TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT, TREE PROTECTION PLAN & ARBORICULTURAL METHOD STATEMENT Rev:1,

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

9th July 2020.

Mark Carter
FICFor. MRICS M.Arbor.A Dip. Arb. (RFS),
Managing Director,
MJC Tree Services Limited,
39 School Road,
West Wellow,
ROMSEY,
Hampshire,
[redacted]

Institute of Chartered Foresters

Arboricultural Association

RICS

CTRA Licensed User

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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 to 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 25 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 a year. 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).

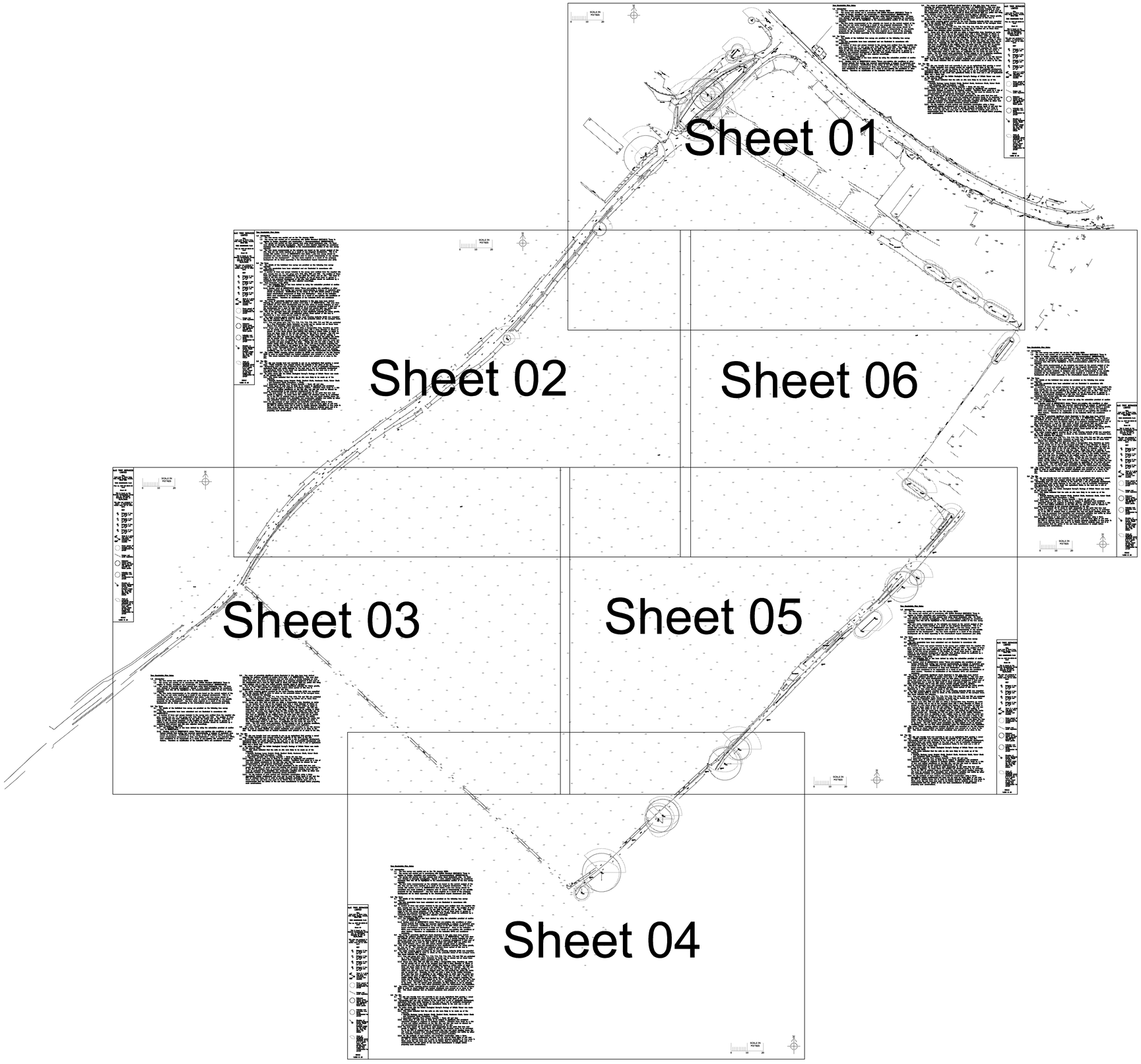
3.2 The tree works recommended in the tree survey schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "*...the tree survey should be completed and made available to 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
FICFor. MRICS M.Arbor.A Dip.Arb(RFS)

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4.0 Tree Constraints Plan


Sheet 01
Sheet 02
Sheet 06
Sheet 03
Sheet 05
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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 Portsdown 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, Yapton, Arundel, BN18 0EB.

TREE CONSTRAINTS PLAN

Plan no. MJC–19–0213–01 rev:0

Sheet 01

This is based on the Cadmap topographical survey plan no. CM/19798, 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 T1 or group and ref' no'
- Category A tree T1 or group and ref' no'
- Category B tree T1 or group and ref' no'
- Category C tree T1 or group and ref' no'
- G1 G1 Trees in a group that have been collectively surveyed and recoded.
- 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

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MJC TREE SERVICES LIMITED

Site:
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TREE CONSTRAINTS PLAN

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

Sheet 02

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

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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 recoded.
- Crown spread of surveyed trees, amalgamated for groups
- Hedges and scrub vegetation
- Estimated mature crown spread for trees with significant potential for future growth
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SCALE
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Tree Constraints Plan Notes

1.0 Introduction

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

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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.

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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.

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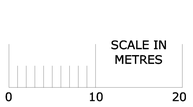
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3.3.2 These types of soils may be likely to be subject to significant and persistent volumetric changes in response to moisture content. Therefore there could be a risk of tree root related subsidence on the this site, and this risk must be allowed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

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TREE CONSTRAINTS PLAN

Plan no. MJC–19–0213–01 rev:0

Sheet 03

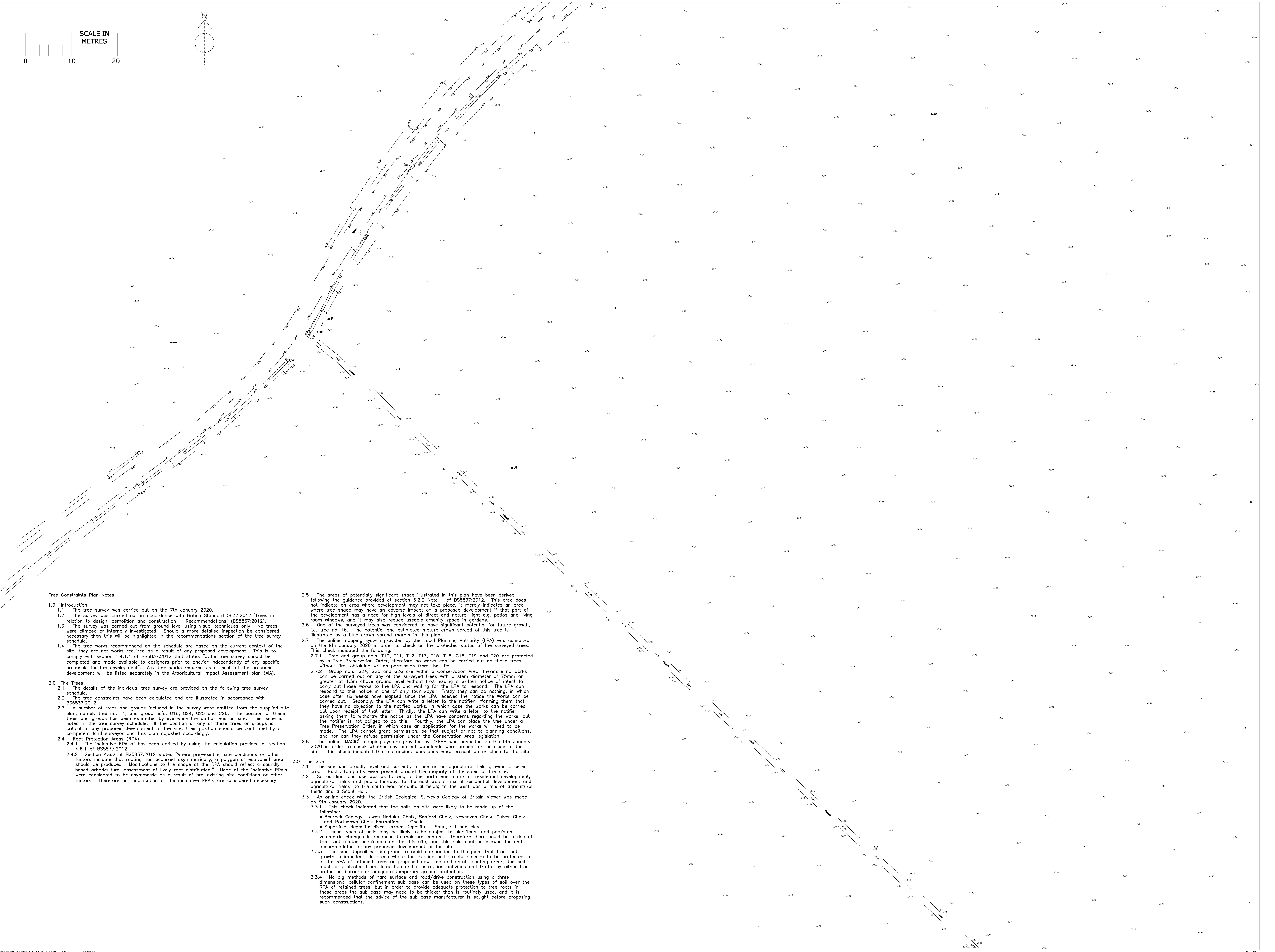
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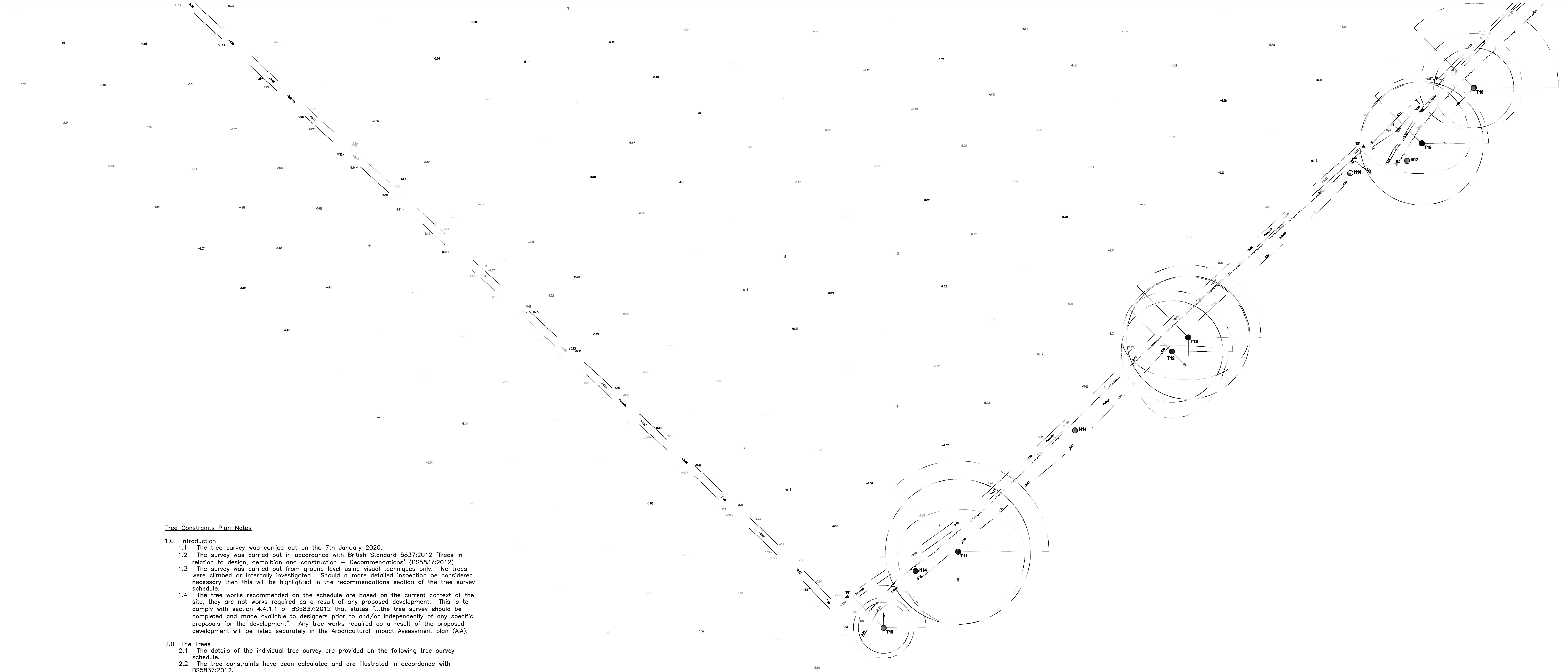
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ARUN DISTRICT COUNCIL Y/78/20/RES



Tree Constraints Plan Notes

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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 Portsdown 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, Yapton, Arundel, BN18 0EB.

TREE CONSTRAINTS PLAN

Plan no. MJC–19–0213–01 rev:0

Sheet 04

This is based on the Cadmap 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

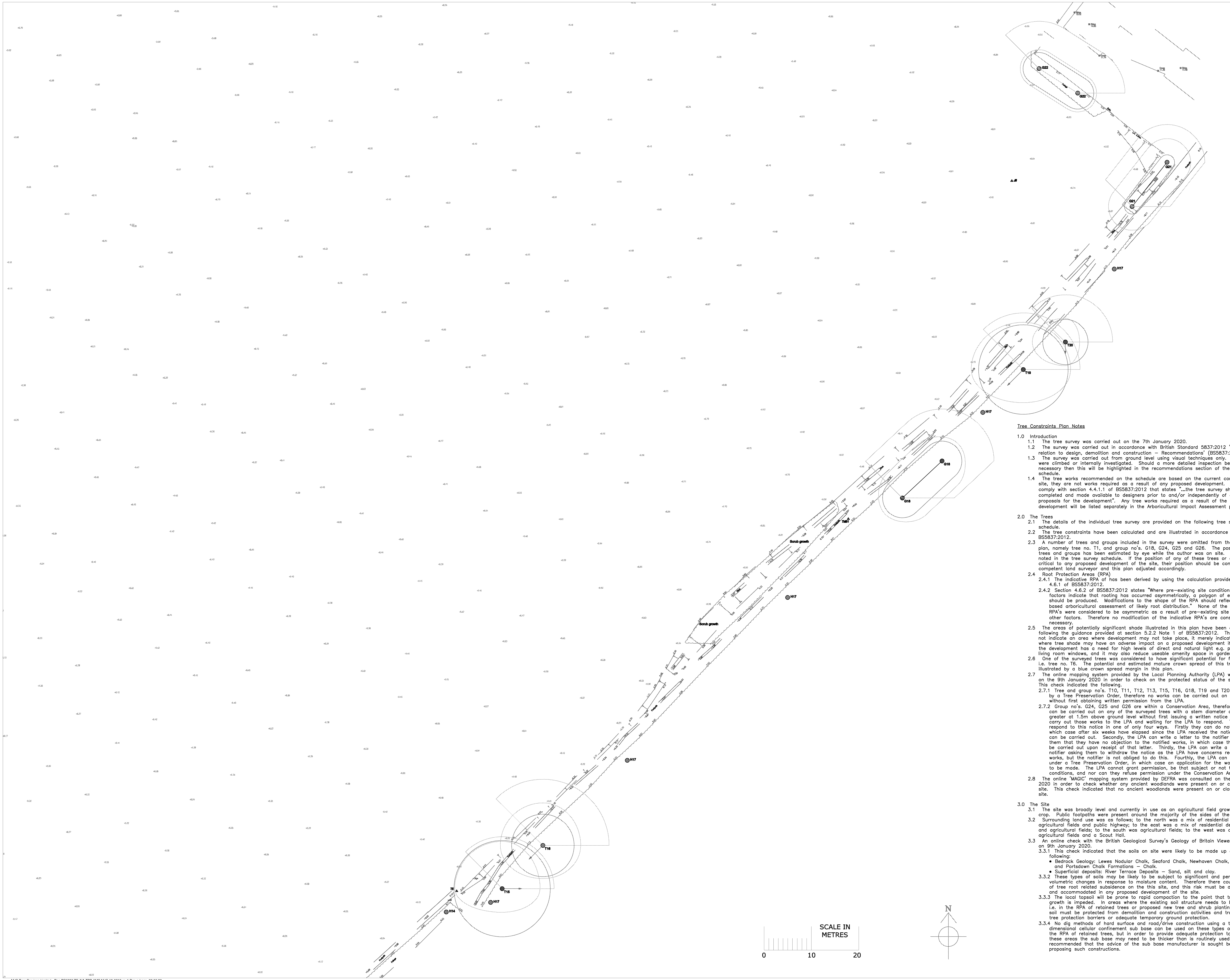
- T1 — Category U tree or group and ref' no'
- T1 — Category A tree or group and ref' no'
- T1 — Category B tree or group and ref' no'
- T1 — Category C tree or group and ref' no'
- G1 — Trees in a group that have been collectively surveyed and recoded.
- Crown spread of surveyed trees, amalgamated for 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

SCALE IN METRES
0 10 20

N

ARUN DISTRICT COUNCIL Y/78/20/RES



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.

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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.

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- Bedrock Geology: Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations – Chalk.
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MJC TREE SERVICES LIMITED

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

TREE CONSTRAINTS PLAN

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

Sheet 05

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

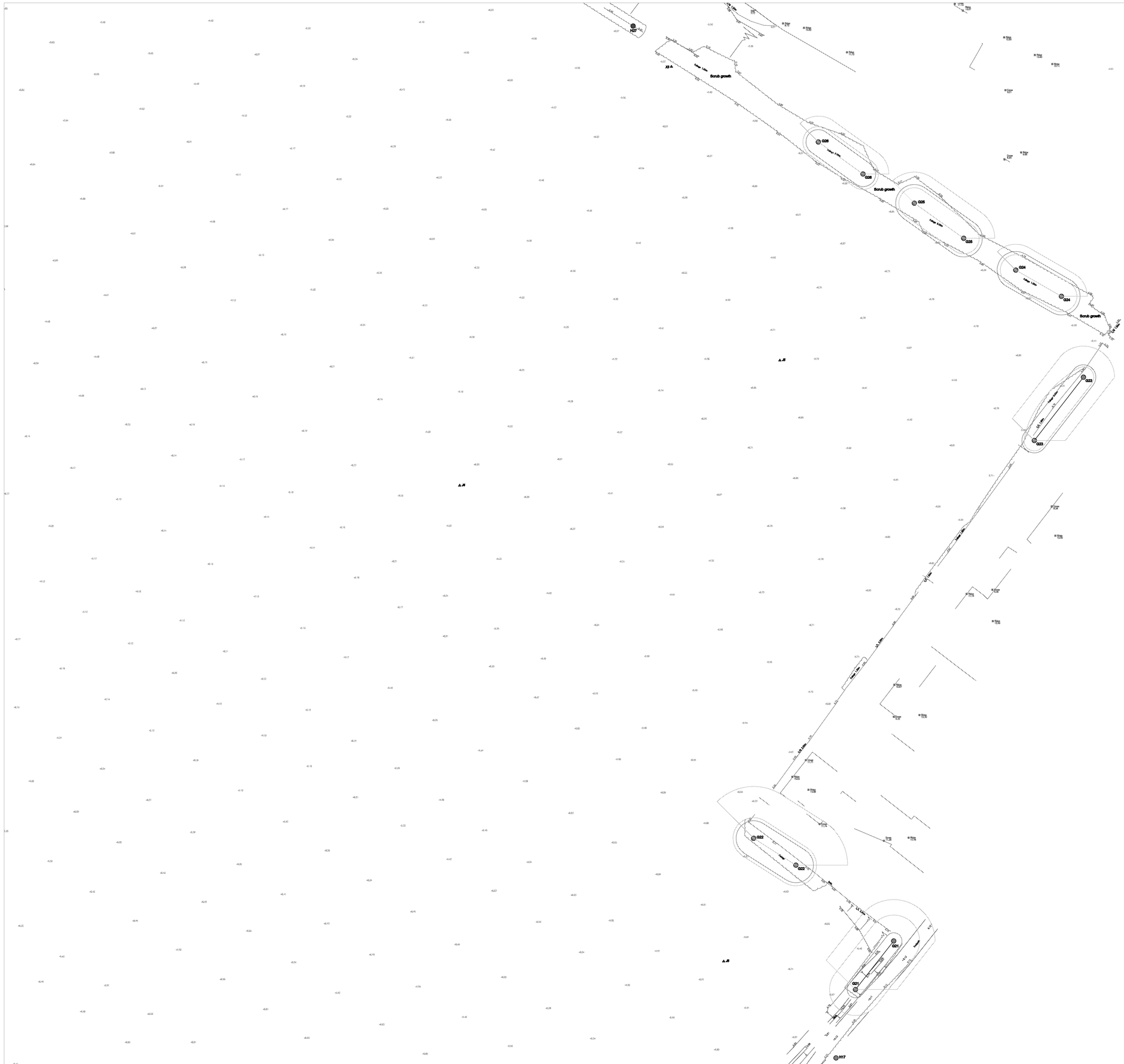
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KEY

- 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 recoded.
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SCALE
1:250 @ A0

ARUN DISTRICT COUNCIL Y/78/20/RES



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SCALE IN METRES

0 10 20

N

MJC TREE SERVICES LIMITED

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

TREE CONSTRAINTS PLAN

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

Sheet 06

This is based on the Cadmap 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' (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 recoded; (G1)
- 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
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SCALE
1:250 @ A0

ARUN DISTRICT COUNCIL 17/0360/E3