



**TREE SURVEY,
ARBORICULTURAL IMPACT ASSESSMENT,
TREE PROTECTION PLAN &
ARBORICULTURAL METHOD STATEMENT
Rev:4,**

with regard to proposed development at:

**Land east of Drove Lane,
Main Road, Yapton,
Arundel, BN18 0EB,**

for:

BDW Trading Limited.

Job no. MJC-19-0213

11th October 2021.

Mark Carter

FICFor. MRICS M.Arbor.A Dip. Arb. (RFS),
Managing Director,
MJC Tree Services Limited,
39 School Road,
West Wellow,
ROMSEY,
Hampshire,
SO51 6AR.



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1.0 Instruction

- 1.1 MJC Tree Services Limited have been instructed by Jessica Sparkes of BDW Trading Limited, as follows:

"Re: Development Site Tree Survey & Reports in Accordance With BS5837:2012 at Land east of Drove Lane, Main Road, Yapton, Arundel, BN18 0EB.

To visit the above site and carry out the following:

- *To carry out a ground level and visual survey of trees on and adjacent to the site that are identified for survey and assessment under the criterion given in British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' (BS5837:2012):*
- *To draw up a Tree Constraints Plan and tree survey schedule in accordance with BS5837:2012, using as a base plan a positionally accurate topographical survey of the site, showing all tree stems on and immediately adjacent to the site, existing site features and spot levels, that will need to be supplied as a .dwg (AutoCAD) file to the above office before the survey can be undertaken:*
- *To discuss the proposed development of the site with the design team in the light of the identified tree constraints with a view to arriving at a proposed layout and construction methodology that is acceptable in arboricultural planning terms:*
- *To draw up a combined Tree Protection Plan and Arboricultural Method Statement for the proposed development at the above property that will be sufficient to discharge planning condition no. 8 attached to the Arun District Council grant of planning permission reference Y/92/17/OUT N.B. the finalised layout plan will need to be supplied as a .dwg (AutoCAD) file to the above office before this element can be completed:*
- *To discuss the content of the Tree Protection Plan and Arboricultural Method Statement with the design team and site contractor(s) as necessary to arrive at a workable solution to the tree protection requirements of the site:*
- *To combine these elements into a single report:*
- *To supply the completed report in an electronic format as a .PDF file, with the plans available as .dwg (AutoCAD) files."*

2.0 Qualifications and Caveats

- 2.1 The author of this report is a:

- Fellow of the Institute of Chartered Foresters:
- Chartered Arboriculturist:
- Chartered Surveyor:
- Registered Consultant of the Institute of Chartered Foresters.
- Professional Member of the Arboricultural Association:

He also holds the Royal Forestry Society's Professional Diploma in Arboriculture and has over 27 years experience in UK arboriculture. A full CV and CPD record are available as a .pdf file upon request to the above office.

- 2.2 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations.
- 2.3 Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked on a regular basis, preferably at least once every eighteen months in high use areas. The conclusions and recommendations in this report are based only on the observations made by the author during the tree survey.
- 2.4 This report is for the sole use of the above named client and refers only to those trees identified within. It may not be reproduced in whole or in part, or sold, lent, hired out or divulged to any third party not directly involved in the subject matter, without our consent. Use by any other person(s) in attempting to apply its contents for any purpose other than stated in this report renders the report invalid for that purpose.
- 2.5 This report is supplied subject to our terms and conditions in force at the time of our instruction by the client.

3.0 Introduction

- 3.1 This report is presented largely in the form of annotated plans with a tree survey schedule that are intended to be read in the sequence they are presented, cross referencing as instructed in the annotations.
 - 3.1.1 The reason for this graphical form of presentation is to make its interpretation easier by the greater design team and the demolition/construction team. These teams work in a graphical environment, and if the arboricultural reports involved in the design and demolition/construction processes are to be easily interpreted by these teams they must also be presented in a graphical environment. To do otherwise would create an unhelpful disconnect between the arboricultural information and the design and demolition/construction teams. It also allows the report and the proposed development to be assessed on site by officers of the Local Planning Authority (LPA) whilst referencing a small number of single page documents, thereby avoiding the need to keep flicking backwards and forwards through a written report whilst holding open a large site plan.
 - 3.1.2 The layout and order of the plans and schedule are intended to illustrate a logical progression from the existing site (Tree Survey Plan and Tree Survey Schedule), through the proposed development, its impact on the trees in terms of tree losses, the establishment of conflicts with the retained trees and how these conflicts will be resolved in principle (Arboricultural Impact Assessment), to the specific tree protection measures and methodologies required (Tree Protection Plan and Arboricultural Method Statement).

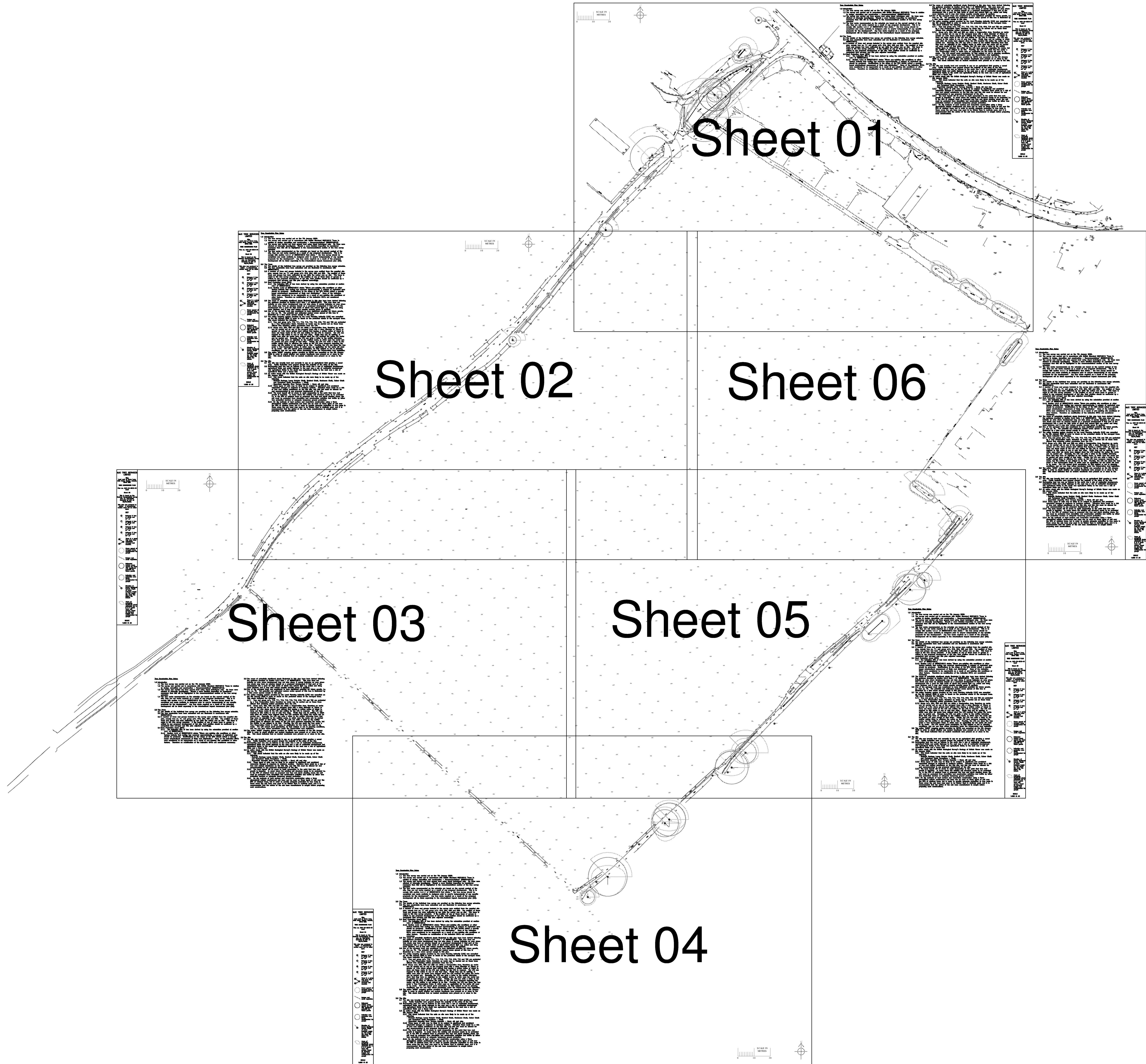
- 3.2 The tree works recommended in the tree survey schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "*...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development*". The tree works required as a result of the proposed development are detailed in the Arboricultural Impact Assessment plan.
- 3.3 Planning condition no. 8 states:
"Prior to the commencement of each phase of the development an Arboricultural Method Statement and Tree Protection Plan shall be submitted for that phase to and approved in writing by the Local Planning Authority and the development shall be undertaken in strict accordance with the details so approved."
This report, and specifically the plan forming section 7.0 below, is intended to meet the requirements of this condition.

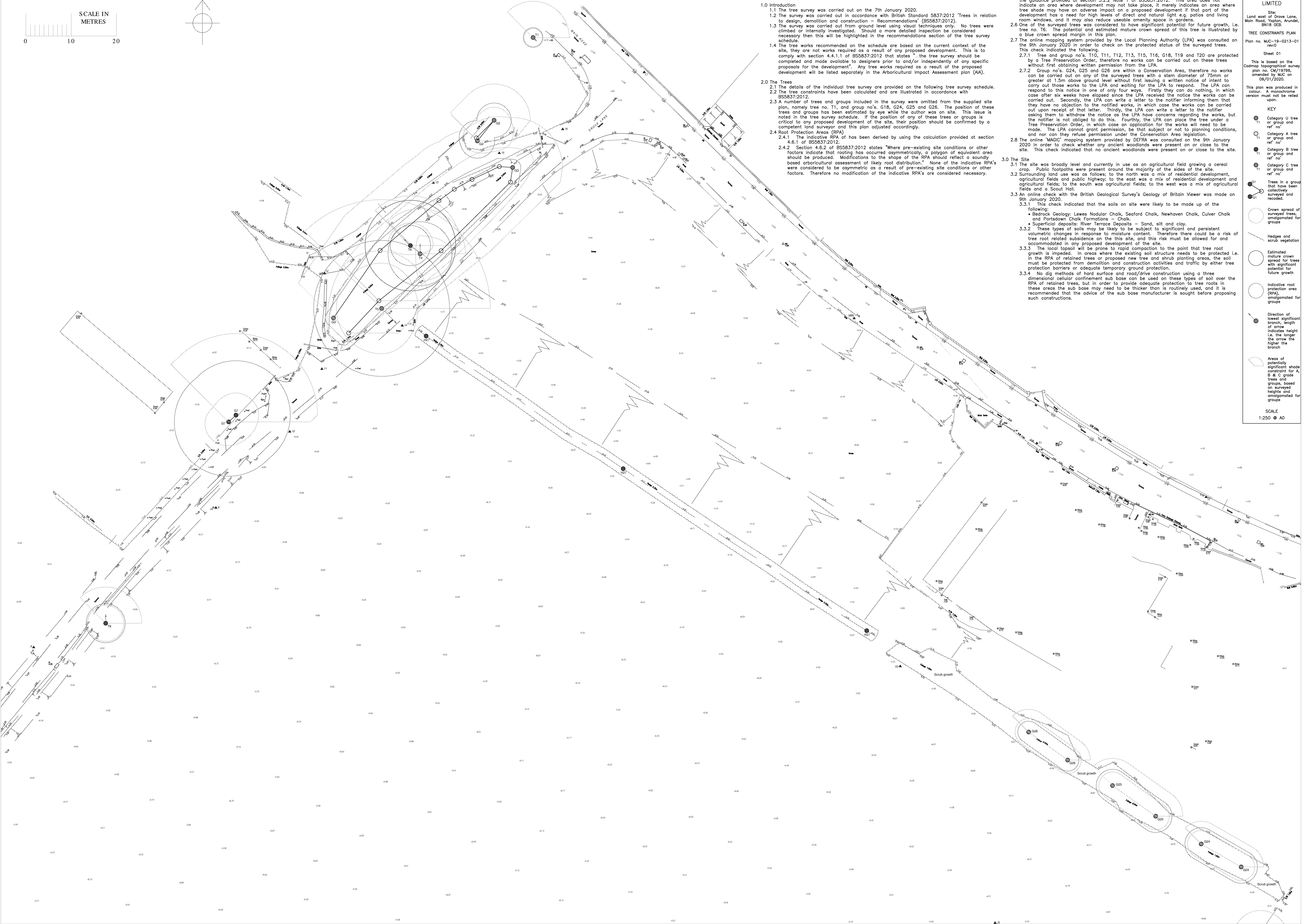
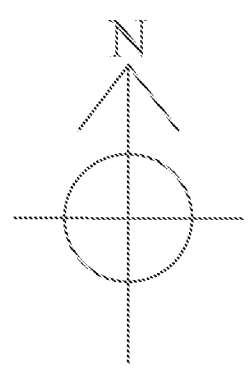
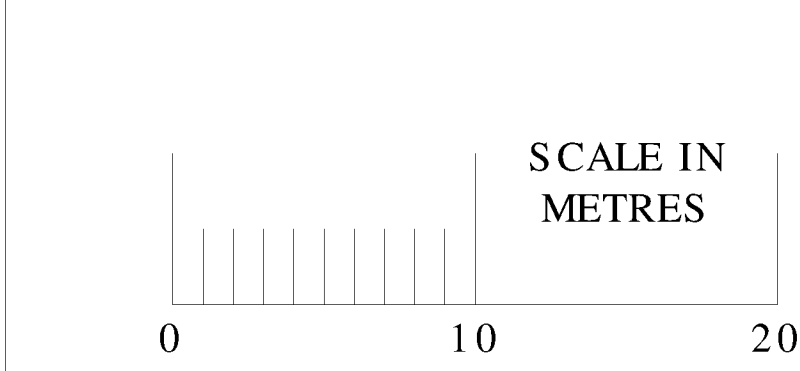
Mark Carter

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4.0 Tree Constraints Plan





Tree Constraints Plan Notes

- 1.0 Introduction
- 1.1 The tree survey was carried out on the 7th January 2020.
- 1.2 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837:2012).
- 1.3 The survey was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be considered necessary then this will be highlighted in the recommendations section of the tree survey schedule.
- 1.4 The tree works recommended on the schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". Any tree works required as a result of the proposed development will be listed separately in the Arboricultural Impact Assessment plan (AIA).
- 2.0 The Trees
- 2.1 The details of the individual tree survey are provided on the following tree survey schedule.
- 2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012.
- 2.3 A number of trees and groups included in the survey were omitted from the supplied site plan, namely tree no. T1, and group no's. G18, G24, G25 and G26. The position of these trees and groups has been estimated by eye while the author was on site. This issue is noted in the tree survey schedule. If the position of any of these trees or groups is critical to any proposed development of the site, their position should be confirmed by a competent land surveyor and this plan adjusted accordingly.
- 2.4 Root Protection Areas (RPA)
- 2.4.1 The indicative RPA of has been derived by using the calculation provided at section 4.6.1 of BS5837:2012.
- 2.4.2 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution." None of the indicative RPA's were considered to be asymmetric as a result of pre-existing site conditions or other factors. Therefore no modification of the indicative RPA's are considered necessary.

- 2.5 The areas of potentially significant shade illustrated in this plan have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens.
- 2.6 One of the surveyed trees was considered to have significant potential for future growth, i.e. tree no. T6. The potential and estimated mature crown spread of this tree is illustrated by a blue crown spread margin in this plan.
- 2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 9th January 2020 in order to check on the protected status of the surveyed trees. This check indicated the following:
- 2.7.1 Tree and group no's. T10, T11, T12, T13, T15, T16, G18, T19 and T20 are protected by a Tree Preservation Order, therefore no works can be carried out on these trees without first obtaining written permission from the LPA.
- 2.7.2 Group no's. G24, G25 and G26 are within a Conservation Area, therefore no works can be carried out on any of the surveyed trees with a stem diameter of 75mm or greater at 1.5m above ground level without first issuing a written notice of intent to carry out these works to the LPA and waiting for the LPA to respond. The LPA can respond to this notice in one of only four ways. Firstly they can do nothing, in which case after six weeks have elapsed since the LPA received the notice the works can be carried out. Secondly, the LPA can write a letter to the notifier informing them that they have no objection to the notified works, in which case the works can be carried out upon receipt of that letter. Thirdly, the LPA can write a letter to the notifier asking them to withdraw the notice as the LPA have concerns regarding the works, but the notifier is not obliged to do this. Fourthly, the LPA can place the tree under a Tree Preservation Order, in which case an application for the works will need to be made. The LPA cannot grant permission, be that subject or not to planning conditions, and nor can they refuse permission under the Conservation Area legislation.
- 2.8 The online 'MAGIC' mapping system provided by DEFRA was consulted on the 9th January 2020 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that no ancient woodlands were present on or close to the site.
- 3.0 The Site
- 3.1 The site was broadly level and currently in use as an agricultural field growing a cereal crop. Public footpaths were present around the majority of the sides of the site.
- 3.2 Surrounding land use was as follows; to the north was a mix of residential development, agricultural fields and public highway; to the east was a mix of residential development and agricultural fields; to the south was agricultural fields; to the west was a mix of agricultural fields and a Scout Hall.
- 3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on 9th January 2020.
- 3.3.1 This check indicated that the soils on site were likely to be made up of the following:
- Bedrock Geology: Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portland Chalk Formations - Chalk.
 - Superficial deposits: River Terrace Deposits - Sand, silt and clay.
- 3.3.2 These types of soils may be likely to be subject to significant and persistent volumetric changes in response to moisture content. Therefore there could be a risk of tree root related subsidence on the this site, and this risk must be allowed for and accommodated in any proposed development of the site.
- 3.3.3 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.
- 3.3.4 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

MJC TREE SERVICES LIMITED

Site:
Land east of Drove Lane,
Main Road, Totton, Arundel,
BN18 0EB.

TREE CONSTRAINTS PLAN

Plan no. MJC-19-0213-01
rev0

Sheet 01

This is based on the
Cotnam Topographical Survey
plan no. CM/19786,
amended by MJC on
09/01/2020.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

- T1 Category U tree or group and ref' no
- T1 Category A tree or group and ref' no
- T1 Category B tree or group and ref' no
- T1 Category C tree or group and ref' no
- T1 Trees in a group that have been collectively surveyed and recorded.
- Crown spread of surveyed trees, amalgamated for groups
- Hedges and scrub vegetation
- Estimated mature crown spread for trees with significant potential for future growth
- Indicative root protection area (RPA), amalgamated for groups
- Direction of lowest significant branch, length of arrow indicates height i.e. the longer the arrow the higher the branch
- Areas of potentially significant shade constraint for A, B & C grade trees and groups, based on surveyed heights and amalgamated for groups

SCALE
1:250 @ A0

MJC TREE SERVICES LIMITED

Site:
Land east of Drove Lane,
Main Road, Yaxton, Arundel,
BN18 0EB.

TREE CONSTRAINTS PLAN

Plan no. MJC-19-0213-01
rev 0

Sheet 02

This is based on the
Cadmap topographical survey
plan no. CM/19756,
amended by MJC on
09/01/2020.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

T1

Category U tree
or group and
ref. no.

T1

Category A tree
or group and
ref. no.

T1

Category B tree
or group and
ref. no.

T1

Category C tree
or group and
ref. no.

G1

G1

Trees in a group
that have been
collectively
surveyed and
recorded.

Crown spread of
surveyed trees,
amalgamated for
groups

Hedges and
scrub vegetation

Estimated
mature crown
spread for trees
with significant
potential for
future growth

Indicative root
protection area
(RPA),
amalgamated for
groups

Direction of
lowest significant
branch, length of
arrow
indicates height
i.e. the longer
the arrow the
higher the
branch

Areas of
potentially
significant shade
constraint for A,
B & C grade
trees and
groups, based
on surveyed
heights and
amalgamated for
groups

SCALE

1:250

A0

Tree Constraints Plan Notes

1.0 Introduction

1.1 The tree survey was carried out on the 7th January 2020.

1.2 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).

1.3 The survey was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be considered necessary then this will be highlighted in the recommendations section of the tree survey schedule.

1.4 The tree works recommended on the schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". Any tree works required as a result of the proposed development will be listed separately in the Arboricultural Impact Assessment plan (AIA).

2.0 The Trees

2.1 The details of the individual tree survey are provided on the following tree survey schedule.

2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012.

2.3 A number of trees and groups included in the survey were omitted from the supplied site plan, namely tree no. T1, and group no's G18, G24, G25 and G26. The position of these trees and groups has been estimated by eye while the author was on site. This issue is noted in the tree survey schedule. If the position of any of these trees or groups is critical to any proposed development of the site, their position should be confirmed by a competent land surveyor and this plan adjusted accordingly.

2.4 Root Protection Areas (RPA)

2.4.1 The indicative RPA of has been derived by using the calculation provided at section 4.6.1 of BS5837:2012.

2.4.2 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution." None of the indicative RPA's were considered to be asymmetric as a result of pre-existing site conditions or other factors. Therefore no modification of the indicative RPA's are considered necessary.

2.5 The areas of potentially significant shade illustrated in this plan have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens.

2.6 One of the surveyed trees was considered to have significant potential for future growth, i.e. tree no. T6. The potential and estimated mature crown spread of this tree is illustrated by a blue crown spread margin in this plan.

2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 9th January 2020 in order to check on the protected status of the surveyed trees. This check indicated the following.

2.7.1 Tree and group no's. T10, T11, T12, T13, T15, T16, G18, T19 and T20 are protected by a Tree Preservation Order, therefore no works can be carried out on these trees without first obtaining written permission from the LPA.

2.7.2 Group no's. G24, G25 and G26 are within a Conservation Area, therefore no works can be carried out on any of the surveyed trees with a stem diameter of 75mm or greater at 1.5m above ground level without first issuing a written notice of intent to carry out those works to the LPA and waiting for the LPA to respond. The LPA can respond to this notice in one of only four ways. Firstly they can do nothing, in which case after six weeks have elapsed since the LPA received the notice the works can be carried out. Secondly, the LPA can write a letter to the notifier informing them that they have no objection to the notified works, in which case the works can be carried out upon receipt of that letter. Thirdly, the LPA can write a letter to the notifier asking them to withdraw the notice as the LPA have concerns regarding the works, but the notifier is not obliged to do this. Fourthly, the LPA can place the tree under a Tree Preservation Order, in which case an application for the works will need to be made. The LPA cannot grant permission, be that subject or not to planning conditions, and nor can they refuse permission under the Conservation Area legislation.

2.8 The online 'MAGIC' mapping system provided by DEFRA was consulted on the 9th January 2020 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that no ancient woodlands were present on or close to the site.

3.0 The Site

3.1 The site was broadly level and currently in use as an agricultural field growing a cereal crop. Public footpaths were present around the majority of the sides of the site.

3.2 Surrounding land use was as follows; to the north was a mix of residential development, agricultural fields and public highway; to the east was a mix of residential development and agricultural fields; to the south was agricultural fields; to the west was a mix of agricultural fields and a Scout Hall.

3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on 9th January 2020.

3.3.1 This check indicated that the soils on site were likely to be made up of the following:

- Bedrock Geology: Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portadown Chalk Formations – Chalk.
- Superficial deposits: River Terrace Deposits – Sand, silt and clay.

3.3.2 These types of soils may be likely to be subject to significant and persistent volumetric changes in response to moisture content. Therefore there could be a risk of tree root related subsidence on this site, and this risk must be allowed for and accommodated in any proposed development of the site.

3.3.3 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.

3.3.4 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

MJC Tree Services Limited - Rep BS5837 TS AIA TPP AMS MJC-19-0213 revd Drove Lane 11 10 21

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MJC TREE SERVICES LIMITED

Site:
Land east of Dove Lane,
Main Road, Yoston, Arundel,
BN18 0EB.

TREE CONSTRAINTS PLAN

Plan no. MJC-19-0213-01
rev:0

Sheet 03

This is based on the
Cadmap topographical survey
plan no. CM/19736,
amended by MJC on
09/01/2020.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

T1

Category U tree
or group and
ref. no.

T1

Category A tree
or group and
ref. no.

T1

Category B tree
or group and
ref. no.

T1

Category C tree
or group and
ref. no.

G1

G1

Trees in a group
that have been
collectively
surveyed and
recorded.

Crown spread of
surveyed trees,
amalgamated for
groups

Hedges and
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Indicative root
protection area
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amalgamated for
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Direction of
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branch, length of
arrow
indicates height
i.e. the longer
the arrow the
higher the
branch

Areas of
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constraint for A,
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heights and
amalgamated for
groups

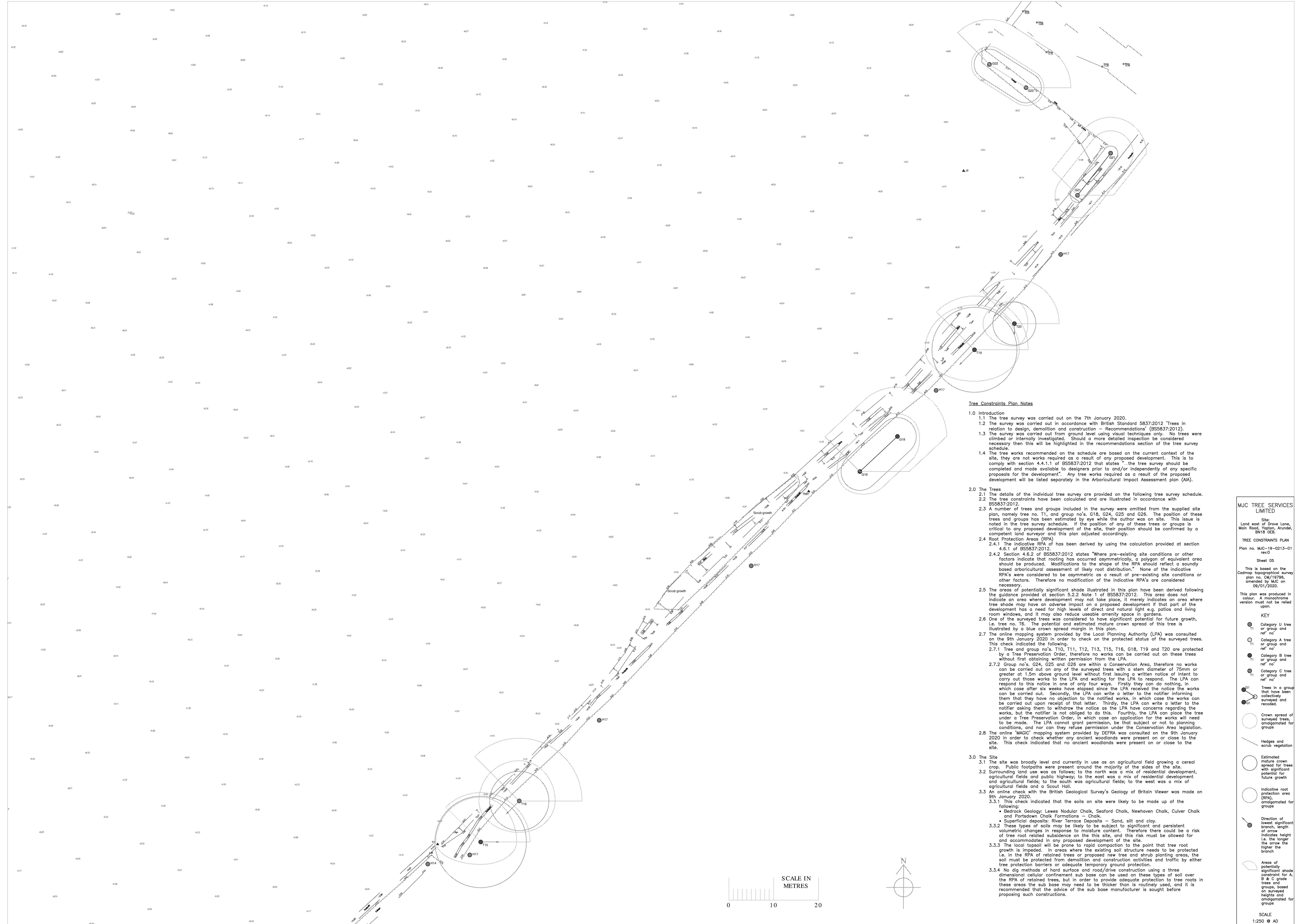
SCALE
1:250

A0

The figure is a detailed 'Tree Constraints Plan' for a site located east of Dove Lane, Main Road, Yoston, Arundel, BN18 0EB. The plan is a monochrome version of a color survey. It shows a large area of land with numerous trees and groups of trees. The trees are categorized into U, A, B, and C grades, with their respective reference numbers (e.g., T1, G1) indicated. The plan includes a key explaining the symbols used: tree categories, crown spread, hedges, estimated mature crown spread, indicative root protection areas (RPA), direction of lowest significant branch, and areas of potentially significant shade constraint. A scale bar indicates 1:250, and a north arrow is present. The plan also includes a 'Tree Constraints Plan Notes' section with 10 numbered points. The notes cover the survey date (7th January 2020), the survey method (visual techniques only), the survey schedule, the tree constraints, the tree constraints, the tree constraints, the tree constraints, the tree constraints, the tree constraints, the tree constraints, the tree constraints, and the tree constraints. The plan is a technical drawing that provides a comprehensive overview of the tree constraints on the site.

MJC Tree Services Limited - Reg BS5837 TS AIA TPP AMS MJC-19-0213 revd Dove Lane 11 10 21

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Tree Constraints Plan Notes

- 1.0 Introduction
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- 2.6 One of the considered to have significant potential for future growth, i.e. tree no. T6. The potential and estimated mature crown spread of this tree is illustrated by a blue crown spread margin in this plan.
- 2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 8th January 2020 in order to check on the protected status of the surveyed trees. This check indicated the following.
- 2.7.1 Tree and group no's. T10, T11, T12, T13, T15, T16, G18, T19 and T20 are protected by a Tree Preservation Order, therefore no works can be carried out on these trees without first obtaining written permission from the LPA.
- 2.7.2 Group no's. G24, G25 and G26 are within a Conservation Area, therefore no works can be carried out on any of the surveyed trees with a stem diameter of 75mm or greater at 1.5m above ground level without first issuing a written notice of intent to carry out those works to the LPA and waiting for the LPA to respond. The LPA can respond to this notice in one of only four ways. Firstly they can do nothing, in which case after six weeks have elapsed since the LPA received the notice the works can be carried out. Secondly, the LPA can write a letter to the notifier informing them that they have no objection to the notified works, in which case the works can be carried out upon receipt of that letter. Thirdly, the LPA can write a letter to the notifier asking them to withdraw the notice as the LPA have concerns regarding the works, but the notifier is not obliged to do this. Fourthly, the LPA can place the tree under a Tree Preservation Order, in which case an application for the works will need to be made. The LPA cannot grant permission, be that subject or not to planning conditions, and nor can they refuse permission under the Conservation Area legislation.
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- 3.0 The Site
- 3.1 The site was broadly level and currently in use as an agricultural field growing a cereal crop. Public footpaths were present around the majority of the sides of the site.
- 3.2 Surrounding land use was as follows; to the north was a mix of residential development, agricultural fields and public highway; to the east was a mix of residential development and agricultural fields; to the south was agricultural fields; to the west was a mix of agricultural fields and a Scout Hall.
- 3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on 8th January 2020.
- 3.3.1 This check indicated that the soils on site were likely to be made up of the following:
- Bedrock Geology: Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portdown Chalk Formations – Chalk.
 - Superficial deposits: River Terrace Deposits – Sand, silt and clay.
- 3.3.2 These types of soils may be likely to be subject to significant and persistent volumetric changes in response to moisture content. Therefore there could be a risk of tree root related subsidence on the site, and this risk must be allowed for and accommodated in any proposed development of the site.
- 3.3.3 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.
- 3.3.4 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

MJC TREE SERVICES LIMITED

Site:
Land east of Drove Lane,
Main Road, Yapton, Arundel,
BN15 6EL

TREE CONSTRAINTS PLAN

Plan no. MJC-19-0213-01
rev'd

Sheet 05

This is based on the
Cadmast topographical survey
plan no. CM/19796,
amended by MJC on
09/01/2020.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

- Category U tree or group and ref' no
- Category A tree or group and ref' no
- Category B tree or group and ref' no
- Category C tree or group and ref' no
- Trees in a group that have been collectively surveyed and recorded.
- Crown spread of surveyed trees, amalgamated for groups
- Hedges and scrub vegetation
- Estimated mature crown spread for trees with significant potential for future growth
- Indicative root protection area (RPA), amalgamated for groups
- Direction of lowest significant branch, length of crown indicates height i.e. the longer the arrow the higher the branch
- Area of potentially significant shade constraint for A, B & C grade trees and groups, based on surveyed heights and amalgamated for groups

SCALE
1:250 @ A0



Tree Constraints Plan Notes

- 1.0 Introduction
- 1.1 The tree survey was carried out on the 7th January 2020.
- 1.2 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).
- 1.3 The survey was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be considered necessary then this will be highlighted in the recommendations section of the tree survey schedule.
- 1.4 The tree works recommended on the schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". Any tree works required as a result of the proposed development will be listed separately in the Arboricultural Impact Assessment plan (AIA).
- 2.0 The Trees
- 2.1 The details of the individual tree survey are provided on the following tree survey schedule.
- 2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012.
- 2.3 A number of trees and groups included in the survey were omitted from the supplied site plan, namely tree no. 11, and group no's G18, G24, G25 and G26. The position of these trees and groups has been estimated by eye while the author was on site. This issue is noted in the tree survey schedule. If the position of any of these trees or groups is critical to any proposed development of the site, their position should be confirmed by a competent land surveyor and this plan adjusted accordingly.
- 2.4 Root Protection Areas (RPA)
- 2.4.1 The indicative RPA of has been derived by using the calculation provided at section 4.6.1 of BS5837:2012.
- 2.4.2 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution." None of the indicative RPA's were considered to be asymmetric as a result of pre-existing site conditions or other factors. Therefore no modification of the indicative RPA's are considered necessary.
- 2.5 The areas of potentially significant shade illustrated in this plan have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens.
- 2.6 One of the surveyed trees was considered to have significant potential for future growth, i.e. tree no. 16. The potential and estimated mature crown spread of this tree is illustrated by a blue crown spread margin in this plan.
- 2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 9th January 2020 in order to check on the protected status of the surveyed trees. This check indicated the following:
- 2.7.1 Tree and group no's T10, T11, T12, T13, T15, T16, G18, T19 and T20 are protected by a Tree Preservation Order, therefore no works can be carried out on these trees without first obtaining written permission from the LPA.
- 2.7.2 Group no's G24, G25 and G26 are within a Conservation Area, therefore no works can be carried out on any of the surveyed trees with a stem diameter of 75mm or greater at 1.5m above ground level without first issuing a written notice of intent to carry out these works to the LPA and waiting for the LPA to respond. The LPA can respond to this notice in one of only four ways. Firstly they can do nothing, in which case after six weeks have elapsed since the LPA received the notice the works can be carried out. Secondly, the LPA can write a letter to the notifier informing them that they have no objection to the notified works, in which case the works can be carried out upon receipt of that letter. Thirdly, the LPA can write a letter to the notifier asking them to withdraw the notice as the LPA have concerns regarding the works, but the notifier is not obliged to do this. Fourthly, the LPA can place the tree under a Tree Preservation Order, in which case an application for the works will need to be made. The LPA cannot grant permission, be that subject or not to planning conditions, and nor can they refuse permission under the Conservation Area legislation.
- 2.8 The online 'MAGIC' mapping system provided by DEFRA was consulted on the 9th January 2020 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that no ancient woodlands were present on or close to the site.
- 3.0 The Site
- 3.1 The site was broadly level and currently in use as an agricultural field growing a cereal crop. Public footpaths were present around the majority of the sides of the site.
- 3.2 Surrounding land use was as follows; to the north was a mix of residential development, agricultural fields and public highway; to the east was a mix of residential development and agricultural fields; to the south was agricultural fields; to the west was a mix of agricultural fields and a Scout Hall.
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- Bedrock Geology: Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portdown Chalk Formations – Chalk.
 - Superficial deposits: River Terrace Deposits – Sand, silt and clay.
- 3.3.2 These types of soils may be likely to be subject to significant and persistent volumetric changes in response to moisture content. Therefore there could be a risk of tree root related subsidence on this site, and this risk must be allowed for and accommodated in any proposed development of the site.
- 3.3.3 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.
- 3.3.4 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

MJC TREE SERVICES LIMITED

Site:
Land east of Drove Lane,
Main Road, Yapton, Arundel,
BN18 5EL

TREE CONSTRAINTS PLAN

Plan no. MJC-19-0213-01
rev0

Sheet 06

This is based on the
Cadmast topographical survey
plan no. CM/19796,
amended by MJC on
09/01/2020.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

T1

Category U tree
or group and
ref' no'

T1

Category A tree
or group and
ref' no'

T1

Category B tree
or group and
ref' no'

T1

Category C tree
or group and
ref' no'

G1

Trees in a group
that have been
collectively
surveyed and
recorded.

G1

Crown spread of
surveyed trees,
amalgamated for
groups

G1

Hedges and
scrub vegetation

G1

Estimated
mature crown
spread for trees
with significant
potential for
future growth

G1

Indicative root
protection area
(RPA),
amalgamated for
groups

G1

Direction of
lowest significant
branch, length
of crown
indicates height
i.e. the longer
the arrow the
higher the
branch

G1

Area of potentially
significant shade
constraint for A,
B & C grade
trees and
groups, based
on surveyed
heights and
amalgamated for
groups

SCALE

1:250

A0

MJC Tree Services Limited - Reg BS5837 TS AIA TPP AMS MJC-19-0213 revd Drove Lane 11 10 21

13 of 44

5.0 Tree Survey Schedule

TREE SURVEY SCHEDULE

Key:

- **Ht** = Height estimated in metres.
- **Stem Diam** = Stem or trunk diameter, measured and calculated in accordance with Annex C and section 4.6 of BS5837:2012.
 - **oi** = Measurement taken over ivy, which is likely to produce an exaggerated figure.
- **Crown Spread** = Crown spread to the cardinal points in metres, measured by pacing.
- **1st significant branch ht' & direction** = First significant branch height in metres and direction of growth e.g. N = North.
- **Crown base ht'** = Minimum distance between surrounding ground level at the trunk base and the base of the main crown, estimated by eye in metres.
- **Life stage** is chosen from the four following categories;
 - Y = Young;
 - SM = Semi mature;
 - EM = Early mature;
 - M = Mature;
 - OM = Over Mature.
- **General observations** = Particularly of structural and/or physiological condition, significant features and defects, and the effect these may have on the health, stability and safe retention of the tree.
- **Preliminary management recommendations** = any significant works identified as necessary in the current context, and not taking into account any development of the site..
- **Rem' cont'** = an estimate, in years, of the remaining period over which the tree can be retained at an acceptable level of risk whilst still providing significant amenity benefits with no significant management intervention.
- **Reten' Cat'** = Desirability for retention category. Refers to BS5837:2012 which categorises trees on development sites into one of four categories – A, B, C or U, A being very good and U meaning that felling is appropriate regardless of any proposals. The suffix 1, 2 or 3 refers to a subcategory relating to tree, landscape or cultural/ecological values respectively.
- **AGL** = Above ground level
- **#** = Estimated dimension.
- **TYP** = Typical dimension where several are present.
- **n/a** = Not applicable.
- **n/k** = Not known.

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Elm	8	180	1	2	2	2	2	1.3	SE	1.3	Y	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was part of the roadside hedgerow. - However, it was considered likely that it would succumb to Dutch Elm Disease within the next 10-20 years at least, therefore the long term survival of this tree was not anticipated.	- No works currently identified. - RPA: radius = 2.2 metre; area = 15 square metres.	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G2	Hawthorn and Elm	8	320 max	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	Y-SM	- The linear group comprised an overgrown section of hedge that had become dominated by two Elm trees. - However, it was considered likely that it would succumb to Dutch Elm Disease within the next 10-20 years at least, therefore the long term survival of this group was not anticipated.	- No works currently identified. - RPA per individual: radius = 3.8 metre; area = 46 square metres.	10-20	C1
G3	Elm	11 max	150 typical	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	Y	It was considered likely that the group would succumb to Dutch Elm Disease within the next 10-20 years at least, therefore the long term survival of this group was not anticipated.	- No works currently identified. - RPA per individual: radius = 1.8 metre; area = 10 square metres.	10-20	C1
T4	Holm Oak	10	450 + 380 = 589 mean	2	4	7	6	1	3.2	N	1.3	SM	Extensive lower trunk decay was present making the long term and adequately safe retention of this tree unlikely.	- Monitor and assess condition at 18-monthly intervals, especially the extent of basal decay in the trunks. - RPA: radius = 7.1 metre; area = 157 square metres.	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T5	Poplar	24	1700 #	1	10	8	10	10 #	4	SE	4	M	- Access around the tree was impeded by dense vegetation, therefore some measurements and assessments used were estimates made from a distance. - The tree was heavily covered in Ivy, both live and dead, which greatly restricted the extent of visual survey possible, particularly of the trunk and the lower parts of the first order branches. - The crown had been heavily reduced in the past and had regrown strongly, although significant quantities of small diameter deadwood were now present in the outer crown. - On the north eastern side of the central stem at a height of approximately 7 metres above ground level was a large wound where a branch had broken out in the past. The wood exposed was bleached and seemed to be beginning to decay. - The tree was prominently visible from the public highway but given the age and the noted propensity of this species to branch breakage in maturity, the long term retention of this tree was not anticipated.	- Monitor and assess condition at 18 monthly intervals, taking care to assess the danger posed by this tree to the nearby road and approved residential development of the site. - RPA: radius = 15 metre; area = 707 square metres.	10-20	C1
T6	Holm Oak	11	370	1	5	5	2	5	0.2	NW	0.2	SM	- The tree has potential for future growth. - The tree was set back from the public highway within a surrounding group and was therefore of limited public visual amenity value. - However, its public visual amenity value may increase in the future as a result of its future growth and the inevitable demise of the surrounding Elm trees.	- No works currently identified. - RPA: radius = 4.4 metre; area = 62 square metres.	40+	B1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G7	Leyland Cypress	18#	1000 #	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	2	EM	- The group was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. - The group comprised 2 individuals that had grown up to form a single, unified and mutually interdependent crown. - The group was large enough to be visible from the public highway but set far enough back to not be a prominent individual. - Therefore, the group was of limited public visual amenity value.	- No works currently identified. - RPA per individual: radius = 12.0 metre; area = 452 square metres.	20-40	B1
T8	Holly	8	100 typical	13#	4	4	4	4	0.1	N	0	EM	- The tree was multi stemmed from ground level and seemed centred on a dead and decayed central stem, suggesting that the original tree had long since died back and new growth had arisen from the base to form the existing tree. - The tree was set well back from the public highway and was therefore of limited public visual amenity value.	- No works currently identified. - RPA: radius = 4.3 metre; area = 59 square metres.	20-40	B1
T9	Holly	8	200#	1	4	5	4	2	3	N	0	EM	- Close access to the base of the tree was not possible due to dense surrounding undergrowth. Therefore, the trunk diameter was estimated by eye. - The upper crown was becoming sparse and was slightly deformed as a result of past storm damage and a thicket of Brambles was developing around the base. - This reduced vitality could be indicating the slow dieback of the main tree. However, some basal sucker stems were present and it seemed likely that these could ultimately regrow in the way that they have with tree no. T8.	- No works currently identified. - RPA: radius = 2.4 metre; area = 18 square metres.	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T10	Hawthorn	7	350#	1	5	5	5	5	1.1	N	0.5	M	- The tree was heavily covered with Ivy which restricted the extent of visual survey possible and access to the trunk base. - Therefore, some estimates used were estimates. - Extensive basal trunk decay was present, making the long term retention of the tree unlikely.	- Monitor and assess condition on an 18-monthly basis and assess the risk this tree poses to the nearby footpath. - RPA: radius = 4.2 metre; area = 55 square metres.	10-20	C1
T11	Common Oak	15	1000 #	1	7	11	12	10	3.5	S	1	EM	- Access to the trunk base was impeded by dense surrounding undergrowth, therefore, the trunk diameter has been estimated by eye. - The tree was heavily covered in Ivy which restricted the extent of visual survey possible. - The tree was a prominent boundary feature large enough to be seen from several public vantage points at distance from the site. - Therefore, the tree was considered to be of some public visual amenity value.	- No works currently identified. - RPA: radius = 12.0 metre; area = 452 square metres.	40+	B2
T12	Common Oak	10	700#	1	1	9	11	7	4	SE	2	EM	See comments made for tree no. T13.	- See recommendations made for tree no. T13. - RPA: radius = 8.4 metre; area = 222 square metres.	20-40	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T13	Common Oak	12	850#	1	10	10	7	11	3	S	1.5	EM	- The tree formed a unified and mutually interdependent crown structure with that of the immediately adjacent tree no. T12 and they should therefore be regarded in visual terms as a single entity. - T12 was heavily asymmetric as a result of competition for light and space with T13. However, this is not an unusual situation for this species of tree. - Collectively, the two trees formed a prominent boundary feature large enough to be seen from several public vantage points at distance. - Therefore, they were of some public visual amenity value.	- No works currently identified. - RPA: radius = 10.0 metre; area = 327 square metres.	40+	B2
H14	Predominantly Elm and Hawthorn with some Bramble and Dogwood	12 max	180 max	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	Y-EM	- The hedge was an overgrown feature becoming gappy at the bottom. - Individual Elm trees had grown into distinct small trees and were considered very likely to succumb to Dutch Elm Disease in the foreseeable future. - Some dead stems were present within the hedge and these were most likely Elm stems that had died in the past. - The hedge divided a verdant division between the main site and the neighbouring field. - However, if it was to be maintained as a boundary feature, it would be necessary to re-lay this hedge.	- Consider laying the hedge in a traditional manner to form a dense boundary screen and manage thereafter as a hedgerow through regular clipping. - RPA per individual: radius = 2.2 metre; area = 15 square metres.	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T15	Common Oak	11	850 oi	1	10	8	5	10	4.5	E	5	EM	- The tree was large enough to be visible from several public vantage points at a distance. - Therefore, it was of some public visual amenity value. - Minor deadwood was present in the lower and inner crown as is commonly the case in this species. - The trunk was becoming covered in ivy which was beginning to restrict the extent of visual survey possible.	- No works currently identified. - RPA: radius = 10.2 metre; area = 327 square metres.	40+	B2
T16	Ash	14	300# + 280# + 270# + 200# + 150# = 551 mean	5	9	8#	7	9	2	SW	1	EM	- The tree was multi stemmed from just above ground level, mostly likely as a result of past coppice or hedgerow management. - This multi stemmed structure had given rise to potentially weak basal forks. - Given the presence of these potentially weak basal forks and the fact that current Government guidance is that 75% of all native Ash trees in the UK will be dead as a result of Chalara Ash Dieback within the next 10 years, the long term retention of this tree is considered very unlikely.	- Monitor and assess condition on a 6-monthly basis. - Fell at the first signs of Chalara Ash Dieback. - RPA: radius = 6.6 metre; area = 137 square metres.	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
H17	Predominantly Elm and Hawthorn with some Bramble and Dogwood	12 max	180 max	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	Y-EM	- The hedge was an overgrown feature becoming gappy at the bottom. - Individual Elm trees had grown into distinct small trees and were considered very likely to succumb to Dutch Elm Disease in the foreseeable future. - Some dead stems were present within the hedge and these were most likely Elm stems that had died in the past. - The hedge divided a verdant division between the main site and the neighbouring field. - However, if it was to be maintained as a boundary feature, it would be necessary to re-lay this hedge.	- Consider laying the hedge in a traditional manner to form a dense boundary screen and manage thereafter as a hedgerow through regular clipping. - RPA per individual: radius = 2.2 metre; area = 15 square metres.	10-20	C1
G18	Field Maple	11 max	350 typical	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0.5	EM	- The group was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst on site. If the position of this group becomes critical to any proposed development of the site, the position of this group should be confirmed by a competent land surveyor and this report amended accordingly. - The group comprised 4 individual trees that had grown up to form a single unified and mutually interdependent crown structure. - The group was large enough to be visible from several public vantage points at distance. - Therefore, the group had some public visual amenity value. - The group contributed to boundary screening between this site and the neighbouring field.	- No works currently identified. - RPA per individual: radius = 4.2 metre; area = 55 square metres.	20-40	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T19	Common Oak	12	790 oi	1	10	10	7	11	5	SW	1	EM	- The tree was large enough to be visible from several public vantage points at distance. - Therefore, the tree had some public visual amenity value. - The tree contributed to the boundary screening between this site and the neighbouring field. - The tree was heavily covered in Ivy which greatly restricted the extent of visual survey possible.	- Sever at ground level all Ivy stems growing up this tree and re-survey in 12 months time when the Ivy has died back. - RPA: radius = 9.5 metre; area = 282 square metres.	40+	B2
T20	Common Oak	10	400#	1	5	3	5	7	1.5	S	1.5	EM	- Close access to the trunk was impeded by a dense covering of Ivy and Honeysuckle, therefore, the trunk diameter had to be estimated by eye. - The tree was not large enough to be publicly prominent although it had some potential for future growth. - This future growth was likely to be impeded by the nearby, larger and overgrowing Common Oak, tree no. T19. - Therefore, this tree is unlikely to be publicly prominent, even in the future.	- Sever at ground level all Honeysuckle and Ivy stems growing up this tree and re-survey in 12 months time when the Honeysuckle and Ivy have died back. - RPA: radius = 4.8 metre; area = 72 square metres.	20-40	B1
G21	Elm	8 max	130 max	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	Y	It was considered likely that the group would succumb to Dutch Elm Disease within the next 10-20 years at least, therefore the long term survival of this group was not anticipated.	- No works currently identified. - RPA per individual: radius = 1.6 metre; area = 8 square metres.	10-20	C1
G22	Elm	10 max	280 max	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	Y	It was considered likely that the group would succumb to Dutch Elm Disease within the next 10-20 years at least, therefore the long term survival of this group was not anticipated.	- No works currently identified. - RPA per individual: radius = 3.4 metre; area = 36 square metres.	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G23	Hawthorn	6 max	200 max	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM	- The group was an overgrown hedge becoming gappy at the bottom with Bramble, Ivy and Bay Laurel becoming established. - The group provided a degree of boundary screening between the site and the neighbouring residential property. - However, this value would diminish in the future as the hedge continues to become overgrown. - Judging by the position of the concrete fence posts, it would seem that this group is offsite.	- No works currently identified. - RPA per individual: radius = 2.4 metre; area = 18 square metres.	10-20	C1
G24	Hawthorn	5 max	300 max	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM	- The group was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst on site. If the position of this group becomes critical to any proposed development of the site, the position of this group should be confirmed by a competent land surveyor and this report amended accordingly. - The group was an overgrown fragment of an old hedge and may have been offsite.	- No works currently identified. - RPA per individual: radius = 3.6 metre; area = 41 square metres.	10-20	C1
G25	Holly and Hawthorn	6 max	300 max	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM	- The group was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst on site. If the position of this group becomes critical to any proposed development of the site, the position of this group should be confirmed by a competent land surveyor and this report amended accordingly. - The group was an overgrown fragment of an old hedge and may have been offsite.	- No works currently identified. - RPA per individual: radius = 3.6 metre; area = 41 square metres.	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G26	Hawthorn	5 max	200 max	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM	- The group was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst on site. If the position of this group becomes critical to any proposed development of the site, the position of this group should be confirmed by a competent land surveyor and this report amended accordingly. - The group was an overgrown fragment of an old hedge and may have been offsite.	- No works currently identified. - RPA per individual: radius = 2.4 metre; area = 18 square metres.	10-20	C1
H27	Hawthorn	2.5 max	200 max	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM	- The hedge had been regularly clipped to a square sided shape. - As a result, it was becoming increasingly gappy at the base. - The hedge provided a publicly visible verdant division between the site and the neighbouring recreation ground, therefore, it was of some public visual amenity value. - However, clipped hedges of this type are not a material constraint in the planning application determination process in the same way that trees are, but that does not mean that they are without significance. - If the hedge is to be maintained as an effective boundary screen, it should be re-laid and then managed thereafter as a hedge by regular clipping into an A-shaped profile.	- Consider laying the hedge in the traditional manner and maintaining as a hedge thereafter through regular clipping into an A-shaped profiled. - RPA per individual: radius = 2.4 metre; area = 18 square metres.	20-40	B1