

Arboricultural Impact Assessment

Land at Bilsham Road
Yapton
West Sussex

24th July 2018

PJC ref: 3867/15-01 Rev 06

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Gleeson Strategic Land

**Prepared
by**

Peter Davies FdSc Arboriculture M.Arbor.A

Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over ten years experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a Lantra accredited professional tree inspector.

**Checked
by**

Nick Betts HND For M.Arbor.A

Nick has attained an HND in forestry management and is a professional member of both the Arboricultural Association and the Consulting Arborists Society. He has worked in the arboricultural and forestry industries for 17 years. He started his career as a forestry worker before qualifying as a tree surgeon, working in both the private and commercial sectors. He has been a practising consultant since 2004. He is a Lantra accredited professional tree inspector.

Sussex office:

Chapter House, Priesthawes Farm
Hailsham Road, Polegate
East Sussex, BN26 6QU
Tel: 01323 832120

E: contact@pjconsultancy.com

Kent office:

Unit 1, Hanover Mill,
Mersham, Ashford,
Kent, TN25 6NU
Tel: 01233 225365

W: www.pjconsultancy.com



CONTENTS

1 Executive summary

2 Introduction

3 Arboricultural impact assessment

4 Conclusions

Appendices:

1. Tree Constraints Plan
2. Tree Retention Plan
3. Tree Survey Schedule

1 EXECUTIVE SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/33867/15-01 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 border 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 arboricultural impact assessment 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 plan.

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 site's green infrastructure.

1.5 **Access facilitation pruning:** Based on the information currently available, no retained tree is expected to require pruning to allow sufficient access to enable the proposed construction works.

1.6 **Works within root protection areas:** All proposed buildings and areas of hard standing shall be located outside the root protection areas of retained trees. Following discussions with Mark Warwick (Arun District Council Arboricultural Officer) the proposed layout has been amended to completely avoid any construction or hard landscaping works from occurring within the root protection area of tree T8 (veteran oak).

2 INTRODUCTION

2.1 **Instruction:** PJC Consultancy has been instructed by Gleeson Strategic Land 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:

- Drawing ref. 1244G.04-5 – 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. 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 T6 is not suitable for incorporation into the proposed development given its current condition and defects. A replacement tree should be planted during the soft landscaping phase of development.
T11	Goat willow	C	Tree T11 is located within close proximity to a proposed dwelling. The tree is of low quality and is considered unviable to retain given its current condition and defects. A replacement tree should be planted during the soft landscaping phase of development.
T12	Ash	U	Tree T12 is not suitable for incorporation into the proposed development given its current condition and defects. A replacement tree should be planted during the soft landscaping phase of development.
T13	Ash	U	Tree T13 is not suitable for incorporation into the proposed development given its current condition and defects. A replacement tree should be planted during the soft landscaping phase of development.
T21	Elder	U	T21 is not suitable for incorporation into the proposed development given its current condition and defects. The tree is located outside the application boundary, therefore its removal will be subject to permissions from the tree's owner.
T27	Ash	U	Tree T27 is not suitable for incorporation into the proposed development given its current condition and defects. A replacement tree should be planted during the soft landscaping phase of development.
T38	Hawthorn	U	Tree T38 is not suitable for incorporation into the proposed development given its current condition and defects. A replacement tree should be planted during the soft landscaping phase of development.
T40	Hawthorn	U	Tree T40 is not suitable for incorporation into the proposed development given its current condition and defects. A replacement tree should 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 or specialist plant machinery) shall 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:** All proposed dwellings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary. NHBC guidelines on foundation depth in proximity to trees should still be followed. This will be determined at the detailed design stage of development by a structural engineer, but should be guided by information in this report and appropriate sampling to determine soil profiles at the site.

3.5 Extensive soft landscaping works is expected to occur within the root protection areas of a number of retained trees on site. These works are deemed likely 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 detailed arboricultural method statement.

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

3.7 All remaining construction works will be completed outside the root protection areas of retained trees. Provided construction exclusion zones and methodologies described in an 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. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable the root protection areas should always be avoided.

3.9 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm 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.

3.10 **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.

3.11 Tree 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. Additionally no features (such as paths or parking spaces) will be constructed that would increase the frequency of land use beneath its crown.

3.12 **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.

4 CONCLUSIONS

4.1 The only tree requiring removal to enable the proposed construction works will be T11, which is a category C goat willow. With the exception of seven category U trees, 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.

4.2 All proposed buildings and areas of new hard standing will be located outside the root protection areas of retained trees. Provided the construction exclusion zones and methodologies described in the arboricultural method statement and Tree Protection Plan (to be provided at the detailed design stage of development) are followed, trees proposed for retention should not be adversely affected by the construction works.

4.3 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.

Contact details

Sussex office:

Chapter House
Priesthawes Farm
Hailsham Road
Polegate
East Sussex
BN26 6QU

Tel: 01323 832120

Author: Peter Davies

Date: 19th July 2018

E-mail: pete@pjconsultancy.com

APPENDIX 1

Tree Constraints Plan



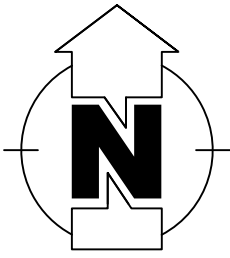
Key:

- 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: 1 of 4

Client and site:
Gleeson Strategic Land

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



Sussex
Chapter House, Priestthawes Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com



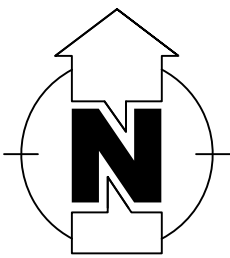
Key:

- 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 Strategic Land

Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Constraints Plan

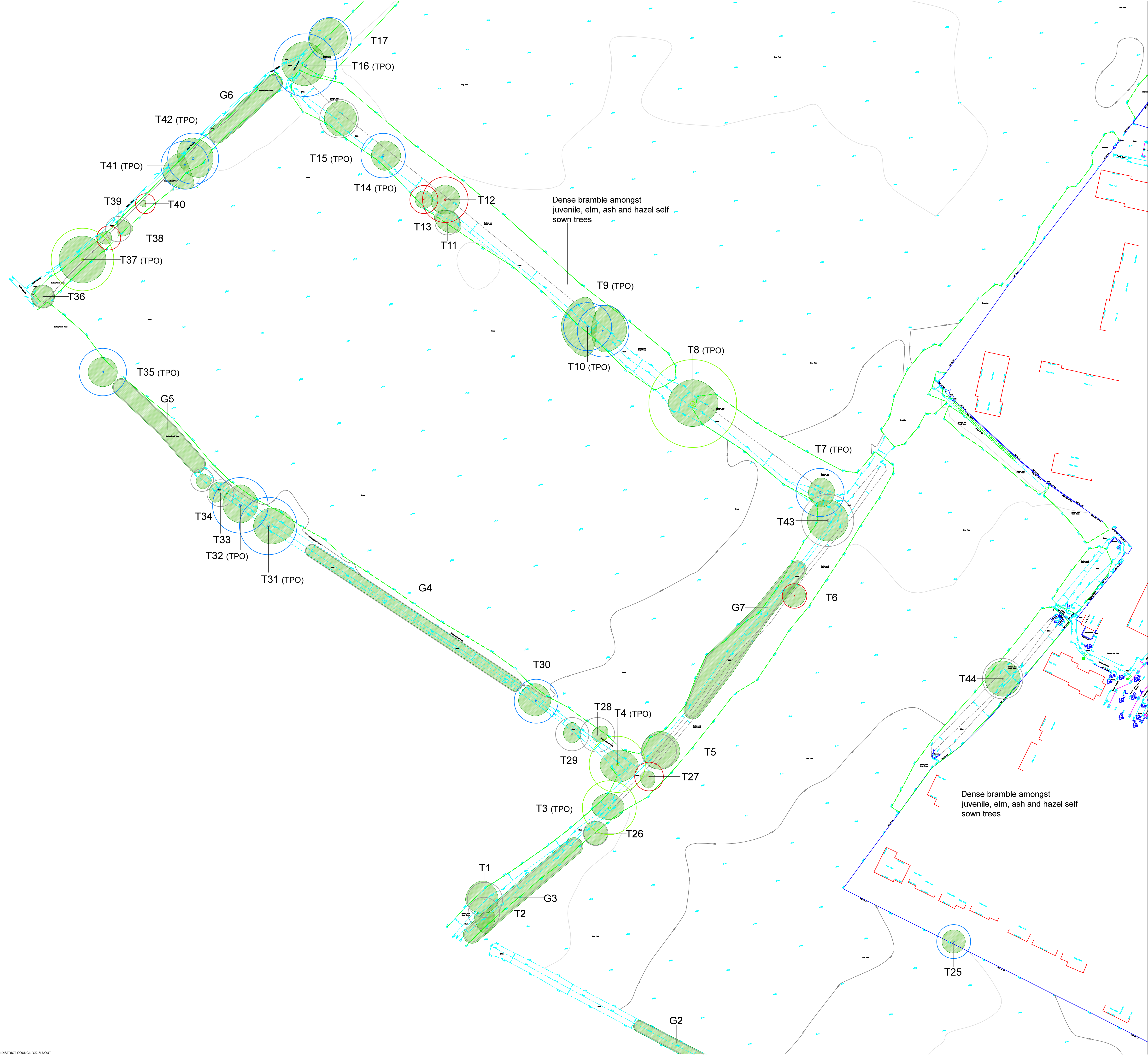
Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: LW Checked by: NB



Sussex
Chapter House, Priesthawes Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com



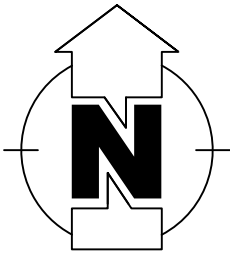
Key:

- 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: 3 of 4

Client and site:
Gleeson Strategic Land

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



Sussex
Chapter House, Priesthaves Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com



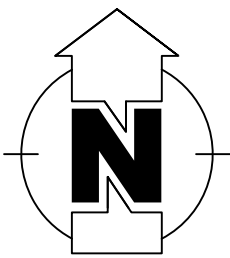
Key:

- 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: 4 of 4

Client and site:
Gleeson Strategic Land

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



Sussex
Chapter House, Priesthaves Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com

APPENDIX 2

Tree Retention Plan



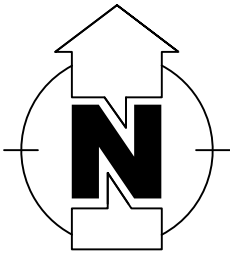
Key:

-  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 for CAT C* tree to be removed
-  RPA of CAT U* tree to be removed

** 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 03 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B Rev: 03 Sheet number: 1 of 4

Client and site:
Gleeson Strategic Land

Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: PD Checked by: NB



Sussex
Chapter House, Priesthawes Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com



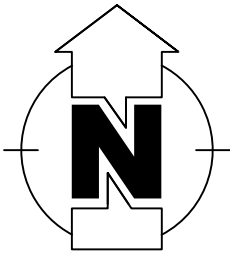
Key:

- 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 for CAT C* tree to be removed
- RPA of CAT U* tree to be removed

* 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 03 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B Rev: 03 Sheet number: 2 of 4

Client and site:
Gleeson Strategic Land

Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: PD

Checked by: NB



Sussex
Chapter House, Priesthawes Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com



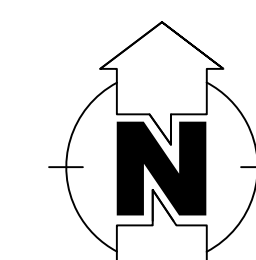
Key:

- 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 for CAT C* tree to be removed
- RPA of CAT U* tree to be removed

*** 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 03 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B Rev: 03 Sheet number: 3 of 4

Client and site:
Gleeson Strategic Land

Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: PD

Checked by: NB



Sussex
Chapter House, Priesthaves Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com



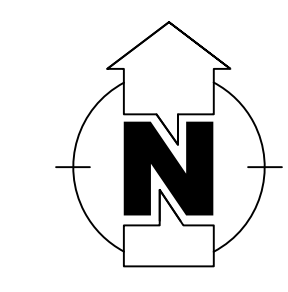
Key:

-  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 for CAT C* tree to be removed
-  RPA of CAT U* tree to be removed

*** 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 03 contains further information for each tree.

This drawing should be viewed in colour.



Drawing no: PJC/3847/15/B Rev: 03 Sheet number: 4 of 4

Client and site:
Gleeson Strategic Land

Land at Bilsham Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 13/03/2018

Scale: NTS at A1

Drawn by: PD

Checked by: NB



Sussex
Chapter House, Priestshaws Farm, Hailsham Road, Polegate, East Sussex, BN26 6QJ
01323 832120
Kent
Unit 1, Hanover Mill, Mersham, Ashford, Kent, TN25 6NU.
01233 225365
www.pjcconsultancy.com

APPENDIX 3

Tree Survey Schedule

Tree Survey Schedule

Client: Gleeson Strategic Land
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 Strategic Land
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 Strategic Land
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

Client: Gleeson Strategic Land
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)
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

Tree Survey Schedule

Client: Gleeson Strategic Land
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)
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 Strategic Land
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)
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

Tree Survey Schedule

Client: Gleeson Strategic Land
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)
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

Tree Survey Schedule

Client: Gleeson Strategic Land
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)
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 flailed 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

Tree Survey Schedule

Client: Gleeson Strategic Land
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)
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