

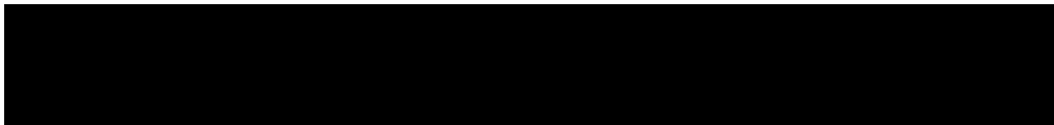
**Arboricultural Report**

**The Old Barn, Ferringham Lane, Ferring, West Sussex**

Prepared by

Jonathan Rodwell NCH (Arb.)

January 2012



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## **1.0 Introduction**

- 1.1 Beechdown Arboriculture Ltd has received instruction from Alfredo Farnieles of Febo Designs to prepare an arboricultural report to accompany a planning application for the re-development of buildings at The Old Barn, Ferringham Lane, Ferring, West Sussex.

**The purpose of the instruction was to:**

- Undertake a survey to assess the suitability of the trees for retention.
- Prepare an arboricultural implications assessment and tree constraints plan.
- Prepare an arboricultural method statement and a tree protection plan.

## **2.0 Documents provided**

- 2.1 Plans from Febo Designs:

- Location plan – 1:500

## **3.0 Site description**

- 3.1 The Old Barn is set in approximately 0.1 hectares and consists of former warehousing to the west of the site and an office annexe along the southern boundary. A concrete hard standing covers the majority of the remainder of the site.
- 3.2 The surveyed trees are located to the east of the old warehouse along the northern perimeter in close proximity to the low, flint and brick boundary wall.
- 3.3 In addition to the surveyed trees young specimens of ash, beech, lime, elder, holm oak, buddleia and Viburnum tinus were noted in front of the annexe.

## **4.0 Development proposal**

- 4.1 The proposed development at The Old Barn is limited to the refurbishment of the existing buildings, no excavation or

construction of foundations or installation of service runs will take place.

## **5.0 Survey format**

5.1 Trees included in the survey were those with a stem diameter at 1.5m high greater than 75mm and are shown on the appended 1:500 tree constraints plan. The trees were inspected from the ground only, no climbing or specialist decay detection was undertaken.

5.2 The following categories of information were obtained for each tree. A detailed tree survey sheet together with an explanatory sheet covering the categories listed below is appended.

- Tree reference number.
- Species.
- Height.
- DBH.
- Crown spread.
- Crown clearance.
- Age class.
- Root protection area.
- Physiological condition.
- Structural condition.
- Preliminary recommendations.
- Grading category.
- Estimated remaining contribution.

5.3 A summary of tree work recommendations is also appended.

## **6.0 Grading categories**

6.1 The surveyed trees have been graded according to BS 5837:2005 "Trees in relation to construction – Recommendations" as detailed opposite:

**CASCADE CHART FOR TREE QUALITY ASSESSMENT (from British  
Standard BS372803 "Trees in Relation to Construction")**

| TREES FOR REMOVAL                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                              |                                                                                                                                        |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Category and Definition                                                                                                                                                                                | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                              |                                                                                                                                        | Identification on Plan |
| <b>Category R</b><br>Those in such a condition that any existing value would be lost within 10 years and which should in the current context be removed for reasons of sound arboricultural management | <ul style="list-style-type: none"><li>➤ Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</li><li>➤ Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.</li><li>➤ Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality.<br/>(NOTE: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).</li></ul> |                                                                                                                                                                                                                                                              |                                                                                                                                        | <b>DARK RED</b>        |
| TREES TO BE CONSIDERED FOR RETENTION                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                              |                                                                                                                                        |                        |
| Category and Definition                                                                                                                                                                                | Criteria - Subcategories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                              |                                                                                                                                        | Identification on Plan |
|                                                                                                                                                                                                        | 1. Mainly Arboricultural Values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2. Mainly Landscape Values                                                                                                                                                                                                                                   | 3. Mainly Cultural Values, including Conservation                                                                                      |                        |
| <b>Category A</b><br>Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).                                       | Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups). | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture). | <b>LIGHT GREEN</b>     |

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|                                                                                                                                                                                                                        |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                          |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------|
| Category B<br>Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).                                                               | Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of unsympathetic past management and minor storm damage). | Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboreal/cultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality. | Trees with clearly identifiable conservation or other cultural benefits. | MED BLUE |
| Category C<br>Those of low quality and value: currently in adequate condition to remain until new planting could be established (a maximum of 10 years is suggested), or young trees with a stem diameter below 150mm. | Trees not qualifying in higher categories.                                                                                                                                   | Trees present in groups or woodlands, but without the conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.                                                                                                                                                                                                                                                                                                                                             | Trees with very limited conservation or other cultural benefits.         | GREY     |
| NOTE: Whilst C category trees will not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.           |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                          |          |

6.2 Of the trees inspected the following is a breakdown of the numbers of trees in each BS category:

|              |                                    |         |
|--------------|------------------------------------|---------|
| Category A - | high quality and value             | 0 trees |
| Category B - | moderate quality and value         | 2 trees |
| Category C - | low quality and value              | 0 trees |
| Category R - | poor condition; no long term value | 1 tree  |

## 7.0 Tree appraisal

7.1 **II – Holm oak** – A mature, single stemmed tree that has been pollarded at 4m and subsequently at 8.5m. The main stem divides into two at 1.8m and then fuses again at 2m. A wound on the south

side of the stem extended from 0.7m to 2.1m; exposed sapwood, insect exit holes and frass were noted; reactive tissue was well developed around the margin; fruiting bodies consistent with the white rot causing fungus *Ganoderma applanatum* were present at the base of the wound. A buttress on the north side of the stem had loose bark extending from ground level up to 0.75m and a probe extended 30cm through decaying tissue into the main stem; an old, unidentifiable fungal fruiting body was present at ground level. Loose bark and exposed sapwood at 2.2m on the north of the main stem extended up into a large dead stem overhanging the footpath/driveway beyond the boundary wall to the north. There were multiple vertical wounds with exposed sapwood on stems extending from the 4m pollard point. The foliage throughout the crown was sparse in comparison to T2. The concrete hard-standing extends to 1.3m from the south of the main stem and 1m from the east.

- 7.2 **T2 – Holm oak** – Pollarded at 6.5m. There was a minor wound with exposed sapwood at the base of the stem to the south. Two large pruning wounds were evident at 3m on the main stem and the large limb extending to the east. There was multiple repeated wounding and exposed sapwood (squirrel damage) at the base of the multi-stemmed re-growth from the pollard points. The concrete hard-standing extends to 0.35m from the south of the main stem, 0.25m from the west and 0.4m from the east.
- 7.3 **T3 – Small leaved lime** – Pollarded at approximately 4m. Dense ivy cover from ground level and throughout the crown precluded detailed inspection. There was a build up of organic matter and general detritus piled at the base of the tree. The concrete hard-standing extends to at least 1.5m of the main stem.

#### Arboricultural Implications Assessment

##### 8.0 Statutory controls

- 8.1 It is understood that The Old Barn is within the Ferring Conservation Area and that T1 and T2 are subject to a Tree Preservation Order.
- 8.2 The recommended tree works should not be undertaken without first consulting the Local Planning Authority.

- 8.3 Under the Wildlife and Countryside Act 1981 all birds, their nests and eggs are protected as are bats and their roosts. Further specialist investigation may be required before undertaking works.

## **9.0 Amenity value**

- 9.1 One category R tree requires removal and some minor pruning will be required, however, the overall negative effect of the development on the amenity value of the site and locale is minimal.

## **10.0 Root protection areas**

- 10.1 In considering the practicability of retaining trees within development sites, deliberation has to be given to the undisturbed areas of rooting that will be retained. Based on the tree's stem diameter of 1.5m assessment can be made of the required undisturbed rooting area necessary to retain the tree safely for its expected lifespan.
- 10.2 The Root Protection Area (RPA) calculations have been produced using the information gathered from the tree survey and Table 2 (calculating the root protection area) of BS 5837:2005. This indicates the RPA in m<sup>2</sup> and the minimum required all round radial distances for root plate protection and allows a view to be taken as to whether the trees can be retained safely without undue damage to their root systems.
- 10.3 The minimum radial distances for root plate protection of the trees at The Old Barn are as follows:
- T1 – 9.72m
  - T2 – 8.16m
  - T3 – 12m

However, the existing concrete hard-standing that extends virtually to the base of the trees will effectively act as ground protection and eliminate the risk of soil compaction and damage to the roots via pedestrian or vehicle activity and construction processes during the re-development.

- 10.4 No excavation, construction of foundations or installation of services are to be undertaken and will therefore have no impact upon the RPA.

- 10.5 A driveway, parking spaces or hard landscaping will have no greater impact on the rooting area of the trees than the existing concrete hard-standing has as long as their construction leaves the concrete intact.
- 10.6 If excavation and removal of any section of concrete is required for the purpose of soft landscaping it should only be carried out well beyond the RPA identified on the tree constraints plan.

## **11.0 Above ground constraints**

- 11.1 Consideration should be given to the effects that the current tree size, future growth potential, shade levels and leaf and fruit nuisance may have on the proposed re-development.
- 11.2 *Tree size and future growth potential* - The height and crown spread of the trees has been kept restricted by cyclical pruning operations.
- 11.2.1 Holm oaks and small leaved limes can attain heights of approximately 30m with broadly spreading crowns, however future crown reductions or re-pollarding are likely to be seen as arboriculturally acceptable management options because of the risk posed by the potentially weakly attached re-growth from the existing pollard points as it increases in size.
- 11.3 *Shade levels* - The pattern of shade cast by the trees extends from the north-west round to the east and has no impact on The Old Barn or the Annexe.
- 11.4 *Leaf fall* - The prevailing wind direction will take the majority of the fallen leaves away from the building so the potential for blocked gutters and gullies is unlikely to be a greater nuisance than it currently is.

### **Arboricultural Method Statement for Tree Protection**

The Arboricultural method statement (AMS) includes a tree protection plan (TPP) identifying:

- Trees to be retained – marked with a continuous outline.
- Trees to be removed – marked with a dashed outline.

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- Location of protective fences.
- Measurements showing the position of protective fences.

## 12.0 Construction exclusion zone

- 12.1 The construction exclusion zone (CEZ), recommended in BS 5837:2005 Trees in relation to construction, relates to the RPA and is calculated from the stem diameters of the trees measured at 1.5m.
- 12.2 Typically the CEZ would extend to encompass the RPA within the site, however, given the level of protection afforded to the rooting area of the trees by the concrete hard-standing and the nature of the re-development i.e. no excavation, minimal machinery movements etc. the CEZ could be reduced to a size that prevents the risk of damage to the main stems of the retained trees, or the storage or mixing of materials.
- 12.3 The CEZ will be afforded protection at all times during the construction. No works will take place within the CEZ that causes root severance, soil compaction or contamination.

## 13.0 Protective fences

- 13.1 A protective fence must be erected prior to the commencement of any site works. The fence will have weather proof signs attached to it stating that it is protecting a **construction exclusion zone** and that **no works are permitted** beyond the fence. The protective fence should only be removed on completion of all construction works.
- 13.2 The protective fencing should be sited in accordance with the tree protection plan and should be constructed as per figure 2 of BS: 5837 (2005) and consist of a vertical and horizontal scaffold framework, well braced to resist impacts, with vertical scaffold poles at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps. Weld mesh panels on rubber or concrete feet are not resistant to impact and would not typically be used but it will not be practicable to drive the scaffold uprights into the concrete hard-standing so rubber or concrete feet may be used in conjunction with extra bracing to secure the protective fence for the duration of the re-development.

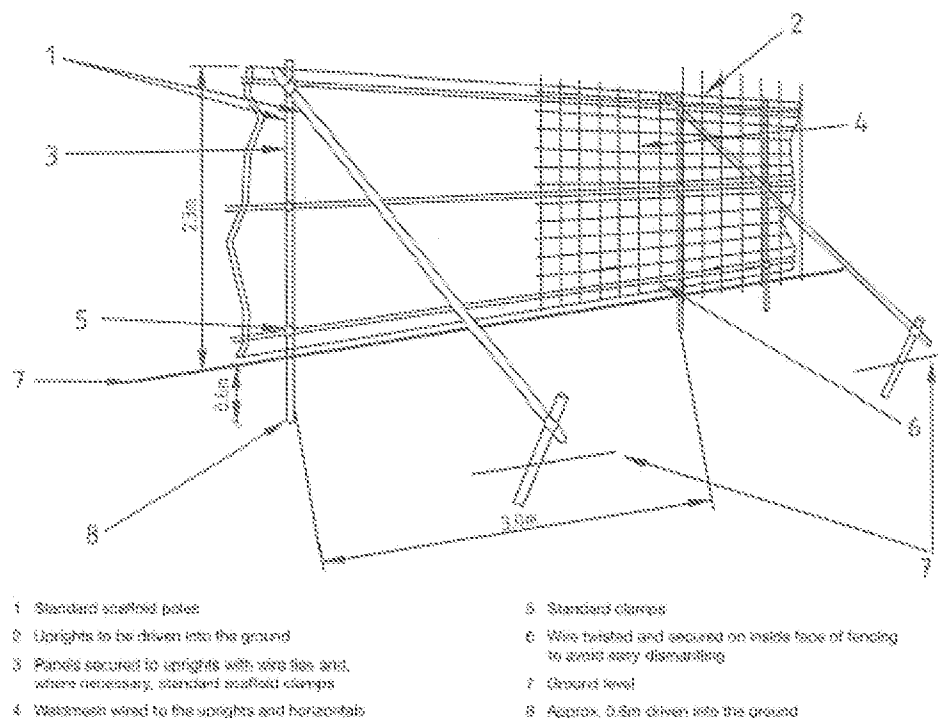


Figure 2. ~ Protective fencing for RPA

#### 14.0 Additional precautions

- 14.1 No storage or mixing of materials or lighting of fires to take place within the CEZ.
- 14.2 No storage or mixing of materials will take place in any location where they may leak into the CEZ.
- 14.3 No fires to be lit within 20 metres of any tree. If fires are lit consideration should be given to fire size and wind direction and ensure that no flames come within 5m of trees.
- 14.4 No notice boards, cables or other services will be attached to any tree.
- 14.5 Materials which may contaminate the soil will not be discharged within 10m of any tree stem or mixed in any location where gradients allow contaminants to run towards tree root zones.

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## **15.0 Soil levels**

- 15.1 No change of soil levels will take place within the CEZ.

## **16.0 On site monitoring**

- 16.1 All operations will be monitored by the main contractor.

## **17.0 Subcontractors**

- 17.1 The main contractor will be responsible for ensuring subcontractors comply with the arboricultural method statement and do not undertake any operation that is likely to impact adversely upon any tree on site.

## **18.0 Tree work**

- 18.1 Tree pruning and felling will take place before the erection of the protective fencing forming the CEZ.

## **19.0 Responsibilities**

- 19.1 It will be the responsibility of the main contractor to ensure that planning conditions attached to planning consent are adhered to at all times and that a monitoring regime with regard to tree protection on site is adopted.
- 19.2 The main contractor will be responsible for contacting the local planning authority in the event of any tree related issues being raised.
- 19.3 Should any unscheduled tree pruning be required permission should be sort from the local planning authority and then carried out in accordance with BS: 3998 2010 – Tree work recommendations.
- 19.4 The main contractor will ensure that the build sequence is appropriate to ensure that no damage occurs to the trees during the construction.
- 19.5 The protective fencing and signs must remain in position until the completion of all construction works on site. The fencing and signs should be checked regularly by someone on site designated that responsibility.

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## 20.0 Conclusion

- No trees require removal to facilitate the re-development but one category R tree should be considered for removal whether the re-development proceeds or not.
- Some minor pruning of the crowns of the retained trees to increase height clearance and reduce the risk of damage to low branches by vehicle movements is required.
- Tree protection will be required for the duration of the re-development.

## 21.0 References

- 21.1 Principles of tree hazard assessment and management – D. Lonsdale
- 21.2 Tree roots in the built environment – Roberts, Jackson and Smith
- 21.3 BS 5837: 2005 – Trees in relation to construction – Recommendations
- 21.4 Trees of Britain & Northern Europe – A. Mitchell
- 21.5 Fungi on trees – G. Watson and T. Green

## 22.0 Details

- 22.1 Date of inspection - 11.01.2012
- 22.2 Present at inspection - Jonathan Rodwell
- 22.3 Date of report - 14.01.2012

Jonathon Rodwell  
Beechdown Arboriculture Ltd

January 2012

Client: F&B Designs  
 Project: Appendix 1 - tree survey - The Old Barn  
 Survey Date: 11/01/2012  
 Surveyor: Jonathan Rodwell

**BS 5837:2005 Tree Survey**



**Beechdown Arboriculture Ltd**

1 Church Hill  
 Slinfold  
 Arundel  
 West Sussex  
 BN18 8BB  
 Phone: 01243 814740

| Tree | Species                                   | Hght<br>(m) | DBH<br>(mm) | Crown         |              | Age | RP<br>A (m)<br>R (m) | Phys<br>Condition | Structural<br>Condition | Preliminary Recommendations<br>Survey Comment | Cat<br>ECB      |
|------|-------------------------------------------|-------------|-------------|---------------|--------------|-----|----------------------|-------------------|-------------------------|-----------------------------------------------|-----------------|
|      |                                           |             |             | Spread<br>(m) | Clear<br>(m) |     |                      |                   |                         |                                               |                 |
| 1    | Horn Oak<br><i>Quercus ilex</i>           | 14.5        | 319         | N             | 7.5          | 3   | M                    | A: 236.9          | Poor                    | C: Poor                                       | R               |
|      |                                           |             |             | E             | 5            | 2.5 |                      | R: 5.72           |                         | S: Poor                                       | N/A             |
|      |                                           |             |             | S             | 8.5          | 2   |                      |                   |                         | B: Poor                                       |                 |
|      |                                           |             |             | W             | 5            | 5.5 |                      |                   |                         |                                               |                 |
| 2    | Horn Oak<br><i>Quercus ilex</i>           | 15          | 350         | N             | 6            | 3   | M                    | A: 216.2          | Fair                    | C: Fair                                       | R.1             |
|      |                                           |             |             | E             | 7.5          | 1.5 |                      | R: 6.18           |                         | S: Fair                                       | 1+ to 20<br>yrs |
|      |                                           |             |             | S             | 5            | 2.5 |                      |                   |                         | B: Fair                                       |                 |
|      |                                           |             |             | W             | 3.5          | 4   |                      |                   |                         |                                               |                 |
| 3    | Small-Leaved Lime<br><i>Tilia cordata</i> | 16          | 110mm       | N             | 7.5          | 1.5 | M                    | A: 452.4          | Fair                    | C: Fair                                       | R.3             |
|      |                                           |             |             | E             | 6.5          | 1.5 |                      | R: 12             |                         | S: Ivy                                        | 1+ to 20<br>yrs |
|      |                                           |             |             | S             | 5.5          | 1.5 |                      |                   |                         | B: Fair                                       |                 |
|      |                                           |             |             | W             | 5            | 2   |                      |                   |                         | Further inspection: Unspecified               |                 |

Appendix 2 - BS 5837 Survey sheet

*Key to abbreviations and definition of terms.*

|                                |                                                                                                                         |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Tree number</b>             | - identification number and/or tag.                                                                                     |
| <b>Tree species</b>            | - common and botanical name.                                                                                            |
| <b>Height</b>                  | - in metres.                                                                                                            |
| <b>DBH</b>                     | - diameter at breast height measured at 1.3m or immediately above root flare of multi stemmed trees, in millimetres.    |
| <b>Crown spread</b>            | - measured at the cardinal points in metres.                                                                            |
| <b>Crown clear</b>             | - crown clearance in metres above ground level at the cardinal points.                                                  |
| <b>Age class:</b>              |                                                                                                                         |
| Y                              | - young – less than approximately 10 years old.                                                                         |
| SM                             | - semi mature – less than 1/5 of typical life expectancy.                                                               |
| M                              | - mature – between 1/5 and 5/5 of typical life expectancy.                                                              |
| OM                             | - over mature – a tree having reached its maximum life span and declining in health and size.                           |
| V                              | - veteran – a tree that is of interest biologically, aesthetically or culturally because of its age, size or condition. |
| RP                             | - root protection area (m <sup>2</sup> ) and length of radial protection (m).                                           |
| <b>Physiological condition</b> | - good, fair, poor, decline and dead.                                                                                   |
| <b>Structural condition:</b>   |                                                                                                                         |
| Crown                          | - good, fair or poor.                                                                                                   |
| Stem                           | - good, fair or poor.                                                                                                   |
| Basal area                     | - good, fair or poor.                                                                                                   |
| <b>Cat</b>                     | - BS grading category.                                                                                                  |
| <b>Ecb</b>                     | - estimated remaining contribution.                                                                                     |

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### Tree work recommendations

| Tree reference number | Species           | Recommendations to facilitate development                                             | General recommendations                                                                                            |
|-----------------------|-------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| T1                    | Horn oak          |                                                                                       | Fell and grind stump.                                                                                              |
| T2                    | Horn oak          | Remove small diameter branches to raise low canopy to 4m to the east and south.       | Climbing inspection to examine wounds at base of re-growth in crown and determine time scale before re-pollarding. |
| T3                    | Small leaved lime | Remove small diameter branches to raise low canopy to 4m to the east, south and west. | Severing at base of tree to allow detailed inspection to be undertaken.                                            |

