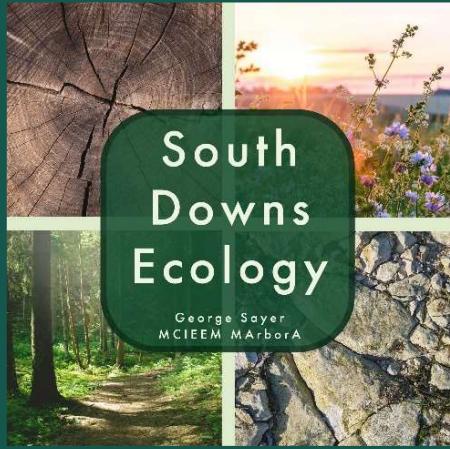


Arboricultural Impact Assessment and Method Statement

Land East of
Commonmead Barn
Pagham



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Version 3 – 11th September 2025

Contents

Introduction.....	3
Arboricultural Impact Assessment.....	4
Method Statement.....	6



1.0 Introduction

- 1.1 A tree survey and tree protection package have been commissioned for the proposals for 3 dwellings on land east of Commonmead Barn, Pagham.
- 1.2 A detailed tree survey was carried out on 21st August 2025 by George Sayer (BScHons PgDip MArborA; LANTRA Professional Tree Inspection 2019); from which a schedule and constraints plan of existing trees on and surrounding the site was produced in accordance with BS 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction – Recommendations’. From this information an arboricultural impact assessment was undertaken and a plan of tree protection devised to ensure the long-term retention of the trees on-site.

Proposals

- 1.3 The proposals are for construction of 2no. new dwellings within the site, with access coming from the original entrance to the site.

Site Description and Surroundings

- 1.4 The site consists of a rectangle of grassland and access driveway onto Pagham Road, sited west of the Pagham Road and north of Nyetimber in Pagham. The proposal site covers c.0.22 Ha.
- 1.5 The site is located on the northern edge of the built up area of Pagham, which leads into Bognor Regis. To the immediate east is a large development underway on Hook Lane, with another development approved south-west on Pagham Road. The surroundings are mixed; arable land dominates to the north and west, and low-rise residential development, mostly of bungalows and chalets but increasingly houses form the south and east. The A27 runs east-west c.1.3 km south. Within 500.0 m is a single farm pond on the adjacent land to the west, and a larger farm pond 265.0 m west.

Existing Site Vegetation

- 1.6 The site itself contains no trees. The eastern, western and southern boundaries are lined with dense conifer hedges. The northern boundary is lined with self-seeded elms and other small trees, which line the adjacent pond. Most of the trees are of low value or unviable, with many elms having succumbed this year to Dutch elm disease, but several are of moderate value. A short section of cherry laurel hedge is present within the site.

2.0 Arboricultural Impact Assessment

Removal of Trees

- 2.1 The proposals would require the removal of the cherry laurel hedge. This would have no meaningful impact on the site or wider amenity. The vegetation offers no ecological value.
- 2.2 A small section of conifer hedge to the south might require pruning back. This would likewise have no significant impact upon the hedge or the visual amenity of the site.

Disturbance to Roots and Rooting Environment

- 2.3 The proposed access drive, and areas of path and patio to the south would slightly encroach into the nominal RPA of boundary conifer hedges and very slightly into a moderate-value silver birch RPA. Any such surfacing might cut roots or compact the surrounding soil. Given this is semi-mature hedging, the failure of any trees is considered unlikely, but as a precaution, all such excavation must be undertaken under arboricultural supervision, to assess any impacts on roots. Any roots found should be cleanly cut and wrapped to prevent excessive drying.

Construction in Proximity to Trees and Hedges

- 2.4 The construction works would bring the built form closer to the trees and hedges, but no particular concerns for safety are noted given the species, tree value categories and tree sizes. The trees would not be a major source of leaf litter or shading and provide natural boundary features to the site.

Further Protection Measures

- 2.5 To protect trees and hedges from vehicular collision and damage to RPAs outside of the operation zones, Tree Protection Barriers will be installed surrounding the driveway and around the proposed buildings. The extent of barriers is small and relatively simple to implement.
- 2.6 Any new surface water drainage, such as soakaways or French drains should be designed to avoid all RPAs. It is assumed that the extension would drain into existing drainage but if a soakaway is required, this must be outside of RPAs. There is an existing culverted pipe which takes surface water; this would be retained with a wayleave.
- 2.7 A new electrical supply (and possibly water) would be likely for the dwellings. This can easily be achieved without incursion into RPAs.

Replacement Planting

- 2.8 The loss of a section of cherry laurel hedge should be compensated through planting of new hedging to the north of the site. A new native hedge is proposed to the north, where the existing coniferous hedge ends, running east to the north-east corner.
- 2.9 There is a 3.0 m wayleave either side of a drainage pipe in the central section here; within this it is assumed that full trees would not be permitted. Following guidance for water mains as a precaution, as detailed within the Southern Water “A Guide to Tree Planting near Southern Water Mains and Sewers” (see <https://www.southernwater.co.uk/media/7571/ds-tree-planting-guide-1.pdf>) this area could be planted with blackthorn, hawthorn, hazel, elder and wild privet hedging, with dwarf fruit trees interspersed. The remainder of the boundary can be planted with standard mixed species hedging, with species such as guelder rose, crab apple, field maple, dogwood and bird cherry being highly suitable. Any areas requiring greater screening could be planted with larger holly bushes for evergreen cover.
- 2.10 New conifers will be planted on the northern end of the eastern boundary to fill a small gap in the coniferous hedge here.

Summary of Impacts

- 2.11 Overall, the proposals require limited ornamental hedge removal. The proposals present some risk of harm to several low and moderate value hedges and a single moderate value tree; this risk can be minimised through basic protection measures. Provided replacement planting is undertaken, and trees impacted are adequately protected, the proposals should result in an Arboricultural and ecological gain over time. The proposals are therefore supportable.

3.0 Arboricultural Method Statement

Site Movements, Storage and Compound

3.1 No vehicular or pedestrian movements shall be permitted during construction over unmade ground within RPAs. The site storage, waste and compound areas must be located either within existing hard surfaces or outside of tree RPAs. Fuel and chemicals shall be stored in appropriate containers to prevent spillage into unmade ground. All site movements, storage and compound shall seek to protect trees during construction in accordance with BS 5837:2012 – *Trees in Relation to Design, Demolition and Construction – Recommendations*.

Tree Protective Fencing

3.2 The RPAs of trees to be retained shall be protected through the installation of tree protective fencing to the outside of the root protection area. The installed protective barriers shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins; and positioned as specified. The fencing should be strained, and fixed to fences, walls, knee rails where possible to provide a complete protected area (refer to Figure 2 and Figure 3 below; © British Standards Institute 2012). All tree protection to be in accordance with BS 5837: 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations* set out as specified within figures 2 and 3 below.

3.3 In locations where no construction is being undertaken, but there is a risk of inappropriate storage or vehicle parking, exclusion zones shall be created through the use of barrier tape, traffic bollards or low level traffic barriers. Such measures shall be pinned down to prevent easy removal.

3.4 Signs shall be affixed to the barriers stating 'Tree Protection Zone – No Access' in addition to day-glo tapes to the top of the fencing, in accordance with BS 5837:2012 – *Trees in Relation to Design, Demolition and Construction – Recommendations*. Within the protected area, no construction activities shall be permitted, to include:

- *Lighting of fires*
- *Storage of chemicals or building materials*
- *Dumping of spoil or rubbish*
- *Driving of vehicles*
- *Alteration of soil levels.*

Figure 2 Default specification for protective barrier

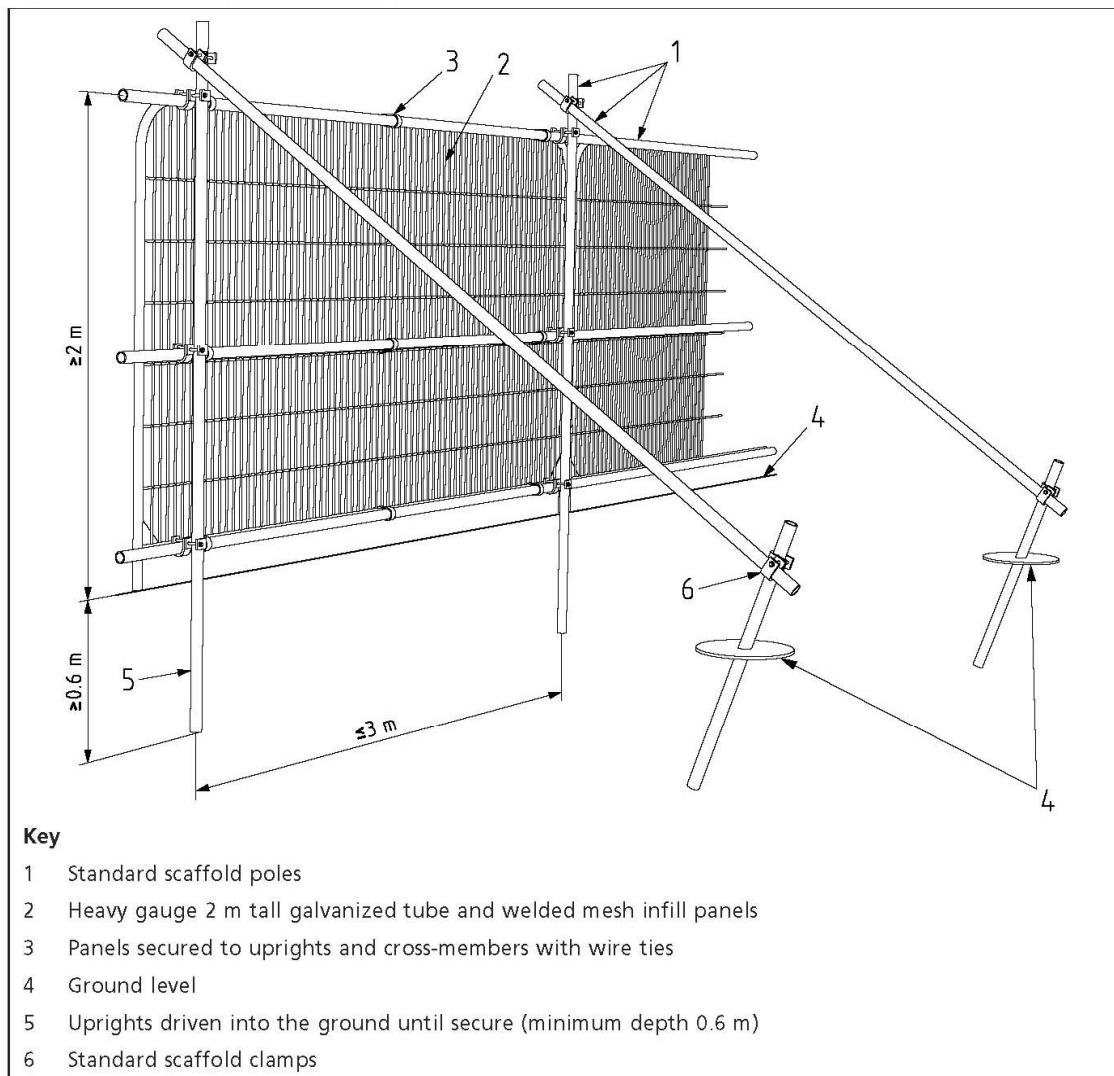
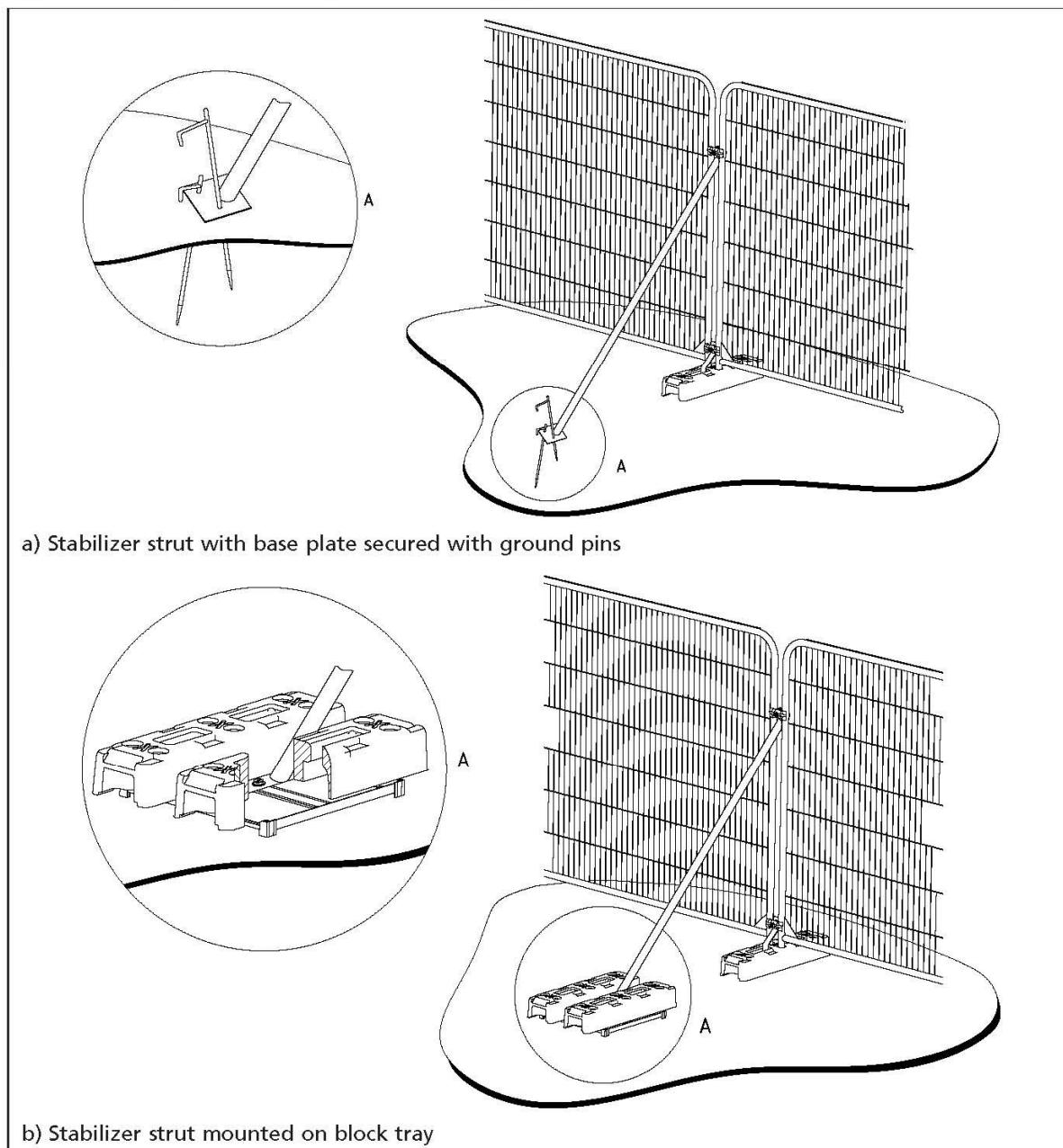


Figure 3 Examples of above-ground stabilizing systems



- 3.5 Tree protective barriers shall be installed and maintained throughout the construction phase by the main contractor, who shall be responsible for ensuring the fencing remains in place and is properly maintained. The fencing shall be installed in accordance with the *Tree Retention and Protection Plan*. Adjustment or relocation of the fencing during the construction phase shall be undertaken only following prior agreement by the arboriculturalist.
- 3.6 Wherever possible, tree protective fencing shall surround the entirety of the tree RPA. Where this is not possible, ground protection measures shall be utilised within designated operation zones to prevent damage to roots or compaction of soil. The locations of tree protective fencing and ground protection measures are detailed within the *Tree Retention and Protection Plan*.

Excavation within RPAs

- 3.7 Where excavation in RPAs is unavoidable, this shall be supervised by an arboriculturalist. Works shall proceed from the nearside, working slowly towards the trees, with no vehicles permitted onto the unmade ground. Should any significant roots (those over 25mm) be found, these shall be cleanly cut with hand tools, and the cut ends shall be wrapped in dry hessian when uncovered, to prevent dessication. Should any concrete be poured in the vicinity, the roots shall be protected with shuttering and geotextile to prevent chemical burns.
- 3.8 Should significant roots be cut, the arboriculturalist must decide on an appropriate course of action. It is likely in this case that the trees might need ongoing monitoring to determine if any decline has been caused. Some element of this might be undertaken by homeowners but at least one further visit in the following summer shall be by an arboriculturalist to determine if any harm has occurred. Should the trees show significant decline, and the decision be made to remove them, they shall be replaced with appropriate trees or hedging.
- 3.9 Consideration shall be given to the need for root barriers to prevent distortion or damage of the surfaces by the growth of roots over time.

Installation of Services

- 3.10 Wherever possible, the proposals utilise existing service routes. Any new drainage shall be sited outside of the RPAs of any trees. The new drainage shall be sited so as to be as far as possible from any tree stems.
- 3.11 Where the proposed routing of other new services such as electrical wiring impinges upon the tree RPA of any existing tree to be retained; the routing should be undertaken as a minimum standard in accordance with NJUG Volume 4, issue 2: 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'. A 'Manual Excavation Method' to be followed to carefully hand dug and route the apparatus most directly to and from the exterior of the RPA radius. Services are to be sleeved to ensure protection of the services and surrounding roots.

Vegetation Removal

3.12 Trees proposed for removal shall be marked using barrier tape or spray paint, and removed with due consideration given to the trees surrounding. All tree surgery works shall be undertaken in accordance with BS3998:2010 – Tree Works: Recommendations. Consideration must be given to the potential for nesting birds, roosting bats and any other wildlife which may be using the site. Log piles shall be created in the woodland from the arisings to create new habitat.

Replacement Planting

3.13 The loss of a section of cherry laurel hedge shall be compensated through planting of new hedging to the north of the site. A new native hedge shall be planted to the north, where the existing coniferous hedge ends, running east to the north-east corner.

3.14 There is a 3.0 m wayleave either side of a drainage pipe in the central section here; within this it is assumed that full trees would not be permitted. Following guidance for water mains as a precaution, as detailed within the Southern Water “A Guide to Tree Planting near Southern Water Mains and Sewers” (see <https://www.southernwater.co.uk/media/7571/ds-tree-planting-guide-1.pdf>) this area could be planted with blackthorn, hawthorn, hazel, elder and wild privet hedging, with dwarf fruit trees interspersed. The remainder of the boundary can be planted with standard mixed species hedging, with species such as guelder rose, crab apple, field maple, dogwood and bird cherry being highly suitable. Any areas requiring greater screening could be planted with larger holly bushes for evergreen cover.

3.15 New mixed hedging should be 90-120cm whip planting, in a single row of 5no. plants per metre. This would create a dense but narrow screen. Plants shall be heeled into a planting slot dug with spade.

3.16 New conifers will be planted on the northern end of the eastern boundary to fill a small gap in the coniferous hedge here. These should be 150-210cm high feathered trees, planted into an appropriately sized tree pit, surrounded by a 75mm depth of mulch to prevent weed growth.

3.17 Plants shall be watered over dry periods of summer for at least the first two seasons to ensure establishment. Any trees or hedging that fails within 5 years should be replaced. Over time the hedges will fill out naturally.