

ARBORICULTURAL REPORT
LAND AT BURNDELL ROAD
YAPTON
WEST SUSSEX
BN18 0HR

MARCH 2021

16 Manor Close, Wickham, Hampshire, PO17 5BZ



C O N T E N T S

Arboricultural Report and Arboricultural Implications Assessment

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1.0 INTRODUCTION

- 1.1 This report was instructed by Driftstone Developments Ltd with regard to the proposed development at land at Burndell Road, Yapton, West Sussex. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the plan.
- 1.2 The existing tree stock has been identified and graded in line with the current British Standard BS 5837 2012: Trees in relation to design, demolition and construction – Recommendations to enable informed decisions to be made regarding tree retention. The report also details methods of construction to be implemented to safeguard the retained trees.
- 1.3 This report details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by their size and position.
- 1.4 This report will therefore inform the planning process for the proposed development to minimise any negative impact on the existing tree stock and ensure that retained trees shall be in harmony with the proposed development enabling their long-term retention.

2.0 SITE VISIT

- 2.1 The site visit was undertaken on 15th May 2020. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were dry, sunny and still.

3.0 SITE DESCRIPTION

- 3.1 The site is located behind two residential dwellings. It comprises two meadows with hedging around and along the inner boundary. There are some mature trees on site as well as numerous small trees only put in within the last few years. There are also a number of fruit trees.

4.0 TREE SURVEY DATA

In accordance with BS 5837 2012 the characteristics of single-stemmed trees over 75mm stem diameter measured at 1.5m above ground level have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the legend on the page following the tables.

Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
T1 Lime <i>Tilia</i> sp.	14	700*	5	5	5	5	2 3 N	M	40+ Good	In adjacent property no access. All visible parts appeared sound at time of inspection. Form typical of species. Good vigour. Telephone cable south canopy.	A1 Retain and protect	222	8.4
T2 Poplar <i>Populus</i> sp.	22	860	6	6	6	10	1.5 3 W	M	20 Good	Sound base and lower stem. Old Sycamore stump at base. Minor past management. Water sprouts on scaffold limbs.	B1 Retain and protect	327	10.2
T3 Lime <i>Tilia</i> sp.	16	1000*	5	5	5	5	1 3 N	M	40+ Good	In adjacent field, inspected from access road. Multi stemmed. Low crown. No significant past management.	A1 Retain and protect Crown raise to 2.4m removing material 50mm diameter or less	547	13.2

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			N	S	E	W							
TG1 Oak <i>Quercus</i> sp.	9	350 720	10		10		2 2 N	EM	40+ Good	Two trees forming one canopy. Ivy on stem from ground level into crown. One trunk bifurcates at 1m, union sound. Good vigour. Form typical of species.	A2 Retain and protect	238	8.7
TG2 Common Elder <i>Sambucus nigra</i>	4 Average	200 Max.	24		6		1 2 N	M	20 Good	Possibly old orchard trees. Form typical of species when open-grown. No sign of recent management. Good vigour.	B2 Remove four trees Retain and protect the remainder	18	2.4
TG3 Cherry & Holm Oak <i>Prunus</i> sp. & <i>Quercus ilex</i>	6 Average	220 Average	7		13		1.5 1 S	SM EM	20-40 Good	Two Cherry, one Oak. Sounds bases and lower stems. Oak leans 45° southeast. No signs of recent root plate movement. Form typical of species. Good vigour.	B2 Remove.	23	2.7

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			N	S	E	W							
TG4 Cherry <i>Prunus</i> sp.	6	450 Max	5		8		2 1.5 N	M	20 Good	Two trees. Good vigour. Form typical of species. West most tree has dense Ivy extending onto scaffold limbs.	B2 Retain and protect.	92	5.4
TG5 Hazel, Willow, Alder, Rowan, Whitebeam & Silver Birch <i>Corylus, Salix, Prunus & Betula</i> sp.	4 Max	100 Max	10		22		0 N/A	Y	20-40+ Good	Young trees all planted within the last 3 years. Not inspected individually. No formative pruning. Stakes and tree ties still attached, some rubbing on stems.	B2 Remove selected trees see Appendix 2 Root Protection Plan	5	1.2
TG6 Apples, Pears & Plums <i>Malus, Pyrus & Prunus</i> sp.	2.5	80 Max	10		8		1 1.5 N	SM	20-40 Good	Seven small fruit trees forming part of a larger group. Minor past management. Good vigour.	B2 Remove selected trees see Appendix 2 Root Protection Plan	5	1.2

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			N	S	E	W							
TG7 Holm Oak <i>Quercus ilex</i>	12-14	600 Average	12		25		2 2.5 S	M	20-40 Good	Trees all in the grounds of adjacent property. No access to base and lower stems. Visible parts of the trees appeared sound with no obvious defects. Form typical of species.	B2 Retain and protect Raise crown to 2.4m south. Reduce crown 2m south side.	163	7.2
TG8 Poplar & Scots Pine <i>Populus sp. & Pinus sylvestris</i>	22 Max	500 Average	14		22		2.5 5 N	EM M	20-40 Good	In the grounds of adjacent property, next to highway and access drive. Not inspected individually.	A2 Retain and protect	113	6
TG9 Lime, Sycamore, Oak, Hawthorn <i>Tilia, Acer, Quercus, Crataegus sp.</i>	20 Max	500 Average	30		10		2 2.5 S	M	20-40 Good Fair	Along south side of access driveway. Drainage ditch runs through root plates on north side. Trees not inspected individually. Ivy on some stems. Minor die back on Oak.	B2 Retain and protect	113	6

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			N	S	E	W							
H1 Hawthorn <i>Crataegus monogyna</i>	2.5	Up to 50	4		85		0.5 N/A	M	40+ Good	Established managed hedge along southern boundary	B2 Retain and protect	3	0.9
H2 Common Beech <i>Fagus sylvatica</i>	2	Up to 50	2		66		0 N/A	SM	40+ Good	Established managed hedge in middle of site.	B2 Remove	3	0.9
H3 Hawthorn & Hazel <i>Crataegus monogyna</i> & <i>Corylus avellana</i>	Up to 3	Up to 50	4		57		0 N/A	SM EM	40+ Good	Established managed hedge along northern boundary	B2 Retain and protect	3	0.9

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Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
H4	3	Up to 50	40		3		0	SM	40+	Established managed hedge along western boundary	B2	3	0.9
Hawthorn <i>Crataegus monogyna</i>							N/A	EM	Good		Retain and protect		

Key to Terms

- Identification numbers have been used and correspond to the site plan shown at **Appendix 1**.
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (G), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been recorded to the nearest half metre.
- Stem diameter has been measured at 1.5m and recorded in millimetres, except where forking or swelling has meant that this is not possible, stem diameter has then been recorded at the narrowest point below these features. Multi-stemmed trees have had individual stems measured at 1.5m. Where this was not possible the actual height where the diameter was measured is recorded. G.L. = Ground Level.
- Crown spread has been recorded to the nearest half metre. Rounded up for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
- Age class has been recorded as follows:

Y	Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth.
S/M	Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential.
E/M	Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy.
M	Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy.
O/M	Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.
- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

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5.0 TREE QUALITY ASSESSMENT

- 5.1 The trees have been categorized according to BS5837: 2012 as a guide to their condition and value in terms of visual amenity.
- 5.2 The trees are coloured on the plan attached at **Appendix 1** and the colours are explained in the key of the plan.

6.0 ROOT PROTECTION AREAS

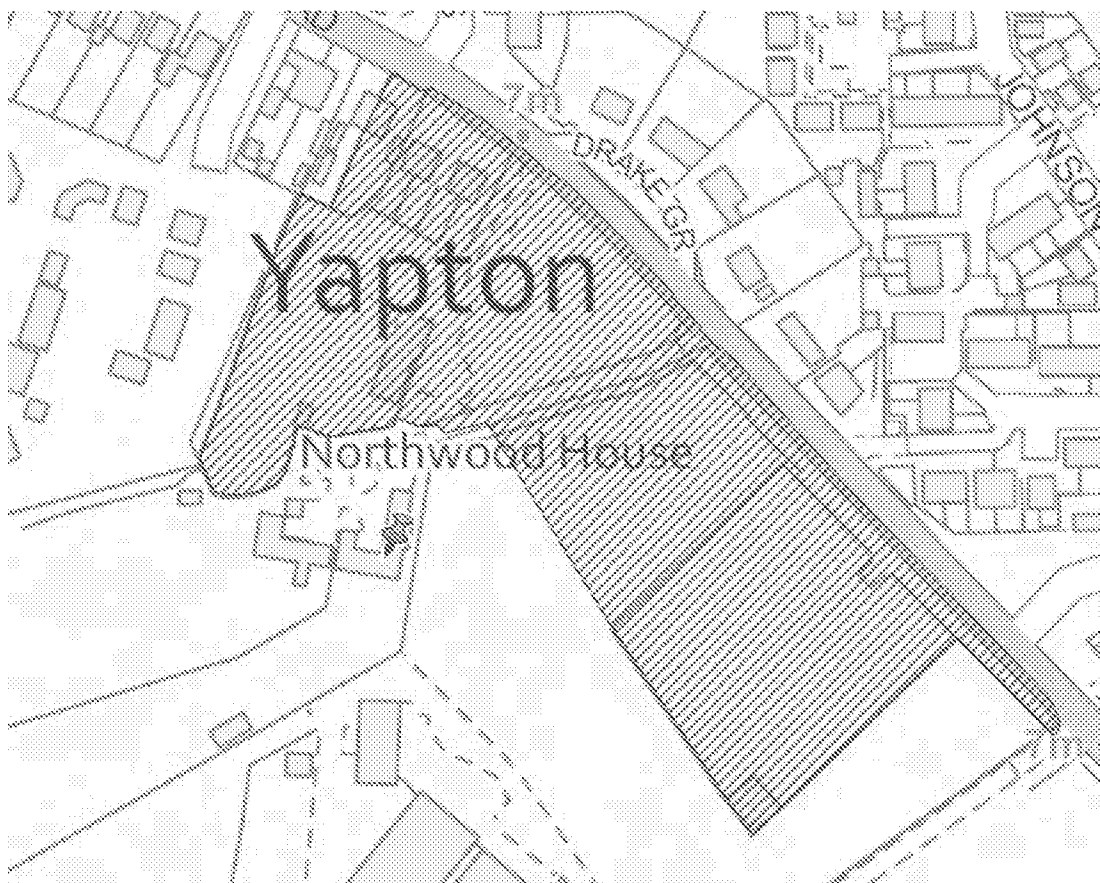
- 6.1 In accordance with BS5837: 2012, the root protection area (RPA) of the trees has been calculated and shown in the following table and on the plan attached at **Appendix 2**.

Table 2 Root Protection Area

Tree No.	RPA in m ²	Recommended radial distances for RPAs (in metres from the centre of the tree to protective fencing)
T1	222	8.4
T2	327	10.2
T3	547	13.2
TG1	238	8.7
TG2	18	2.4
TG3	23	2.7
TG4	92	5.4
TG5	5	12
TG6	163	7.2
TG8	113	6
TG9	113	6
H1	3	0.9
H2	3	0.9
H3	3	0.9

7.0 LEGAL CONSTRAINTS

- 7.1 As the map below shows the trees to the frontage and along the access to the properties T3 Lime, TG7 Holm Oak, and TG9 Lime, Oak and Hawthorn are all subjects of a Tree Preservation Order issued by Arun District Council TPO/F/1/13. T1 Lime, TG7 Holm Oak and TG8 Poplar and Pine in the grounds of the adjacent property are also subjects of the same TPO.



8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 Description of Proposed Development

It is proposed to build twenty three residential dwellings with associated parking and or garages. The properties will be both detached and semi-detached. All have gardens and there is also a large area of public open space incorporated into the site.

8.2 Drawings Used

A topographical survey plan 1:200 showing both the existing layout was provided at the time of the survey. This has been used to prepare the Tree Quality Assessment Plan **Appendix 1**, the Root Protection Area Plan **Appendix 2**.

A proposed site layout plan was provided scale 1:250 and has been used for the Tree Protection Plan for the housing part of the site and is found at **Appendix 3a**. Another plan scale 1:500 has been used to show the tree protection measures to be implemented to facilitate the access into the site and it at **Appendix 3b**.

8.3 Direct Loss of Trees

It is proposed to remove H2 Beech, part of TG2 Elder, all of TG5 mixed species and part of TG6 various fruit trees. There are to be new trees planted across the site to negate the loss of those removed to facilitate the development.

8.4 Position of Trees in Relation to Proposed Development

It is not considered that the proposal will increase future pressure to fell any of the retained trees. T3 Lime is to have a crown raise to improve visibility at the entrance from Burndell Road. TG7 Holm Oak will require crown raising to 2.4m on the south side and a 2m crown reduction on the south side.

8.5 Protective Barriers

Protective barriers will be established prior to any construction taking place. The location of the barriers is shown on the Tree Protection Plan at **Appendices 3**.

Protective barriers in accordance with Figure 2 of BS 5837: 2012 (**Appendix 4**) should be erected around the trees to be retained. The fencing is to be supported with an appropriate stabilizing system (**Appendix 5**). Where possible, the positions of these fences should be based on a distance equivalent to the radius of each tree's RPA. All site personnel shall be made aware of the importance of root protection areas and shall ensure that they are properly maintained at all times. Once established the fencing will define the boundary of the Construction Exclusion Zone (CEZ).

Once erected all weather signage should be displayed stating 'Construction Exclusion Zone'.

No development works shall commence within the CEZ until written confirmation has been obtained from the Local Planning Authority. The project Arboriculturalist shall supervise all work within the RPAs.

8.6 Changes in Ground Surface within RPAs

There are no significant changes in the ground surface of the RPA's of any retain tree. There are minor breaches of the RPA's of T2 Poplar and TG4 Cherry. These are not considered detrimental to the stability or longevity of the trees and all works will be carried out under arboricultural supervision.

The RPA's of T1 Lime, T3 Lime, TG7 Holm Oak, TG8 Poplar and Scots Pine and TG9 Lime, Oak, Hawthorn and Sycamore will fall within the expanded access road into the site. The access is to be of a no dig construction.

8.7 Changes in Ground Level within the RPA

There are no proposed changes in ground level within the RPAs of any of the retained trees with the exception of a very small area of the RPA's of T3 Lime and TG9 Lime, Hawthorn, Oak and Sycamore. This will entail the infilling of a redundant drainage ditch. The total area of the RPA's is less than 10% and it is not considered detrimental to the stability or longevity of the trees. The construction method in this area will be detailed in the no-dig driveway section of this report.

8.8 Foundations

No house foundations are within the RPA's of the retained trees. There will be very minor excavations in the RPA's of T2 Poplar and TG4 Cherry for fence posts but these will be excavated by hand.

8.9 Services

No overhead services are to be installed.

No service runs are to be established within the RPAs of the retained trees at the time of writing this report

8.10 Access for Contractors and Storage of Materials.

There is ample space on the site outside of the RPAs of the trees for contractor parking and storage of materials.

9.0 CONCLUSIONS

- 9.1 The trees on the site are predominately of good quality providing a screening/softening role as well as being significant in the street scene. The majority are external to site.
- 9.2 The establishment of the protective barriers should be supervised by the project Arboriculturalist and confirmation of adherence with the Arboricultural Method Statement and Tree Protection Plan should be made to the Local Authority Tree Officer before any development starts.
- 9.3 The installation of a no-dig access into site will reduce the impact of the improved access on the retained trees.
- 9.4 Given these conclusions the following section ‘Arboricultural Method Statement’ details the recommendations/methodology for the construction of the proposed works in terms of the effect on trees on the site.

Details within this AIA are considered correct at the time of writing but modifications may need to be made as more information becomes available.

Important Notes

The comments made with regard to the health and stability of the trees within this report were correct at the time of inspection. It should be recognized that trees are dynamic structures that can never be completely predictable and may become unstable or partially unstable even in average weather conditions. Changes can occur not only to environmental triggers but also in response to biological or mechanical events.

Inspection Caveats

The inspection was carried out from ground level. Binoculars were used to observe features higher in the canopies.

Foliage, extension growth and/or bud proliferation were assessed visually.

No soil or tissue samples were taken during this inspection.

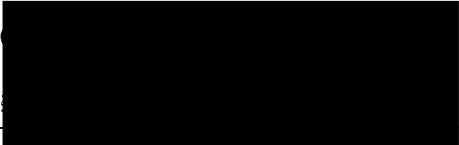
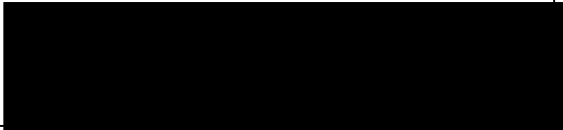
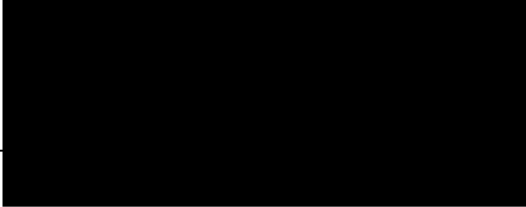
No invasive diagnostic equipment was used to detect decay.

A nylon hammer was used to test for possible decay and dead or loose bark around the lower stems and bases of the trees.

Ivy has been removed during the inspection process only where reasonable and practicable. Where this has not been possible it has been noted as a recommendation to be removed to allow detailed re-inspection.

No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

ARBORICULTURAL METHOD STATEMENT**1.0 CONTACT DETAILS**

Architect	Mh Architects	Ground Floor, Bicentennial Building, Southern Gate, Chichester, West Sussex, PO19 8EZ 
Transport Planning and Civil Engineering Consultants	Bright Plan Alex Budd	West barn, 2, Norton Ln, Chichester, West Sussex, PO20 3AF 
Arboricultural Consultant	Johnston Tree Consultancy Sarah Johnston	16 Manor Close, Wickham, Hampshire, PO17 5BZ 
Local Authority Case Officer	Chichester District Council Unknown at present	East Pallant House, 1 East Pallant, Chichester, W. Sussex, PO19 1TY 
Local Authority Tree Officer	Chichester District Council Henry Whitby	East Pallant House, 1 East Pallant, Chichester, W. Sussex, PO19 1TY 

2.0 INTRODUCTION

- 2.1 This Arboricultural Method Statement (AMS) has been produced in line with BS 5837 2012: Trees in relation to design, demolition and construction-Recommendations to aid the successful retention of trees on and adjacent to the proposed development Burndell Road, Yapton, West Sussex, BN18 0HR. No development shall take place on the site until this document has been submitted to and approved in writing by Chichester District Council.
- 2.2 This document sets out the methodology for all proposed works that affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available on site for inspection.
- 2.3 For details of trees to be retained and location and types of special protection methods, reference should be made to the Tree Protection Plan (TPP). A copy of which should be displayed prominently on site.

3.0 PHASING OF DEVELOPMENT

3.1 Phase 1 – Pre Development Phase

Tree Work

Tree Number and Species	Work Required
T3 Lime	Raise crown to 2.4m removing material 50mm or less. Remove epicormic shoots.
H2 Common Beech	Remove
TG2 Common Elder	Selective removal of trees shown on Root Protection Plan at Appendix 1.
TG5 Mixed Species	Remove
TG6 Mixed Fruit	Selective removal of trees shown on Root Protection Plan at Appendix 1.
TG7 Holm Oak	Crown raise to 2.4m south. Reduce crown by 2m south side.

Protective Barriers

Tree protection measures to be installed under the supervision of the retained Arboriculturalist for all the trees.

The protective barriers erected will be in accordance with Figures 2 and 3 of BS 5837:2012 (**Appendix 4 and 5**) and will form the boundary of the construction exclusion zone (CEZ). Where feasible, the positions of the fencing will be based on a distance equivalent to the radius of each tree's RPA. Once erected all weather signage should be displayed stating 'Tree Protection Area Keep Out'.

Area for Mixing Materials and Storage

The storage of materials and equipment can be outside of the RPAs of any retained tree.

3.2 Phase 2 – Construction Phase

Protective Barriers

Once established the protective barriers are not to be moved without written consent from Chichester District Council.

Establishment of the Bellmouth Junction

The bellmouth junction will need to extend 2-3m into the site and be constructed to an adoptable standard, to a depth of 700mm minimum. This will be constructed under arboricultural supervision to ensure minimum disruption within the RPA's of T3 Lime and the Poplar within TG8.

Establishment of No-Dig Access and Footpath

To be constructed under arboricultural supervision.

These are to be constructed as follows ensuring a gap of 500mm from the any stem to allow for future growth and movement:

Ground preparation will ensure surface is as level as possible using hand tools only. Sharp sand or no fines aggregate will be used where it is necessary to infill larger areas.

A geo-textile membrane such as Fibretex F4M is to be secured in place with pins.

Placement of the cellular confinement system Cell Web 200mm will go over the existing access and extend to the south over the infilled drainage ditch. It will be stretched into position and pinned into place by reinforced steel pins.

The web is to be filled with 20/40 clean angular granite based aggregate raked into place. Note; as soon as the Web has been filled it can be used without causing damage to the rooting area below.

Roll out techniques should be used to ensure machinery is above the sub-base layer at all times.

Edging is to be comprised of sleepers pinned in place or gabions or other non-invasive ground contact structures.

Final surface details have not yet been provided but could be block pavers, porous tarmac or gravel. In any event the first 15m will be a non-migratory surface most likely porous tarmac.

The old unused drainage ditch to the south will be lined with a suitable geo-textile membrane such as Fibretex F4M and Cellweb, secured with pins. The ditch will then be filled with 20/40 aggregate. Cellweb 200 will be laid on the top to match the rest of the driveway into the site with the same finishing material.

4.0 GENERAL ARBORICULTURAL CONSIDERATIONS

- 4.1 Protective barriers must be regarded as sacrosanct, and must only be moved under direct supervision of the LPA or named Arboriculturalist to enable the undertaking of works within the RPAs of trees, as set out in this AMS, and approved in writing by the LPA. It is of paramount importance the fencing is repositioned correctly after any agreed operations.
- 4.2 No materials, chemicals, machinery or vehicles must be stored within the RPAs as defined on the TPP and identified on site by protective fencing and aboveground root protection.
- 4.3 Ground protection must not be lifted or removed without prior consultation with the LPA or named Arboriculturalist.
- 4.4 Damage caused to protective fencing or ground protection must be reported to the site supervisor and the named Arboriculturalist to ensure appropriate repair.
- 4.5 Any damage to retained trees must be reported without delay to the site supervisor, the LPA and the named Arboriculturalist so appropriate remedial work can take place without delay.
- 4.6 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 5 metres of the trunk of the retained trees or any other trees on the site.
- 4.7 No fires will be lit on site.
- 4.8 Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees.

5.0 SUPERVISION AND MONITORING

- 5.1 The project Arboriculturalist shall be responsible for monitoring/supervising the following works.

- Establishment of protective barriers
- Excavation of bellmouth junction
- Infilling of old drainage ditch
- Construction of no-dig driveway

5.2 The project Arboricultural Consultant will be responsible for periodical monitoring and will inspect the protective fencing to ensure the CEZ is intact and monitor any works necessary within the exclusion zone. A record of site visits will be maintained for inspection on site and copies forwarded to the agent and planning authority when requested.

Please note this AMS is not a contract. The retention and services of a project Arboriculturist for supervision and monitoring must be agreed prior to commencement of construction operation



CREDENTIALS OF THE AUTHOR

Sarah Johnston M. Arbor. A., B.Sc. Arboriculture has worked in the Arboricultural profession for thirteen years. Her experience has been gained from undertaking practical tree work as well as working as an Arboricultural Surveyor and Tree Officer for Eastleigh and Havant Borough Councils respectively. In addition Sarah worked as a consultant for Marishal Thompson for two years from 2005 when she became self-employed. Sarah is a Professional Member of the Arboricultural Association and holds Professional Indemnity Insurance.