



Tree Condition Report & Management Recommendations:

Author:

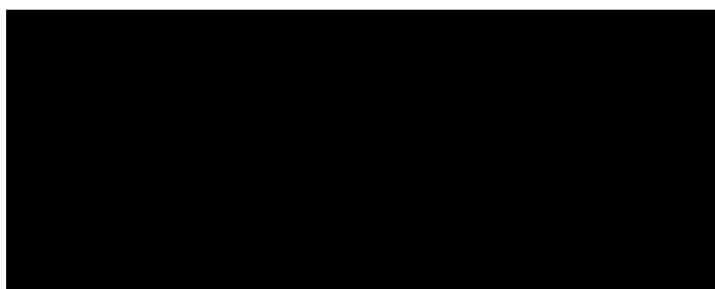
Andrew Fulbrook
MArborA, Dip Arb L4, HND Countryside Management, ND Arboriculture

Site Address:

74 Outerwyke Road, Bognor Regis, West Sussex, PO22 8LT.



44 Finians Field, Barns Green, West Sussex, RH13 0NQ



22nd October 2021

Client/Author/LPA	Address	Individual	Contact Details
Domestic	74 Outerwyke Road Bognor Regis West Sussex PO22 8LT.	Dave Mayall	T: N/A M: N/A E: N/A
A F A Consulting Ltd	44 Finians Field Barns Green West Sussex RH13 0NQ	Andy Fulbrook	
Arun District Council	Council Offices Maltravers Road Littlehampton BN17 5LF	Planning	
Tree Preservation Orders are present at this site, and it is not situated within a Conservation Area			

Dear Dave,

I write further to a recent visit to your property, where we met and had a discussion regarding your tree stock, after which a thorough assessment of their condition was undertaken.

Please find report overleaf which has been submitted in conjunction with a Planning Application (uploaded to the Planning Portal).

Yours sincerely



Andy Fulbrook MArborA, Cert Arb L6, HND Countryside Management - Director

Table of Contents:

Instructions & Terms of Reference:	5
Additional Information Included Within This Report:	5
Summary:	6
General Site & Background Information:.....	6
Tree Inspection - Key Considerations:	6
Priority & Zoning of Works:	7
Ongoing Inspection & Monitoring:	7
Tree Inspection Report - Objectives:	8
Limitations of This Tree Inspection Report:	8
Information Recorded During the Tree Inspection:.....	9
Method of Inspection:	9
Recommendations:	10
Protected Species:	10
Potential Bat Habitats:	11
Nesting Birds:	12
Third Party Trees (Offsite Trees):.....	12
Tree Preservation Orders at Property: (22/10/21)	14

Instructions & Terms of Reference:

A F A Consulting Ltd was instructed by Dave Mayall to undertake a formal Tree Condition Assessment at 74 Outerwyke Road, Bognor Regis, West Sussex, PO22 8LT, after which a subsequent Tree Condition Report would be provided to the property owner. A Planning Application is also being submitted to Arun District Council on behalf of the property owner, as remediation is required and the tree is subject of a Tree Preservation Order (TPO/FP/1/91).

Details of the proximity of the trees can be found in Fig. 1.

The target areas and retention values of the trees were carefully considered during the inspection. In general, trees with high target areas which could affect; residents, neighbours, footpaths and road users should be inspected in order to fulfil the Duty of Care requirements of the landowner (The Occupiers' Liability Act 1984).

Any queries relating to this report or any of the content within should be directed to the author:

Andy Fulbrook, A F A Consulting Ltd, 44 Finians Field, Barns Green, West Sussex, RH13 0NQ.
The site address should be used as a reference.

Additional Information Included Within This Report:

Fig. 1 - Tree Location Plan

Fig. 2 - Tree Survey Data (Captured During Inspection)

Appendix A - Information Regarding Legal Constraints & Tree Location Plan:

Appendix B - Qualifications & Proof of Insurance:

Summary:

The primary objective of the initial site appraisal was to undertake a detailed inspection of one prominent Monterey Cypress tree situated within the landholding and to provide this formal report detailing any associated preliminary tree surgery requirements and long-term management recommendations.

General Site & Background Information:

The property is situated on Outerwyke Road, where there are several similar sized dwellings with large gardens. The trees surveyed are situated at the front of the property.

The property it is not situated in a Conservation Area, but the trees are subject of a Tree Preservation Order.

The properties are residential, the adjoining gardens are not public areas.

A public footpath adjoins the northern property boundary which sits immediately adjacent to T1. The footpath is frequently used and serves the local village.

There are no development proposals ongoing at the site. This investigative report seeks to ascertain whether or not there are safety critical or beneficially proactive tree surgery works to be undertaken at the property.

At the discretion of the landowner, the author has carefully considered nuisance whilst assessing the condition of each tree in accordance with their Duty of Care obligations.

Ecological constraints were not appraised.

Tree Inspection - Key Considerations:

The landowner has a duty of care to ensure, as far as is reasonably practicable, that any trees which fall within its ownership are unlikely to cause harm. Efforts should be made to mitigate the risk that trees pose to any person who could be harmed by them.

A defensible tree safety policy should clearly illustrate an understanding and compliance with the following considerations;

- An awareness of the hazards, risks and legal obligations associated with the trees and their management.
- An awareness of their amenity and environmental values and importance.
- A clear and concise management decision process.
- An adequate recording, monitoring and feedback process.

Priority & Zoning of Works:

Where trees have been acknowledged as having high targets, any recommended works will be identified as being higher priority. If there are several trees spanning over a large area which pose low, medium and high risks due to their associated targets, any recommended works will be zoned accordingly (highest priority first).

Ongoing Inspection & Monitoring:

Some trees surveyed may have been identified as requiring monitoring. This is likely to have been recommended because of defects associated with a tree which are likely to get worse or become more problematic in the future. It is therefore imperative that trees designated for monitoring are subjected to additional inspections in accordance with the time frame illustrated within the recommendations.

Similarly, each defected tree (unless being felled) will require an additional inspection following any recommended remedial works listed within the recommendations. This must be undertaken as stated and is important since trees are dynamic structures which respond differently to arboricultural intervention. The time frame varies in accordance with the work required, overall condition, vigour, vitality or target area of the tree. For some trees this will equate to a subsequent inspection after three months and for others it may not be required for five years.

It is recommended that all trees with target areas at the property are surveyed by a competent professional **at least** once a year.

Tree Inspection Report - Objectives:

The primary objectives of this tree inspection report are to:

- To ensure retention (where possible) of all trees within the landholding;
- To ensure that the associated risk posed to members of the public by all trees within the landholding is minimised (in this instance, only the risk being posed by trees situated within impacting distance of footpaths, roads and byways)
- To ensure that any resulting liability claim is minimised.

With specific reference to the trees at 74 Outerwyke Road, this report seeks to:

- Identify any physiological, biological or biomechanical defects associated with the trees so that remedial intervention can be recommended (if required and if appropriate).
- To provide concise and appropriate recommendations to enable the client to take reasonable steps to reduce any liability claim arising due to damage or injury being caused to people or property.
- To consider management options which may benefit the overall health, vigour and retainability of prominent trees.
- To conserve and enhance the ecological value of all trees where possible and to employ modern arboricultural methods in order that tree risk can be mitigated without the complete loss of niche habitats (stabilising dead wood rather than removing it etc.).

Limitations of This Tree Inspection Report:

The conclusions and recommendations in this report are valid for a period of one year from the date of survey. Trees are living organisms subject to change; this validity period may be reduced should changes in condition occur to the subject(s) of the report or surrounding area. If recommendations are given in the context of the site's current usage, any change would dictate a re-inspection.

Information Recorded During the Tree Inspection:

Tree Description:

Generic data such as species, size, age and canopy spread has been recorded.

During the inspection the following specific details were focused on;

1. Tree condition (whether or not the vigour or safety of the tree is noteworthy).
2. Additional remedial requirements.
3. With specific regard to Ash trees; whether the onset of Ash Dieback is becoming prevalent and; whether or not pre-emptive removal would be prudent.

Method of Inspection:

During the inspection, trees were subjected to visual tree assessment (VTA). The approximate girth measurement (mm) and tree height (m) was recorded, and the overall condition and vitality of the tree was identified.

VTA (Mattheck and Breloer 1994)¹ has been identified as the industry's standard method of tree surveying for several years. The method incorporates visual observation and a knowledge of tree biology and physiology to determine the stability and overall condition of a tree. The VTA system considers the frequency and speed of adjacent use or traffic and assesses the vulnerability of the target. An example of a high target could be a dwelling. An example of a high frequency of adjacent traffic could be a busy road.

The VTA system adopted for this tree inspection report did not include any internal investigation measures.

¹ Clous Mattheck & Helge Breloer (1994) FIELD GUIDE FOR VISUAL TREE ASSESSMENT (VTA), Arboricultural Journal, 18:1, 1-23, DOI: 10.1080/03071375.1994.9746995

During the inspection, the physiological and biomechanical attributes of each tree (lateral limbs and compressed unions etc.) were carefully assessed and form the basis of the findings and recommendations outlined by this report.

Defective trees or trees requiring proactive remedial intervention were identified and appropriate management recommendations have been outlined by this report. These trees were tagged, and the numbers will correspond with those shown on the Tree Location Plan provided.

Recommendations:

It is recommended that all works outlined by this report are carried out within the recommended time frame (shown on the Tree Survey Schedule included at the rear of this report).

It is recommended that all defected trees are managed appropriately. Recommended works outlined by the tree survey and should ideally be adhered to as soon as is practicable.

Protected Species:

European legislation identifies bats as a protected species and it is therefore a criminal offence to disturb them, or their roosts (without the correct authority from DEFRA or English Nature). The relevant legislation in England & Wales is the Wildlife and Countryside Act 1981 and Conservation of Habitats & Species Regulations 2017.

It is possible that some of the trees surveyed as part of this report will contain temporary or permanent bat roosts as the trees are located in woodland areas and display the attributes required by bats (listed beneath).

The timing of any works recommended by this report are of significant importance as works in the summer could disturb bats which are bringing up their young in maternity sites, whereas works in the winter could disturb bats which are hibernating.

It is the landowner's responsibility, in addition to those conducting the works, to ensure that protected species, such as bats, have been taken into account before any actions are conducted that could disturb those animals. This legislation is still applicable regardless of the presence of a TPO or Felling Licence.

If a roost has been confirmed and is likely to be lost as a result of the necessary work, a European Protected Species (EPS) derogation licence is likely to be required. The issuing of this licence follows on from conducted surveys (with mitigation plans where relevant) and allows the works to be undertaken lawfully (an ecologist would be required to fulfil this requirement). EPS licences are granted by the relevant Statutory Nature Conservation Organisation (SNCO) and any questions should be directed to the licencing team of that SNCO. Where it is confirmed that a bat roost is not present, the work can proceed as planned.

The author of this report has limited ecological knowledge. However, further to research being undertaken, it seems reasonable to assume that a small number of the trees surveyed could be providing habitat for several species of bat. These could include; Pipistrelle, Brown long-eared bat, Noctule, Barbastelle, Bechstein's bat and Natterer's bat.

It is therefore strongly recommended that an adequate bat survey be employed prior to any works commencing.

Potential Bat Habitats:

- Woodpecker holes
- Cavities
- Vertical and horizontal splits or cracks
- Hollow sections
- Loose ivy
- Beneath loose bark
- Bat or bird boxes

Nesting Birds:

Remedial tree surgery works should be avoided during the bird nesting season (unless safety critical).

The bird nesting season is widely accepted as starting on March 1st and ending on September 1st. However, it should be noted that some species' (such as pigeons) may nest well into September and it's therefore imperative that if any works are to be undertaken outside of the dormant winter months, the trees are first subjected to a full nesting bird inspection.

Third Party Trees (Offsite Trees):

It should be noted that the trees surveyed as part of this report were only trees which were situated within the property boundary at No. 74 Outerwyke Road.

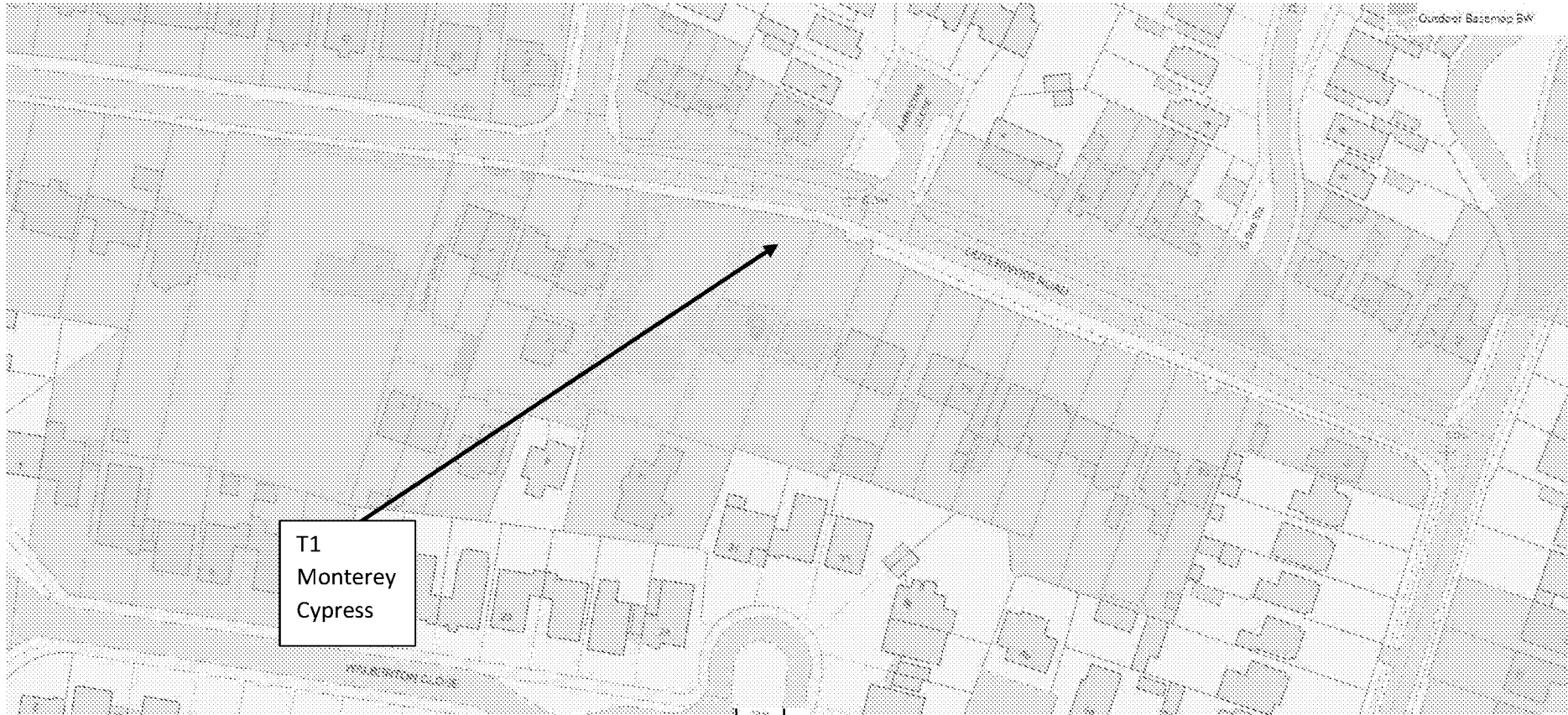


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44 Finians Field, Barns Green, West Sussex, RH13 0NQ M: 07515920686 E: andy@afaconsultingtd.com		
74 Outerwyke Road Tree Location Plan		
SCALE: 1:500	DATE: 22/1/21	
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Screen Grab - Arun District Council

Tree Preservation Orders at Property: (22/10/21)



T1
Monterey
Cypress