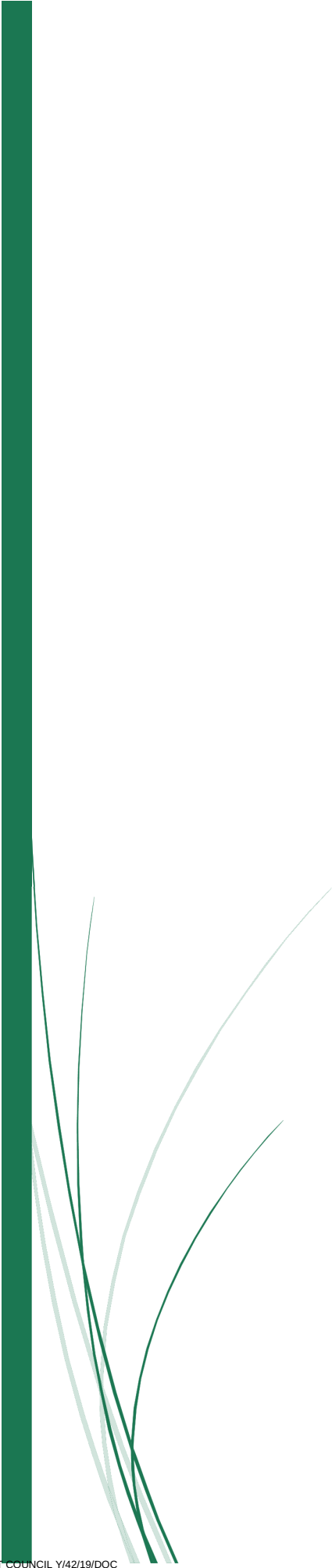




Yapton Scrap Metal Yard, Yapton

Tree Survey Report

Revision A

A Report for
Lakewood Homes

August 2019



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Yapton Scrap Metal Yard,
Yapton,
West Sussex

Tree Survey

August 2019

Controlled Copy

01 of 02

01 Lakewood Homes

02 Greenspace Ecological Solutions Ltd

This report was written by Neil Taylor and proofed by Paul White ACIEEM

*The content of this report is the responsibility of Greenspace Ecological Solutions Ltd.
It should be noted that whilst every effort has been made to meet the client's requirements, no site survey can ensure complete assessment or prediction of the changeable onsite environment. Furthermore, should more than 24 months elapse between the date of this survey and any subsequent development, it may be necessary to consider the need for an update survey to be undertaken.*

Report Number J20438_Arb_Rev_A

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Tree Protection Plan 20438_Arb_TPP_Rev_A

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APPENDIX A – Tree Survey Schedule

1 PROJECT OVERVIEW

Client: Lakewood Homes

Site Address: Yapton Scrap Metal Yard, Burndell Road, Yapton, West Sussex, BN18 0HP

Attending Surveyors: Neil Taylor

Survey Date: 3rd July 2017

Site Proposals: Demolition of existing storage buildings and the construction of four new residential dwellings with associated garages, car parking and access drive.

Associated Planning Reference Number: Y/53/16 PL Arun District Council

Source of Relevant Documents:

Document:	Source:
Site Plans:	Architectural Design Services

2 INTRODUCTION

2.1 Context

- 2.1.1 To inform a planning application, Greenspace Ecological Solutions has been commissioned by Ms J. Humber to undertake a tree survey at Yapton Scrap Metal Yard, Yapton ("The Site"), in accordance with British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". The proposal involves the demolition of the existing storage buildings and the construction of four new residential dwellings with associated garages, car parking and access drive. Works that are likely to affect retained trees include the movement of construction and demolition vehicles.
- 2.1.2 The aim of this report is to present the results of the survey, including a Tree Survey Schedule (TSS), an Arboricultural Implications Assessment (AIA), and an Arboricultural Method Statement (AMS). A Tree Protection Plan (TPP) has also been produced and accompanies this report as a separate drawing.
- 2.1.3 This report in no way constitutes a health and safety survey report. Where concerns for tree health and safety exist, the necessary and appropriate tree inspections should be carried out.

2.2 Site Location

- 2.2.1 The site is situated approximately 250m east of the village of Yapton, on the south side of Burndell Road.

2.3 Site Description

- 2.3.1 The site comprises the garden of the original cottage, storage buildings and areas of hardstanding that form the scrap yard. The site is bounded to the north by Burndell Road, to the east and south by residential dwellings and to the west by the former car park of the scrap yard, the other side of which are further residential dwellings.
- 2.3.2 The site is suburban in nature, the wider landscape is one of residential dwellings set within a linear village.
- 2.3.3 There are no Tree Preservation Orders (TPOs) present on the site.

3 SURVEY METHODOLOGY

- 3.1.1 The trees were inspected from ground level by consultant arboriculturist Neil Taylor on 3rd July 2017 and measurements taken in accordance with the recommendations set out in the BS 5837:2012. Canopy spreads were measured and plotted to the four compass points. Where direct access was not possible measurements have been estimated. The surveyed trees are colour coded on the accompanying tree survey drawing according to their relevant BS category.
- 3.1.2 A topographical survey of the site was not carried out. Tree locations have been triangulated from the corners of built structures using a laser measuring device.
- 3.1.3 The tree data collected is used to enable the current canopy spread of the surveyed trees and the Root Protection Area (RPA) to be plotted on the accompanying TPP. The RPA is defined by the formula in paragraph 4.6 from the BS 5837:2012 and may be refined by taking into account current on-site constraints to root activity such as buildings, earthworks and hard paving. This forms part of the design process for the proposed development.

4 ASSESSMENT

4.1 Tree Character Groups

4.1.1 The detailed results of the tree survey are provided in the TSS, in Appendix A. In summary, the trees on the site vary considerably in terms of condition and the amenity value that they provide to the wider landscape. The trees can be divided into two distinct character groups as follows:

1. The first character group includes the large, middle-aged and mature trees found growing across the site. Where located off site, the trees in this character group are in a good condition and provide a degree of amenity to the wider landscape. The on-site tree that falls within this character group (T16) has reached maturity and is beginning to decline. The trees in this character group are in a good condition and provide a significant level of amenity to the wider area. A boundary ditch separates the trees from the site, meaning the presence of shallow, significant roots is considered unlikely.
2. The second character group includes the smaller, young trees found growing across the site. Where located within the former scrap yard, the trees in this character group are self-sown and have grown up since the yard ceased trading. Where located within the cottage garden, the majority of the trees appear to have been planted by the former occupier.

5 ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)

5.1 Methodology

- 5.1.1 The AIA uses the information obtained in the tree survey to identify areas where the proposed construction may be at odds with accepted standards, in terms of a tree's requirements for space in which to maintain existing roots and shoots, and space for future growth.
- 5.1.2 The quality and relative importance of each tree is illustrated as a coloured polygon. The colour used relates to the BS categories as follows: A - green, B - blue, C - grey and R - red (see accompanying drawing reference J20438_Arb_TPP). In general the design process will try to retain A and B category trees. Proposed construction will therefore normally be excluded from the RPA of A and B category trees. Red trees are discounted as they are recommended for removal.
- 5.1.3 Details of the trees surveyed are given in the TSS (Appendix 1). The juxtaposition of the proposed development in relation to existing tree locations are shown on the accompanying TPP drawing, reference J20438_Arb_TPP.
- 5.1.4 The AIA considers existing site conditions and the effect that they may have on the development of the surveyed trees root systems. Hard structures such as building and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

5.2 Assessment

- 5.2.1 Refer to the accompanying TPP, drawing, reference J20438_Arb_TPP, for the relationship between the proposed development and the trees on and adjacent to the site
- The following tree should be removed for arboricultural reasons:
T4
 - The following trees and groups of trees have been removed as part of the preparations of the site:
T1-T3, T9-T19 and G2
 - Following the dimensions being checked on site, the following trees will be removed to enable the approved development:
T6 to enable the construction of a garage
 - There will be no demolition or construction within the RPA of a retained tree.

6 ARBORICULTURAL METHOD STATEMENT (AMS)

6.1 Methodology

- 6.1.1 The AMS provides the means by which retained trees and hedges can be protected throughout the development.
- 6.1.2 The movement of demolition and construction machinery in close proximity to trees may cause compaction of the soil which affects the tree's ability to absorb moisture and nutrients.
- 6.1.3 The RPAs of retained trees will be protected by a tree protection barrier as described in paragraph 5.5 below and shown on the accompanying TPP, drawing number 20438_Arb_TPP. In addition to this, the existing hard surface within the RPA of T6 will be retained until the construction of the dwellings is complete to act as ground protection.

6.2 Demolition within the RPA of Retained Trees

- 6.2.1 There will be no demolition within the RPA of a retained tree.

6.3 Construction within the RPA of Retained Trees

- 6.3.1 There will be no construction within the RPA of a retained tree.
- 6.3.2 No materials or spoil is to be stored within the RPA of a retained tree unless on an existing hard surface.
- 6.3.3 In order to avoid damage to the retained trees the tree surgery and felling work identified in the accompanying tree survey schedule will be carried out prior to the occupation of the site by the building contractor. The work will be carried out in accordance with BS 3998:2010.

6.4 Services

- 6.4.1 There will be no services within the RPA of a retained tree.

6.5 Tree Protection

- 6.5.1 The retained trees are within the garden of the cottage which is separated from the construction site by site hoarding. As such, no tree protection measures will be required.

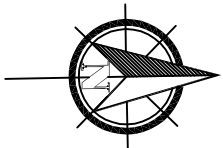
6.6 Site Monitoring and Supervision

- 6.6.1 As there will be no construction within the RPA of a retained tree and all the retained trees are not within the construction site, no site monitoring will be required.

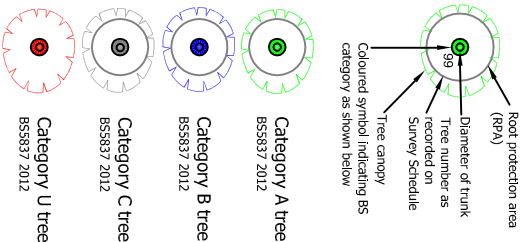
7 CONCLUSION

- 7.1.1 Greenspace Ecological Solutions was commissioned by Lakewood Homes to carry out a tree survey at Yapton Scrap Metal Yard, Yapton. The results of the survey indicate that the trees within the survey area vary considerably in terms of quality and contribution to the amenity value within the local area.
- 7.1.2 The development of the site provides an opportunity to plant new trees as part of a landscape scheme which will increase the age range and species diversity of the trees in the local area.
- 7.1.3 Through the specified tree protection measures and construction methodologies, it will be possible to minimise the impact of the proposed development on the retained trees.
- 7.1.4 Overall, there are no known overriding arboricultural constraints which would prevent the proposed development from going ahead, subject to the protection measures and construction methodologies specified within this report being correctly implemented.

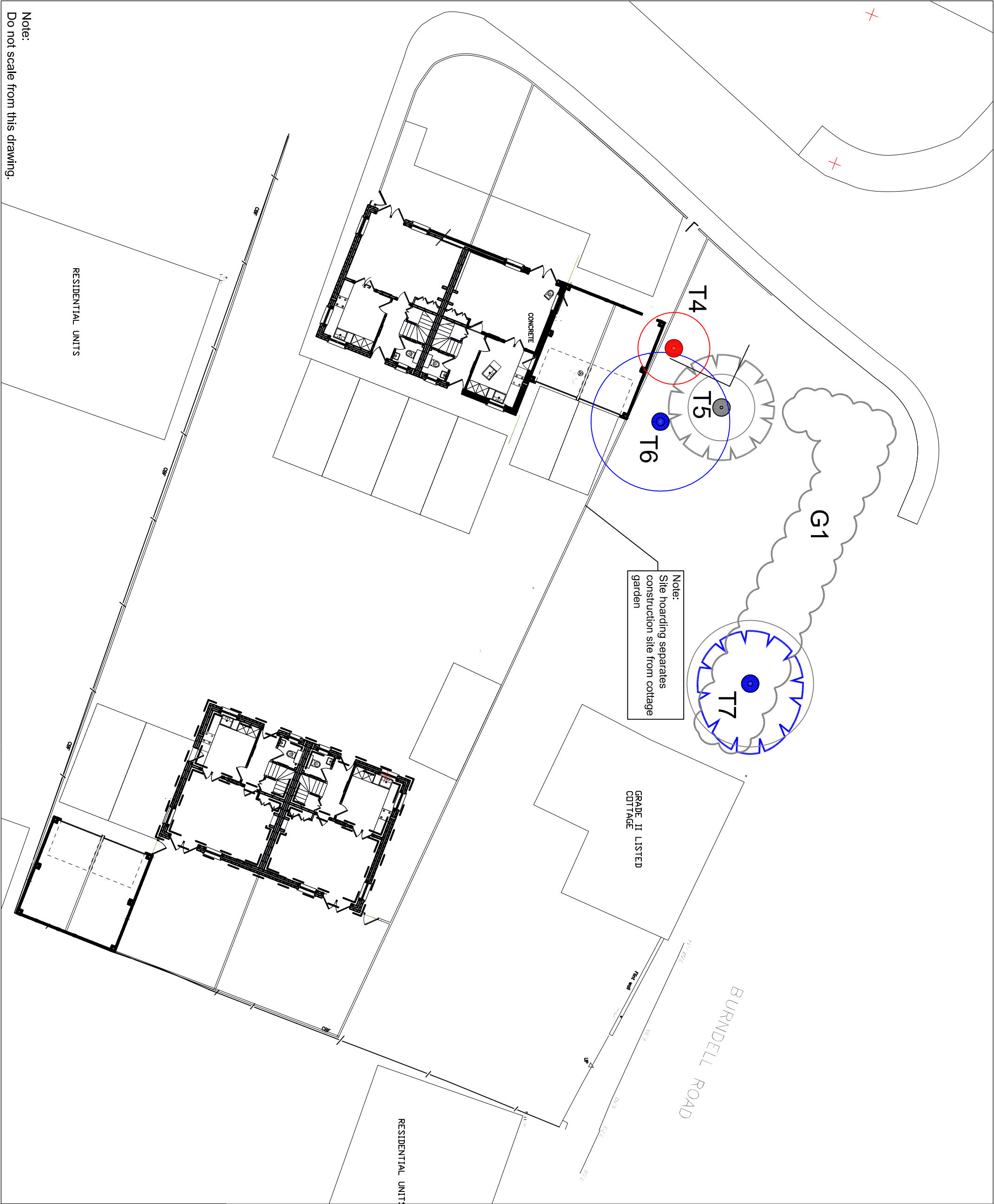
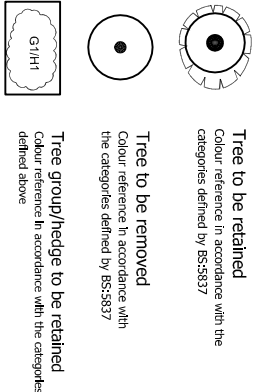
DRAWINGS



Tree Categories



Arboricultural Strategy



Note:
Do not scale from this drawing.

Drawing Reference : J20438_Arb_TPP_A

Project Title
Yapton Scrap Metal Yard, Burnbell Rd, Yapton

Drawing Title
Tree Protection Plan

Date : 24-07-19

Drawn : NT

Status : Final

Checked : GN

Approved : N/A

Scale : 1:200@A3

Greenspace
Ecological
Solutions

APPENDICES

APPENDIX A – TREE SURVEY SCHEDULE

Project:	Yapton Scrap Metal Yard, Yapton							BS 5837 2012 Trees in relation to design, demolition and construction- recommendations			Surveyed by		NAT		 Greenspace Ecological Solutions		
Ref:	J20438 Arb										Weather		Clear and Bright				
Date:	03.07.17										Tagged		No				
Client:	Ms J. Humber																
				Canopy Spread													
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category		
T1	goat willow (Salix caprea)	5	228	3	3	2	4	3	1.5	Y	Good	Good	None	40+	C1		
T2	goat willow (Salix caprea)	4	100	2	2	3	3	1	1.5	Y	Good	Good	None	40+	C1		
T3	goat willow (Salix caprea)	4	150	2	3	3	4	1	1.5	Y	Good	Good	None	40+	C1		
T4	hawthorn (Crataegus monogyna)	4	269	3	2	3	3	2	2	MA	Poor - moribund	Fair - large dead wood	Remove	0-10	U		
T5	yew (Taxus baccata)	4	160	3	3	3	3	1	0	Y	Good	Good	None	40+	C1		
T6	sycamore (Acer pseudoplatanus)	10	480	4	4	4	5	1	4	MA	Good - base of tree inaccessible	Fair - stem divides above 1.5m	None	20-40	B2		
T7	ash (Fraxinus excelsior)	7	300	3	4	3	3	1	2	MA	Good	Good	None	40+	B2		
T8	maidenhair tree (Ginkgo biloba)	3	40	1	1	1	1	1	1	Y	Good	Good	None	40+	C1		
T9	laurel (Prunus laurocerasus)	4	173	4	3	2	3	3	0	Y	Good	Good	None	40+	C1		
T10	magnolia (Magnolia sp.)	3	60	3	3	0	3	1	1	Y	Good	Good	None	40+	C1		
T11	yew (Taxus baccata)	5	206	3	3	4	3	2	0	Y	Good	Good	None	40+	C1		

Yapton Scrap Metal Yard, Yapton

J20438_Arb

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Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category		
T12	silver birch (Betula pendula)	5	76	2	2	3	2	2	0	Y	Good	Good	None	40+	C1		
T13	silver birch (Betula pendula)	5	100	2	1	2	2	1	2	Y	Good	Good	None	40+	C1		
T14	silver birch (Betula pendula)	5	108	3	2	1	2	2	1	Y	Good	Good	None	40+	C1		
T15	silver birch (Betula pendula)	10	230	3	3	4	3	1	1.5	MA	Good	Good	None	40+	C1		
T16	Lawson's cypress (Chamaecyparis lawsoniana)	8	266	3	4	3	3	3	0	M	Fair - thinning upper crown	Fair - stems beginning to deflect	None	10-20	C1		
T17	silver birch (Betula pendula)	4	30	1	1	1	1	1	2	Y	Good	Good	None	40+	C1		
T18	silver birch (Betula pendula)	7	157	4	3	2	2	3	1	Y	Good	Good	None	40+	C1		
T19	elm (Ulmus sp.)	5	120	3	3	4	4	1	1	Y	Good - likely to contract Dutch Elm Disease	Good	None	10-20	C1		
T20	cherry (Prunus avium)	3	90	2	2	1	1	1	0	Y	Good	Good	None	10-20	C1		

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Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category		
G1	Indian bean tree, laurel, sycamore, lime, cider gum	Up to 6	Varied								Y-MA	Good - boundary group of young trees	Good	None	40+	C1	
G2	Lawson's cypress, pear, ash, purple leaved plum	Up to 6	Varied								MA	Good - garden group. Inaccessible	Good	None	40+	C1	

