

THE ARBORICULTURAL
CONSULTANCY LTD

PRE-DEVELOPMENT ARBORICULTURAL PROTECTION REPORT

31 Lagoon Road, Pagham

Reference Number: 0677
Version: One

Date: 15 June 2021

Site Address:
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Pagham
PO21 4TJ

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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:

This report documents the findings from the predevelopment inspection of implementation of Arboricultural protection that has been installed at 31 lagoon Road, the tree protect was to be installed as prescribed in documents: *Arboricultural Impact Assessment and Method Statement. 31 Lagoon Road, Pagham ref. 0517.AMS and Tree Protection Plan TPP.LR.517.V1.*

Included within the contents of this report is: checklist of required tree protection and photographic evidence.

Client: Dr Andrew Prentis

Date: 15 June 2021

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

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Site Address:

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PO21 4TJ

Use of Report:

This report is designed to fulfil the arboriculture requirements of the planning conditions for planning application P/120/18/PL.

Proposal:

The site is to have the existing dwelling demolished and a larger bungalow constructed. The current planning application is P/120/18/PL.

Use of Report:

This report is to satisfy the local planning authority to the correct implementation of arboriculture protection for the development at 31 Lagoon Road, Pagham.

Survey Method:

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 works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application

without up to date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. 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 proposed development we would advise you to instruct us to contact the third party and undertake further inspection work.

Report Caveats

The trees have been surveyed in accordance with the criteria set in the BS: 5837: Trees in Relation to Design, Demolition and Construction - 2012. A full hazard assessment of the trees (including assessment of decay or their defects and their implications) has not been undertaken as this is considered beyond the scope of this report. Any obvious hazards and defects have been identified where relevant in the Tree Survey Schedule and appropriate relating works have been recommended. Where relevant, trees not located within the legal property of the owner have been included and any works would be subject (where relevant by law, Statue and Common) to the owner's permission. Where appropriate further investigative works to be undertaken have been detailed and recommended. This may include climbing inspections, below ground exploratory investigations and the use of specialist decay detection equipment. Detailed ecological considerations are also beyond the scope of this report. UK and European Wildlife Legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 & updated 1994. This includes information of wild birds, bats, badgers and some insects. Bats in particular are afforded particular protection and a specialist is required to determine if bats are present or may be affected when carrying out tree works. Further information is available from Natural England.

1.0 Introduction

- 1.1 The Arboricultural Consultancy have been appointed by Dr Andrew Prentis to provide evidence of implementation of tree protection at the proposed property development.
- 1.2 The site was inspected at around mid-day on Thursday 10th June 2021.

2.0 Inspection results

- 2.1 The arboricultural protection was prescribed within the documents *Arboricultural Impact Assessment and Method Statement. 31 Lagoon Road, Pagham ref. 0517.AMS and Tree Protection Plan TPP.LR.517.V1.*
- 2.2 there had been a deviation from the prescribed Method Statement/ Tree Protection Plan this was to keep a selection of the smaller trees/shrubbery that was proposed to be removed, this was located within the central area of the rear garden, because of this tree/shrubbery retention the tree protection area was increased to include the stems of these. The relocation of the protection fencing offers a greater area of protection and exceeds the required protection of all trees that were to be retained, this was assessed to not have any negative impact on retained trees.
- 2.3 Table of trees and the required protection, with statement of actual protection installed.

Tree ID	Common Name/ Latin Name	Mitigation required	Checked/notes
#T1	Leyland Cypress/X <i>Cupressocyparis leylandii</i>	- Protective barrier fencing to be installed on maximum extent of RPA or crown whatever is greater - RPA within fenced area to become a construction exclusion zone (CEZ)	Fencing present around tree, located at 6.5 m from the tree at its closest, this exceeds the requirements. Signage on fencing stating purpose of fencing and stating no access. Fencing staked into ground to resist movement. Fencing of Heras style fencing as is deemed adequate for the project.
#T2	Leyland Cypress/X <i>Cupressocyparis leylandii</i>	- Protective barrier fencing to be installed on maximum extent of RPA or crown whatever is greater - Supervised excursions from project arboriculturalist - Pruning of roots under 25mm - Possible change of building method if large roots of clumps of fibrous roots are discovered - RPA within fenced area to become a construction exclusion zone (CEZ)	Fencing present around tree, located at 6.5 m from the tree at its closest, this exceeds the requirements. Signage on fencing stating purpose of fencing and stating no access. Fencing staked into ground to resist movement. Fencing of Heras style fencing as is deemed adequacy for the project

Tree ID	Common Name/ Latin Name	Mitigation required	Checked/notes
#T3	Leyland Cypress/ <i>X Cupressocyparis leylandii</i>	- Protective barrier fencing to be installed on maximum extent of RPA or crown whatever is greater - Supervised excursions from project arboriculturist - Pruning of roots under 25mm - Possible change of building method if large roots of clumps of fibrous roots are discovered - RPA within fenced area to become a construction exclusion zone (CEZ)	Fencing present around tree, located at 5.4 m from the tree at its closest, this is in line with the requirements. Signage on fencing stating purpose of fencing and stating no access. Fencing staked into ground to resist movement. Fencing of Heras style fencing as is deemed adequacy for the project.
T4	Irish Yew/ <i>Taxus baccata</i> 'Fastigiata'	- Protective barrier fencing to be installed on maximum extent of RPA or crown whatever is greater - RPA within fenced area to become a construction exclusion zone (CEZ)	Fencing present around tree, located at 4.4m from the tree at its closest, this exceeds the requirements. Signage on fencing stating purpose of fencing and stating no access. Fencing staked into ground to resist movement. Fencing of Heras style fencing as is deemed adequacy for the project.
T5	Irish Yew/ <i>Taxus baccata</i> 'Fastigiata'	- Protective barrier fencing to be installed on maximum extent of RPA or crown whatever is greater - RPA within fenced area to become a construction exclusion zone (CEZ)	Fencing present around tree, located at 4.5m from the tree at its closest, this exceeds the requirements. Signage on fencing stating purpose of fencing and stating no access. Fencing staked into ground to resist movement. Fencing of Heras style fencing as is deemed adequacy for the project.
TG6	Area of mixed smaller shrubs and ornamental trees	Landscaping of area to included removal of larger shrubs or trees	Only removed part of group with larger trees/shrubs retained and pruned.
TG7	Hedge/ <i>Euonymus</i>	Landscaping of area to included larger shrubs or trees	Pruning of hedging to bring under management and reclaimed land, tree stems still present.

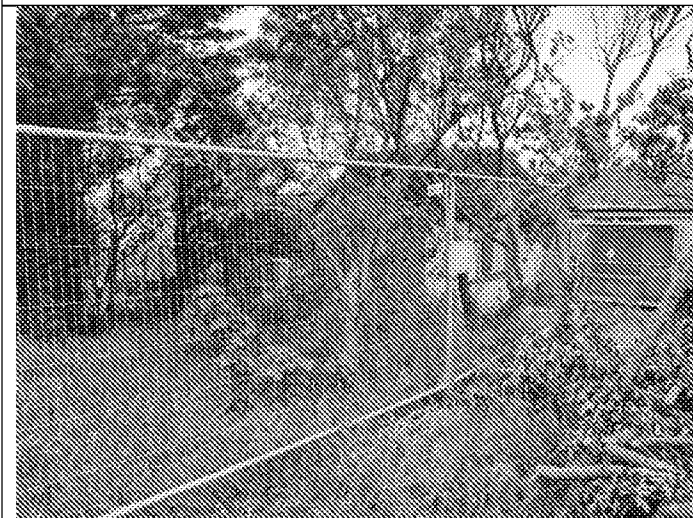
2.4 Photograph evidence



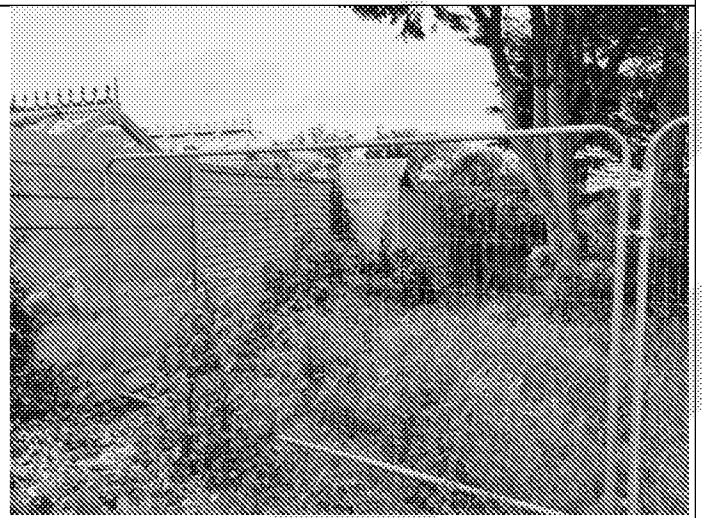
Picture 1 – Overview of area requiring tree protection fencing, with stacked pruned hedging arisings.



Picture 2 -Signage on fencing



Picture 3 - Area of fencing to include stems of retained trees that were prescribed to be removed



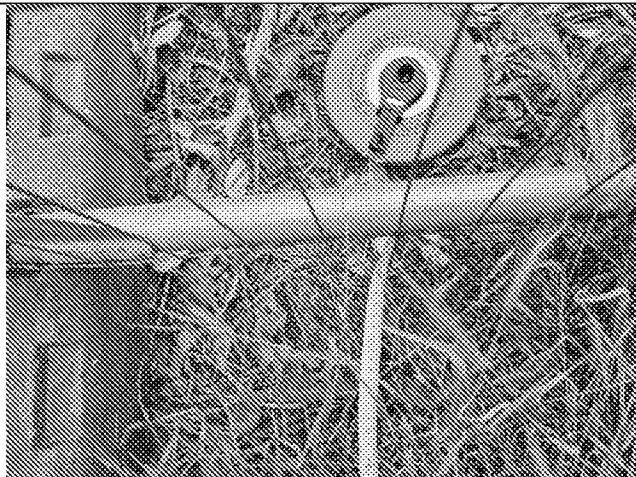
Picture 4 - Showing fencing around T1



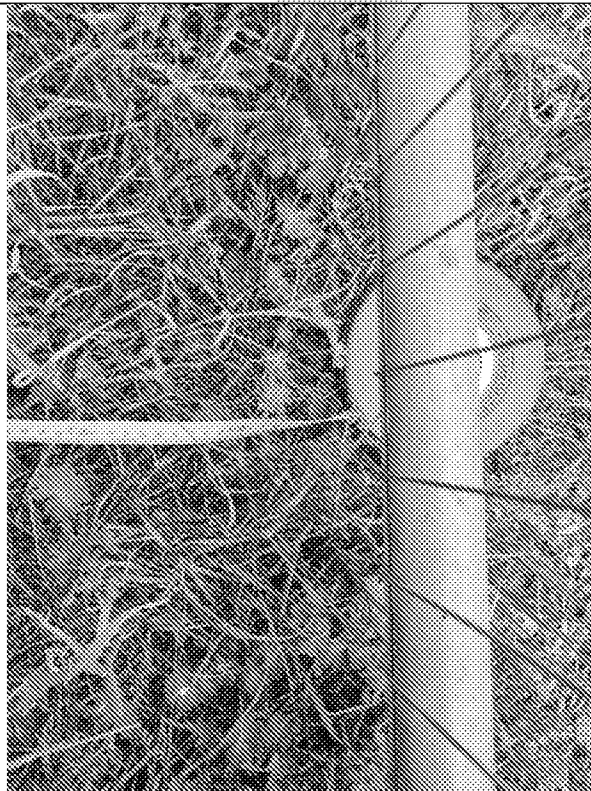
Picture 5 – Example of how fencing feet have been pinned in to location, these lengths are c.40cm long



Picture 6 -Group of trees T1, T2, and T3 set back from boundary line



Picture 7 – Distance from T1 to fencing



Picture 8 - Distance from T4 to fencing

3.0 Conclusion

- 3.1 The inspection of the tree protection was undertaken predevelopment before any demolition has been undertaken, and after tree removal or pruning was undertaken this is inline with the Arboricultural Method Statement.
- 3.2 The deviation of planning application from the primary application is deemed to have a lower impact on trees whilst still relying on the tree protection prescribed, this has resulted in a more than suitable level of tree protection, further to this the property owner has chosen to retain trees that where previously marked down for removal.
- 3.3 The method of installation of the tree protection fencing is suitable for the project and in inline or exceeded the requirements of the *Arboricultural Impact Assessment and Method Statement. 31 Lagoon Road, Pagham ref. 0517.AMS and Tree Protection Plan TPP.LR.517.V1.*
- 3.4 There are no further requirements for the installation of tree protection.



Ben Tidey FdSc
Consultant Arboriculturist
Tuesday, 15 June 2021

END OF REPORT