

Arboricultural Impact Assessment

Land at Bilsham Road

Yapton

West Sussex

14th March 2018



PJC ref: 3867/15/02 Rev 04

This report has been prepared by

PJC Consultancy Ltd

on behalf of

Gleeson Homes

**Original
Report
by**

Owen Allpress BSc (Hons) M.Arbor.A

Owen has received both an FdSc and a BSc (Hons) in Arboriculture and is a professional member of the Arboricultural Association. Working in the industry for nearly 10 years, Owen has extensive experience in arboricultural contracting, consultancy and business management.

**Updated
by**

Luke White FdSc Arboriculture M.Arbor.A

Luke is an arboriculturist with over six years experience working within the arboricultural and forestry industry with the latter four years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association.

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1 EXECUTIVE SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/3867/15/01 Rev 04.

1.2 **Site location:** The site is situated to the south-west of Yapton Village within the county of West Sussex. It has a central OS national grid reference of SU 97525 02876. Residential properties boarder the site to the north and east with arable land bordering the site to the south and west. The location of the site within its environs is shown in figure 1.



Figure 1: Location of Site and Environs

1.3 **Proposal:** A proposal has been outlined to develop the site for residential purposes. The design incorporates a vast number of new tree plantings and areas of public open space. This AIA accompanies an illustrative master plan layout for an outline planning application. Final drawings at reserved matters stage will be utilised to create a detailed arboricultural method statement and tree protection plans, which should accompany an arboricultural method statement.

1.4 **Tree removals:** Category C tree T11 will require removal to facilitate the proposed development. Additionally trees T6, T12, T13, T21, T27, T38 and T40 are recommended for

removal on grounds of sound arboricultural management and not as a result of the proposed development. All remaining arboricultural features will be protected and incorporated into the development to maintain landscape amenity. Extensive tree planting will be completed during the soft landscaping phase of development to enhance and invest in the sites green infrastructure.

1.5 Access facilitation pruning: Based on the information currently available, no retained tree will require pruning to allow sufficient access required to facilitate the proposed development.

1.6 Works within root protection areas: A proposed pedestrian footway shall encroach the root protection area of category A oak T8. The level of encroachment is deemed minimal (less than 5%) and will have a negligible impact upon the trees physiological and structural condition provided protection measures and sympathetic construction measures are adopted during construction.

2 INTRODUCTION

2.1 Instruction: PJC Consultancy has been instructed by Gleeson Homes to provide an arboricultural impact assessment in accordance with BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' for the proposed development at Bilsham Road, Yapton, West Sussex.

2.2 Objectives of report: This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To provide recommendations on mitigation measures to reduce the impact of tree removals from the development site.
- To assess the potential impact the proposed construction works will have on retained trees.
- To provide recommendations for mitigation measures to reduce the impact of construction works on retained trees.
- To assess the post development relationship between trees and the proposed development.

2.3 Scope of this report: This report is concerned with all significant trees and arboricultural features located within the site boundary. Additionally, trees located around the curtilage of the site have also been surveyed when they are considered likely to have the potential to impact on the development (in relation to root and crown protection or foundation design).

2.4 Contents of report: This report includes the following:

- A schedule of trees to be retained/removed.
- A schedule of access facilitation pruning required for the development.
- An assessment of the impact construction works will have on retained trees and mitigation measures to be implemented.
- An assessment of post development pressures on trees.
- Recommendations for post development arboricultural management.
- Tree Constraints Plan and Tree Retention Plan.

- Tree Survey Schedule including management recommendations related directly to the proposed development.

2.5 Documents and information provided: The following documents were used to aid the preparation of this report:

- 1244G.04 – Illustrative Site Layout Plan (Richards Urban Design)

3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 Tree removals: Trees to be removed for the proposed development are shown with dashed outlines on the Tree Retention Plan in Appendix 2 and are shaded to indicate their BS5837 tree category. These comprise one category C tree and seven category U trees.

A summary of the tree removals is shown below.

Table 1: Tree removals summary

Tree number	Species	Category	Justification for tree removal
T6	Field maple	U	Tree is not suitable for incorporation into the proposed development retention given its current condition and defects. A replacement tree will be planted during the soft landscaping phase of development.
T11	Goat willow	C	Tree is located within close proximity to a proposed dwelling. Tree is of low quality and is considered unviable to retain given its current condition and defects. A replacement tree will be planted during the soft landscaping phase of development.
T12	Ash	U	Tree is not suitable for incorporation into the proposed development retention given its current condition and defects. A replacement tree will be planted during the soft landscaping phase of development.
T13	Ash	U	Tree is not suitable for incorporation into the proposed development retention given its current condition and defects. A replacement tree will be planted during the soft landscaping phase of development.
T21	Elder	U	Tree is not suitable for incorporation into the proposed development retention given its current condition and defects. A replacement tree will be planted during the soft landscaping phase of development.
T27	Ash	U	Tree is not suitable for incorporation into the proposed development retention given its current condition and

			defects. A replacement tree will be planted during the soft landscaping phase of development.
T38	Hawthorn	U	Tree is not suitable for incorporation into the proposed development retention given its current condition and defects. A replacement tree will be planted during the soft landscaping phase of development.
T40	Hawthorn	U	Tree is not suitable for incorporation into the proposed development retention given its current condition and defects. A replacement tree will be planted during the soft landscaping phase of development.

3.2 Access facilitation pruning: Based on the information currently available, no access facilitation pruning beyond the initial tree clearance works will be required to enable the proposed construction works. Any requirements for access facilitation pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large plant) should be discussed at the pre-commencement meeting with the project arboriculturalist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.

3.3 The tree works contractors should carry out all tree works to BS3998: 2010 '*Tree works – recommendations*', as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance. It is also recommended that all tree works be carried out by an Arboricultural Association approved contractor. Approved contractors are expected to work to industry best standards, and the Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

3.4 Works within root protection areas: A new pedestrian footway will encroach the root protection area of oak T8 by 4.3%. This level of encroachment is deemed minor and will have a negligible impact upon the trees physiological and structural condition provided tree protection measures are implemented and sympathetic construction adopted throughout development.

3.5 Extensive soft landscaping works shall occur within the root protection area of a number of retained trees on site. These works are deemed to have a negligible impact

upon retained trees provided they are completed using sympathetic construction methodologies. The final specification shall be reviewed once available and sympathetic construction methodologies will be prescribed within the arboricultural method statement.

3.6 Boundary fencing shall occur within the root protection area of a number of trees on site. The specification for boundary fencing within the root protection area of retained trees is yet to be confirmed. However, it is recommended that no change in ground level within root protection areas shall occur and installation will be completed using hand controlled tools only. The final specification and recommended construction methodologies for boundary fencing shall be provided in the arboricultural method statement.

3.7 All remaining construction works will be completed outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and Tree Protection Plan are followed, trees proposed for retention should not be adversely affected by the construction works.

3.8 **Services:** Details of the routing of services for the proposed development are not currently available. Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG10 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012.

3.9 **Post development tree pressures:** The proposed development has been designed to retain sufficient spacing between the crowns of retained trees and proposed structures/roads. Due to the mature age of trees to be incorporated into the development, future crown growth will be minimal and will not create undue pressures for residents to undertake harsh remedial pruning.

3.10 **Post development tree management summary:** Due to the maturity of trees to be incorporated into the development, it is recommended that an arboricultural hazard evaluation survey be completed across the site at a frequency of once every two years.

The aim of this survey will be to identify any defects that may require remedial arboricultural work. T8 is a large veteran oak with a significant girth and numerous other aspects associated with large or veteran trees. These features make it a valuable landscape tree as well as being valuable habitat. The current proposal shows the tree as retained and allows good spacing between proposed structures and private gardens. It is however, not clear if this tree is located within public open space. It is recommended an assessment of the tree should be carried out, post development, to ascertain appropriate extent of deadwood removal in order to allow the tree to be retained minimising risk to users of the area.

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Date: 14/03/18

4 CONCLUSIONS

5.1 Trees requiring removal to facilitate the proposed development comprise of category C tree T11 only. All remaining arboricultural features will be retained and incorporated into the proposed site layout. Extensive tree planting has been proposed during the soft landscaping phase of development to enhance and invest in the sites green infrastructure and overall tree canopy cover.

5.2 The proposed site layout involves minor encroachment into the root protection area of veteran oak T8. Due to the landscape value and ecological importance of this tree, sympathetic construction methodologies will be adopted during construction to minimise impacts, therefore allowing its retention and continued contribution to the site.

5.3 All remaining areas of construction will be located outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and Tree Protection Plan are followed, trees proposed for retention should not be adversely affected by the construction works.

5.4 Based on the above assessment, trees recommended for retention in this report can be protected during the proposed construction works and successfully integrated into the site post development.

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Author: Luke White

Date: 14th November 2018

E-mail:

PJC Ref No: PJC/3867/15/02 Rev 04

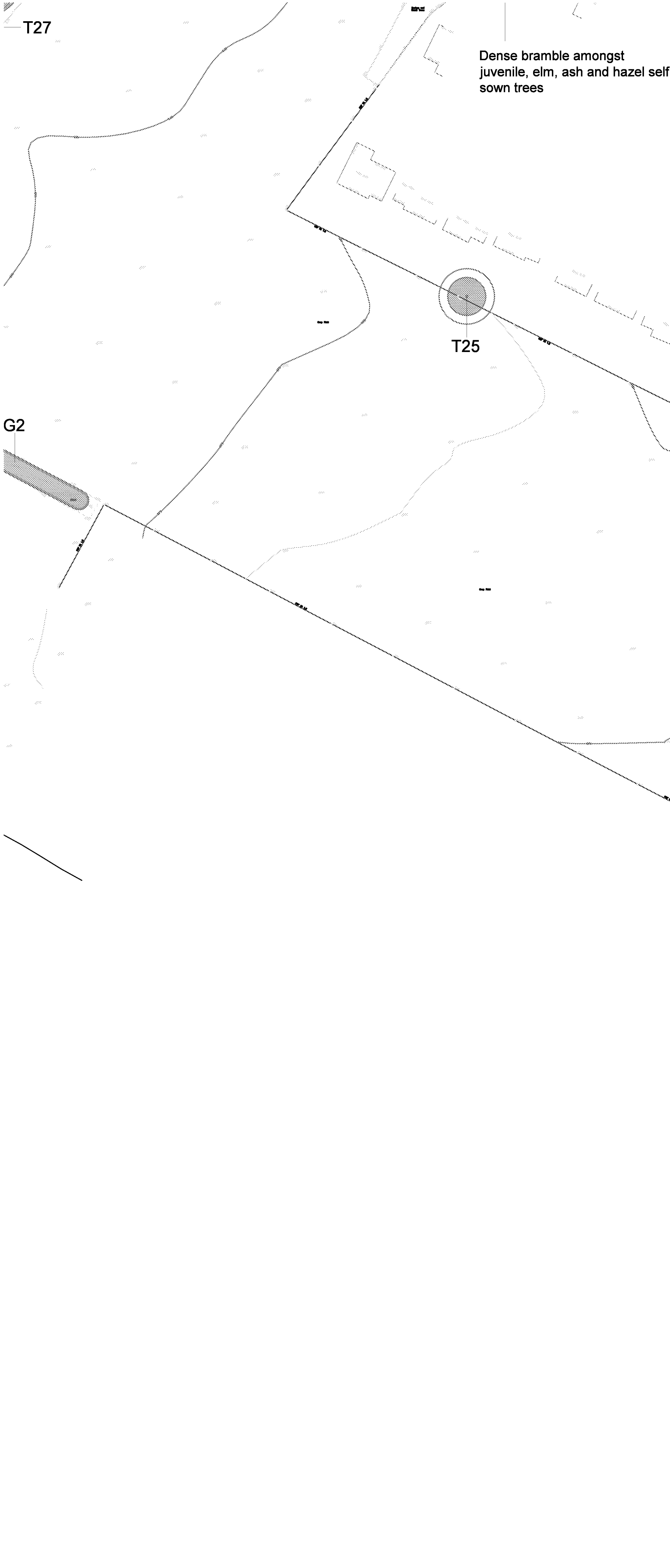
Date: 14/03/18

APPENDIX 1

Tree Constraints Plan

PJC Ref No: PJC/3867/15/02 Rev 04
Date: 14/03/18





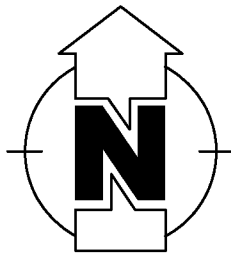
Key:

- RPA for CAT A Tree*
- RPA for CAT B Tree*
- RPA for CAT C Tree*
- RPA for CAT U Tree*
- Tree canopy

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3867/15/01 Rev 04 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/A Rev: 04 Sheet number: 2 of 4

Client and site:
Gleeson Homes
Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: LW

Checked by: NB



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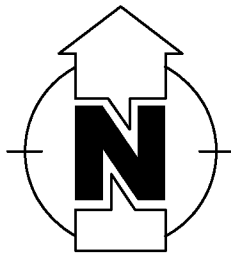
Key:

-  RPA for CAT A Tree*
-  RPA for CAT B Tree*
-  RPA for CAT C Tree*
-  RPA for CAT U Tree*
-  Tree canopy

*** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.**

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3867/15/01 Rev 04 contains further information for each tree.

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Drawing no: PJC/3847/15/A Rev: 04 Sheet number: 3 of 4

Client and site:
Gleeson Homes
Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: LW

Checked by: NB



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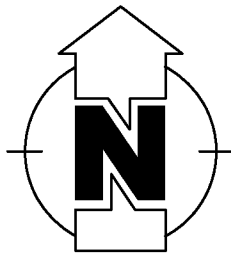
Key:

- RPA for CAT A Tree*
- RPA for CAT B Tree*
- RPA for CAT C Tree*
- RPA for CAT U Tree*
- Tree canopy

** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.*

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3867/15/01 Rev 04 contains further information for each tree.

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Drawing no: PJC/3847/15/A Rev: 04 Sheet number: 4 of 4

Client and site:
Gleeson Homes
Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: LW Checked by: NB



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APPENDIX 2

Tree Retention Plan

PJC Ref No: PJC/3867/15/02 Rev 04
Date: 14/03/18



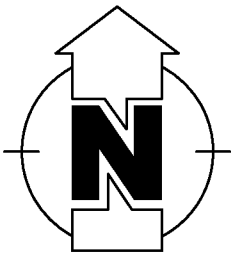
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-  RPA for CAT B Tree* to be retained
-  RPA for CAT C Tree* to be retained
-  Canopy of tree to be retained
-  RPA of CAT C Tree to be removed
-  RPA of CAT U Tree to be removed
-  RPA encroachment area

*** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.**

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3867/15/02 Rev 02 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B Rev: 02 Sheet number: 1 of 4

Client and site:
Gleeson Homes
Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 14/03/2018

Scale: NTS at A1

Drawn by: LW **Checked by:** NB



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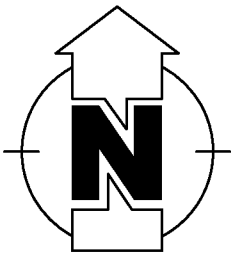
Key:

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- RPA for CAT B Tree* to be retained
- RPA for CAT C Tree* to be retained
- Canopy of tree to be retained
- RPA of CAT C Tree to be removed
- RPA of CAT U Tree to be removed
- RPA encroachment area

** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.*

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3867/15/02 Rev 02 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B Rev: 02 Sheet number: 2 of 4

Client and site:
Gleeson Homes
Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 14/03/2018

Scale: NTS at A1

Drawn by: LW **Checked by:** NB



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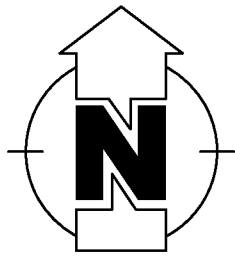


- Key:**
- RPA for CAT A Tree* to be retained
 - RPA for CAT B Tree* to be retained
 - RPA for CAT C Tree* to be retained
 - Canopy of tree to be retained
 - RPA of CAT C Tree to be removed
 - RPA of CAT U Tree to be removed
 - RPA encroachment area

*** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.**

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3867/15/02 Rev 02 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B Rev: 02 Sheet number: 3 of 4

Client and site:
Gleeson Homes
Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 14/03/2018

Scale: NTS at A1

Drawn by: LW

Checked by: NB



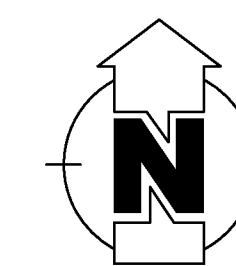
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-
- Legend:
- RPA for CAT A Tree* to be retained
 - RPA for CAT B Tree* to be retained
 - RPA for CAT C Tree* to be retained
 - Canopy of tree to be retained
 - RPA of CAT C Tree to be removed
 - RPA of CAT U Tree to be removed
 - RPA encroachment area

*** Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.**

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/3867/15/02 Rev 02 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B **Rev:** 02 **Sheet number:** 4 of 4

Client and site:
Gleeson Homes
Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 14/03/2018

Scale: NTS at A1

Drawn by: LW

Checked by: NB



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APPENDIX 3

Tree Survey Schedule

PJC Ref No: PJC/3867/15/02 Rev 04

Date: 14/03/18

Tree Survey Schedule

Client: Gleeson Homes
Site: Land at Bilsham Road, Yapton, West Sussex.
Survey date: 5th March 2018
Surveyor: Luke White



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments and preliminary management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
T1	ash (<i>Fraxinus excelsior</i>)	10	390 AV	N: 5 E: 5 S: 4 W: 6	Crown: 1 AV Branch: 3 AV	Mature	Good	Fair	Multiple stems arising from embankment of water filled ditch. Retain and protect.	C2	68.9	4.7
T2	pedunculate oak. (<i>Quercus robur</i>)	6	450	N: 0 E: 3 S: 7 W: 3	Crown: 1 AV Branch: 1 AV	Mature	Good	Fair	Pronounced lean into field. Crown weighted west. Retain and protect.	C2	91.7	5.4
T3	pedunculate oak. (<i>Quercus robur</i>)	13	770	N: 6 E: 6 S: 6 W: 6	Crown: 2 AV Branch: 2 AV	Mature	Good	Good	Single stem specimen with well formed crown structure. Growing on embankment of water filled ditch. Retain and protect. TPO	A1+2	268.6	9.2
T4	pedunculate oak. (<i>Quercus robur</i>)	15	840	N: 5 E: 7 S: 6 W: 6	Crown: 3 AV Branch: 4 AV	Mature	Good	Good	Single stem specimen with well formed crown . Deadwood throughout crown. Remove deadwood retain and protect. TPO.	A1+2	319.6	10.1
T5	ash (<i>Fraxinus excelsior</i>)	15	500 EST	N: 7 E: 7 S: 6 W: 3	Crown: 3 AV Branch: 3 AV	Mature	Fair	Fair	Deadwood throughout crown. Minor cavities throughout crown. One co-dominant stem has previously failed into ditch. Retain and protect.	C1+2	113.3	6.0
T6	field maple. (<i>Acer campestre</i>)	5	350 EST	N: 4 E: 4 S: 4 W: 4	Crown: 1 AV Branch: 1 AV	Mature	Poor	Poor	Located in centre of ditch. Basal decay evident. Remove due to existing defects.	U	55.5	4.2

Tree Survey Schedule

Client: Gleeson Homes
Site: Land at Bilsham Road, Yapton, West Sussex.
Survey date: 5th March 2018
Surveyor: Luke White



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments and preliminary management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
T7	pedunculate oak. (<i>Quercus robur</i>)	12	680	N: 5 E: 5 S: 5 W: 4	Crown: 2 AV Branch: 3 AV	Mature	Fair	Fair	Situated in dense linear group on field boundary. Showing signs of coastal exposure. Retain and protect. TPO.	B1+2	209.5	8.2
T8	pedunculate oak. (<i>Quercus robur</i>)	14	< 1500 EST	N: 8 E: 9 S: 8 W: 8	Crown: 3 AV 3 AV	Veteran	Fair	Fair	Veteran tree of considerable size and ecological value. Significant soil compaction within RPA. Retain and protect. TPO.	A2+3	707.8	15.0 CAPPED
T9	pedunculate oak. (<i>Quercus robur</i>)	14	730	N: 9 E: 9 S: 8 W: 4	Crown: 5 AV Branch: 5 AV	Mature	Fair	Good	Single stem specimen with typical crown form. Situated in water filled ditch. Retain and protect. TPO.	B1+2	241.4	8.8
T10	pedunculate oak. (<i>Quercus robur</i>)	13	680	N: 10 E: 3 S: 10 W: 9	Crown: 4 AV Branch: 4 AV	Mature	Fair	Good	Situated adjacent to water filled ditch. Single stem specimen with crown weighted north. Dense ivy on main stem. Sever ivy retain and protect. TPO.	B1+2	209.5	8.2
T11	goat willow (<i>Salix caprea</i>)	11	350 EST	N: 5 E: 4 S: 5 W: 3	Crown: 4 AV Branch: 4 AV	Mature	Fair	Poor	One co-dominant leader has failed leaving wound on main stem. Significant deadwood in crown. Remove to facilitate development.	C2	55.5	4.2
T12	ash (<i>Fraxinus excelsior</i>)	13	650 EST	N: 5 E: 5 S: 5 W: 5	Crown: 6 AV Branch: 6 AV	Mature	Poor	Fair	Cavity on main stem at 4m. Inonotus hispidus fruiting bodies throughout crown. Remove due to existing defects.	U	191.4	7.8

Tree Survey Schedule

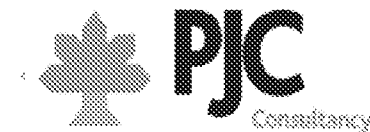
Client: Gleeson Homes
Site: Land at Bilsham Road, Yapton, West Sussex.
Survey date: 5th March 2018
Surveyor: Luke White



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments and preliminary management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
T13	ash (<i>Fraxinus excelsior</i>)	10	400 EST	N: 3 E: 3 S: 3 W: 3	Crown: / Branch: /	Dead	Poor	Poor	Dead standing tree. Remove due to existing defects.	U	72.5	4.8
T14	pedunculate oak. (<i>Quercus robur</i>)	14	636 MS	N: 5 E: 6 S: 5 W: 4	Crown: 4 AV Branch: 4 AV	Mature	Fair	Good	Situated in water filled ditch. Two co-dominant stems at ground level. Retain and protect. TPO.	B2	183.2	7.6
T15	pedunculate oak. (<i>Quercus robur</i>)	13	550 MS	N: 6 E: 6 S: 6 W: 5	Crown: 2 AV Branch: 2 AV	Mature	Good	Fair	Large basal cavity with incipient decay. Situated in ditch. Retain and protect. TPO.	C2	137.0	6.6
T16	pedunculate oak. (<i>Quercus robur</i>)	13	890	N: 8 E: 7 S: 7 W: 8	Crown: 3 AV Branch: 3 AV	Mature	Good	Good	Single stem specimen with well formed crown structure. Dense ivy on main stem. Sever ivy retain and protect. TPO.	B2	358.8	10.7
T17	ash (<i>Fraxinus excelsior</i>)	13	610 MS	N: 7 E: 6 S: 6 W: 7	Crown: 4 AV Branch: 4 AV	Mature	Fair	Fair	Deadwood present within crown. Evidence of coastal exposure. Dense ivy on main stem. Sever ivy. Retain and protect.	B2	168.6	7.3
T18	field maple. (<i>Acer campestre</i>)	12	450 EST	N: 6 E: 6 S: 6 W: 6	Crown: 1 South Branch: 2 AV	Mature	Fair	Fair	Dense ivy inhibits thorough inspection. Sever ivy. Retain and protect. TPO.	B1+2	91.7	5.4

Tree Survey Schedule

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Survey date: 5th March 2018
Surveyor: Luke White



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments & Preliminary Management Recommendation	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
T19	pedunculate oak. (<i>Quercus robur</i>)	13	740 EST	N: 10 E: 8 S: 9 W: 8	Crown: 4 AV Branch: 4 AV	Mature	Good	Good	Single stem specimen with well formed crown structure. Dense ivy inhibits thorough inspection. Sever ivy. Retain and protect. TPO.	A2	248.1	8.9
T20	pedunculate oak. (<i>Quercus robur</i>)	11	400 EST	N: 6 E: 5 S: 6 W: 5	Crown: 3 AV Branch: 3 AV	Mature	Good	Good	Situated on field boundary. Crown has grown up with the crown of T19. Retain and protect. TPO.	B2	72.5	4.8
T21	elder. (<i>Sambucus nigra</i>)	5	328 MS	N: 5 E: 5 S: 2 W: 5	Crown: 1 North Branch: 2 North	Mature	Poor	Poor	Multi-stem specimen. Significant decay throughout basal unions. Deadwood throughout crown. Remove due to existing defects.	U	48.7	3.9
T22	elder. (<i>Sambucus nigra</i>)	3	160 MS	N: 1 E: 3 S: 1 W: 3	Crown: 0 AV Branch: 0 AV	Young	Fair	Fair	Multiple stems arising from ground level. Dense ivy throughout crown. Poor form. Not impacted by proposed development.	C2	11.6	1.9
T23	hazel. (<i>Corylus avellana</i>)	5	313 MS	N: 3 E: 3 S: 3 W: 0	Crown: 2 AV Branch: 2 AV	Semi mature	Fair	Fair	Coppice stool adjacent to footway. Dense understory. Not impacted by proposed development.	C2	44.4	3.8
G1	Leyland cypress (<i>Cupressocyparis leylandii</i>)	7. AV	210 AV	N: 2 E: 2 S: 2 W: 2	Crown: 0 AV Branch: 0 AV	Early mature	Good	Fair	Linear group of trees situated on site boundary. Planted as screening. Retain and protect.	C2	20.0	2.5

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T24 PA	silver birch (<i>Betula pendula</i>)	10	230 EST	N: 3 E: 3 S: 3 W: 3	Crown: 3 AV Branch: 1 AV	Mature	Good	Fair	Third party tree located in adjacent garden. No access to survey. Protect throughout future development.	B1	24.0	2.8
T25	blue gum (<i>Eucalyptus globulus</i>)	11	480 EST	N: 4 E: 4 S: 4 W: 4	Crown: 4 AV Branch: 3 AV	Mature	Good	Good	Third party tree located in adjacent garden. No access to survey. Protect throughout future development.	B1	104.4	5.8
G2	goat willow (<i>Salix caprea</i>)	8	140 AV	N: 2 E: 2 S: 2 W: 2	Crown: 0 AV Branch: 0 AV	Semi mature	Fair	Fair	Linear group of trees situated in ditch. Multi-stem specimens with poor crown form. Retain and protect.	C2	8.9	1.7
G3	pedunculate oak goat willow. Elder	6 AV	210 AV	N: 3 E: 3 S: 3 W: 3	Crown: 1 AV Branch: 1 AV	Semi mature	Fair	Fair	Linear group located adjacent to water filled ditch. Retain and protect.	C2	20.0	2.5
T26	goat willow (<i>Salix caprea</i>)	9	347 MS	N: 4 E: 4 S: 4 W: 4	Crown: 1 AV Branch: 1 AV	Early mature	Fair	Poor	Multiple stems arising from compressed unions at ground level. Poor crown form. Retain and protect.	C2	54.5	4.2
T27. PA	ash (<i>Fraxinus excelsior</i>)	9	410 EST	N: 2 E: 2 S: 4 W: 3	Crown: 3 AV Branch: 3 AV	Mature	Poor	Poor	Multiple leaders have previously failed. Wounds and desiccated fruiting bodies located throughout crown. Remove due to existing defects.	U	76.2	4.9

Tree Survey Schedule

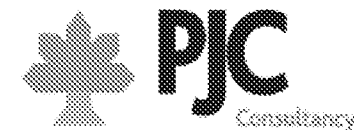
Client: Gleeson Homes
Site: Land at Bilsham Road, Yapton, West Sussex.
Survey date: 5th March 2018
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Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments & Preliminary Management Recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T28	field maple. (<i>Acer campestre</i>)	10	492 MS	N: 2 E: 4 S: 3 W: 2	Crown: 0 AV Branch: 0 AV	Mature	Fair	Poor	Two co-dominant stems at ground level. Crown weighted heavily east. Retain and protect.	C2	109.7	5.9
T19	hawthorn (<i>Crataegus monogyna</i>)	5	472 MS	N: 4 E: 3 S: 3 W: 3	Crown: 2 AV Branch: 2 AV	Mature	Good	Fair	Multiple stems arising from ground level. Dense ivy throughout crown. Poor form. Retain and protect.	C2	100.9	5.7
T30	ash (<i>Fraxinus excelsior</i>)	14	623	N: 6 E: 5 S: 5 W: 6	Crown: 4 AV Branch: 4 East	Mature	Good	Good	Four large co-dominant stems arising from well formed union at 1m. Spreading crown structure. Retain and protect.	B1+2	175.8	7.5
G4	elm. (<i>Ulmus minor</i> <i>var. vulgaris</i>)	4. AV	180 AV	N: 2 E: 2 S: 2 W: 2	Crown: 0 AV Branch: 0 AV	Semi mature	Fair	Fair	Dense linear group adjacent to ditch. Dense understory. Retain and protect.	C2	14.7	2.2
T31	pedunculate oak. (<i>Quercus robur</i>)	10	820	N: 6 E: 9 S: 6 W: 5	Crown: 3 AV Branch: 4 AV	Mature	Good	Good	Single stem specimen. Crown weighted east. Roots likely to be restricted by presence of ditch. Retain and protect. TPO.	B1+2	304.6	9.8
T32	pedunculate oak. (<i>Quercus robur</i>)	10	795	N: 7 E: 6 S: 6 W: 6	Crown: 4 East Branch: 4 AV	Mature	Good	Good	Single stem specimen. Crown weighted south east. Dense ivy on stem and deadwood in crown. Sever ivy and remove deadwood from crown. Retain and protect. TPO.	B1+2	286.3	9.5

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T33	hawthorn (<i>Crataegus monogyna</i>)	6	382 MS	N: 4 E: 4 S: 4 W: 2	Crown: 3 AV Branch: 2 South	Mature	Good	Fair	Three co-dominant stems arising from ground level. Typical form. Retain and protect.	C2	66.1	4.6
T34	field maple. (<i>Acer campestre</i>)	7	325	N: 2 E: 3 S: 3 W: 2	Crown: 4 AV Branch: 3 AV	Mature	Fair	Fair	Single stem specimen with poor crown form. Dense ivy throughout main stem. Retain and protect.	C2	47.8	3.9
G5	elder. Hawthorn	5	225	N: 3 E: 3 S: 3 W: 3	Crown: 0 AV Branch: 0 AV	Semi mature	Fair	Fair	Linear group on field boundary. Poor crown forms due to exposure. Dense understory. Retain and protect.	C2	22.9	2.7
T35	pedunculate oak. (<i>Quercus robur</i>)	8	675	N: 5 E: 5 S: 5 W: 5	Crown: 4 AV Branch: 4 AV	Mature	Good	Good	Single stem specimen with well formed crown structure. Dense ivy on main stem. Sever ivy. Retain and protect. TPO.	B1+2	206.4	8.1
T36	hawthorn (<i>Crataegus monogyna</i>)	6	310	N: 4 E: 4 S: 4 W: 4	Crown: 0.5 North Branch: 1 AV	Mature	Fair	Fair	Dense ivy throughout crown. Typical mature form. Retain and protect.	C1	43.5	3.7
T37	pedunculate oak. (<i>Quercus robur</i>)	14	890 EST	N: 8 E: 8 S: 8 W: 8	Crown: 2 AV Branch: 3 AV	Mature	Good	Good	Single stem specimen with well formed crown structure. Dense ivy on main stem. Sever ivy. Retain and protect. TPO.	A1+2	358.8	10.7

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Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments & Preliminary Management Recommendation	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
T38	hawthorn (<i>Crataegus monogyna</i>)	7	339 MS	N: 2 E: 1 S: 2 W: 4	Crown: 3 West Branch: 2 West	Mature	Poor	Poor	One co-dominant leader has failed leaving wound on main stem. Remove due to existing defects.	U	52.1	4.1
T39	hawthorn (<i>Crataegus monogyna</i>)	7	360	N: 3 E: 5 S: 2 W: 0	Crown: 4 AV Branch: 2 AV	Mature	Fair	Poor	Crown weighted east. Dense ivy throughout crown. Retain and protect.	C2	58.7	4.3
T40	hawthorn (<i>Crataegus monogyna</i>)	5	280	N: 1 E: 0 S: 1 W: 2	Crown: / Branch: /	Mature	Poor	Poor	Heavily failed crown. Poor form with significant basal wound from past failed leader. Remove due to existing defects.	U	35.5	3.4
T41	pedunculate oak. (<i>Quercus robur</i>)	9	680	N: 4 E: 0 S: 8 W: 8	Crown: 3 AV Branch: 4 South	Mature	Good	Fair	Single stem specimen with crown weighted south west. Major deadwood in crown. Remove deadwood retain and protect. TPO.	B2	209.5	8.2
T42	pedunculate oak. (<i>Quercus robur</i>)	11	725	N: 7 E: 7 S: 7 W: 5	Crown: 2 South Branch: 4 North	Mature	Good	Good	Single stem specimen with two co-dominant leaders arising from main stem at 3m. Retain and protect. TPO.	B1+2	238.1	8.7
G6	elm. (<i>Ulmus minor</i> var. <i>vulgaris</i>)	9. AV	220 AV	N: 3 E: 3 S: 3 W: 3	Crown: 1 AV Branch: 1 AV	Early mature	Fair	Fair	Linear group of trees situated adjacent to ditch. Retain and protect.	C2	21.9	2.6

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T43	field maple. (<i>Acer campestre</i>)	10	740 EST	N: 7 E: 7 S: 7 W: 7	Crown: 2 AV Branch: 3 AV	Mature	Good	Good	Single stem specimen with well formed crown structure. Ivy on main stem and minor deadwood in crown. Sever ivy. Retain and protect.	C1+2	248.1	8.9
G7	elm. goat willow	8. AV	210 AV	N: 3 E: 3 S: 3 W: 3	Crown: 1 AV Branch: 1 AV	Early mature	Fair	Fair	Linear group of trees situated adjacent to ditch. Remove young self set trees to allow installation of plot boundary fence.	C2	20.0	2.5
T44	field maple. (<i>Acer campestre</i>)	8	576 MS	N: 6 E: 6 S: 6 W: 6	Crown: 1 AV Branch: 1 AV	Mature	Good	Fair	Three co-dominant leaders at 0.5m. Spreading crown structure. Significant compaction throughout rooting medium. Retain and protect.	C2	150.3	6.9