

THE ARBORICULTURAL
CONSULTANCY LTD

Tree Constraints Plan Information and Tree Schedule

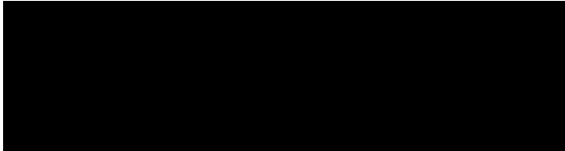
31 Lagoon Road Pagham

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Date: 24 October 2019

Site Address:
31 Lagoon Road
Pagham
PO21 4TJ

The Arboricultural Consultancy LTD
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Surveyors Details			
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Qualifications Foundation degree arboriculture (level 5), Lantra Professional tree inspection.			

Details

Purpose of the Report:

To inform of tree stock in proposed area for property development.

Included within the contents of this report is: Information regarding the Tree Constraints Plan (TCP) and Tree Schedule.

Client: Darrell Hardy

Date: 24 October 2019

Report prepared by: Mr B Tidey FdSc (arb) of The Arboricultural Consultancy Ltd

Email: ben@thearbconsultant.co.uk

Address: 3 Old Barn Way, Southwick, West Sussex, BN42 4NS

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31 Lagoon Road
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Use of Report:

This report is to give information on tree stock and is to be used in conjunction with;

TCP.LR.515.V1

Report Outline Information

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. The Arboricultural Consultancy can provide further information on this matter if required. Where tree surgery works have been identified these should only be undertaken after checks with the relevant authority have been made, it is necessary to ensure that works may lawfully be undertaken. Up to date checks should be made as to the possible protection status of trees/ vegetation or land they are located within, these checks should cover, but are not limited to; Tree Preservation Orders (TPOs), Conservation Area, planning conditions, Areas of Outstanding Natural Beauty (AONBs), Ramsar, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI). Locations of designation can be found at <http://magic.defra.gov.uk/MagicMap.aspx> and further advice on designations can be found at <http://jncc.defra.gov.uk> Further advice on TPOs, Conservation Areas or planning condition can be found with the local governing organisation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species. Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the site we would advise you to instruct us to contact the third party and undertake further inspection work.

This survey and report has been undertaken and produced by The Arboricultural Consultancy Ltd. All information within this report was correct at time of assessment.

Ben Tidey FdSc

Consultant Arboriculturist

Thursday, 24 October 2019

Report Caveats

This site survey was undertaken in mid-October where leaves/foliage are present on trees, because of this assessing the physical health of the tree is less accurate as visibility is restricted throughout the tree crown. The next survey should be undertaken at a time when the trees are out of leaf (on deciduous trees) such as end of autumn till mid spring. The survey was undertaken from a positive view point recording all trees on site highlighting any issues.

1.0 Introduction

- 1.1 The Arboricultural Consultancy have been appointed by Darrell Hardy to provide information regarding the impact to trees from the proposed property development.
- 1.2 The survey was undertaken to standards set out in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2.0 Site Inspections Details

- 2.1 The site was inspected by Ben Tidey FdSc arb on Friday 18th October 2019 the weather was clear and still. Mr Tidey was joined by Mr. Hardy and for the inspection.
- 2.2 The trees were assessed to standards set out in BS 5837:2012: Trees in relation to design, demolition and construction – Recommendations.
- 2.3 Tree location was recorded with the use of GPS and land features, tree location is presumed correct where land features are correctly recorded.

3.0 Tree Constraints Plan Information

- 3.1 The tree constraints plan *TCP.LR.517.V1.pdf* is to be used at the development and planning stage to inform of the constraints that are posed to the development by the tree stock as well as to help with decisions on how to mitigate against potential tree loss or damage.
- 3.2 The site is to have the existing dwelling demolished and a larger bungalow constructed.
- 3.3 The tree constraints plan *TCP.LR.517.V1.pdf* as well as information within this tree schedule informs of the location of trees, their crowns, root protection areas as well as crown heights and tree quality. Any development or development works phase should be planned with consideration as to the impact on the trees. There are many things to consider but typically these are: the footprint of the development with footings, service ways, site access for people and plant, required construction space (e.g. scaffolding) equipment and materials storage, access as well as the future impact from the trees growth or attributes.
- 3.5 Block plans have been received and the proposed development will have a modicum of RPA incursion, of less than 4% of a Leyland Cypress 'C' low quality category tree. This tree species is known to have a high tolerance to root disturbance, with specimens having very little in the way of negative reaction to root disturbance at this level.
- 3.6 Trees at or within affecting distance of the rear garden are all of 'C' low quality or 'U' unsuitable for retention quality, with the primary trees of concern being in neighbouring property and from a probable lapsed Conifer hedge.

4.0 Planning Considerations

- 4.1 It is important to note that trees are a material consideration in the UK planning system (National Planning Policy Framework) and existing trees are an important factor. They require forethought when assessing the development potential of a site, whether trees are within the working area, or within such proximity to it, that they may be affected by construction operations.
- 4.2 Development plans should consider the constraints posed by both their above and below ground tree parts and be planned for accordingly both for the development itself and for the construction phase.
- 4.3 Guidance within the British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations states that the default position should be that structures are located outside of Root Protection Areas (RPSs) of trees to be retained. However, where there is an overriding justification for construction within the RPA, a technical solution might be available that prevents damage to trees.

5.0 Tree Constraints

- 5.1 The proposed development is for the demolition of existing dwelling and construction of a bungalow, this will include the construction of a garage and re-landscaping of front and rear garden
- 5.2 The primary arboricultural consideration for the project is #T1, #T2 and #T3 all Leyland Cypress. These are located in the neighbouring property of 33 Lagoon Road. The trees are set back 1m from the property boundary and are probably from a lapsed hedge and have had extensive pruning operations; the trees are of low quality. Further to these trees are T4 and T5 Yew trees; these are of a semi-mature age and are of poor form with heavy pruning and suppressed form. There is an area of smaller trees and shrubs in the middle of the garden, these are again of low quality with extensive pruning being undertaken to crowns. The loss of these trees is easily mitigated by way of establishing new trees. To the rear boundary there is a Euonymus hedge that is of an outgrown form.
- 5.3 In relation to Clay Shrinkage subsidence, the British Geological Survey describes the underlying geology as; *London Clay Formation - Clay, Silt And Sand. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.* Therefore, the soil and sub soil composition should be checked as moisture related subsidence from vegetation may be a factor.

6.0 Tree Schedule

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter for trees with more than 5 stems	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
#T1	Leyland Cypress/ <i>X Cupressocyparis leylandii</i>	C / 2 Landscape Values	10 to 20 yrs	Mature	7	400;250	100.7/5.7	2,2,2,2	W 2	3,3,5,5	Fair	Fair	Large heavily pruned hedging tree	No works required
#T2	Leyland Cypress/ <i>X Cupressocyparis leylandii</i>	C / 2 Landscape Values	10 to 20 yrs	Mature	7	380;300	106/5.8	3,2,3,2	W 2	3,3,2,3	Fair	Fair	Large heavily pruned hedging tree	No works required
#T3	Leyland Cypress/ <i>X Cupressocyparis leylandii</i>	C / 2 Landscape Values	10 to 20 yrs	Mature	7	200;220;250;190;1 00	89.1/5.3	2,2,2,2	W 2	3,3,2,3	Fair	Fair	Large heavily pruned hedging tree	No works required
T4	Irish Yew/ <i>Taxus baccata 'Fastigiata'</i>	C / 2 Landscape Values	>40 yrs	Semi- mature	3	170	13.1/2.0	0.5,0.5, 0.5,0.5	W 1	0,0,0,7	Fair	Fair	Small suppressed crown	No works required
T5	Irish Yew/ <i>Taxus baccata 'Fastigiata'</i>	C / 2 Landscape Values	>40 yrs	Semi- mature	3	80	2.9/1.0	1,2,0,0	E 1	1,1,0,3	Fair	Fair	Asymmetric and suppressed crown	No works required
TG6	Area of mixed smaller shrubs and ornamental trees	#	<10 yrs	Semi- mature/ Mature	3.5	150	1.8m from trunks	Group area	Mixed	Mixed	Fair	Fair	Group of 7 smaller shrubs and ornamental trees	No works required
TG7	Hedge/ <i>Euonymus</i>	#	<10 yrs	Mature	3	50	0.6 from trunks	Hedger ow	N 0	S 2	Fair	Poor	Hedging at bottom of rear garden of pore quality	No works required

= Measurement estimated

T= Tree

TG = group of trees

Root protection area calculations

Single stemmed trees	$\text{RPA(m}^2\text{)} = \frac{(\text{stem diameter (mm)} @ 1.5\text{m} \times 12)^2 \times 3.142}{1000}$
Trees with two to five stems, this is then treated as a single stem diameter	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 + (\text{stem diameter } 3)^2 + (\text{stem diameter } 4)^2 + (\text{stem diameter } 5)^2}$
Trees with more than five stems, this is then treated as a single stem diameter	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations**Cascade chart for tree quality assessment**

Trees to be considered for retention				Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.				Dark red RGB Code: 127-000-000
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Identification on Plan
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green RGB Code: 000-255-000
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue RGB Code: 000-000-255
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey RGB Code: 091-091-091

END OF REPORT