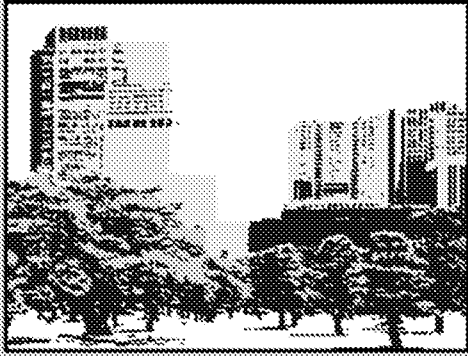




Arboricultural Implications Assessment



The Former Kings Beach Hotel, Pagham

Arboricultural Implications Assessment
THE FORMER KINGS BEACH HOTEL, PAGHAM

Produced by:

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1 INTRODUCTION

- 1.1 **Instruction:** I am instructed by Crescent Land Limited to report on trees that could be affected by a development proposal at the former Kings Beach Hotel, Pagham and prepare an Arboricultural Implications Assessment (AIA) to support a planning application on the site.
- 1.2 **Document disclosure:** Initially, I was provided with a topographical survey (drawing reference '5AA6-The Former Beach Hotel [PSJ]'). This showed the positions of the significant trees on or near the site, together with the existing buildings and other important features. Subsequently, I was supplied with a copy of the proposed layout, (drawing reference '17.3030.100-P1') showing a new site configuration.
- 1.3 **Scope of report:** All my tree observations are of a preliminary nature, with the tree survey carried out from ground level without any investigations using invasive or diagnostic equipment. I have not checked the accuracy of the positions of the trees shown on the provided plans and I have estimated all dimensions unless otherwise indicated.
- 1.4 **The Tree Plan:** This is included in Appendix 1 and is a composite drawing derived from the information provided. It shows the existing landscape features (from the land survey) in grey superimposed over the top of the proposed development shown in colour. This allows the relationship between the two to be clearly seen and an appropriate analysis of the implications of the proposed site changes to be undertaken.
- 1.5 **Qualifications and experience:** This report is based on my site observations, and I have come to my conclusions in the context of my experience as a former local government tree officer and a private practice arboricultural consultant. I have qualifications in both arboriculture and forestry, and details of these, together with a career summary are provided in Appendix 4.

- 1.6 **Ecological issues and statutory tree protection:** Providing guidance on ecological issues is not within my sphere of expertise. However, trees and other vegetation can often provide nesting, roosting and feeding opportunities for protected species. Therefore, before any tree work proceeds on site, I advise that appropriate advice is sought to see whether the trees to be removed are being utilised by any protected species. At the time of writing, I have made no checks to ascertain whether any of the trees discussed are covered by tree preservation orders, or if the site is located in a conservation area. Therefore, any person intending to carry out any operations involving trees (before a formal planning consent is issued) should consult the council before any works are undertaken.

2 SITE VISIT, DESCRIPTIONS, OBSERVATIONS AND SURVEY METHODOLOGY

- 2.1 **Site visit:** I visited the site on 14 December 2017 to gather my tree data. The weather at the time of my survey was dull, still and dry, with good visibility. During my visit I took photographs and I have included a small number to illustrate certain points in section 3.4 of this report.
- 2.2 **Description of site and surrounds:** The site is located in The Parade, which is situated in the coastal town of Pagham. It consists of an irregular shaped piece of land located behind an existing convenience store. A small number of trees are positioned to the rear of the building in the northern corner of the site.
- 2.3 **Description of proposed development:** This development proposal is to construct three new dwellings on the site.
- 2.4 **Soil assessment:** British Standard (BS) 5837: 2012 Trees in relation to design, demolition and construction – Recommendations advocates that a soil assessment should be carried out to inform decisions relating to Root Protection Areas (RPAs), tree protection, new planting and foundation design. I have consulted the British Geological Survey (BGS) website and their Geology of Britain viewer and this advises that the bedrock geology for the site is London Clay Formation - Clay, Silt and Sand. I did not undertake any excavations on site to confirm this and a full geotechnical site investigation may need to be undertaken to provide a more in-depth level of information regarding soil type for the site.
- 2.5 **Tree survey methodology:** My inspection of the trees was visual and did not involve any climbing or exploratory investigation. During my visit, I identified obvious groups where this was appropriate and I assigned an identification number to each tree or group, as shown on the plan in Appendix 1. I then collected the tree data included in Appendix 2 and placed the vegetation in one of four categories (U, A, B or C), as set out in British Standard (BS) 5837: 2012. I have included the BS categorisations in Appendix 3 for easy reference. Where of relevance, I also estimated the crown spreads for each tree at the appropriate cardinal compass points and this information is also shown in the tree

schedule in Appendix 2. Although this document is not meant to be a full and detailed report on tree health and safety, any significant visible structural defects or physiological conditions identified, together with tree works, are also noted in the appropriate columns in the tree schedule in Appendix 2.

3 ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 3.1 **Introduction to the implications of the development proposal on trees:** BS 5837: 2012 sets out in some detail how trees on development sites should be managed. It is generally accepted that Category A (high quality) and Category B (moderate quality) trees are potential constraints on any development proposal, whereas those belonging to Category C (low quality) are considered to be generally less important. Category U trees are in such poor condition that they are considered unsuitable for retention. This is because they cannot realistically be retained as living trees in respect of the current land use for longer than 10 years. Therefore, these trees can be effectively discounted in the context of a planning application. On this site a total of TWO individual trees/groups were recorded during the tree survey and were assigned to the BS 5837 (2012) categories, as set out in Table 1 below:

Category A and B trees	No trees, groups or hedges were rated Category A or B
Category C trees	A total of TWO trees/groups (G1 and T2) were rated Category C
Category U trees	No trees, groups or hedges were rated Category U

Table 1: Tree numbers and BS categories

No Category A or B trees were recorded during my survey and I have focussed on the implications of the development proposal on the Category C trees present. Of the TWO trees/groups surveyed, both will need to be removed to facilitate this development proposal. I set out my views on the implications arising from the loss of this vegetation below.

- 3.2 **BS Category C trees to be removed (or those of low quality):** As discussed, trees belonging to Category C are not normally retained where they would impose a significant constraint on the development or redevelopment of a site. In this instance, both group G1 and tree T2 are scheduled to be removed. These trees are set back some distance from the public highway and positioned to the rear of a local convenience store.

Group G1 is comprised of three closely spaced conifer trees. These are not particularly large in size and are in my view rather unremarkable (photograph 1). Their positioning and size suggests that they have somewhat limited public amenity value and consequently I do not believe that their loss will have any significant implications in the locality.



Photograph 1: Group G1

Tree T2 is also relatively small in size (photograph 2), with a squat shape and a poor branching/structural framework. I do not believe that this tree is particularly important in the locality and I therefore feel that any impact arising from its removal is likely to be low. However, there is some scope for new planting on the site as part of a new landscaping scheme for the project. If carefully selected in terms of ultimate height and form, then I feel that the new planting could successfully mitigate the loss of these low

value trees. Final details of which could be secured by a suitably worded planning condition attached to any subsequent planning consent.



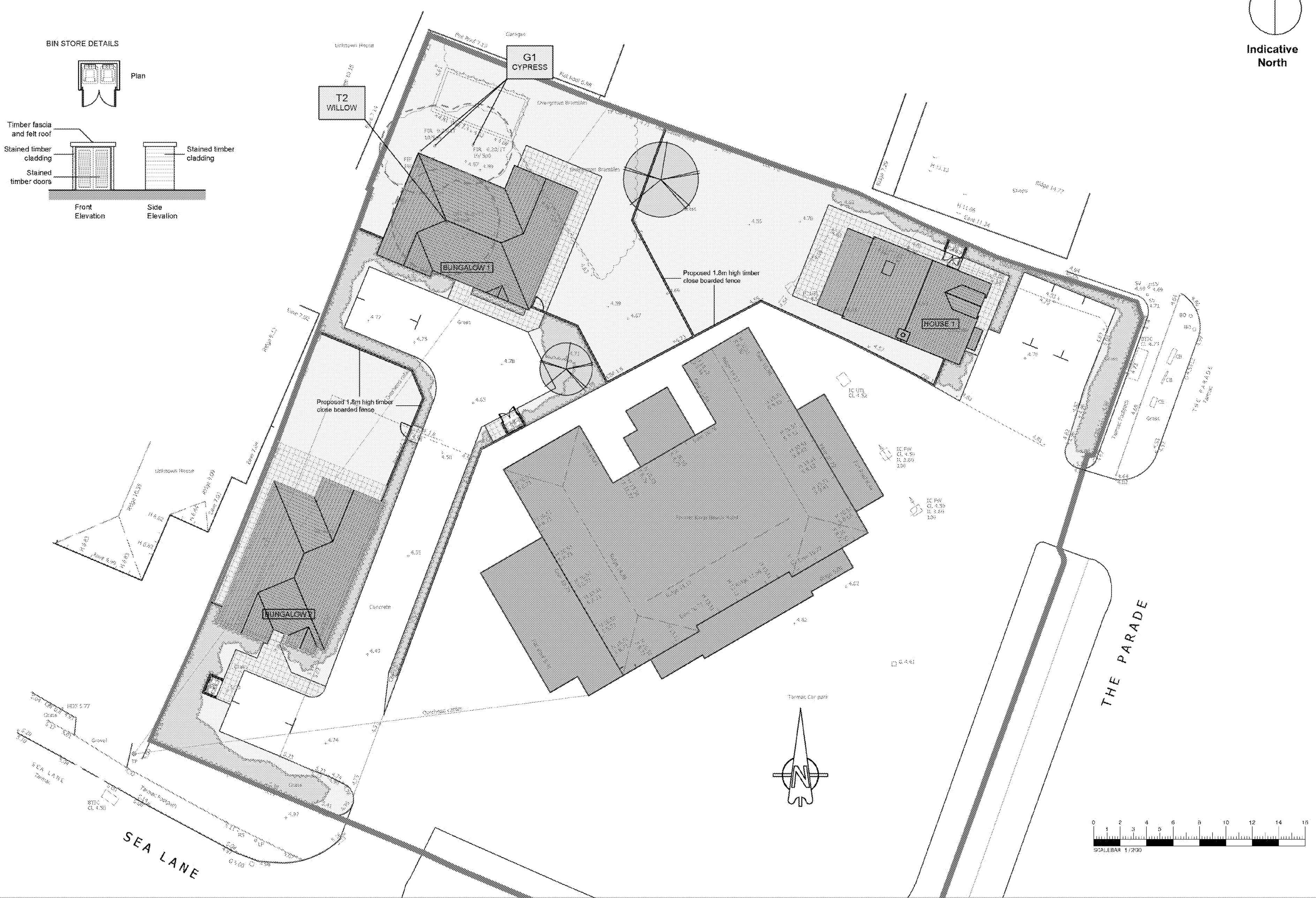
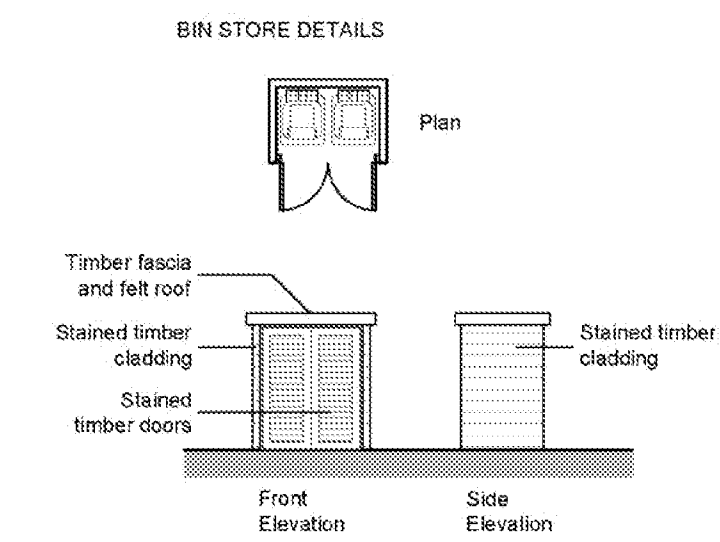
Photograph 1: Tree T2

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Arboricultural Consultant

Date: **22 December 2017**

APPENDIX 1: TREE PLAN

1 A2 plan



ECO 1 - TREE ISSUES AT THE FORMER KINGS BEACH HOTEL, THE PARADE, PAGHAM

SCALE: 1:200 @ A2

COMPOSITE PLAN: LAND SURVEY OUTLINED IN GREY,
PROPOSED DEVELOPMENT SHOWN IN COLOUR

T1
XXX

BS Category A: Trees
of high quality

Trees to be removed

This drawing was originally produced in colour, therefore any subsequent monochrome photocopies may not show appropriate levels of detail and should not be relied upon for the purposes of dealing with site tree issues

APPENDIX 2: TREE SCHEDULE AND INVENTORY

Background fill colour represents BS 5837 (2012) categories: A Category trees have green backgrounds, B Category trees have light blue backgrounds, C Category trees have grey backgrounds and U Category trees have red backgrounds.

Tree No.	Species	Ht (m)	Single stem diameter at 1.5m (cm)	Est. Dia. *	STEM DIAMETERS (Multi Stem)							Branch Spread (m)				Height above ground (m)	Age class	Notes	Management proposals	BS cat.	RPA area (m²)	RPA radius (m)	
					Multi stemmed trees with 1 - 5 stems (cm)					Multi stemmed trees with 1 - 5 stems combined (cm)	Multi stemmed trees >5 stems												
					1	2	3	4	5		Mean stem dia (cm)	No. of stems	N	E	S								W
G1	Monterey cypress	8	26	-	-	-	-	-	-	-	-	-	3	3	2	2	2	Y	Small, closely spaced unremarkable domestic conifer type planting.	FELL	C1	31	3.1
T2	Willow	9	39	at 1m	-	-	-	-	-	-	-	-	3	5	5	4	2	Y	Small tree, multi stemmed at 1.5m. Poor structural framework.	FELL	C1	69	4.7

ABBREVIATIONS:

Abbreviations	Meaning	Abbreviations	Meaning	Abbreviations	Meaning
T	Individual tree	M	Mature	RPA	Root Protection Area
G	Groups of trees	MA	Maturing	<	Less than
H	Hedge	Y	Young	>	More than

APPENDIX 2: TREE SCHEDULE AND INVENTORY

TREE SCHEDULE GUIDANCE NOTES:

Tree number	Assigned during the site visit and also referenced on the plan in Appendix 1.
Species	Common name and referenced to scientific name in the above list. Where I have some doubt over the actual tree species, the genus will have been noted followed by sp. Where trees are numerous and present in groups, not every individual species may have been noted.
Height	Measurement of total tree height using a laser hypsometer to nearest metre or where clear line of site is not possible then an estimate based on interpolation of heights of nearby measured trees.
Stem diameters	Measurement of stem diameter either at 1.5m above ground (or in accordance with BS guidance where trees have multiple stems) with a forester's girth measuring tape. Diameters followed by asterisk symbol indicate estimated diameters because of access difficulties, presence of ivy or other obstructions. Where trees are present in a group, the tree with the largest stem diameter within the group will have been measured/estimated.
Est. Dia.	Estimated diameters due to access restrictions are indicated with an asterisk
Branch spread	Where appropriate and where ground conditions allow, an estimate of the crown spread at each of the cardinal compass points. Where only part of the site is affected by trees, measurement may be in one or two directions only
Existing height above ground level	Distance in metres to first significant branch or canopy or a height above which crown lifting operations would not be appropriate
Age class	Simplistic estimate of tree age in one of FOUR categories (young, maturing, mature or over mature).
Notes	Although this document is not intended to be a full and detailed report on tree health and safety, any significant structural defects or physiological conditions have been identified where these were visible. Where no entries are recorded, this indicates no observable issues were identified. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during a walkover tree survey and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground.
Management proposals	The inspection of all trees was of a preliminary nature and only defects visible from the ground have been identified. Each individual tree may not have been inspected closely because of access difficulties and only defects visible from the inspection point have been identified. Monitoring may be indicated where tree risk can be adequately managed by increased frequency of site inspections. Further investigation may be indicated where additional data may be required beyond a purely visual assessment. However, a full post development tree inspection is recommended to establish that the trees retained during construction pose acceptable levels of risk once the development has been completed.
BS 5837 (2012) Category	Either U, A, B or C based on the BS 5837 (2012) guidance.
RPA and RPA radius	RPA and RPA radius calculations have been undertaken in accordance with the guidance set out in BS 5837 (2012).

APPENDIX 2: TREE SCHEDULE AND INVENTORY

TREE INVENTORY:

Common Tree Names	Scientific Tree Names		Common Tree Names	Scientific Tree Names
Monterey cypress	<i>Cupressus macrocarpa</i>		Willow	<i>Salix babylonica / x sepulcralis</i> 'Chrysocoma'

APPENDIX 3: BS 5837 (2012) – ASSESSMENT CATEGORIES

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
<u>Category U</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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>			RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
<u>Category A</u> 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)	GREEN
<u>Category B</u> 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	BLUE
<u>Category C</u> 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

APPENDIX 4: QUALIFICATIONS AND EXPERIENCE OF BARRIE DRAPER

- 1 **Qualifications:** I have a BSc degree (with Honours) in Arboriculture from the University of Central Lancashire. I also hold a BTEC Higher National Diploma (HND) in Forestry (Lowland Management), the Arboricultural Association's Technician's Certificate in Arboriculture (Tech Cert), the Royal Forestry Society's Certificate in Arboriculture (Cert Arb) and the National Examinations Board Certificate in Forestry.

- 2 **Career experience:** I began my arboricultural career in 1993 as an arborist with Portsmouth City Council. During my time with the council I worked for both the direct labour organisation and for a private contractor where I obtained valuable hands on experience in all aspects of arboriculture. From 1999 to 2002 I was employed as Senior Arborist by Parchment Housing Group, a housing association based near Portsmouth. I managed the Groups' tree stock on their behalf, carrying out tree inspections and practical management operations. I have also worked in local government, spending time with Thurrock Borough Council in Essex where I was the Tree and Landscape Officer, and with Winchester City Council, where I was Arboricultural Officer for a period of 2 years. During my time working in local government I was responsible for making Tree Preservation Orders, administering applications to work on protected trees and advising on planning applications when trees were considered material constraints on development. Working within a planning environment allowed me to gain valuable experience in the management of trees in development situations and an understanding of the planning process and how it relates to trees. From January 2005 I worked for Barrell Tree Consultancy Ltd advising clients on a wide range of tree related issues. I left the company in September 2008 and set up ecourban ltd, where I am currently the sole practitioner.



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