusion zone and suitable steps should be taken to prevent access by pedestrians and vehicles and the storage of any works materials and equipment should be located outside of the CEZ.

2.4 Pre-Development Site Inspection

- 2.4.1 At the instigation of the client/site agent or ADC, upon erection of the fencing the designated arboriculturist will meet the relevant local authority member on site to check the standard of the work(s). If there are any amendments to the protective fencing these will be agreed at this meeting, confirmed in writing, and undertaken thereafter.

3.0 Development Phase

3.1 General Precautions

- 3.1.1 No fires shall be made on any part of the site, or within 10m of the furthest extent of the canopy of any tree or group tree to be retained on site or on land adjoining.
- 3.1.2 No spilling or pouring of fuels, oils, solvents or tar shall be made on any part of the site.
- 3.1.3 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- 3.1.4 No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- 3.1.5 No storage of materials shall be made within the protective fences.
- 3.1.6 No breaching or moving of the protective fences shall occur without the approval of the designated arboriculturist.
- 3.1.7 Alterations in levels within the tree protection fence areas shall be avoided.

3.2 Root Protection Areas

- 3.2.1 The RPA is a desirable zone of protection around the trees' rooting system and these have been marked on the plan in Appendix A. The RPAs will lie partially within the CEZ and therefore, be fully fenced off (see Appendix A) unless where appropriate ground protection is offered.

3.3 Site Access, Accommodation & Storage

- 3.3.1 Many site activities are potentially damaging to trees e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use or in accessing the site.

3.4 Routing & Installation of Services

- 3.4.1 If required any trenches within the RPAs of site trees should be hand-dug and kept as narrow as possible. They should not extend to within 1m from the base of the tree trunk. Exposed roots larger than 25mm in diameter should be retained with their bark intact and when exposed wrapped in dry hessian sacking. A mechanical mole should ideally be used for any section beneath a tree. The mechanical device is sent through the protected area at a depth of no less than 0.6m. Machinery should be selected which can be externally lubricated by water rather than oil etc. The designated arboriculturist should be informed in advance of such operations so that monitoring arrangements can be undertaken.
- 3.4.2 Where crown interference with mature trees is a possibility, over-ground services will be routed in an alternative direction. In relation to this, any landscaping taking place should accommodate the presence of over-ground services and take mature tree size into account.

3.5 Demolition Measures - n/a

3.6 Changes in Grade

- 3.6.1 The upper layer of top soil (top 60cm) contains the majority of a tree's roots and if this is disturbed by a change in ground level, serious damage can be caused.
- 3.6.2 If any significant section of ground level requires raising within RPAs, this should be achieved using coarse, granular material such as pebbles.
- 3.6.3 If ground levels need to be altered within 1.5 metres of any tree trunk prior agreement must be sought and given by the local authority tree officer.

3.7 Construction Measures - n/a

3.8 Removal of Tree Protective Barrier

- 3.8.1 The protective fencing may be removed only upon completion of the development phase when all drainage and service runs have been installed and any site machinery has been removed.

3.9 Post Construction Landscaping

- 3.9.1 Following the development phase, some trees may be subject to either landscaping or seeding beneath their canopy, but at this stage the protective fencing will have been removed.
- 3.9.2 Any approved landscaping works should avoid the changing of ground levels or deep digging. Mechanised cultivation such as tractor-mounted rotovation must not be used within the RPAs of existing trees.
- 3.9.3 Heavy machinery should not be used in the vicinity of any retained trees.
- 3.9.4 If herbicides are to be used, they should be appropriate to their purpose and not be used in such a way as to damage any retained trees or vegetation.
- 3.9.5 Ideally, retained trees should be within a shrub area as this reduces the chances of compaction and disturbance of root systems.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

- 4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

<u>Impact</u>	<u>Mitigation</u>	<u>Reference</u>	<u>Tree Potentially Affected</u>
Passage of machinery and storage of materials over RPAs	Ground protection	Sections 2.2.1 & 2.3. Fencing spec Appendix C, Tree Protection Plan Appendix A.	15

5.0 Completion

5.1 Completion Meeting

- 5.1.1 Following completion of the approved works on site, the designated arboriculturist will meet with a local authority representative and agree upon any remedial works deemed necessary (if any).
- 5.1.2 Any works agreed in the above meeting will be confirmed in writing and should be performed to BS3998:2010.
- 5.1.3 Any work proposed post development should be checked to avoid penalty for performing illegal work on a protected tree.

Site: 58 Ferringham Lane

Date: 9th June 2020

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt1/58ferringhamlane/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B S Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
8	Pittosporum	5	1	2.5	2	2	2	202	2.4	Mature	Moderate	Fair	C	2	10+	Fair specimen located on the northern boundary
9	Plum	3	.5	2	2.5	1	2	100	1.2	Mature	Moderate	Fair	C	2	10+	Fair specimen located on the eastern boundary
10	Apple	3	2.5	3.5	2	2	1	391	4.7	Post-Mature	Moderate	Poor	C	2	10+	Fair specimen located within the lawn area
11	Holly	6	2	1	2	2	2	269	3.2	Mature	Moderate	Fair	C	2	10+	Fair specimen located on the eastern boundary
12	Bay Laurel	7	1	1	2	2	1.5	300	3.6	Mature	Moderate	Fair	C	2	10+	Fair specimen located on the southern boundary
15	Cypress, Monterey	11	4	3	3	3	2	570	6.8	Mature	Normal	Good	B	2	20+	Offsite-remote survey Overhangs site by 2.5m
16	Yew, Irish	2.5	.5	.5	.5	.5	0	105	1.3	Semi-mature	Normal	Good	C	2	10+	Garden ornamental

Site: 58 Ferringham Lane

Date: 9th June 2020

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt1/58ferringhamlane/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
9	Plum	3	100	.5	2	2.5	1	C	2	Remove	Fair specimen located on the eastern boundary To permit development
10	Apple	3	391	2.5	3.5	2	2	C	2	Remove	Fair specimen located within the lawn area To permit development
11	Holly	6	269	2	1	2	2	C	2	Remove	Fair specimen located on the eastern boundary To permit development

Appendix B

Notes on Tree Survey Schedule:

- ¿ Height describes the approximate height of the tree measured in metres from ground level.
- ¿ The Crown Spread refers to the crown radius in metres from the stem centre and is expressed as an average of N SE W aspect if symmetrical.
- ¿ Ground Clearance is the height in metres of crown clearance above adjacent ground level.
- ¿ Clear Stem Height is the distance between trunk base and first branch separation measured in metres.
- ¿ Stem Diameter is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. See section 4.6 for detail of treatment for multistems.
- ¿ Protection Radius is a radial distance in metres measured from the trunk centre.
- ¿ Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/ weak), Dead (dead or dying tree).
- ¿ Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
- ¿ B.S. Category refers to (British Standard 5837:2012 Table 1) and refers to tree/ group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for Retention.
- ¿ Sub Cat refers to the retention criteria values where 1 is mainly arboricultural qualities, 2 is mainly landscape qualities and 3 is mainly cultural values including conservation.
- ¿ Useful Life is the tree's estimated remaining contribution in years.
- ¿ First Significant Branch (FSB) is the height of the first significant branch above ground level taken at the trunk separation point.

Notes on Recommended Tree Works:

1, 2,3	Urgent (ASAP), Standard (6-12 months), Non-Urgent (2-3 years)
CB	Cut back to boundary/ clear from structure
CL#	Crown lift to given height in meters
CT#%	Crown Thinning by identified %
CCL	Crown clean (remove deadwood/ crossing & hazardous branches & stubs)
CR#%	Crown Reduce by given maximum percentage (of outermost branch & twig length)
DWD	Remove deadwood
Fell	Fell to ground level
FInv	Further Investigation (generally with decay detection equipment)
Pol	Pollard or re-pollard
Mon	Monitor ongoing condition (annually by staff/ owners & every 2-3 years by consultant). Svr Ivy/ Clr Bs Sever Ivy/ clear base and re-inspect base/ stem for concealed defects

Appendix C Tree Protective Fencing Detail (from BS5837:2012)

Figure 2 Default specification for protective barrier

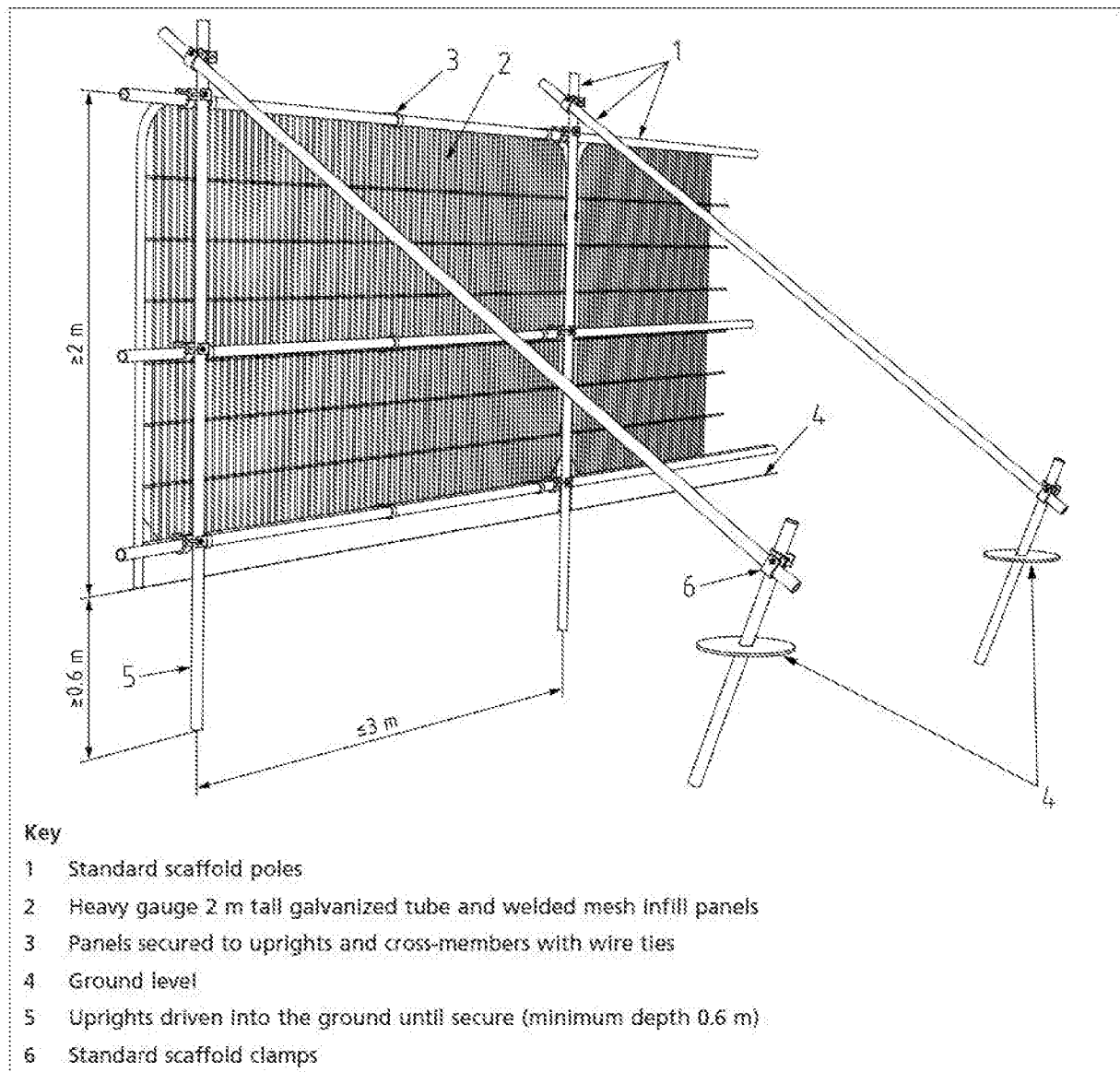
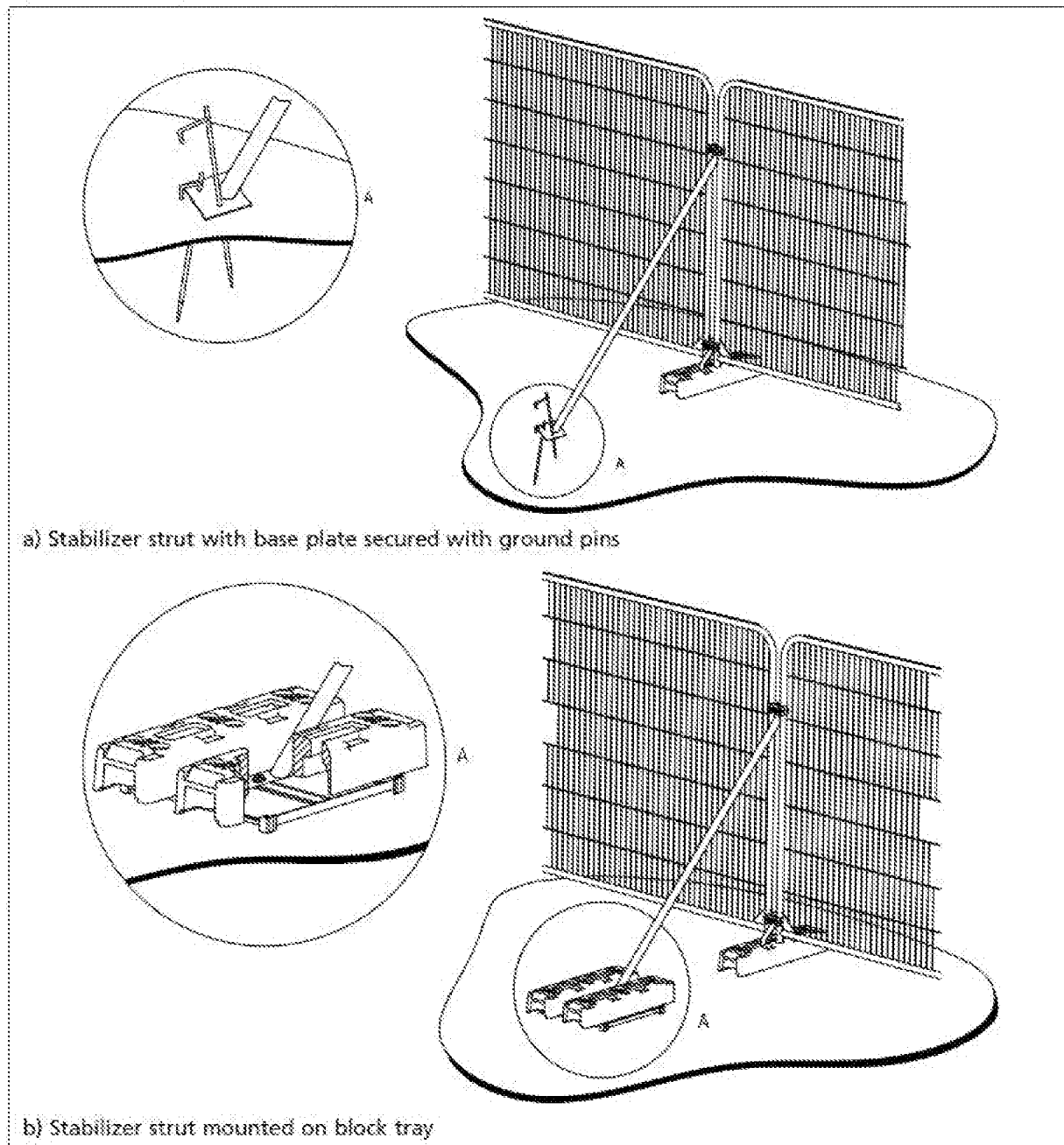


Figure 3 Examples of above-ground stabilizing systems



Appendix D

1.0 Glossary of Terms & Abbreviations

Canker	Disease damaged area of a tree, usually caused by fungus or bacteria.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Crown Lift	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduce	The reduction of a tree's height or spread while preserving its natural shape.
Crown thin	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood	The removal of all dead, dying and diseased branches from a tree. Also, wood which is dead.
Dieback	Where branches are beginning to show signs of death usually at the tips in the crown.
Epicormic shoots	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
Formative pruning	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
Included bark	Where the bark on two adjoining branches or stems is growing tight together, forming a joint with limited physical strength.
Pollarding	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.
Topping	Topping is a form of pruning that removes terminal growth leaving a 'stub' cut end. Topping causes serious health problems to a tree.

2.0 General Guidelines

- 2.1 All work must be to BS 3998:2010 – Tree work-Recommendations
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of the designated arboriculturist.
- 2.5 It is advisable to have trees inspected by designated arboriculturist regularly. On this site it is recommended that these inspections are made every year.