



Fitzalan Link Road, Littlehampton

Arboricultural Report



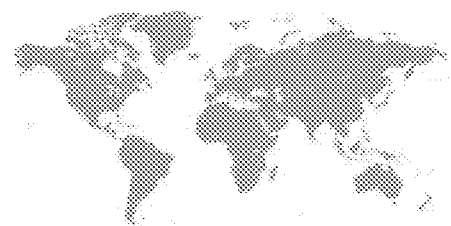
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Prepared by on behalf of WYG Environment Planning Transport Limited.

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creative minds safe hands



Persimmon Homes (Thames Valley) Ltd

Fitzalan Link Road, Littlehampton

Arboricultural Report

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1. Summary

WYG was commissioned to carry out an assessment of the arboricultural impact of the proposed Fitzalan Link Road, which will be constructed on land to the south of Toddington Lane, Littlehampton.

The site comprises of a strip of grassland with some trees lying on a north south orientation. There is a housing estate to the west, and a school to the east. There are a number of desire lines running throughout the site that are regularly used by dog walkers.

There are no Tree Preservation Orders covering trees on the site. There are Tree Preservation Orders covering trees on a neighbouring property, over the road and to the south of the site. It is not envisaged however, that these trees will be affected in any way by this development. The site does not fall within a conservation area.

The proposed development will require the removal of four individually surveyed trees to allow construction of the road. One section of hedge and one group of trees will also require removal.

The development will encroach on the Root Protection area of six retained trees. It is considered that the trees can be retained, subject to monitoring during excavation to determine the extent of root damage.

The report contains an arboricultural method statement and tree protection plan with recommendations for tree protection during the development of the site. These recommendations include the use of protective fencing.



2. Scope & Brief

WYG Environment was commissioned by Persimmon Homes (South Coast) Ltd to carry out an assessment of the arboricultural impact of the proposed Fitzalan Link Road. The scope of the assessment was to determine the requirements for tree removal, assess the impact of the proposed development on the retained trees, and to provide recommendations for the protection of the trees during construction works. Recommendations for protection are provided in an arboricultural method statement and tree protection plan.

The new link road forms part of the North Littlehampton development scheme. A tree survey of this larger area was previously carried out by WYG¹ and this tree survey report contains details on the trees considered in this report. The trees survey was carried out in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'².

The report was prepared by Guy Morrison DipArb(RFS) MICFor MArborA, who is an arboricultural consultant and associate of WYG.

¹ *North Littlehampton Tree Survey Report*, Report for Persimmon Homes (South Coast) Ltd, WYG, March 2015

² *BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations*, British Standards Institute, 2012



3. Site Description

3.1 Site Location & Boundaries

The survey and assessment relates to the proposed development of the land south of Toddington Lane, Littlehampton. A housing estate lies to the west of the site, with a school lying to its east. The site location and boundary is shown on the aerial photograph on the report cover and on the Tree Constraints Plan in Appendix B.

3.2 Vegetation

The trees on the site consist of a mix of species with hybrid black poplar occurring most regularly. A grown on maturing hedge of predominantly hawthorn with some ash and some elder runs through the site in a south west to north east orientation.

3.3 Site Access & visibility

The site is currently accessed regularly by the general public with a number of footpaths and desire lines having evolved.

Trees on the site are visible from the adjacent houses and the school, and form a good level of screening.

3.4 Tree Preservation Order/ Conservation Areas

Arun District Council's online TPO map³ confirms that there are no Tree Preservation Orders (TPOs) covering trees on the site. There are TPOs covering trees on a neighbouring property, over the road and to the south of the site (TPO/LU/1/93 and TPO/LU/1/95). It is not envisaged however, that these trees will be affected in any way by this development. The site does not fall within a conservation area.

³ <http://www1.arun.gov.uk/webapps/WebMapLayers/> , Viewed 03/08/2016



4. Arboricultural Impact

4.1 Development Proposal

It is proposed to construct a new single carriageway road, the Fitzalan Link Road, on the site. The road will join the proposed Lyminster Bypass to the north. A new roundabout will be constructed at the southern end of the road. The road scheme includes construction of a new cycle and footpath, and landscaping works.

The proposed site layout is shown on the Tree Protection Plan (Appendix C). This plan does not contain all the details on the proposed scheme and reference should be made to all the planning and engineering plans for full details on the proposed development.

4.2 Typical Development Impacts

Damage can be caused to trees in various ways during construction works. Direct damage to the roots is commonly encountered and is caused by excavation, for example to construct foundations or hardstandings or to install services. Roots are generally most frequent in the upper 600mm of soil, with many encountered at far shallower depth, and significant root damage can be caused by site soil stripping.

Damage to the soil may be as equally damaging to trees as direct root damage. Compaction is a commonly encountered problem and causes long-lasting damage to the soil. The anaerobic conditions which are often caused by compaction are unsuitable for most plant rooting and may cause tree decline. Compaction soil damage by vehicle movement is most common on, but not restricted to, high clay-content and poorly drained soils. Damage to tree rooting conditions is also caused during hard-standing construction where impermeable construction prevents the infiltration of water and oxygen to the roots.

Other common causes of tree damage on construction sites is accidental bark damage or branch breakage by vehicles and plant, fire damage, herbicide damage and soil pollution by cement-based products, diesel, hydraulic oil and other chemicals.



4.3 Root Protection Area

The root protection area (RPA) is the minimum area of ground that provides sufficient soil rooting volume to ensure the survival of the tree in healthy condition. In order to avoid a significant impact on a tree's health it is necessary to maintain the RPA without damaging operations. Where construction is unavoidable within the RPA, it should be planned and detailed to avoid significant damage on the tree or soil.

The Tree Protection Plan shows the RPA of all individually surveyed trees.

4.4 Tree Removal Impacts

Trees to be removed are listed in the tree works schedule in Appendix A and shown on the Tree Protection Plan.

The proposed development will require the removal of four individually surveyed trees, one group of trees and one section of hedging.

The four trees to be felled to allow the construction are:

- T303 - Black poplar hybrid - category B;
- T307 - Black poplar hybrid - category C;
- T359 - Grey alder - category B;
- T361 _- Grey alder - category B;

The group of trees that requires removal, and the hedge that requires the removal of a sections to allow the construction of the road are:

- - G34 – category C; and
- - H67 – category B.

The felling of four trees (nos.T319, T338, T341, and T350) is recommended because of their poor condition but is not necessary to facilitate the development.



4.5 Impacts on Retained Trees

It is proposed to excavate soil from the RPA of six retained trees (numbers T304, T306, T309, T310, T329 and T360). See section 5.8 'Excavation within the RPA'.



5. Arboricultural Method Statement

5.1 Introduction

This document provides an Arboricultural Method Statement for construction works on land at Littlehampton. The Method Statement is accompanied by a Tree Protection Plan (Appendix C) showing the location and detailing of tree protection measures.

This Method Statement is provided to identify suitable procedures and methodologies to ensure the protection of trees during site demolition and construction works. This Method Statement does not provide a detailed design or specification for works to and adjacent to trees. It also does not replace the requirement for contractors to prepare a Method Statement for health and safety purposes.

5.2 Responsibilities for Tree Protection

The site manager shall provide all sub-contractors with a copy of this Method Statement. Each sub-contractor shall be responsible for ensuring construction and tree protection in line with this Method Statement.

No alteration to the construction method or tree protection measures shall take place without the prior approval of the Site Manager and Arboricultural Consultant (see section 5.3).

5.3 Supervision & Monitoring

The developer shall appoint an Arboricultural Consultant to supervise and monitor construction and tree protection works adjacent to the retained trees.

The Arboricultural Consultant shall visit the site following the erection of the protective fencing and following completion of the development and removal of protective fencing. During each visit, the Arboricultural Consultant will ensure compliance with this method statement and provide a written monitoring report to the site agent.

The Site Manager will notify the Arboricultural Consultant of all deviations from this method statement. In such cases, the consultant will visit the site and provide a written report to the site agent. All reports by the Arboricultural Consultant will be made available to the LPA.



5.4 Key Personnel

Details on key personnel related to tree protection shall be entered below. This information shall be made available to the LPA.

	Name	Company / Authority	Telephone / Mobile No.	E-mail
Project Manager				
Site Manager				
Arboricultural Consultant				
LPA Planning Officer				
LPA Arboricultural Officer				

5.5 Arboricultural Works – Felling & Pruning

Works to the trees are limited to those specified Appendix A of the Arboricultural Report. No other work shall take place without the approval of the appointed Arboricultural Consultant.

All arboricultural felling and pruning works will take place in advance of site construction works commencing. Additional facilitative pruning may be required during construction works and should be specified and approved by the arboricultural consultant.

All pruning will only be carried out in accordance with BS3998:2010 "Tree Work – Recommendations"⁴.

All pruning will only be carried out by suitably experienced and competent arboricultural contractors. No pruning will be carried out by groundworkers or other non-arboricultural contractors.

5.6 Protective Fencing

Protective fencing is required to protect the retained trees and hedges during the proposed development. Trees are easily damaged, or even killed, on a construction site and the protective fencing will be considered an important and integral part of the development. Protective fencing will be erected before any demolition or construction works take place on site.

⁴ *BS3998:2010 Tree Work – Recommendations*. British Standards Institute, 2010



Protective fencing will be erected in accordance with the Tree Protection Plan. The area contained by the protective fencing will be referred to as the construction exclusion zone.

The Tree Protection Plan includes a detail of the protective fencing to be used. The fence is to comply with BS5837: 2012 and is composed of 2.0m weld-mesh panels attached securely by wire or scaffold clamps to a scaffold framework. The scaffold framework shall comprise a vertical and horizontal framework, well-braced against impact. Vertical tubes will be placed at a maximum spacing of 3.0m and driven at least 600mm into the ground.

5.7 Construction Exclusion Zone - Precautions

Within the construction exclusion zone, all damaging operation will be excluded. In particular, the following activities must not take place within the construction exclusion zone:

- Changes in levels;
- Excavation;
- Storage of materials (including soil and rubble);
- Movement or parking of plant and vehicles, including piling rigs;
- Siting of site cabins or other temporary buildings; and
- Mixing of materials and chemicals, and disposal of liquids.

In addition to the above, no herbicides shall be applied within the construction exclusion zone without the consent of the Arboricultural Consultant. No fires will be lit on site.

Protective fencing shall remain intact for the full duration of the development. It shall be inspected daily by a competent person (reporting directly to the Site Manager) and any damage shall be made good immediately. If it is necessary to make any changes to its position or construction, then prior approval must be sought from the Arboricultural Consultant, who will inform the LPA.

5.8 Excavation within RPA

Precautions will be taken where it is necessary to carry out excavation for construction within the RPA of trees nos. T304, T306, T309, T310, T329 and T360). This excavation shall be monitored by the arboriculturist who will provide a tool talk to operatives prior to work taking on precautions to be adopted.



Excavation will be limited to the line of the proposed earthworks and all proposed protective fencing and/or ground protection will remain in place during the work. All construction plant and vehicles shall be sited beyond the construction exclusion zone.

The area of excavation will be inspected following the work. All roots with a diameter of 10mm or greater that are torn or severely damaged during the ditch excavation shall be re-cut using sharp hand tools (handsaw or long-handled bypass loppers). All root pruning shall be carried out in accordance with BS3998:2010.

The arboriculturist will advise on any mitigation works that are necessary following inspection of the roots.

5.9 Utility Services & Drainage

Details on the proposed utility services and drainage are not currently available although the layout plan shows the location of surface water detention basins.

Effort should be made to route the services and drainage, beyond the RPA of all trees to be retained. Where this is not possible, special measures will be required to protect the trees, in accordance with BS5837:2012 and National Joint Utility Council guidelines⁵. These measures should be detailed in a revised Method Statement where they are necessary. All excavation to install services within the RPA will be made using either hand-digging or trenchless technologies, such as thrust-boring.

⁵ National Joint Utilities Group, *Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2)* , 2007



Appendices



Appendix A – Arboricultural Works Schedule



Appendix A – Arboricultural Works Schedule

No.	Species	Age class	Proposed works	Category grade
302	Ash	SM	-	B2
303	Hybrid Black Poplar	LM	Fell to facilitate development	B2
304	Hybrid Black Poplar	EM	-	B2
305	Hybrid Black Poplar	SM	-	C1
306	Hybrid Black Poplar	SM	-	C2
307	Hybrid Black Poplar	LM	Fell to facilitate development	C2
308	Hybrid Black Poplar	EM	-	B2
309	Lombardy Poplar	M	-	C2
310	Lombardy Poplar	M	-	C2
311	Ash	EM	-	B2
312	Leyland Cypress	EM	-	C2
313	Leyland Cypress	EM	-	C2
314	Leyland Cypress	EM	-	C2
315	Hybrid Black Poplar	M	-	B2
316	Leyland Cypress	EM	-	C2
317	Hybrid Black Poplar	LM	-	B2
318	Hybrid Black Poplar	M	-	B2
319	Leyland Cypress	EM	Dead tree – fell tree	U
320	Lombardy Poplar	M	-	B2
321	Lombardy Poplar	M	-	B2
322	Ash	SM	-	B2
323	Hybrid Black Poplar	LM	-	B2
324	Ash	SM	-	C2
325	Lombardy Poplar	M	-	B2



No.	Species	Age class	Proposed works	Category grade
326	Ash	SM	-	C2
327	Ash	SM	-	B2
328	Lombardy Poplar	M	-	B2
329	Lombardy Poplar	M	-	B2
330	Lombardy Poplar	EM	-	B2
331	Hybrid Black Poplar	EM	-	C2
332	Ash	M	-	B2
333	Ash	EM	-	B2
334	Norway Maple	SM	-	C2
335	Norway Maple	SM	-	B2
336	Sycamore	EM	-	B1
337	Norway Maple	SM	-	C2
338	Sycamore	Y	Poor health – fell tree	U
339	Norway Maple	SM	-	C2
340	Norway Maple	EM	-	B2
341	Norway Maple	Y	Poor health – fell tree	U
342	Norway Maple	SM	-	C2
343	Norway Maple	SM	-	C2
344	Norway Maple	SM	-	C2
345	Norway Maple	SM	-	B2
346	Norway Maple	SM	-	C2
347	Norway Maple	SM	-	B2
348	Norway Maple	EM	-	B2
349	Norway Maple	EM	-	C2
350	Norway Maple	SM	Poor health – fell tree	U



No.	Species	Age class	Proposed works	Category grade
351	Norway Maple	M	-	B2
352	Norway Maple	EM	-	B2
353	Norway Maple	EM	-	B2
354	Norway Maple	EM	-	C2
355	Norway Maple	EM	-	B2
356	Norway Maple	EM	-	B2
357	Norway Maple	M	-	B2
358	Holly	SM	-	C2
359	Grey Alder	M	Fell to facilitate development	B2
360	Norway Maple	EM	-	B2
361	Grey Alder	M	Fell to facilitate development	B2
362	Norway Maple	EM	-	B2
Group G34	Lawson's cypress	SM	Fell to facilitate development	C2
Hedge H67	Hawthorn with scrub of ash and elder	M	Fell section of hedge to facilitate development	B2

Key

Age - Y – Young, SM – Semi-mature, EM – Early-mature, M – Mature, LM – Late-mature

Category – A – High value, B – Moderate value, C – Low value, U – Unsuitable for retention



Appendix B – Tree Constraints Plan

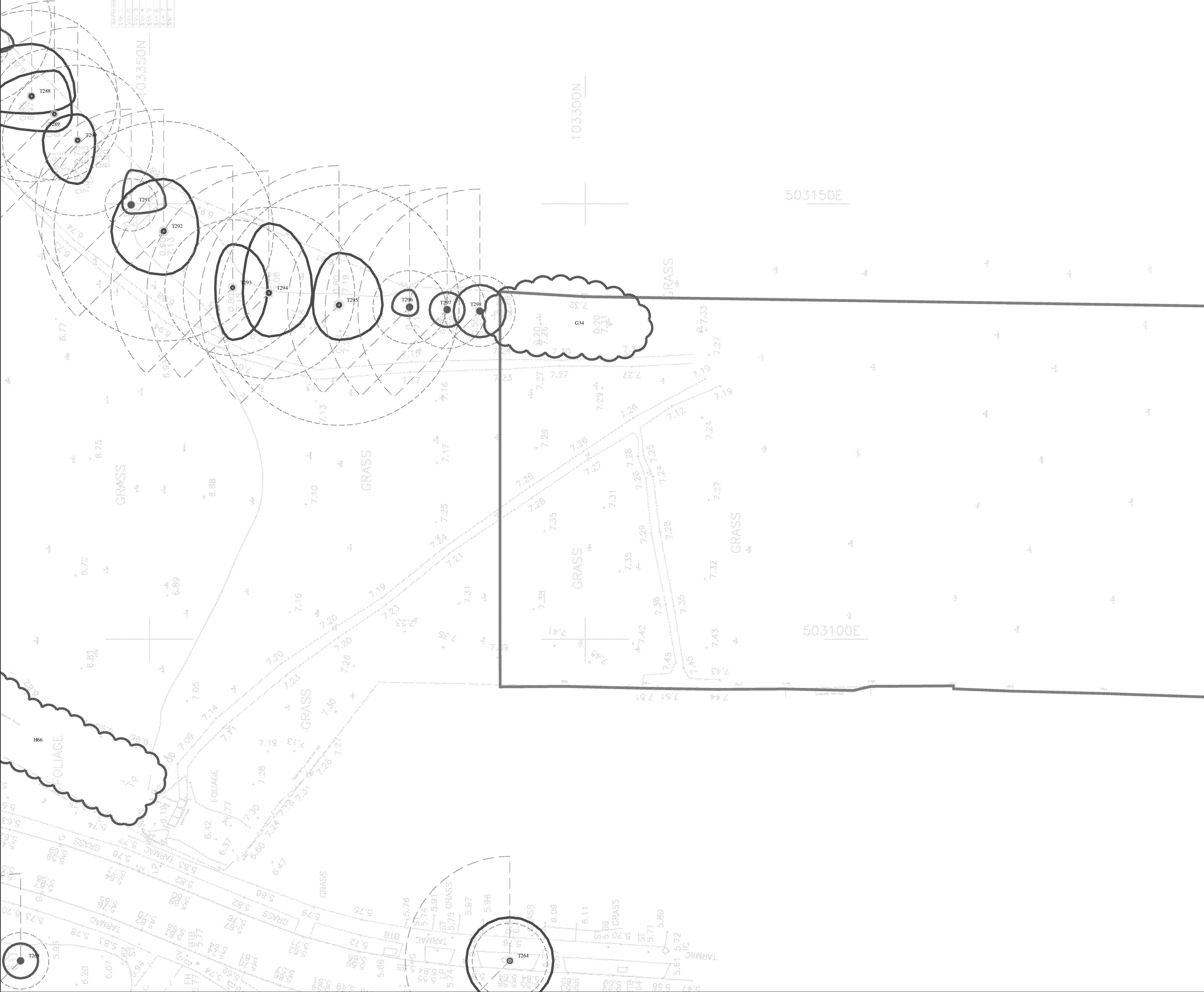
Persimmon Homes

North Littlehampton

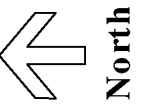
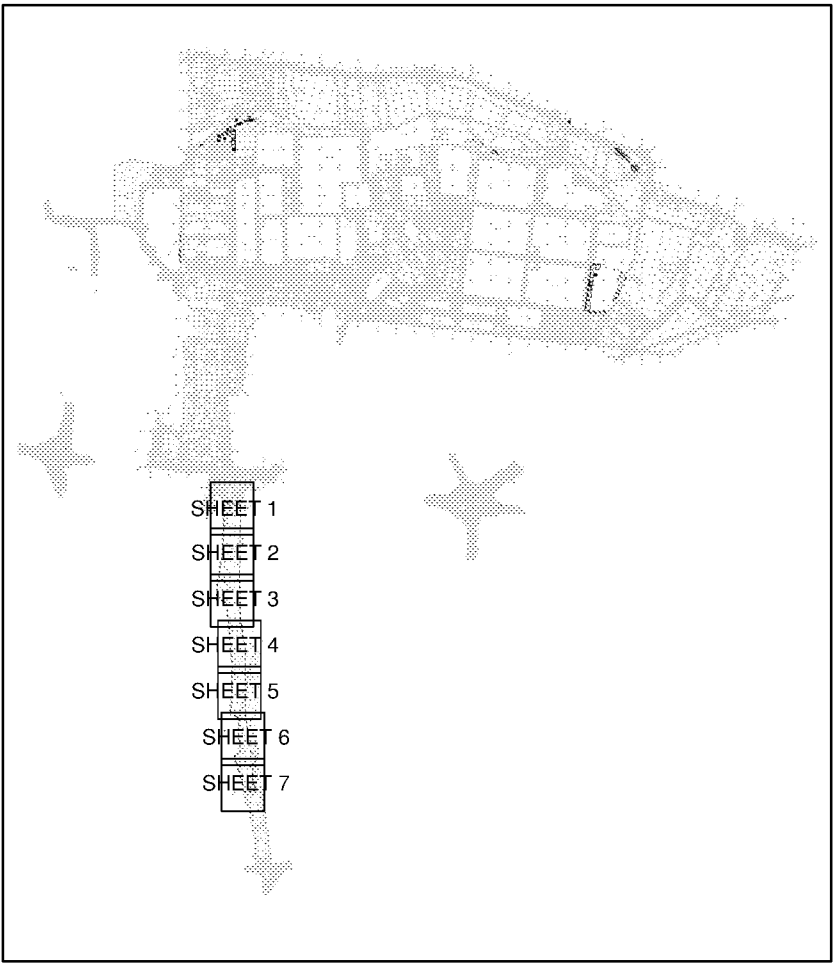
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TCP.1

S278 Works: Tree Constraints Plan



- KEY
- DEVELOPMENT BOUNDARY
 - CATEGORY A TREES AND SHRUBS (HIGH QUALITY AND VALUE)
 - CATEGORY B TREES AND SHRUBS (MODERATE QUALITY AND VALUE)
 - CATEGORY C TREES AND SHRUBS (LOW QUALITY AND VALUE)
 - CATEGORY U TREES AND SHRUBS (REQUIRE FELLING DUE TO CONDITION)
 - GROUPS OF TREES AND SHRUBS (QUALITY AND VALUE CATEGORY AS COLOUR, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - T1 TREE LABELS
 - EXISTING SHADE SEGMENT



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A088461 03 August 2016

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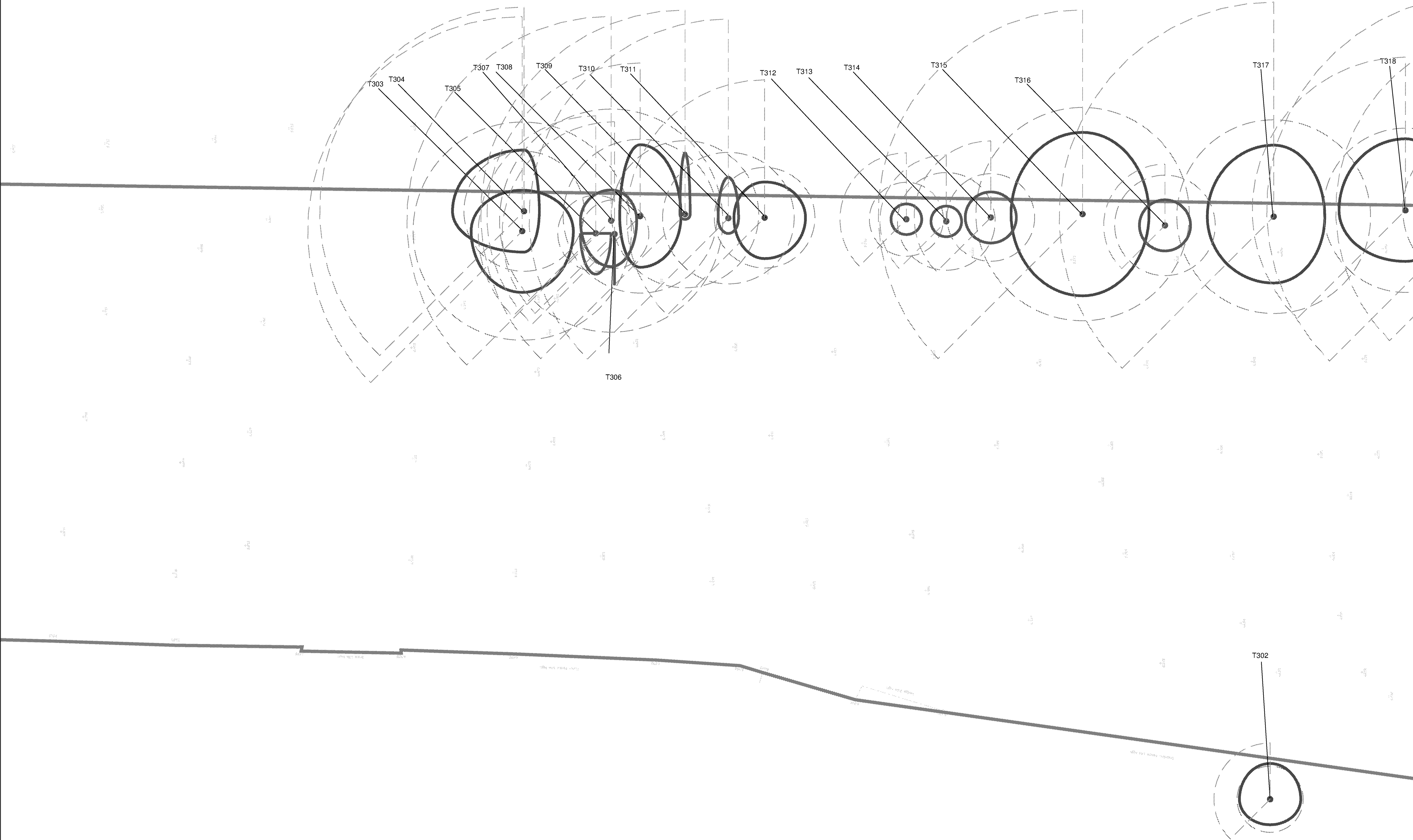
Persimmon Homes

North Littlehampton

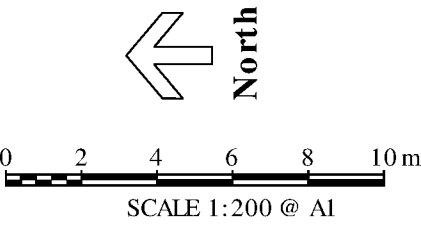
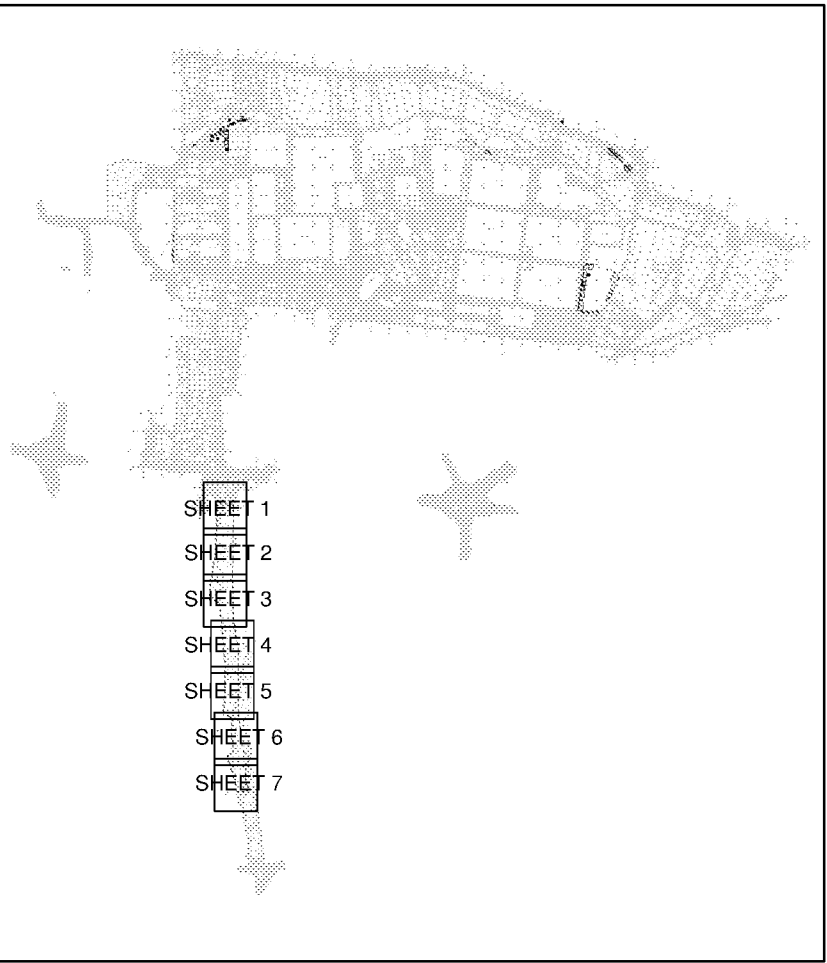
Fitzalan Link

S278 Works: Tree Constraints Plan

TCP.2



- KEY
- DEVELOPMENT BOUNDARY
 - CATEGORY A TREES AND SHRUBS (HIGH QUALITY AND VALUE)
 - CATEGORY B TREES AND SHRUBS (MODERATE QUALITY AND VALUE)
 - CATEGORY C TREES AND SHRUBS (LOW QUALITY AND VALUE)
 - CATEGORY U TREES AND SHRUBS (REQUIRE FELLING DUE TO CONDITION)
 - GROUPS OF TREES AND SHRUBS (QUALITY AND VALUE CATEGORY AS COLOUR, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - T1 TREE LABELS
 - EXISTING SHADE SEGMENT



North Littlehampton

TCP.3

KEY

DEVELOPMENT BOUNDARY

**CATEGORY A TREES AND SHRUBS
(HIGH QUALITY AND VALUE)**

**CATEGORY B TREES AND SHRUBS
(MODERATE QUALITY AND VALUE)**

**CATEGORY C TREES AND SHRUBS
(LOW QUALITY AND VALUE)**

**CATEGORY U TREES AND SHRUBS
(REQUIRE FELLING DUE TO CONDITION)**

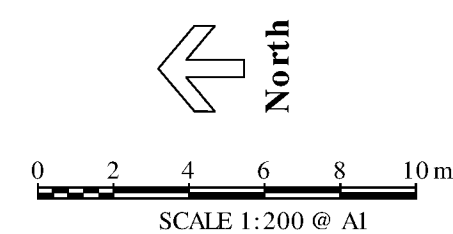
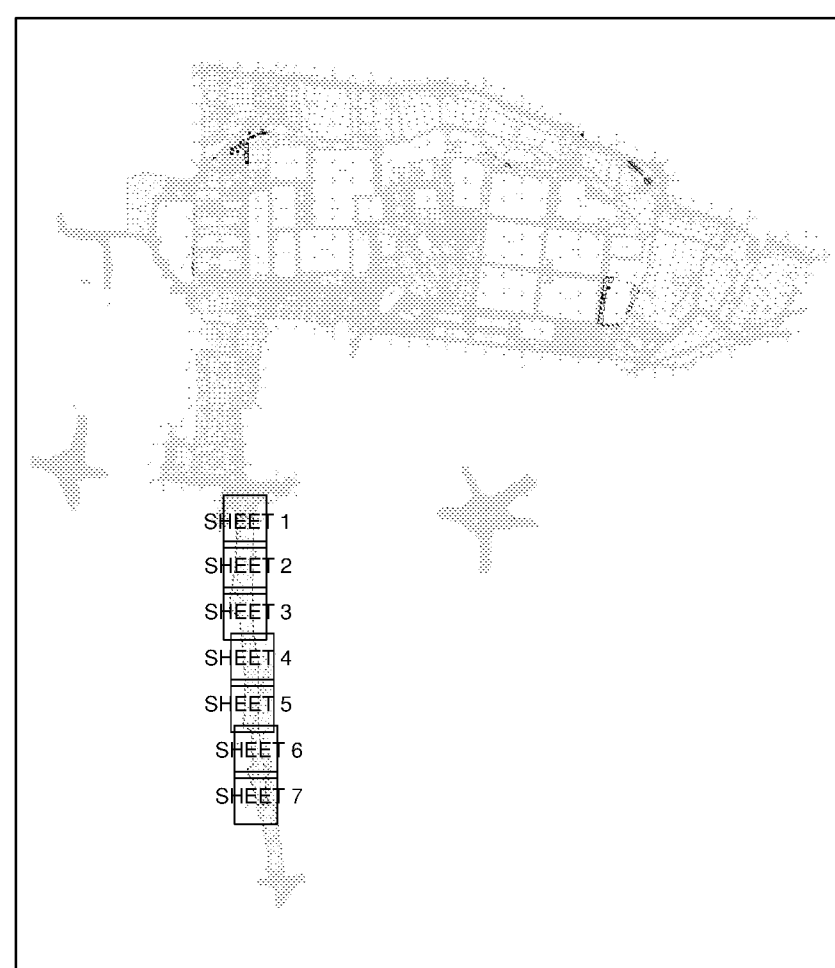
**GROUPS OF TREES AND SHRUBS
(QUALITY AND VALUE CATEGORY AS
COLLECTIVE ROOT PROTECTION
AREA AS CANOPY SPREAD)**

**ROOT PROTECTION AREA
(CATEGORY A-C ONLY)**

EXISTING SHADE SEGMENT

T1

TREE PLOTS



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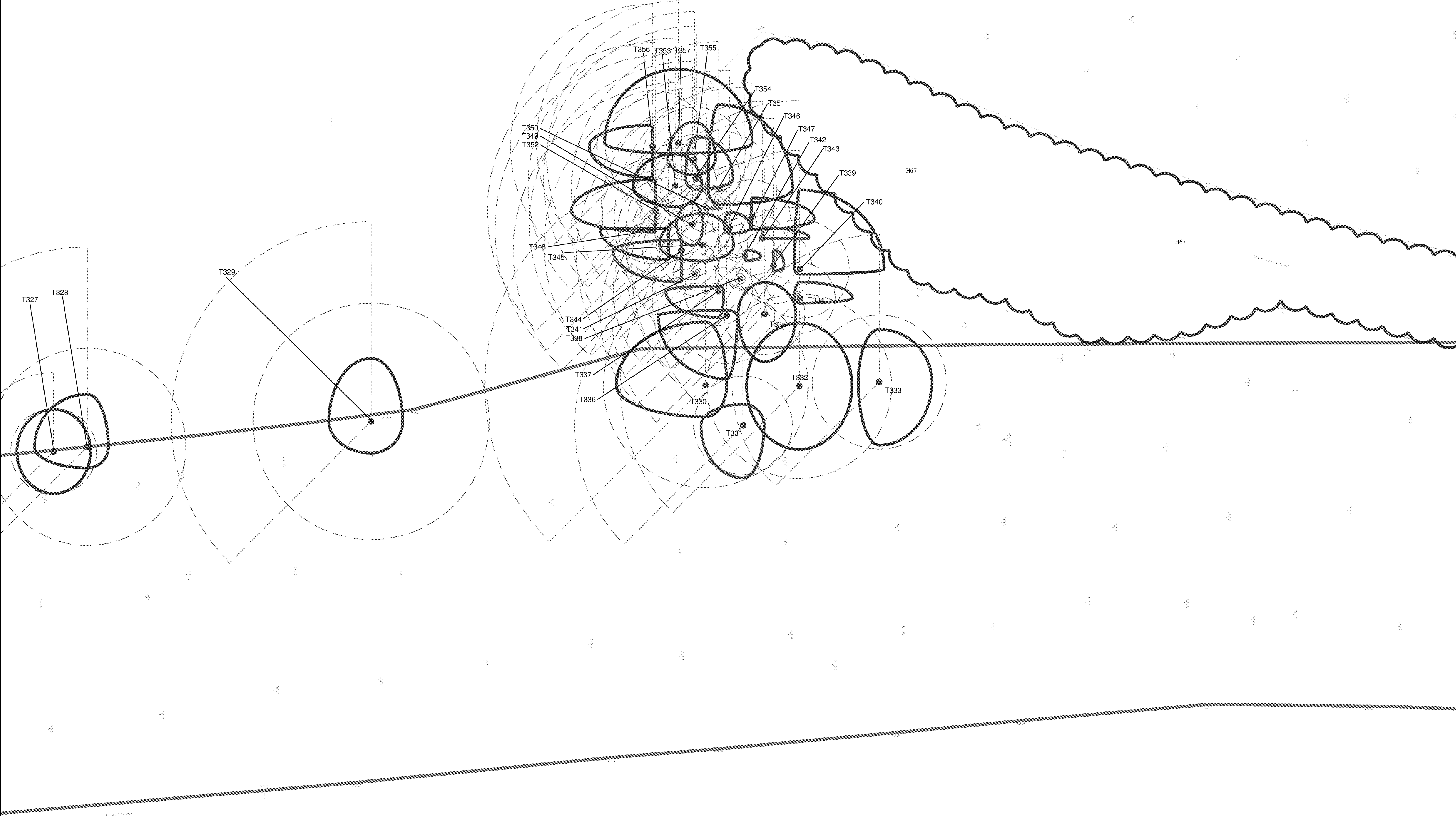
Persimmon Homes

North Littlehampton

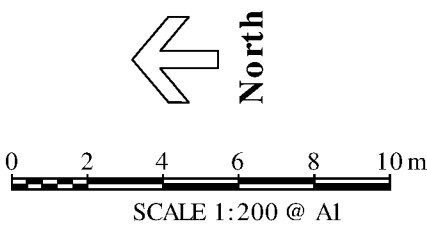
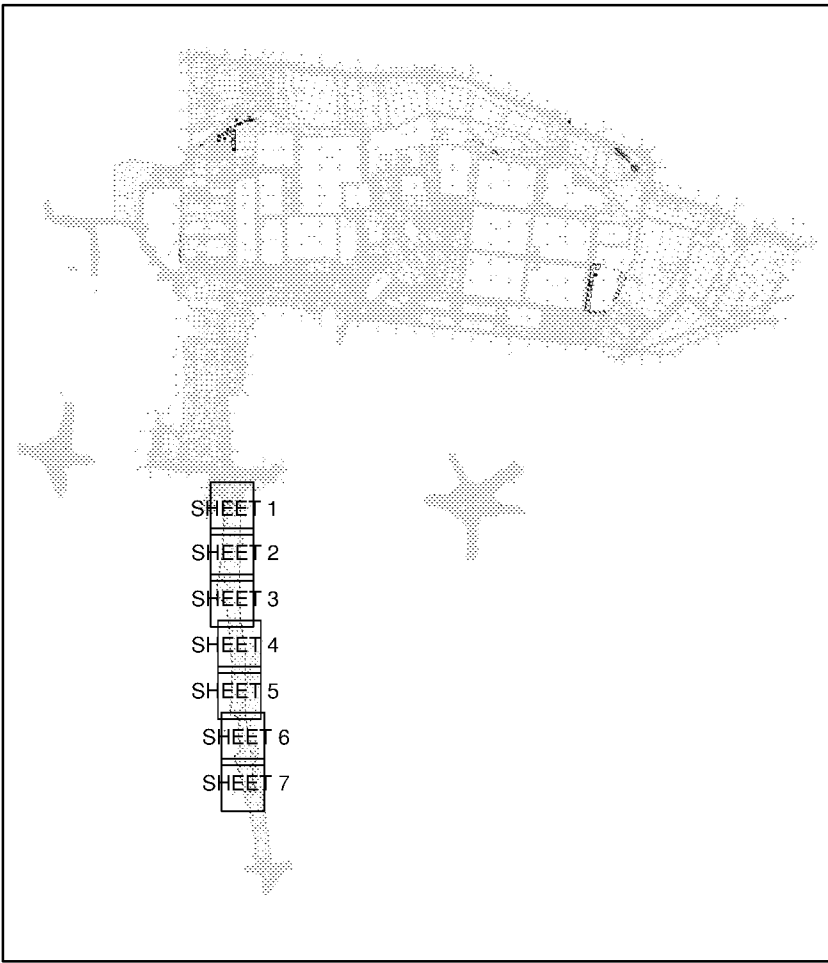
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S278 Works: Tree Constraints Plan



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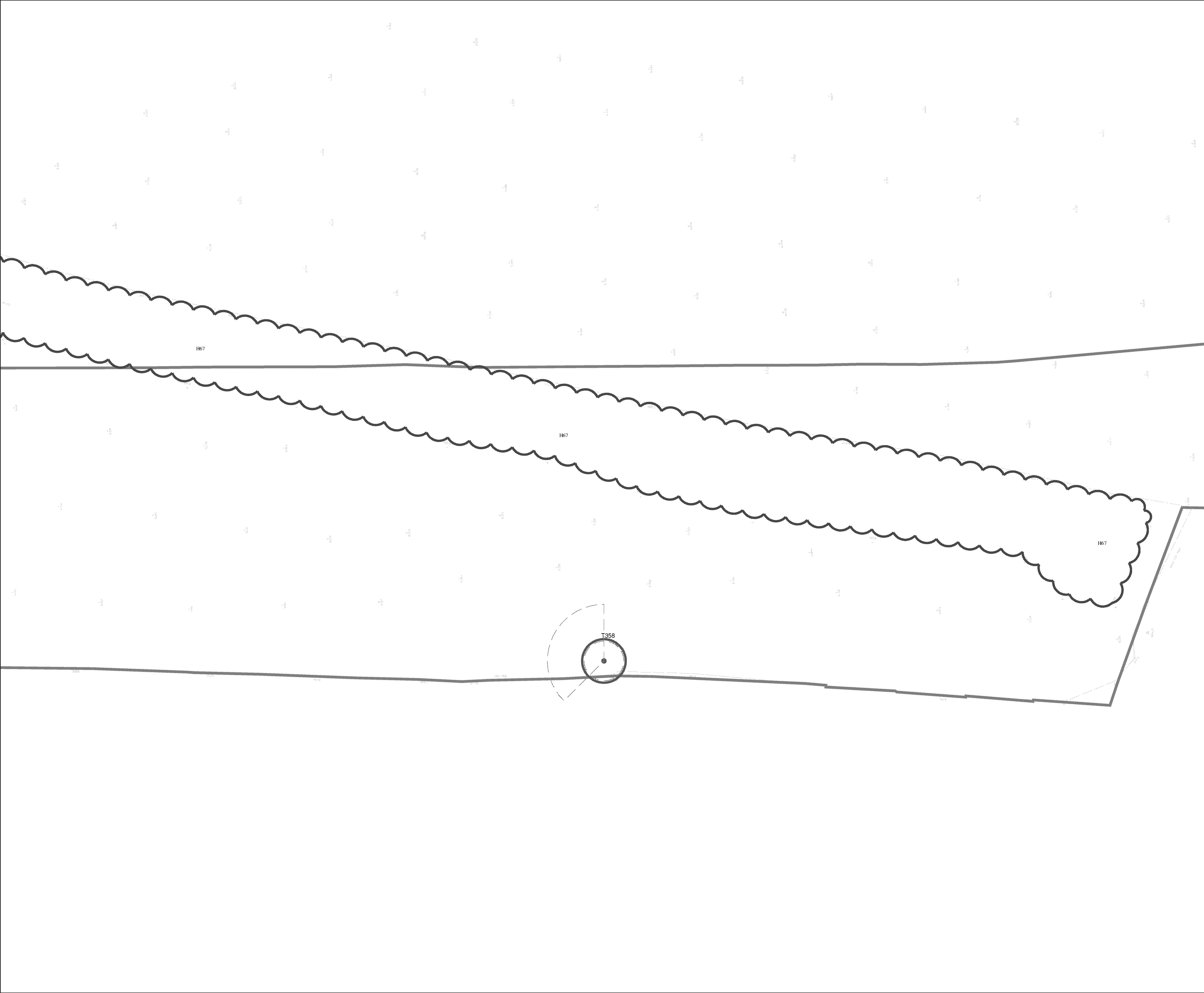
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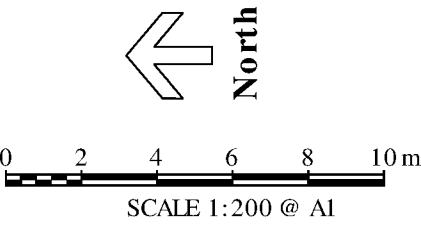
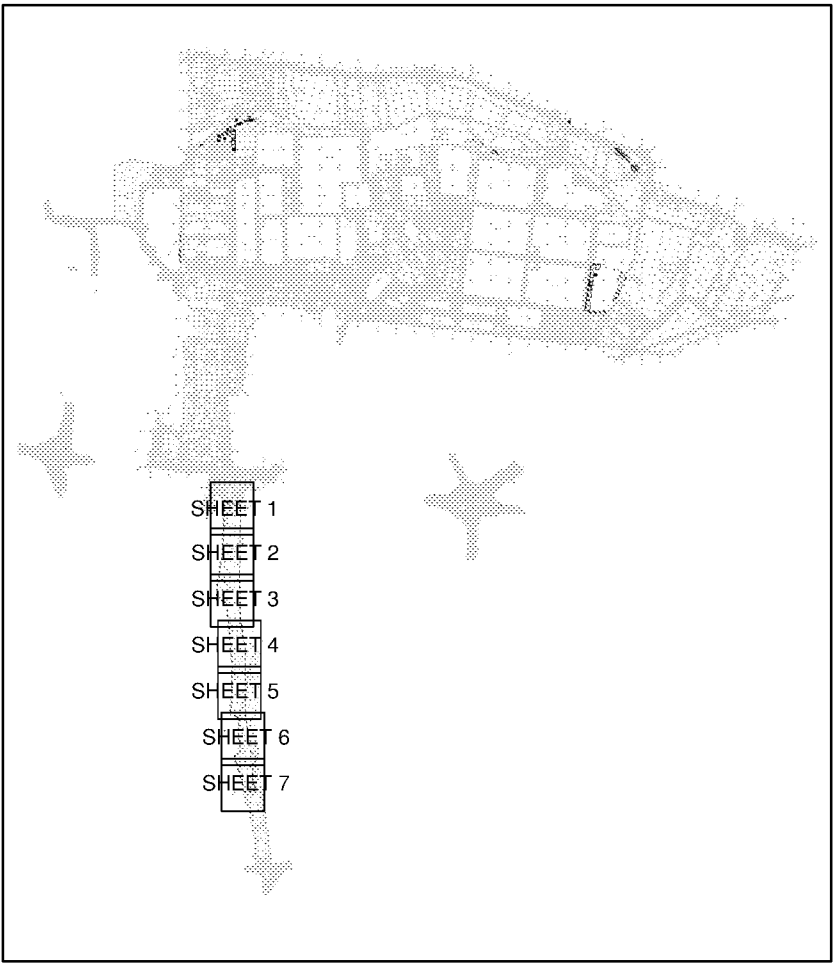
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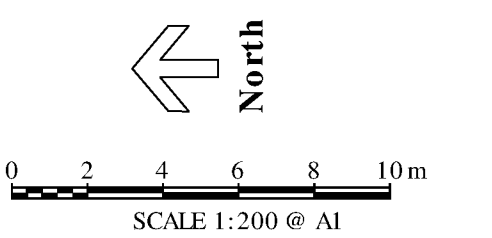
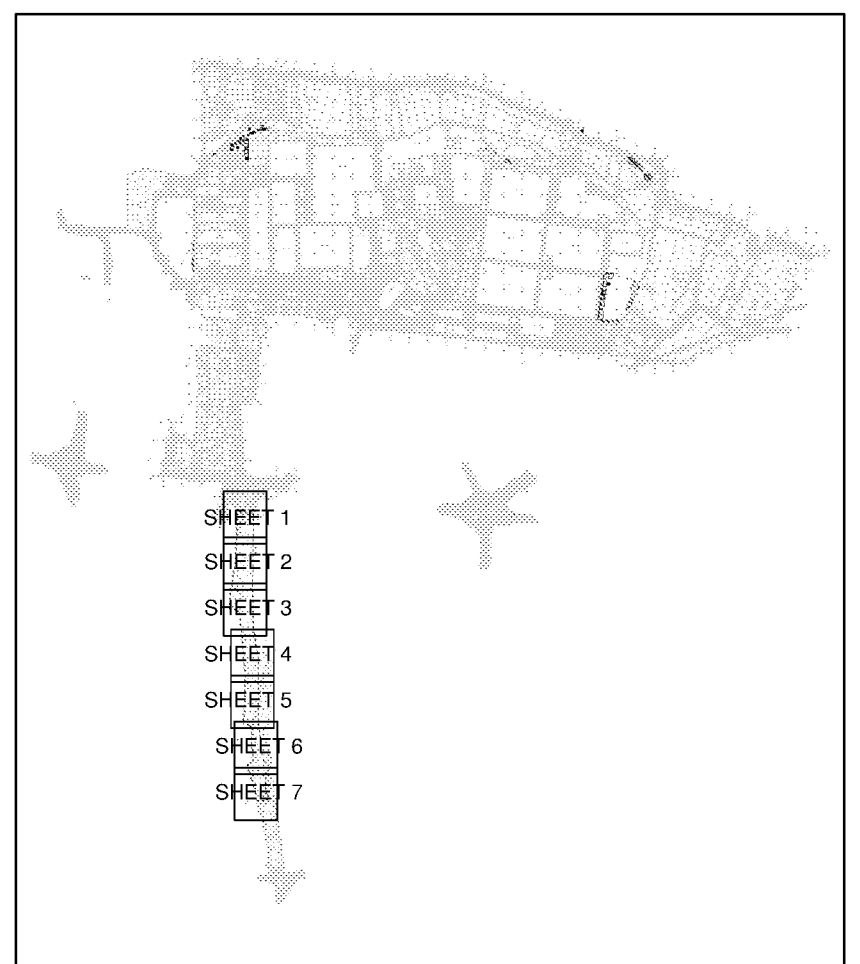
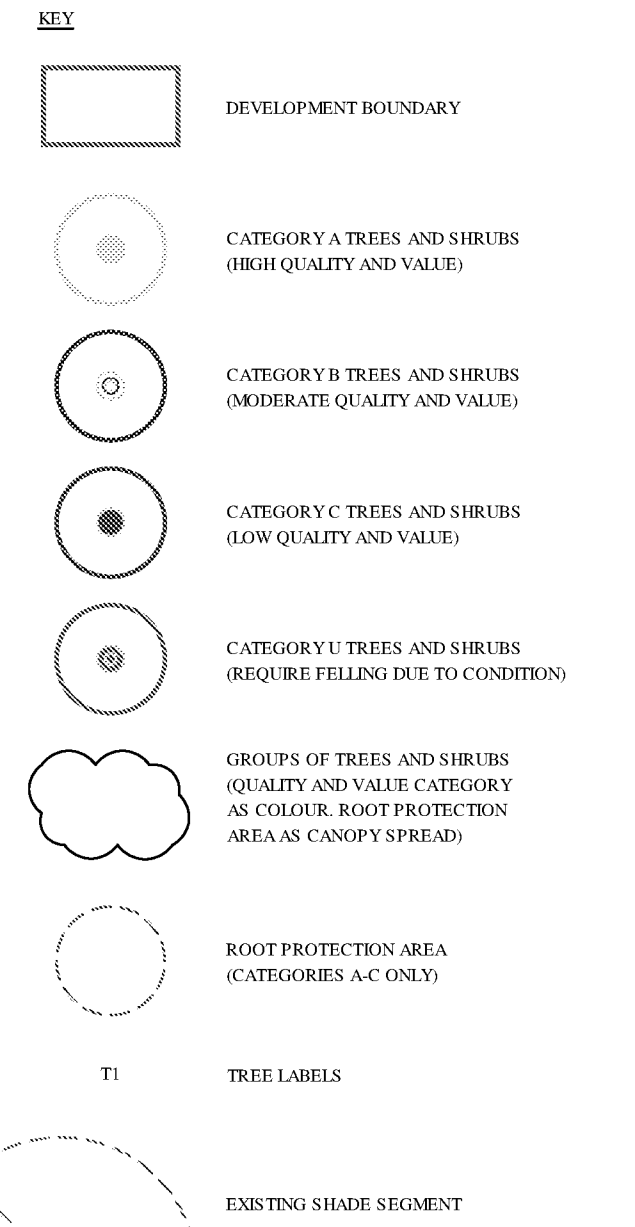
S278 Works: Tree Constraints Plan



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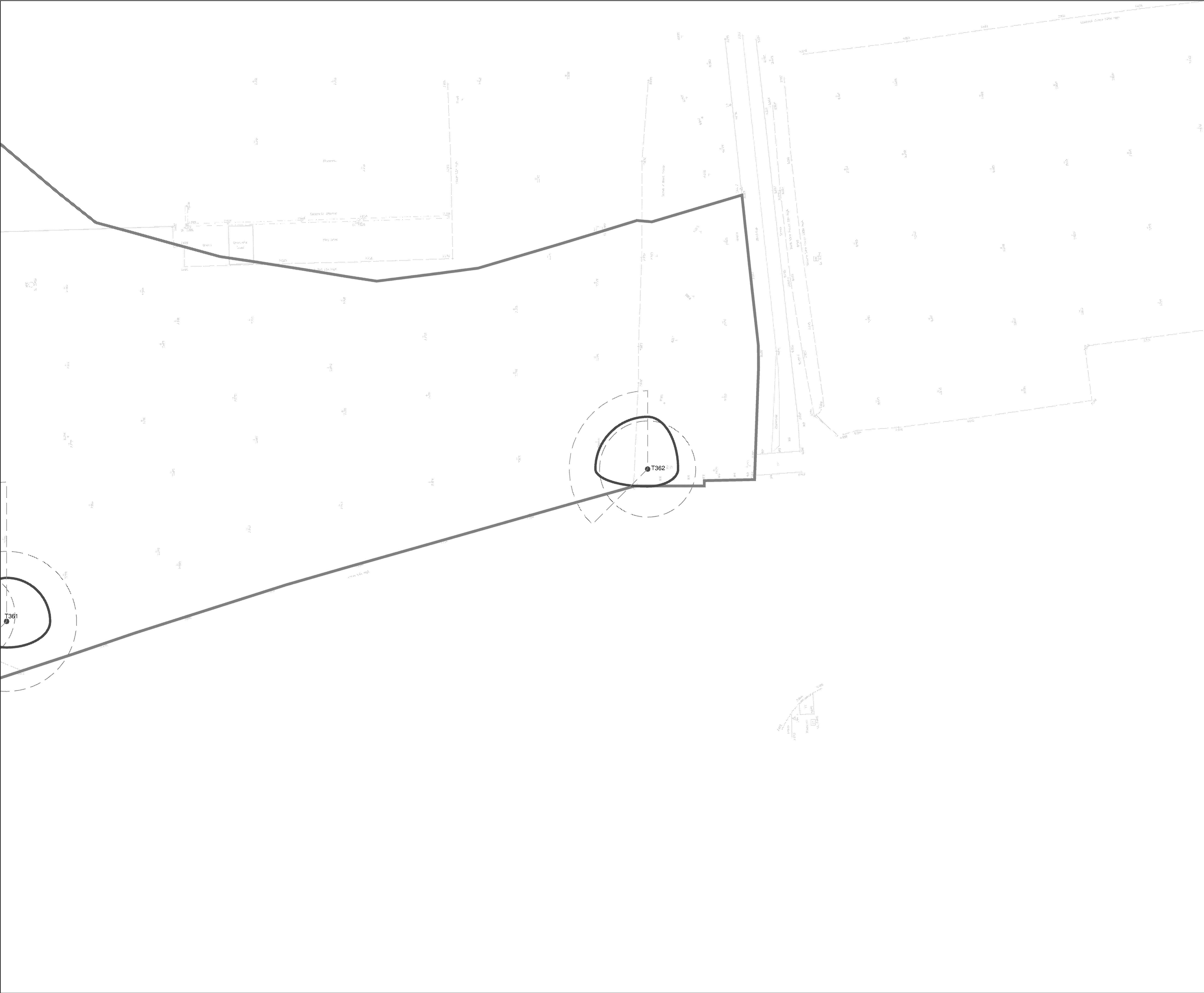
Persimmon Homes

North Littlehampton

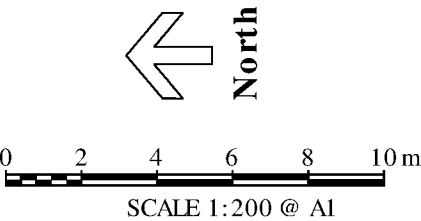
Fitzalan Link

TCP.7

S278 Works: Tree Constraints Plan



- KEY
- DEVELOPMENT BOUNDARY
 - CATEGORY A TREES AND SHRUBS (HIGH QUALITY AND VALUE)
 - CATEGORY B TREES AND SHRUBS (MODERATE QUALITY AND VALUE)
 - CATEGORY C TREES AND SHRUBS (LOW QUALITY AND VALUE)
 - CATEGORY U TREES AND SHRUBS (REQUIRE FELLING DUE TO CONDITION)
 - GROUPS OF TREES AND SHRUBS (QUALITY AND VALUE CATEGORY AS COLOUR, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - T1 TREE LABELS
 - EXISTING SHADE SEGMENT





Appendix C – Tree Protection Plan

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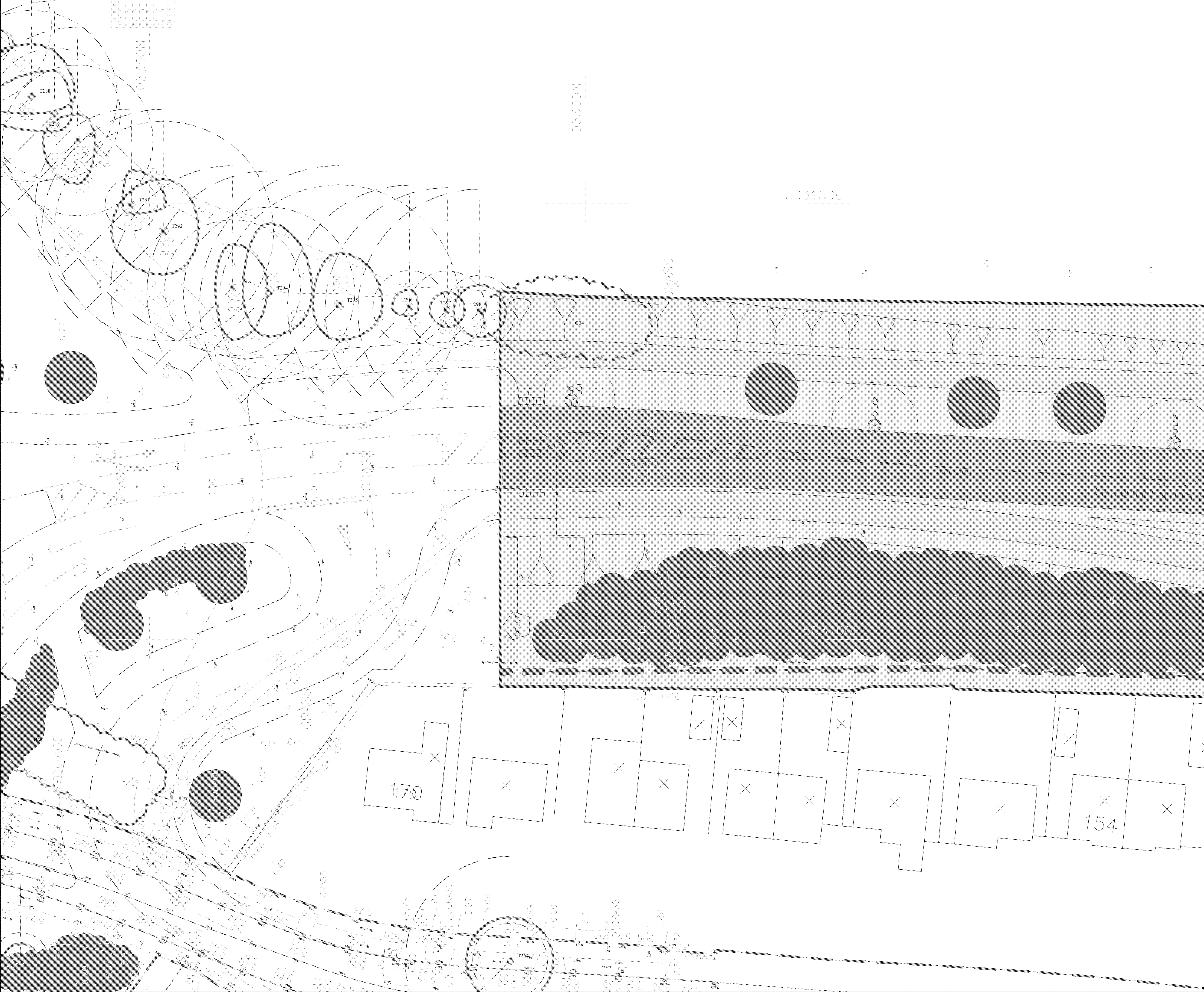
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Fitzalan Link

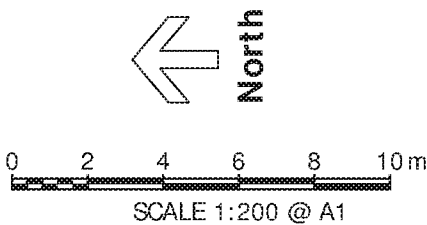
S278 Works: Tree

Protection Plan

TPP.1



- KEY
- DEVELOPMENT BOUNDARY
 - TREE TO BE RETAINED
 - TREE TO BE FELLED BECAUSE OF CONDITION
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING
 - GROUPS OF TREES AND SHRUBS (PROPOSED WORKS AS COLDER, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - T347G33H67 TREEGROUP/HEDGE LABELS
 - EXISTING SHADE SEGMENT



A088461 03 August 2016

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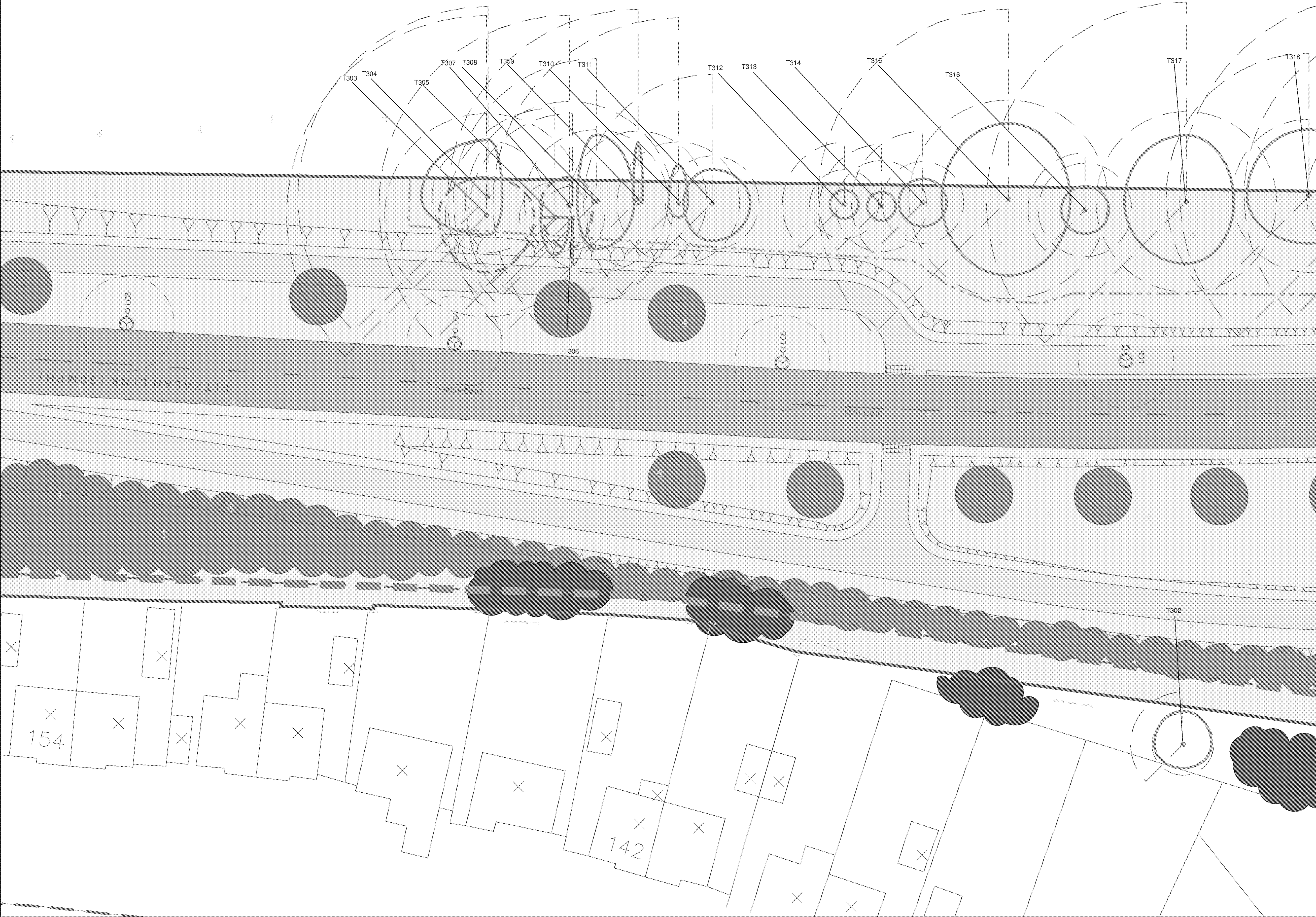
Persimmon Homes

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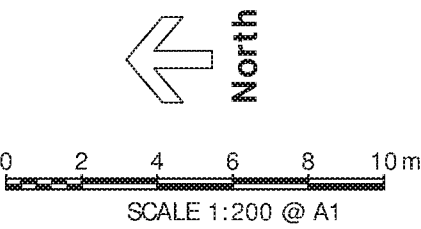
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S278 Works: Tree Protection Plan

TPP.2



- KEY
- DEVELOPMENT BOUNDARY
 - TREE TO BE RETAINED
 - TREE TO BE FELLED BECAUSE OF CONDITION
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING
 - GROUPS OF TREES AND SHRUBS (PROPOSED WORKS AS COLDUR, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - T347G31067 TREE GROUP/HEDGE LABELS
 - EXISTING SHADE SEGMENT



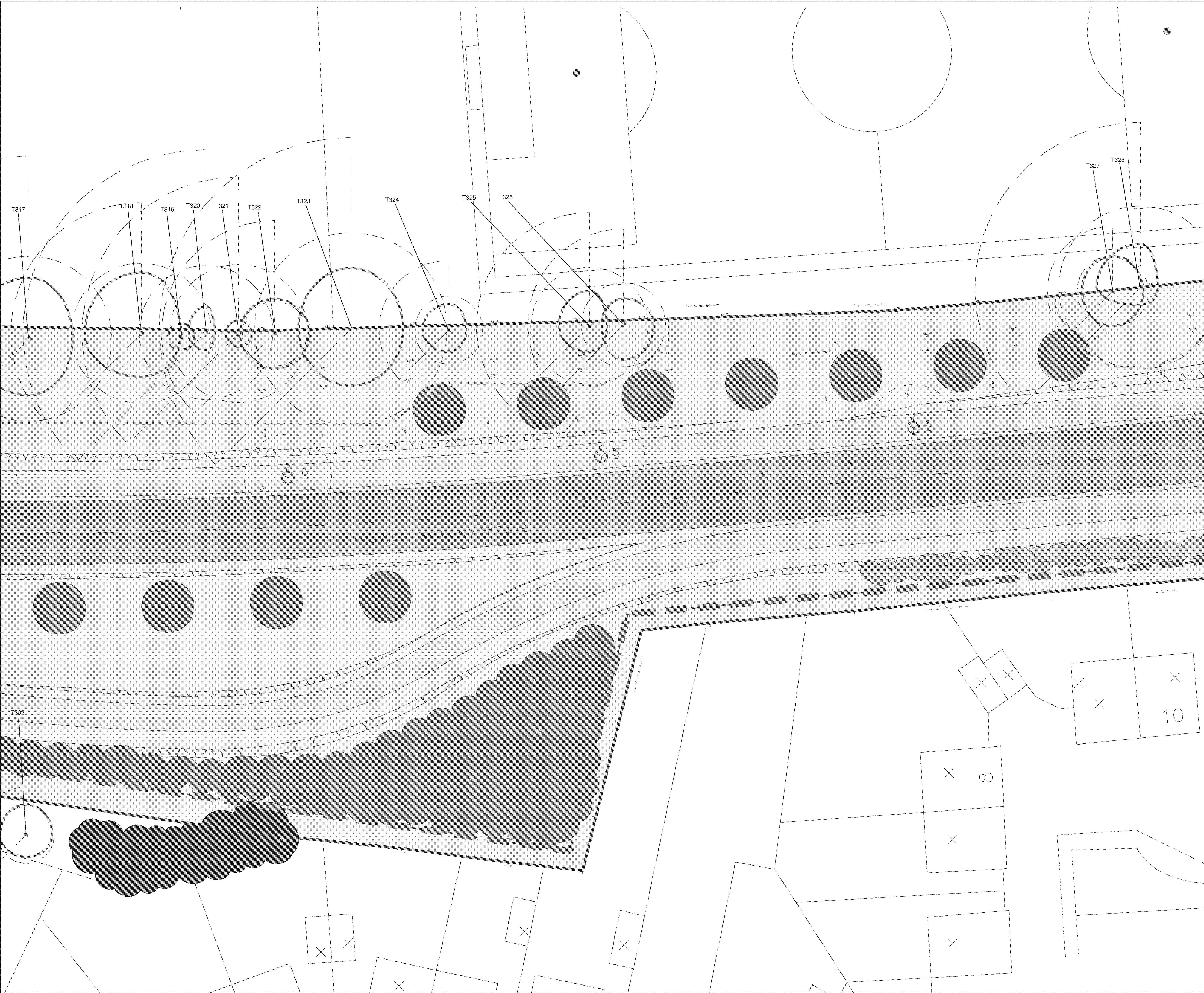
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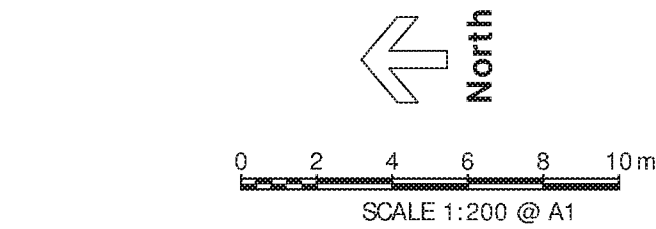
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S278 Works: Tree Protection Plan

TPP.3



- KEY
- DEVELOPMENT BOUNDARY
 - TREE TO BE RETAINED
 - TREE TO BE FELLED BECAUSE OF CONDITION
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING
 - GROUPS OF TREES AND SHRUBS (PROPOSED WORKS AS CLOUDS, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - TREE GROUP/HEDGE LABELS
 - EXISTING SHADE SEGMENT



Persimmon Homes

North Littlehampton

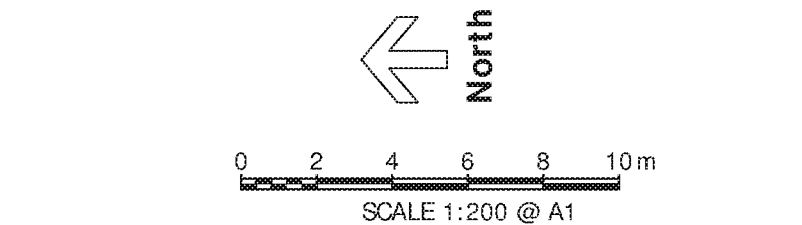
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S278 Works: Tree Protection Plan

TPP.4



- KEY
- DEVELOPMENT BOUNDARY
 - TREE TO BE RETAINED
 - TREE TO BE FELLED BECAUSE OF CONDITION
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING
 - GROUPS OF TREES AND SHRUBS (PROPOSED WORKS AS COLDER, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - TREE GROUP/HEDGE LABELS
 - EXISTING SHADE SEGMENT

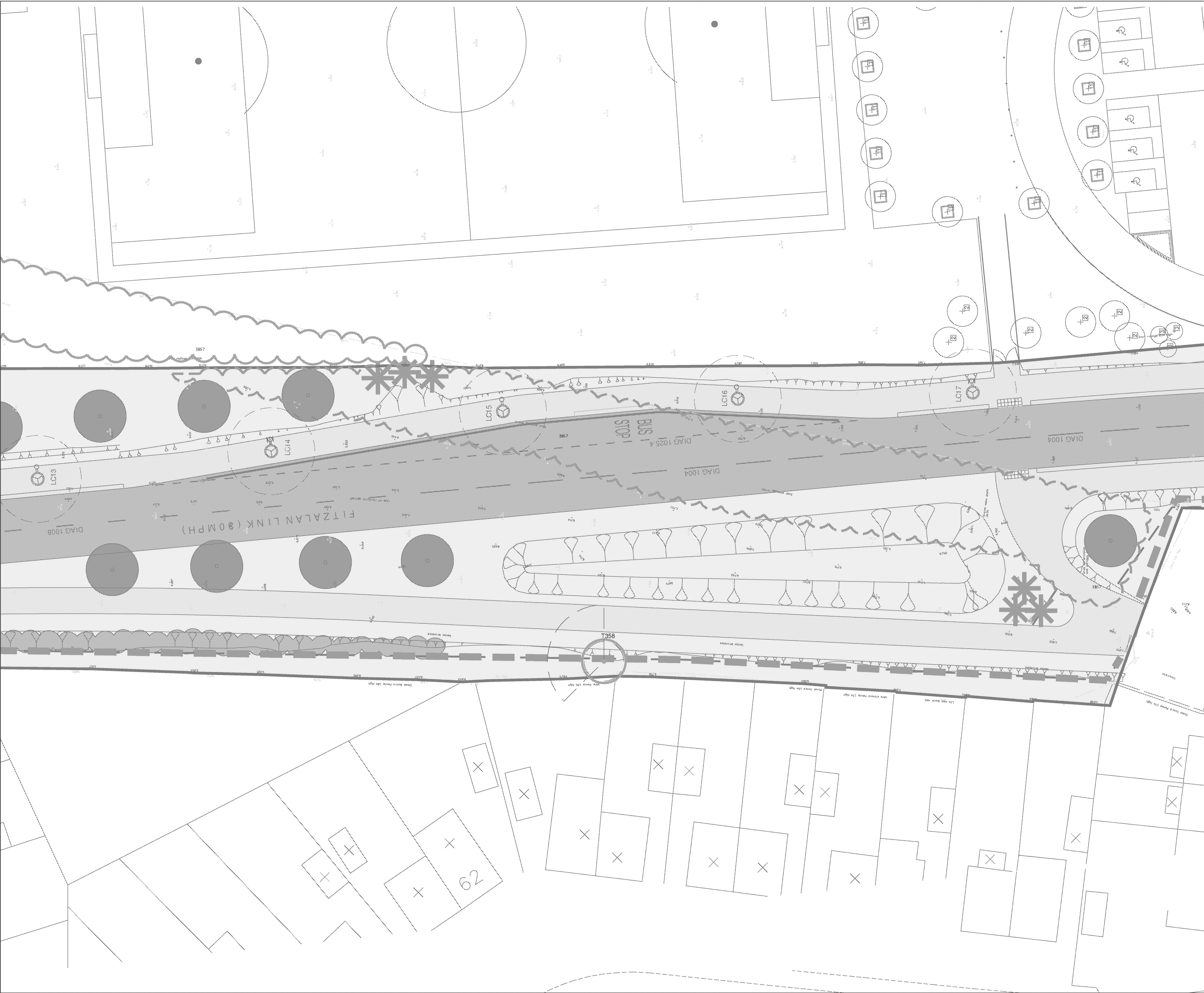


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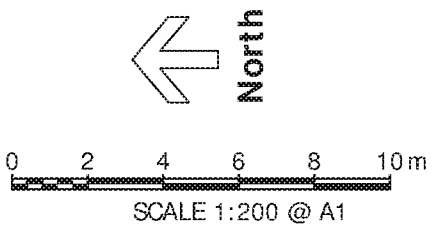
North Littlehampton

Fitzalan Link
S278 Works: Tree
Protection Plan

TPP.5



- KEY
- DEVELOPMENT BOUNDARY
 - TREE TO BE RETAINED
 - TREE TO BE FELLED BECAUSE OF CONDITION
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING
 - GROUPS OF TREES AND SHRUBS (PROPOSED WORKS AS COLDER, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - TREE GROUP/HEDGE LABELS
 - EXISTING SHADE SEGMENT

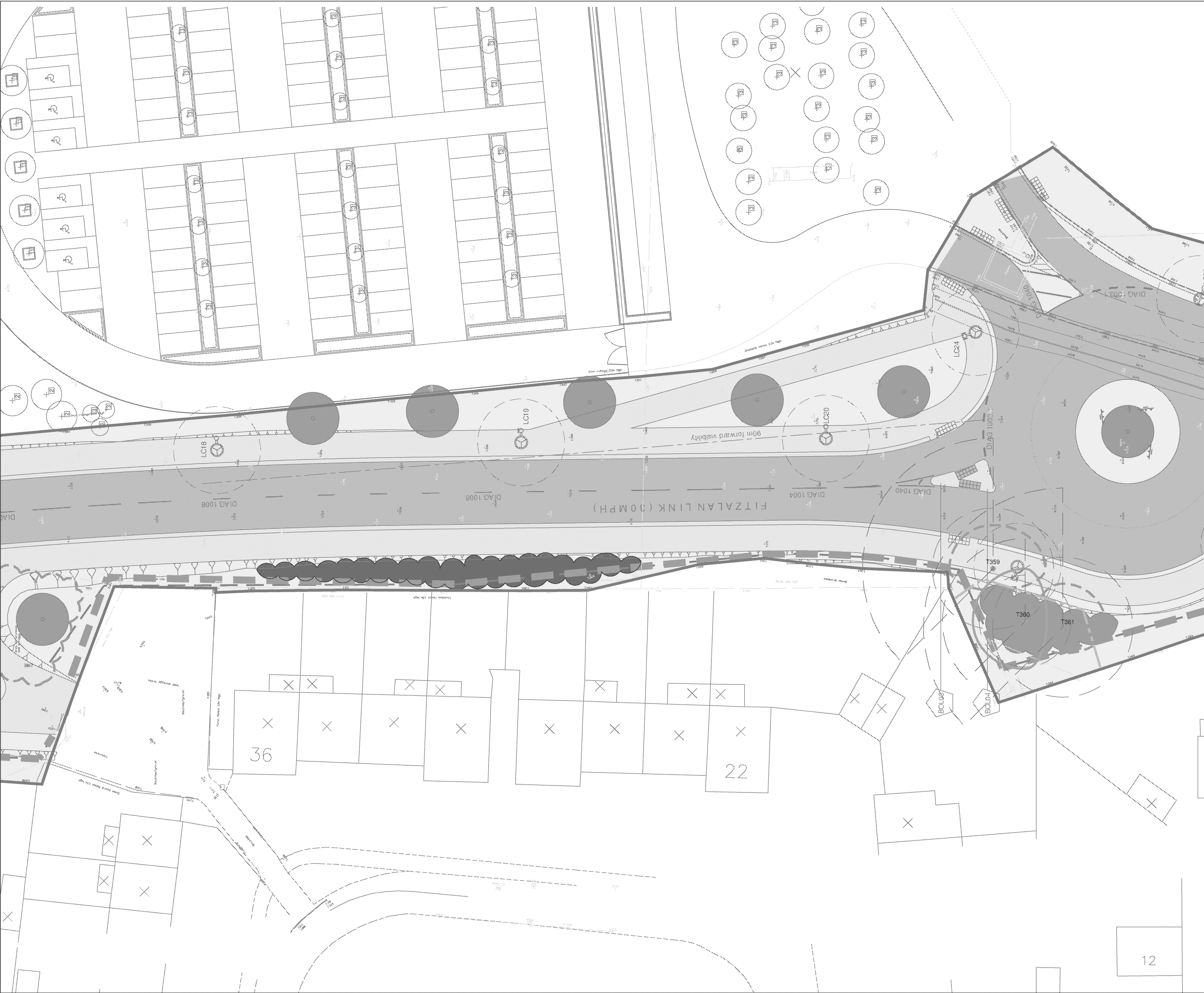


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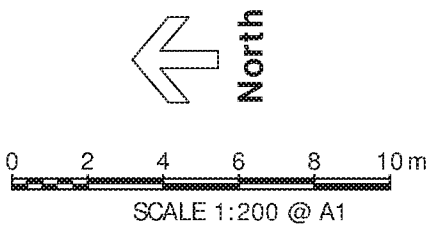
North Littlehampton

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S278 Works: Tree
Protection Plan

TPP.6



- KEY
- DEVELOPMENT BOUNDARY
 - TREE TO BE RETAINED
 - TREE TO BE FELLED BECAUSE OF CONDITION
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING
 - GROUPS OF TREES AND SHRUBS (PROPOSED WORKS AS COLDUR, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - T347G33H67 TREEGROUP/HEDGE LABELS
 - EXISTING SHADE SEGMENT



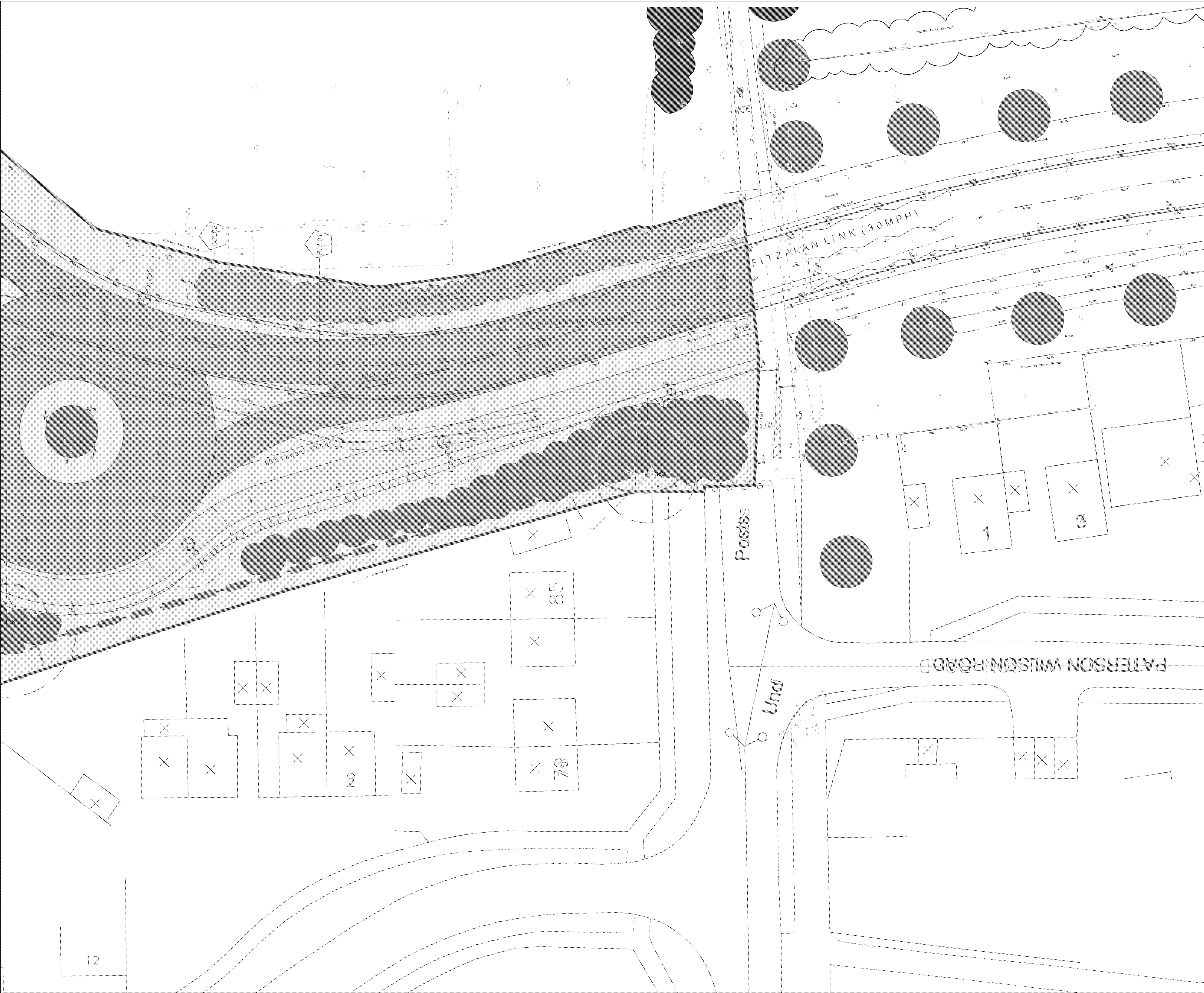
Persimmon Homes

North Littlehampton

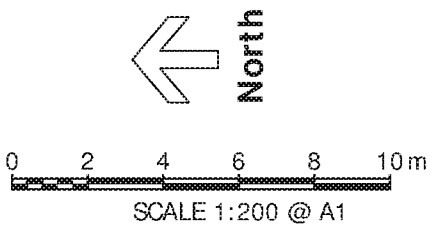
Fitzalan Link

S278 Works: Tree Protection Plan

TPP.7



- KEY
- DEVELOPMENT BOUNDARY
 - TREE TO BE RETAINED
 - TREE TO BE FELLED BECAUSE OF CONDITION
 - TREE TO BE FELLED TO ACCOMMODATE DEVELOPMENT
 - CONSTRUCTION EXCLUSION ZONE FENCING
 - GROUPS OF TREES AND SHRUBS (PROPOSED WORKS AS CIRCLE, ROOT PROTECTION AREA AS CANOPY SPREAD)
 - ROOT PROTECTION AREA (CATEGORIES A-C ONLY)
 - T347G31067 TREE GROUP/HEDGE LABELS
 - EXISTING SHADE SEGMENT





Appendix D – Report Conditions



WYG Environment Planning Transport Ltd

Fitzalan Link Road – Arboricultural Report

This report is produced solely for the benefit of the Persimmon Homes (South Coast) Ltd and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012