

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT *(Tree Survey & Constraints Plan)*

Demolition of existing bungalow & Construction of two single storey dwellings. Ref FP/180/17/PL



Prepared by David Meagher Environment Consultants for AM
Design Architects Limited's client - Mr. Michael Roberts



Environment Consultancy: Arboriculture Ecology and Landscape

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1.0 Summary and recommendations. (to be read in conjunction with Constraints Plan and tree survey located in the appendix.)

A single storey bungalow occupies the site in question which fronts onto Flansham Road A259. A busy trunk road linking Bognor Regis in the West to Littlehampton in the East. Although traffic has somewhat reduced with the Bognor relief road this is a busy road nonetheless. The Southern boundary of the corner dwelling is in the private Summerhill Drive which is managed by the Hurst wood Residents' Association.

This is important because the two most significant trees can be seen by passers-by from the public highway but is also important because they form a statement, the drive.

T1 and T2 are Norway Maples. T1 is the purple cultivar, the second green leaved species type. Both trees were planted at the near or at same time given their similar height spread and girth. The trees are 7 metres high and with a girth diameter between 0.35 and 0.45 CMS. The trees are young specimens given that the ultimate height is in the region of 25-30 metres.

The trees are subject to blanket tree preservation orders. It is reported that the trees and the verge they grow in beyond the boundary fence belong to the purchaser of the bungalow. If work needs to

be carried, an application has to be made which is a legal obligation of the land owner. Serious consequences can ensue if the trees are felled or injured in any way without permission from the local authority which is Arun District Council.

The tree survey reveals that the trees either above or below ground will not interfere with site works to demolish the existing bungalow and erect two new single storey dwelling. However the survey reveals that a root protection area will require the construction of an exclusion zone, fencing off the roots with protective fencing to prevent root damage by soil compaction or machinery and other causes.

The remaining area may be restricted in terms of space needed to construct the new dwellings.

For this reason, I recommend two options.

1.1 Option 1 is to provide the means of protection for the two trees as outlined in this report and supported by the information in the appendix. This essentially requires an area being sectioned off and fenced during demolition and construction until the project is completed. Robust Harris type fencing is required with prominent signage to explain that the construction exclusion zone is not to be entered or materials stored.

1.2 Option 2 is to remove the two trees in consultation with the residents' association during the demolition phase which will require informing Arun District Council, applying for permission to fell the trees. The reason for this is that the eventual size of the Norway Maples will cause problems due to leaf fall and may require further pruning. They will be a factor which will restrict light into the new properties. This will also provide an opportunity to plant new trees which are more suitable for the location but still make a statement at the entrance to Summerhill Drive.

The residents are in agreement that the *cupressocyparis leylandii* Castlewellan hedge should be removed and replaced by more attractive landscaping.

1.3 Summary:

Option 1 retain trees (T1 & T2): if trees are to be retained, then no arboricultural work is necessary prior to construction or during the construction phase.

Option 2 (T1 & T2) should be removed prior to the commencement of construction works and during the demolition phase.

1.3.1 Removal of hedge:

This report recommends that the hedge and its roots are grubbed out during the demolition and clearance of site phase to assist in new landscape operations involving the planting of trees and shrubs.

1.3.2 Replacement trees:

If trees are to be planted to replace the loss of T1 & T2 smaller species are to be used. Specifications and recommended species can be found in appendix. Suitable species should be planted following completion of the construction phases depending on seasonal weather factors.

2.0 Introduction and Validation

2.1 This report contains the supporting tree information relating to the study area located at land adjacent to 84 Flansham Lane, Bognor Regis, West Sussex PO22 6AH and the proposal to demolish existing bungalow and replace with two detached residential units.

2.2 For local authority validation requirements, the report comprises:

2.2.1 An arboricultural assessment, with an analysis of the arboricultural implications concerning the development proposals and its impact on site trees or those located in proximity whose RPA's which impinge on the development area.

2.2.2 Tree survey & schedule compliant to BS5837:2012 concerning the development and its impact on existing trees, showing trees to be retained and to be removed as well as measures to be taken to protect trees on or adjacent to the development area.

2.2.3 A plan depicting North containing tree survey information.

2.2.4 Root protection Area schedule, Tree Constraints Plan and mitigation measures described in the Arboricultural Method Statement to implement protection measures to ensure that the trees are not harmed below and above ground, but maximise their vitality to enable them to thrive with information regarding the location of protective barriers (Construction Exclusion Zones) on a Tree Protection Plan. Identify trees to be removed, retained and requiring protection during the site preparation and construction phase of the project and for the recommended works related to trees to be retained during and after the development.

3.0

Instruction: To 'prepare an arboricultural method statement and tree report to accompany the application for the demolition of existing bungalow and the erection of two dwellings in compliance with BS5823:2012 to satisfy planning requirements detailing mitigation and protection of existing trees through an arboricultural method statement and accompanying survey and arboriculture assessment.

Architect: AM design Architects Ltd.

Issued by by Leeza Aldis-Hobbs Chartered Architect ARB RIBA SPAB and confirmed by email on 05/10/2017

4.0 The Development

Address: 84 Flansham Lane Felpham Planning Application: FP/180/17/PL

Demolition of 1 No. dwelling & erection of 2 No. dwellings

5.0 Purpose of report

This report is in relation to a planning application located in Summerhill Drive Felpham Bognor Regis relating to a planning application for two new build single storey dwellings in preplacement of an existing bungalow. The report has been produced to demonstrate that the implications of the proposed development in relation to both landscape, arboricultural and amenity value of existing and proposed trees for the site has been comprehensively accounted for both design and build phases.

The purpose of this report includes providing a plan and specifications for the protection of existing trees and recommendations to ameliorate the impact of the design and improve landscape and amenity value for the community. A survey Identified trees to be removed, retained and those which need to be protected from potential damage during the period of construction. A Tree Protection Plan has been provided (see appendix) showing the location of protective fencing and Construction Exclusion Zones (CEZ). Arboriculture Method Statement is included which details the measures necessary to be taken relating to tree works and tree protection implemented during the construction process.

6.0

Survey objectives: to survey the subject trees located within the grass verge adjacent to 84 Flansham Lane House for the proposed development of two single storey dwellings and the demolition of exiting single story bungalow, in order ascertain whether trees related to the site could be potentially affected by the development and the construction process associated with the proposed building works. (This includes site trees where the root structure may intrude into the development area). This report assesses general condition and provides a planning integration statement for the proposed development to provide a means of protecting the trees from any potential damage by the building process.

7.0 Site Visit:

Carried out on 15 October 2015 on a still afternoon. Overcast.

The tree survey's objectives were carried out with the aim to:

Identifying the individual tree species present at the site by means of visual inspection;

defining the approximate age, condition and canopy spread of all individual mature trees identified and the value of these within the development context;

Recommend new planting appropriate to the site conditions and climate.

The survey broadly assessed the condition and arboriculture and landscape value of the trees and the existing ornamental hedge within, and in close proximity to the development site area, paying particular attention to two Norway Maples adjacent to the development site area, in order to prepare an assessment in accordance with BS 5837 Trees in Relation to Construction (2012).

8.0 Scope:

This report is compliant with the requirements of BS5837, (2012) trees in relation to design, demolition and construction including a full tree survey identifying the category and condition of site trees.

Two significant trees are within the curtilage of the site development which have been mapped and mitigated against any adverse impact caused by the development proposals.

This report ascertains as far as possible the potential impacts of tree loss or injury above or below ground and mitigates the application's proposals, with recommendations to preserve and conserve trees within the planning context as far as is practicable. The scope of this report extends to the establishment of new trees as well as the impact of the design on existing trees.

A condition of planning includes the provision of an Arboriculture Impact Assessment which provides a means for monitoring and to assess site activities during construction, advising on practices which could potentially harm existing or newly planted trees as well as advise on matters pertaining to tree growth, abscission and other seasonal or cyclical changes to trees during the site works and construction phases which could delay the build process. This applies to tree management during demolition and construction and any work which may need to be performed on existing site trees as the construction proceeds, well as aftercare and maintenance to ensure the trees' vitality.

This report provides a means of communication between the Local Authority Arboriculture Department /Officer and site process where unforeseen circumstances could potentially compromise arboricultural content and where a solution can be found.

This report is only concerned with the prominent trees within or around the proximity of the site that could influence the development of this site. It takes no account of any trees outside this remit or of any building structural issues. It includes a preliminary assessment based on the site visit and documents provided.

9.0 Limitations:

The survey and assessment was carried out at ground level. Observations and conclusions are based on visual inspection for the purposes of the report in relations to requirements laid down by Arun District Council planning department. This report does not form a structural survey.

All visual observations, recommendations and conclusions are relevant to condition of the trees experienced on the day of the inspection. Any subsequent changes to the development site which affect or are conflict with outside these recommendations are the responsibility of the proprietors, and developers of the study area. Trees are living structures that cannot be guaranteed as completely safe. Trees can suffer damage under normal conditions. Regular inspections will aid in identifying any potential problems before they become a danger. Unusual weather conditions, changes in soil, soil levels and changes to surroundings may result in a dramatic change in the trees health. This report is valid for twelve months following the day of inspection.

10.0

Location: 84 Flansham Lane Bognor Regis West Sussex PO22 6AH	Ref: Planning:	Date of Report: 16/10/2017
Report Prepared by: David Meagher (BA Hons) Landscape Architecture, Arboriculture and Ecology	Date of Inspection: 13/10/2017	
Survey Inspector(s): David Meagher	Application ref: FP/180/17/PL	
Local Authority: Arun District Council	Contact: Simon.Davis@arun.gov.uk	



Site is located on corner of B2259 Flansham Lane and Summerhill Drive



11.0 Description of study area

The study area is located two miles from the centre of the A259. The location is suburban post war ribbon development and can be found at the entrance to Summerhill Drive which is maintained and managed by the local authority in consultation with the Hurst wood Residents Association. Summerhill Drive is a private resident only street. The residents' association have paid special notice to the entrance to the road with the erection of a brick and flint sign with the street name in gold writing. The residents' association require sympathetic treatment to the entrance of the estate. The subject trees are located to the south of the development lying within a small strip of grass verge which is within the ownership of the developer, the development area is beyond a panel fence between garden and the trees and the bungalow which is earmarked for demolition.

12.0

Planning Context: Proposed demolition of existing bungalow and erection of two single story dwellings in an area covered by a 'blanket tree preservation order.

12.1 84 Flansham Lane is situated in an area, which commonly termed as a blanket Tree Preservation Area. Local Authorities sometimes include large areas because the trees are either significant as a grouping or mass, with considerable conservation, landscape, visual or amenity value or the number of significant or important trees are too numerous to list individually.

12.2 A tree preservation order, referred to as a 'TPO', is an order made by a local planning authority ('LPA') in respect of trees or woodlands. The principal effect of a TPO is to prohibit: the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent. Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely

to destroy it, is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

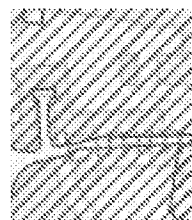
In the case of Hurstwood residents' association, it is acutely aware that the entrance to the drive should be protected from adverse impact from construction due to the loss of trees.

Firstly no detail has been shown on the plans of the two mature trees and the conifer hedge that are growing in the verge in Summerhill Drive. This is necessary to assess how the grass verge, trees and conifer hedge will be treated and also for that matter the type of boundary to be provided between the bungalows and the grass verge. This is very important as the Residents Association is keen to work with the developer on improving the visual aspect of the access into the estate as, I assume, these two properties will be included with an address in Summerhill Drive.

In the case of this planning application, individual trees are protected and any work required or application to fell or remove trees in or adjacent to the property requires an application to Arun District Council Planning Department for consideration.

The Arboriculture Method Statement recommendations are in line with the requirements of the Residents' Association including the need for careful landscape treatment by a qualified landscape architect.

The residents' association has a pragmatic approach to the removal of the existing boundary hedge: *that two bungalows are now proposed on the development site the Residents Association are happy for the conifer hedge to be removed and the frontage of the bungalows to be visible from Summerhill Drive which will incorporate the properties better into the street scene. In these circumstances it is important that the boundary provided is a dwarf wall similar to that provided for other adjacent properties and elsewhere on the Estate. It is also important that the verge is suitably landscaped with trees/shrubs to aesthetically enhance the development.*



**Red hatching
demarcates a
'blanket' tree
preservation**

13.0 Documents used

Plans and elevations associated with planning application FP/180/17/PL including concerns raised by Hurstwood Residents' Association (dated 20 September 2017). Arun District Council Planning Portal Tree Preservation Orders.

14.0 Arboriculture Method Statement (AMS)

This section should be read in relation to the following documents: tree schedule (see appendix), Constraints and Root Protection Plan (see appendix), details and specifications for protective barriers and fencing (see appendix), RPA Radii Table and tree planting details (appendix)

This Method Statement is intended to ensure the successful protection and retention of trees during the creation of two residential dwelling on land at 84 Flansham Way Felpham following the demolition of an existing dwelling. This section sets out the basis of the scheduling and methodology for all proposed works in relation to the proposed new development in proximity to trees located adjacent to the site boundary.

The method statement is to be utilised in association with development consent for the above-mentioned works (see development proposals in appendix). The AMS related to existing trees and/or proposed tree planting (Option 2). All works detailed in this method statement are compliant to recommendations contained in BS5837:2012 and BS3998:2010. The AMS is time dependent and

scheduled alongside the phases of development. The AMS considers data collected from the site visit and tree survey carried out on 15 October 2017. See appendix for tree constraints plan drawn up to indicate tree positions, root protection areas and construction exclusion zone crown spread, retention categories, and tree height and tree schedule.

The developer will inform the Local Planning Authority on commencement of works. A suitably experienced consultant made responsible to make site visits to supervise and monitoring the works related to trees which are to be retained and the erection of protective fencing and signage for the CEZ.

14.1 Construction Programme

14.1.1 Pre-site meeting prior to site works and demolition:

A copy of the AMS made available prior to pre-site meetings and lodged on site and made available to Site Agent/Manager during demolition and construction.

14.1.2 Site meeting between main contractor/architect/landscape architect, arboriculturist and representative of Hurst Wood Residents Association to discuss issues regarding existing trees, demolition and build phase and removal of trees prior to commencement of construction (option 2), erection of protective fencing as indicated in constraints plan Appendix 1 (option 1), Landscape design and implementation phase and the timings regarding completion of construction and removal of construction exclusion zone barriers.

14.1.3 Tree surgery works: – Pre-site demolition

Option 1

No tree surgery work to be carried out in relation to the development.

Option 2

To fell the existing Norway Maple requires an application must be submitted to Arun District Council and if permission granted this should be carried out during the demolition phase.

A qualified and experienced tree surgery contractor should be employed to provide signage and a working area sealed off from public access.

14.1.4 The contractor will need to comply with health and safety requirements and carry out the work at the most convenient times according to planning and environmental health directives and most convenient to resident's association requirements.

The contractor should be experienced in providing suitable traffic warning signs and barriers to be erected to exclude public from work areas and all health and safety measures taken along with risk assessment.

14.1.5 Hedge removal

The hedge (H1) will require removal to facilitate the construction process and replaced with sympathetically landscape planting scheme.

15.0 Protective Fencing in accordance with the recommendations found in BS5837; (2012)

15.1.1 Tree Constraints/ Protection Plan is presented in the appendix and to be carried out during the Site works preparation phase prior to demolition or construction.

15.1.2 Protective fencing will form a construction exclusion zone (CEZ) and will not be accessible except for emergency or necessary operations to manage weed and scrub growth.

15.1.3 Protective fencing will remain in place during the life of the project and will only be removed with the consent of the acting tree consultant.

15.1.3 The CEZ shall not be removed or entered otherwise without the consent of the project tree consultant, relocated or breached at any time without consultation with the project tree consultant.

15.1.5 Barriers are to be constructed of robust fencing robust enough to withstand construction traffic for the protection of root protection zones. (see appendix for construction details).

15.1.6 The preferred method is to erect barriers in the form of Heras type fencing or a barrier which consists of a scaffold framework comprising a vertical and horizontal framework, braced to resist impacts, and weld mesh panels securely fixed or bolted with wire or scaffold clamps. (See Appendix) fences will be constructed of site fencing of 'Heras' type which must be securely braced with additional measures to prevent movement of the fence during construction. Positions for protective fencing are indicated in purple on Tree Constraints Plan located in the appendix.

15.2 Signage: Visible Signs are to be mounted onto the above-mentioned fencing stating 'Tree Protection Area Keep Out' (See Appendix).

15.2.1 A pre-site visit prior to demolition inspection should be carried out by the tree consultant, necessary to agree that the fencing and signage is to the correct specification.

15.3 It is imperative that no works (including the storage or dumping of materials, or the storage or operation of machinery or plant) shall take place within the Construction Exclusion Zones defined by the protective fencing.

16.0 Contingency Measures

16.1 General precautions to avoid injury or harm to trees, below and above ground:

- Fires are not to be lit within 10 metres of the tree crowns of retained trees.
- Soil levels in rooting areas to be retained and restricted to no more than a 300mm increase graded to the root protection zone
- No cement mixing by hand or machine to take place or machines or areas washed within 15m of retained trees.
- No chemicals or materials that are likely to have an adverse effect on tree health to be stored or discharged within 10 metres of retained trees e.g. oil, petrochemical waste, bitumen cement etc. Hazardous materials such as herbicides and pesticides are subject to COSHH regulations.
- No additional underground services have been indicated but additional services need to be safely routed to avoid rooting zones, if additional services require routing through the root zones of trees for retention then appropriate sub surface or hand trenching methods should be used and where excavations are necessary and approved within the CEZ (e.g. for service runs), excavations should be dug by hand, and all tree roots encountered that are greater than 25mm diameter should be retained intact. Cables, pipes and ducts should be fed below roots, and trenches should be backfilled as soon as possible to prevent desiccation of roots.

17.0 Supervision and Monitoring:

It is recommended that a tree consultant is employed to oversee operations relating to works close to or within RPAs. This includes inspections for the erection of protective barriers around the retained trees in accordance with the specifications found in the appendix and to BS BS5837; (2012) and signed off by the constant tree expert. A record of inspections should be compiled for the project, copies retained on site and forwarded to the Local Planning Authority.

18.0 Contingency Plans regarding accidents and spillages:

Accidental spillage, or physical damage to trees either above or below ground and any other incidents occurring, that may adversely affect the health and vitality of retained trees, either within the curtilage of the development site or outside must be reported by the Site Agent to the appointed tree consultant at the early as possible convenience and not more than a working day following the occurrence. The appointed consultant will carry out an inspection and make any recommendations. The Local Planning Authority Tree Officer will be informed by the appointed consultant with remedial redress or other recommendations submitted for approval by the Local Planning Authority, both verbally, and in writing. Please note that any tree that is damaged for any reason which is linked to the development site and is either part of a conservation area or protected by a tree preservation order may be subject to legal measures taken by the local authority.

This pertains to accidental or unauthorised damage to the limbs, roots or trunk of trees. The spillage of chemicals within or adjacent to a Root Protection Area: spillage of fuel, chemicals or contaminated water occurring within 2m of the root protection areas, discharge of toxins and waste. There should be no un-scheduled breaching of a tree protective barrier or Construction Exclusion Zone.

19.0 Post construction landscaping near trees and tree planting

The Hurstwood Residents Association has expressed a desire for new landscaping at the entrance of the new dwellings lining the route into Summerhill Drive. Landscape Design and Planting Plans specifications and schedules to be supplied by appointed Landscape Architect.

If Option 2 is adopted, two new trees will be planted which will be more in scale and in keeping with a residential area. Suggested species in the form of ornamental crab apple (*Malus tschonoskii*) and Ornamental plum (*Prunus pissardii nigra*) are more to scale for a small residential area. Other examples are mountain ash and ornamental hawthorn, trees which achieve smaller spread and status which will require no or little pruning as they mature.

Tree planting schedule and specification for these trees can be found in the accompanying appendix.

20.0 Post Construction site inspections:

Following the completion of the development, an inspection of the condition of retained trees will be made to assess if any further tree works are required. Where the soil around any tree is found to be compacted appropriate remediation will be undertaken. This will be prescribed by the Tree Consultant which may involve soil aeration or manual digging/forking to loosen the soil increasing drainage and aeration to root systems.

Other inspections may be deemed to be necessary regarding general maintenance and tree and for newly planted trees to check on progress, staking and tying on an annual basis.

If option 2 is adopted, it is proposed to mitigate for the loss of the two Norway Maples by two new trees new trees to be planted in the grass verge in similar positions at the entrance to Summerhill Drive. These will require scheduled inspections.

21.0 Arboriculture Implications Statement

21.1 The construction footprint does not interfere with the root protection area (RPA) although it is necessary to fence off a construction exclusion area to prevent compaction around the roots from for example machinery and the storage of materials and other site activities such as mixing of concrete and mortar.

22.2 The impact of the proposal on the trees by the extent of disturbance in and around the RPAs canopy has been assessed as low once a protective barrier has been put in place.

22.3 The existing Norway Maples provide amenity and landscape value. Both trees assessed are to have RPAs in close proximity to the study area. The Norway Maples are outside the construction area separated by a two-metre panel fence within a grass verge.

22.4 The trees are both around 7 metres in height but have been crown lifted in recent years with several cuts close to the main stem. Poor tree surgery has led to some unsightly callousing of the wounds, with some cuts made very close to the trunk without a collar where callousing is only partial. Apart from this both trees are healthy individuals despite the tree work listed above. For this reason and landscape value they have been classed as category 'B' trees. It is not envisaged that the trees will require tree surgery works in the near future.

22.5 Despite the health and vigour, the implications for retaining the two Norway maples (Option 1) pose important in terms of their future size and maintenance.

22.6 If option 1 is adopted and the Norway Maples are retained, the arboricultural implications include achieving a height and spread of large forest tree species fast growing between 23-30 metres with a spread of Spread: 10-15metres. The eventual height of the trees will normally be in the region of 25 metres as maximum height with a spread of around ten metres (30 metre spread is normally found where there are ideal growing conditions.

22.7 As fully mature specimens both trees will prove to be too large for the site. It can be seen from the site images that the trees are already overshadowing the existing single storey dwelling. Branches have been lifted because of they have grown over the service road interfering with passing vehicles. Some have been removed where they have spread into the neighbouring garden.

22.8 The benefits of these trees and in particular the purple maple, are from their amenity and visual (landscape) value particularly enjoyed by passers-by crossing the entrance to Summerhill Drive with views into the drive.

23.0 Above ground constraints.

23.1 The tree canopies of both trees are away from the construction area, but will be afforded protection by the fencing surrounding the construction exclusion zone.

24.0 Below ground constraints.

24.1 Implications below ground on root protection zone on the information supplied cannot be fully assessed until a services drawing has been drawn up. Although services normally run along verges below ground there is no evidence of foul water, electricity or telecommunications inspection chambers. This is a private unlit road without street lighting. No construction of foundations or the installations of services are to take place within any Root Protection Area (RPA). The root systems of both trees pass under the roadway unaffected by development.

24.1 Should the need to excavate within the root protection zone to install further services, this will require careful monitoring by the tree consultant who should be informed immediately.

24.2 As stated in the arboriculture method statement (see above) sub surface or hand trenching methods should be used.

24.3 The implications of option 2 is a loss of amenity and visual value which can be mitigated by planting more suitable species.

24.4 In the short term the visual amenity or landscape value will be reduced.

24.5 In the long term there will not be a need to carry out continuous maintenance and pruning of the trees large scale trees to restrict them to an acceptable size.

24.5 There will also be less of a need for grounds maintenance operations, such as the clearing of substantial leaf fall, leaves which are large and slippery in wet weather. For this reason, option 2 advises the removal of the two Norway Maples and replacement by smaller species.

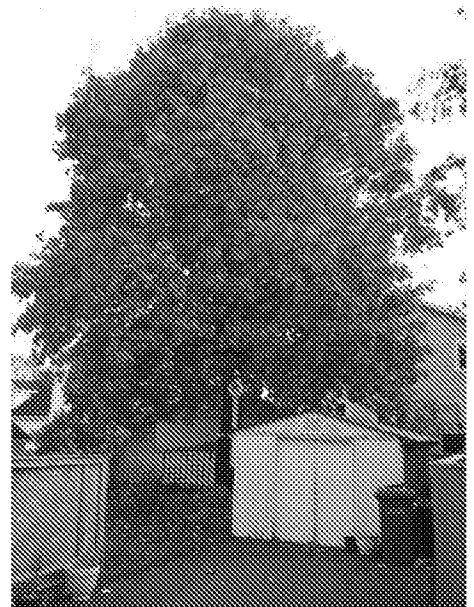
24.6 Smaller species of ornamental and wildlife value offer an ecosystem services and retain the amenity and landscape value lost when the maples are removed.

27.0 Arboricultural implications for the loss of conifer hedge.

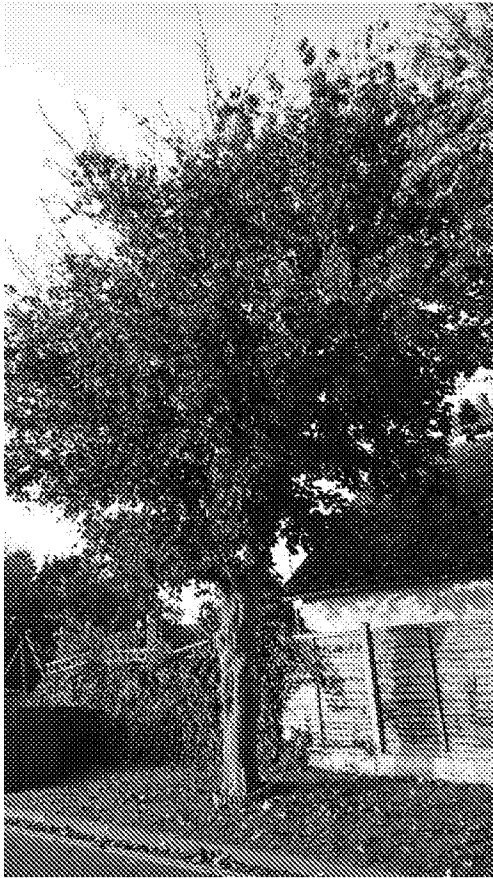
27.1 This mostly impinges on the constant need for maintaining the hedge to an acceptable height. The hedge also falls under the remit of the High Hedges directive which is dealt with under Part 8: of the anti-social behaviour act. Removal of the hedge will remove any potential action taken through this measure.

27.2 The residents' association has sanctioned the removal to the 'Castlewellan' hedge. Although this had some benefit to wildlife and nesting birds, new landscape planting will offer the opportunity for a vocabulary of plants which are more attractive to insects and birds but will be of seasonal and ornamental value for residents to enjoy.

26.0 Examples of mature Norway Maple and the effect of large specimens close to buildings.

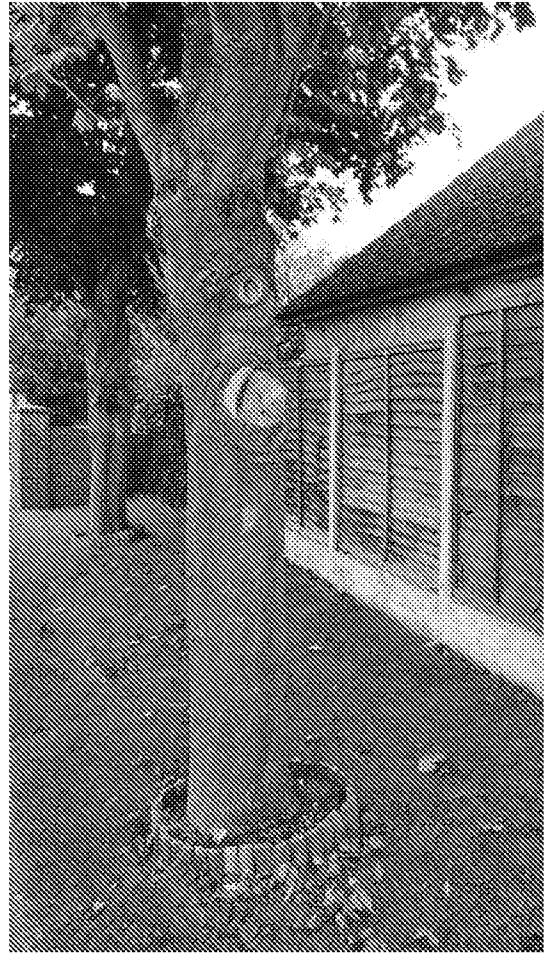


27.0 Site Photographs:



Above: T1 & T2 Norway Maple Subject Trees

Below: Entrance to Summerhill Drive



Above: Unsympathetic tree surgery work

Below: Hedge to be removed

