

BONHAMS FIELD YAPTON

TREE REPORT

(Tree survey and
constraint advice)

ACD
ENVIRONMENTAL

Ecology
Archaeology
Arboriculture
Landscape Architecture



Written by:	R. Anderson
Checked by:	M Welby
Date:	12/08/2016
Ref:	SEA20727tr
Revision:	

Table of Contents

1.0	Executive Summary	3
2.0	Introduction	4
3.0	Scope and Method of Survey	6
4.0	Discussion.....	8
5.0	Recommendations	11
	Appendix 1: Tree Categories Explained	15
	Appendix 2: Tree Survey Schedule	16
	Appendix 3: Tree Reference Plan.....	21

1.0 Executive Summary

- 1.1. This report provides survey information about the trees on the site at Bonhams Field, Yapton, in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction. This is to identify the quality and value of existing trees on site, allowing decisions to be made as to the retention or removal of trees in the case of any development.
- 1.2. There are forty-five trees included within the survey. Three of these were graded as category three A, seven as B and thirty-two as C. In addition, two groups and three hedgerows were surveyed and recorded.
- 1.3. There are three individual category U trees on the site which could be removed as good arboricultural practice.
- 1.4. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a category C and U will not usually be retained where they would impose a significant constraint to development. Category U trees are often in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.

2.0 Introduction

- 2.1. ACD were instructed by Seaward Properties Limited, in July 2016, to survey and categorize the trees at Bonhams Field, Main Road, Yapton, in accordance with the British Standard¹. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 2.2. Individual trees, groups of trees and hedgerows have been assessed for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating to it one of four categories. A tree reference plan is provided in order to assist with the design of site layouts.
- 2.3. This report provides the data and advice outlined in the British Standard only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.
- 2.4. From assessing the controlling authority's interactive website the south-eastern part of the site falls within Main Road/Church Road conservation area. The council will require prior notification of six weeks before any work to trees is carried out. On the eastern boundary, a tree preservation order TPO/Y/1/10 covers off site trees 15-24. The image overleaf shows the extents of the conservation area denoted by blue hatching and TPO by a red hatching:

¹ BSI, 2012. *BS5837 Trees in relation to design, demolition and construction- Recommendations*, London: British Standards Institute.

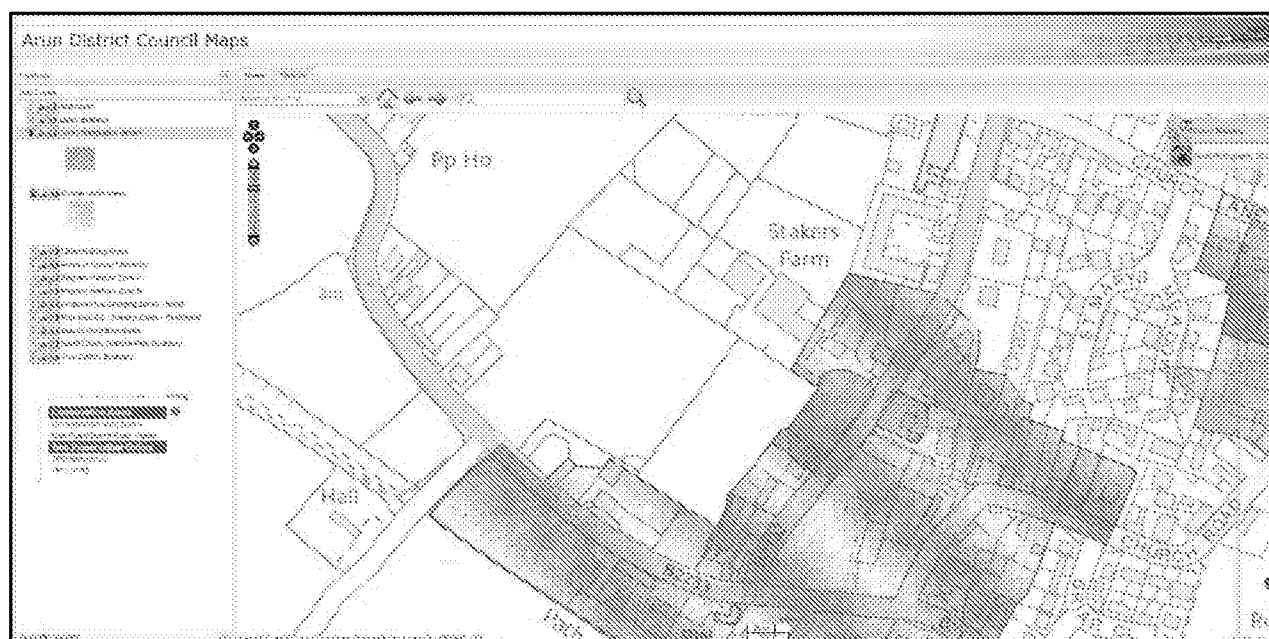


Figure 1: Map showing tree preservation and conservation areas

- 2.5. The Tree Reference Plan is based on the supplied topographical ground survey by Stuart Bailey Land Surveyor, dated August 2016, ref: 1651/01A
- 2.6. The controlling authority is Arun District Council, who can be contacted at: Civic Centre, Planning Services, Maltravers Road, Littlehampton, BN17 5LF, Tel: 01243 863141.
- 2.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425714, quoting the site address and report reference number.

3.0 Scope and Method of Survey

- 3.1. The survey schedule can be found at Appendix 2.
- 3.2. The survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 3.3. No discussions took place between the surveyor and any other party.
- 3.4. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. The prefix G has been used to indicate a group of trees, and H for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.5. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the VTA tree assessment method².
- 3.6. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions. All estimated dimensions are noted in the schedule comments.
- 3.7. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.8. Tree heights were measured with a clinometer, or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 3.9. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m above ground level.

² Mattheck, C. & Breloer, H., 1998. *The Body Language of Trees: A Handbook for Failure Analysis*. London:H.M.S.O.

- 3.10. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.11. Trees numbered 6, 7, 13 and 30 were not plotted on the topographical survey and therefore their positions have been estimated.

4.0 Discussion

- 4.1. For individual details of the subject trees see the survey at appendix 2.
- 4.2. The site comprises two open grass fields measuring about 3.2 hectares, separating the fields is a maintained hedge. All the data collected where of trees off site apart from two individual trees and two hedges. The site can be seen ringed in blue on the aerial photograph below:



Figure 2: Site outline courtesy of Google Earth

- 4.3. No soil assessment was carried out at the time of survey. According to the British Geological Survey online viewer, the bedrock geology is described as: Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Forma.
- 4.4. Three of the trees included in the survey are category A. These are all trees with high individual quality and landscape value.

- 4.5. Seven individual trees are category B: those that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage)
- 4.6. There are thirty-two individual trees and two groups that are category C: either due to their low inherent value due to low overall physiological vigour, or structural faults, or their diameter is less than 150mm at 1.5m above ground level.
- 4.7. Where there are category C trees near the boundaries of the site, it is recommended that these are retained where they have landscape value as screening.
- 4.8. There are three individual category U trees on the site which could be removed as good arboricultural practice as part of any development.
- 4.9. The below ground constraints posed by the trees are represented by root protection areas (RPAs) and shown on the Tree Reference Plan. The RPA of a tree is calculated as advised by the British Standard. For a tree growing in an apparently unconstrained rooting environment a circular RPA is shown. When constraints to root growth appear to be present the RPA is adjusted to reflect the likely root growth pattern.



Figure 3: overview looking north west of the site showing T26



Figure 4: showing offsite tree 30.



Figure 5: Showing TPO trees 19-24.

5.0 Recommendations

- 5.1. Trees of category A and B should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a category C are of a low value and will not usually be retained where they would impose a significant constraint to development. Category U trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.
- 5.2. The British Standard states in section 5.1.1, that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development, or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

- 5.3. If the retention of higher category tree would prejudice an otherwise satisfactory design, incorporating replacement planting may provide appropriate mitigation (space for replacement trees must be included within the layout).
- 5.4. Trees can be a development constraint both below and above the ground:
- 5.4.1. Below ground: root protection areas indicate an area that contains a minimum rooting volume to ensure the survival of the tree. This area of ground should be taken into account within the site layout, such that it can be left undisturbed during demolition and construction by excluding activity from the area using protective barriers.
- 5.4.2. Tree roots can be easily damaged through root severance. For example: the excavation required for level changes, or the laying of strip foundations. They can also be damaged inadvertently through soil compaction that causes asphyxiation of roots. These factors can lead to a decline in overall vigour, die back or even whole tree death.
- 5.4.3. Above ground: tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during layout design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 5.4.4. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any design layouts are drafted in close collaboration with ACD to ensure that any trees that are highlighted for retention can be realistically integrated into the design.
- 5.5. When a final layout is agreed, an arboricultural impact assessment (AIA) should be completed to discuss arboricultural issues within the scheme, and demonstrate to the Local Planning Authority the viability of the layout.

- 5.6. Surgery may be required in order to allow trees to be retained close to structures, to allow access for construction or for future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery can be provided once a final site layout is agreed, and it is determined which trees are to be retained. All surgery should comply with BS3998³ or more recently accepted arboricultural good practice.
- 5.7. Before any works start on site, including demolition, an arboricultural method statement (AMS) and tree protection plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the RPAs. The tree protection measures must remain in position for the duration of the construction process.
- 5.8. We recommend that a representative of ACD, or an alternative consultant acceptable to the local planning authority (LPA), monitor the tree protection measures throughout the development, and supervise any work within RPAs and approved protection areas.
- 5.9. Under the Hedgerows Regulations⁴ it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length, more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the Regulations. Hedgerows in areas covered by a historic landscape characterisation are often protected on the basis of historic importance and their wildlife value.
- 5.10. As some trees are protected by a Tree Preservation Order (TPO), consent for any required works to protected trees should be obtained from the local planning authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the local planning authority should be given at least five days' notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be

³ BSI, 2010. *BS3998- Recommendations for Tree Work*, London: British Standards Institute.

⁴ Hedgerows Regulation 1997, SI No: 1160.

required for any protected trees that are felled. If the site is in a conservation area, six weeks' notice of works to all trees should be given.

5.11. A landowner has a duty of care⁵ to ensure that reasonable steps are taken to ensure the safety of others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Reasonably frequent inspections of trees with potential to cause harm, by a competent person, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.

5.12. Notice must also be taken that it is an offence⁶ to disturb a nesting bird or roosting/breeding bat. Further advice, particularly if bats are discovered during tree work should be obtained from ACD.

Robert Anderson FdSc Nd Arb Tech ArborA
Arboriculturist
12 August 2016

LIMITATIONS OF USE AND COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with Bonhams Field, Yapton. Until all invoices rendered by ACD Environmental to the Client have been paid in full, the copyright of any documents, forms, statements, maps, plans and other such material will remain vested in ACD Environmental and no unauthorised use of such material may be made by the Client or any person purporting to be acting on his/her behalf. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of ACD Environmental ©

⁵ Occupiers' Liability Act (1957 and 1984)

⁶ Wildlife and Countryside Act (Anon., 2000) & Countryside and Rights of Way Act (Anon., 1981)

Appendix 1: Tree Categories Explained

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition		Criteria (including subcategories where appropriate)	
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	*Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) *Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline *Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	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

CLIENT: Seaward Properties Limited
 SITE: Bonhams Field, Yapton
 DATE: August 2016

SURVEYOR: Robert Anderson FdSc Nd Arb TechArborA

TAGGED? No

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Betula pendula (Silver Birch)	14(1)	330(1)	5.5, 1.5, 7, 5.5	M	20+	No obvious significant defects. Moderate quality and value. Off-site and inaccessible: diameter estimated. Growing close proximity to wall	B1
T2	Acer platanoides Crimson King (Crimson Norway Maple)	9(3.5)	220(1)	4, 4, 4, 4	M	20+	Pruning wounds on stems. Dieback in crown. Major deadwood in crown. Off-site and inaccessible: diameter estimated. Growing close proximity to wall	C1
T3	Betula pendula (Silver Birch)	14(1.5)	230(1)	6.5, 7, 7, 3.5	M	20+	Moderate quality and value. Ivy on stem. Off-site and inaccessible: diameter estimated. Growing close proximity to wall	B1
T4	Aesculus hippocastanum (Horse Chestnut)	6(1.5)	200(1)	2, 4, 4, 2	M	10+	Declining in health and condition. Low quality and value. Ivy on stem. Low vigour/poor extension growth. Crown distorted due to group pressure. Off-site and inaccessible: diameter estimated. Growing close proximity to wall	C1
G1	X Cupressocyparis leylandii (Leyland Cypress)	7(2)	250(1)	0.5, 5.5, 3, 2	M	10+	Low quality and value. Little wider long-term landscape value. Ivy on stem. Heavily crown reduced. Off-site and inaccessible: diameter estimated.	C1
T5	Ginkgo biloba (Maidenhair Tree)	7(4)	130(1)	3, 3, 3, 3	EM	20+	Low quality and value. Off-site and inaccessible: diameter estimated. competing leaders	C1
T6	Quercus ilex (Holm Oak)	7(2)	300(1)	5.5, 5.5, 2, 3	M	20+	Low quality and value. Heavily crown reduced. Off-site and inaccessible: diameter estimated. Growing close proximity to wall	C1
T7	Taxus baccata (Yew)	7(2)	200(1)	3, 3, 3, 3	M	20+	Low quality and value. Heavily crown reduced. Off-site and inaccessible: diameter estimated.	C1

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard); SM: Semi mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); | FGB: First significant branch (& compass bearing) | ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment); BS Category: Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions

Page | 16

CLIENT: Seaward Properties Limited
 SITE: Bonhams Field, Yapton
 DATE: August 2016

SURVEYOR: Robert Anderson FdSc Nd Arb TechArborA

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T8	X Cupressocyparis leylandii (Leyland Cypress)	7(3)	250(1)	2, 4.5, 6, 3	M	10+	Low quality and value. Heavily crown reduced. Dieback in crown. Off-site and inaccessible: diameter estimated.	C1
T9	Fagus sylvatica (Beech)	7.5(1)	170(1)	2, 2, 4, 4.5	EM	20+	Moderate quality, but of low value due to small size. Off-site and inaccessible: diameter estimated. end tree in hedgerow	C1
T10	Juglans regia (Walnut)	7(1)	160(1)	4.5, 2, 1, 4.5	EM	20+	Fair quality with some landscape value. Crown distorted due to group pressure. Off-site and inaccessible: diameter estimated.	C1
T11	Malus (Apple)	4(2)	170(1)	3, 3, 3, 2	M	10+	Low quality and value. Off-site and inaccessible: diameter estimated. ivy smothering crown	C1
T12	Crataegus monogyna (Hawthorn)	3.5(2)	150(1)	0.5, 2, 3.5, 2.5	EM	<10	Leaning South-West. Low quality and value. One sided crown: suppressed by adjacent specimen. Off-site and inaccessible: diameter estimated. original planting stock, rest of hedge been removed or reduced	U
T13	Prunus cerasifera (Cherry Plum)	5(3)	380(1)	2.5, 2.5, 2.5, 2.5	OM	10+	Off site. Plotted by eye on plan. Location estimated. Poor shape and form. Low quality and value. Heavily crown reduced- now regrown. Diameter is an estimated maximum.	C1
T14	Salix babylonica 'Tortuosa' (Corkscrew Willow)	6.5(2.5)	150(1)	3, 3, 3, 3	EM	20+	Low quality and value. Off-site and inaccessible: diameter estimated. multi stemmed at 1.5m with tight compression forks	C1
T15	Betula pendula (Silver Birch)	10.5(3)	160(1)	0.5, 2, 4.5, 4.5	EM	20+	Crown distorted due to group pressure. Off-site and inaccessible: diameter estimated.	C1
T16	Prunus spp (Cherry)	10(2)	230(1)	2, 4, 5, 5	M	20+	Off site. Low quality and value. Crown distorted due to group pressure. Off-site and inaccessible: diameter estimated. multi stemmed at 1.5m	C1
T17	Fagus sylvatica (Beech)	10.5(1)	270(1)	5.5, 3, 3, 5	EM	40+	Fair quality with some landscape value. Off-site and inaccessible: diameter estimated.	B1

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard); SM: Semi mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); | FGB: First significant branch (\$ compass bearing) | ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment); BS Category: Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions

Page | 17

CLIENT: Seaward Properties Limited
 SITE: Bonhams Field, Yapton
 DATE: August 2016

SURVEYOR: Robert Anderson FdSc Nd Arb TechArborA

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T18	Acer platanoides (Norway Maple)	7(2)	450(1)	3.5, 3.5, 3.5, 3.5	OM	<10	Off-site and inaccessible: diameter estimated. tree has collapsed at 3.5m from main stem. epicormics growth persistent	U
T19	Acer pseudoplatanus (Sycamore)	17(2)	700(1)	7.5, 7.5, 8, 8	M	40+	Off site. No obvious significant defects. Fair quality with some landscape value.	A2
T20	Acer platanoides (Norway Maple)	18(2)	880(1)	9, 8, 5, 8	M	20+	Off site. historic branch rip out wound on East side with significant decay present	B2
T21	Acer pseudoplatanus (Sycamore)	10(3)	280(1)	5, 5, 5, 5	EM	20+	Off site. Low quality and value. Crown distorted due to group pressure.	C2
T22	Acer platanoides (Norway Maple)	18(3)	770(1)	8.5, 8, 8, 8	M	40+	Off site. No obvious significant defects. Off-site and inaccessible: diameter estimated. NW8, historic light pruning on west side.	A2
T23	Acer platanoides (Norway Maple)	10(2)	400(1)	7, 7, 3, 7	M	20+	Cavity on stem. Off-site and inaccessible: diameter estimated. Significantly one-sided crown from historic neighbour now open and exposed.	B2
T24	Acer pseudoplatanus (Sycamore)	18(3)	590(1)	7, 7, 4, 7	M	20+	One sided crown: suppressed by adjacent specimen. Off-site and inaccessible: diameter estimated.	B2
T25	Crataegus monogyna (Hawthorn)	4(1)	280(1)	4, 4, 4, 4	OM	10+	Low quality and value. Diameter estimated due to lower growth.	C1
H1	Crataegus monogyna (Hawthorn), Sambucus nigra (Elder)	3(0)	150(1)	0.5, 0.5, 0.5, 0.5	M	20+	Diameter estimated. Regularly maintained dense hedge comprising of 95% hawthorn and 5% elder.	0
H2	Crataegus monogyna (Hawthorn), Sambucus nigra (Elder)	3.5(0)	150(1)	0.5, 0.5, 0.5, 0.5	M	20+	Provides some screen. Diameter estimated. dense regularly maintained boundary hedge providing some screening into site	0
T26	Cupressus macrocarpa (Monterey Cypress)	12(2)	1050(1)	8, 8, 8, 8	OM	<10	Sparse foliage. Major deadwood in crown. Off-site and inaccessible: diameter estimated. Significant dieback in crown amounting to about 15% of original crown remaining.	U
T27	Acer platanoides Crimson King (Crimson Norway Maple)	8(3)	290(1)	5, 5, 5, 5	M	40+	Moderate quality and value. Off-site and inaccessible: diameter estimated.	B1

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard); SM: Semi mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); | FCB: First significant branch (\$ compass bearing) | ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment); BS Category: Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions

Page | 18

CLIENT: Seaward Properties Limited
 SITE: Bonhams Field, Yapton
 DATE: August 2016

SURVEYOR: Robert Anderson FdSc Nd Arb Tech ArborA

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T28	Acer platanoides (Norway Maple)	8.5(3)	290(1)	5.5, 5.5, 5.5, 5.5	M	10+	Off site. Low quality and value. Off-site and inaccessible: diameter estimated. dense ivy engrossing into crown	C1
T29	Sambucus nigra (Elder)	4(0)	200(1)	3, 3, 3, 3	M	10+	Low quality and value. Off-site and inaccessible: diameter estimated.	C1
G2	Acer platanoides Crimson King (Crimson Norway Maple), Acer platanoides (Norway Maple), Crataegus monogyna (Hawthorn), Acer negundo (Box Elder), Sambucus nigra (Elder)	9(0)	200(1)	0.5, 0.5, 0.5, 0.5	M	10+	Off site. Moderate quality and value. Ivy in crown. Diameter estimated.	C1
T30	Quercus robur (Common Oak)	18(4)	650(1)	13, 13, 13, 13	EM	40+	Inaccessible. Off site. No obvious significant defects. Off-site and inaccessible: diameter estimated.	A1
H3	Ligustrum vulgaris (Privet), Crataegus monogyna (Hawthorn), Sambucus nigra (Elder)	3.5(0)	160(1)	0.5, 0.5, 0.5, 0.5	M	20+	Diameter estimated. Regularly maintained boundary hedge with screening value to neighbouring property. ownership is unclear	0
T31	Eucalyptus gunnii (Cider Gum)	17(4)	400(1)	4.5, 9.5, 6.5, 3	M	10+	Low quality and value. Heavily and unsympathetically crown reduced- now regrown. Off-site and inaccessible: diameter estimated. new crown is sparse with decay present in old pruning wounds.	C1
T32	Pinus radiata (Monterey Pine)	15(2)	320(1)	2.5, 2.5, 2.5, 2.5	M	20+	Pruning wounds on stems. Crown distorted due to group pressure. Off-site and inaccessible: diameter estimated.	C1
T33	Acer pseudoplatanus (Sycamore)	10(2)	200(1)	5, 5, 5, 5	M	20+	Low quality and value. Off-site and inaccessible: diameter estimated. multi stemmed at 1m	C1
T34	Carpinus betulus (Hornbeam)	4.5(2)	100(1)	2, 2, 2, 2	SM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T35	Carpinus betulus (Hornbeam)	7(1)	110(1)	1.5, 1.5, 1.5, 1.5	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard); SM: Semi mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); | FGS: First significant branch (\$ compass bearing) | ERC: Expected remaining contribution in years - <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment); BS Category: Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions

Page | 18

CLIENT: Seaward Properties Limited
 SITE: Bonhams Field, Yapton
 DATE: August 2016

SURVEYOR: Robert Anderson FdSc Nd Arb TechArborA

TAGGED? No

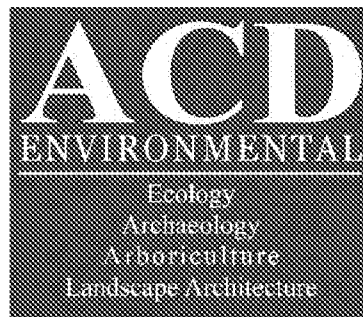
No.	Name	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T36	Carpinus betulus (Hornbeam)	5(0.5)	130(1)	2, 2, 2, 2	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T37	Quercus robur (Common Oak)	7(3)	120(1)	2, 2, 2, 2	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T38	Fagus sylvatica (Beech)	7(0.5)	130(1)	1.5, 1.5, 1.5, 1.5	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T39	Betula pendula (Silver Birch)	8(2.5)	130(1)	2, 2, 2, 2	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T40	Quercus robur (Common Oak)	7(3)	140(1)	3, 3, 3, 3	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T41	Aesculus carnea (Red Horse Chestnut)	5.5(2)	100(1)	1.5, 1.5, 1.5, 1.5	SM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T42	Quercus Spp (Oak)	5.5(2)	110(1)	2.5, 2.5, 2.5, 2.5	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T43	Aesculus carnea (Red Horse Chestnut)	5(2)	130(1)	1.5, 1.5, 1.5, 1.5	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T44	Liquidambar styraciflua (Sweet Gum)	4.5(2)	110(1)	2, 2, 2, 2	EM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1
T45	Fagus sylvatica (Beech)	5.5(1)	110(1)	1, 1, 1, 1	SM	40+	No obvious significant defects. Off-site and inaccessible: diameter estimated.	C1

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | HT (crown): Tree height in m (crown clearance in m) | Life stage: Y: Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)); SM: Semi mature (recently planted and yet to attain mature stature, up to 25% of attainable age); EM: Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age); M: Mature (full height, crown spread, seed bearing; over 50% of attainable age); OM: Over mature (full size, die-back, small leaf size, poor growth extension); | FGB: First significant branch (° compass bearing) | ERC: Expected remaining contribution in years: <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment); BS Category: Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions

Page | 20

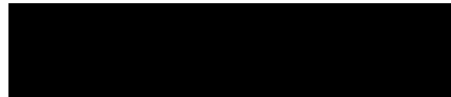
Appendix 3: Tree Reference Plan

SEA20727-03



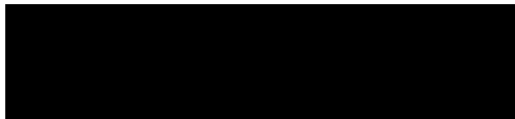
Head Office

Rodbourne Rail Business Centre
Grange Lane
MALMESBURY
SN16 0ES



Surrey Office

Courtyard House
Mill Lane
GODALMING
GU7 1EY



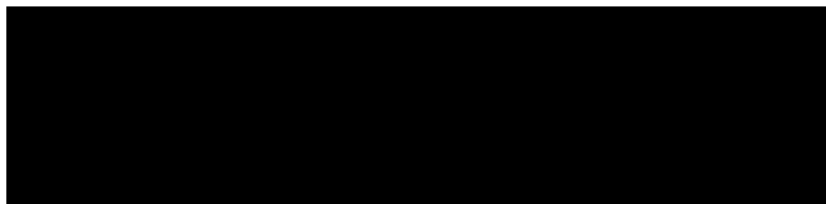
Hampshire Office

Suite 6
Crescent House
Yonge Close
EASTLEIGH
SO50 9SX



East Anglia Office

PO Box 1272
CAMBRIDGE
CB1 0YR



ECOLOGY * ARBORICULTURE
ARBORICULTURAL SITE MONITORING AND SUPERVISION * ARCHAEOLOGY
LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE DESIGN & PLANNING
LANDSCAPE AUDIT * PROJECT MANAGEMENT * EXPERT WITNESS
LANDSCAPE MANAGEMENT