

Arboricultural Impact Assessment

Land at:
Yapton road
Yapton
West Sussex

16th November 2017



PJC ref: 4698/17-02

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Landlink Estates

Prepared 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.
Checked by	Peter Davies FdSc Arboriculture M.Arbor.A Peter has a Foundation Degree in Arboriculture and is a professional member of the Arboricultural Association. He has 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.

T: 01323 832120
E: contact@pjconsultancy.com



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

CONTENTS

1 Summary

2 Introduction

3 Initial tree survey summary

4 Arboricultural impact assessment

5 Conclusions

Appendices:

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

1 SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/4451/17-01.

1.2 **Site location:** The site is situated south of Yapton and adjoins the residential area to the south-west of the town. The surrounding land use is comprised primarily of farm land and residential housing. 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 housing. This AIA accompanies an illustrative master plan layout for an outline planning application. Final drawings at reserved matters stage should include a tree protection plan, which should accompany an arboricultural method statement.

1.4 **Tree removals:** No trees are proposed to be removed as part of this layout. The illustrative master plan (ref: 1244_South West Yapton Masterplan 180717) outlines a number of trees planted as part of landscaping proposals.

1.5 **Access facilitation pruning:** Based on the information available at the time of this report, no access facilitation pruning is required to permit the proposal. This should be re-assessed at reserved matters stage when the proposed layout is fixed.

1.6 **Works within root protection areas:** All new dwellings are located to avoid root protection areas, (RPAs) of retained trees. The great majority of new surfaces also avoid RPAs of trees throughout the site. Two links from this proposal to a neighbouring one are shown as crossing the existing site boundary to the east. The southern most link passes across the RPA of T8. This is a minor encroachment and is not thought to represent a significant threat to the potential future retention of the tree however it is advised that at full planning, the design seeks to avoid this encroachment therefore reducing the potential for damage.

2 INTRODUCTION

2.1 **Instruction:** PJC Consultancy has been instructed by Landlink Estates to provide an arboricultural impact assessment for proposed construction works at Yapton Rd, Yapton.

2.2 **Brief:** PJC Consultancy has been commissioned to compile an arboricultural impact assessment written in accordance with guidelines set out in BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

2.3 **Scope of this report:** This report is concerned with all significant trees located within the site boundary and those located around the curtilage of the site with the potential to impact or be impacted by the proposed construction works.

2.4 **Contents of report:** This report has been produced to provide a schedule trees to be removed or pruned for the proposed development, as well as to evaluate the implications of the development on retained trees. The report includes the following:

- A schedule of trees to be retained/removed.
- 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.

2.5 **Documents and information provided:** The following documents were provided by the client to produce this report:

- Topographical survey
- 1244_South West Yapton Masterplan 180717

3 INITIAL TREE SURVEY SUMMARY

3.1 Site visit: A site visit was carried out on 5th June 2017. The weather conditions at the time were adequate to carry out a comprehensive assessment of trees on site.

3.2 Survey methodology: Explanations for the measurements and information collected for each tree are described in arboricultural report ref. PJC/4451/17-01

3.3 Site layout: The site is comprised of several arable fields bordering the town of Yapton. The fields are separated by ditches of which are lined on both sides by small trees and bramble. Amongst these areas are located some mature trees, which have been highlighted as part of this report. Although it is assumed that the redline boundary runs along the centre of ditches, trees included in this report may be located on either side and have been recorded as their root protection areas may extend beyond this theoretical boundary.

3.4 Statutory tree protection: Arun District Council's online mapping resource was accessed on 16th November 2017. The northern paddock adjacent to Yapton Road appears to be within a conservation area. This designation may include some of the tree recorded as part of this survey to the west of the main access including T15. Persons proposing to undertake tree works should consult the local authority for the proper permissions.

3.5 Financial penalties and/or criminal proceedings can result if tree works are carried out on a protected tree without consent. The entirety of the tree is protected, both above and below ground.

3.6 Tree categorisation summary: The table below summarises the category of trees recorded across the site. Further information can be found about each tree within the Tree Survey Schedule in Appendix 2.

Table 1: Tree categorisation summary

Categorisation	Individual tree	Tree group	Hedgerow
A	2	-	-
B	6	2	-
C	1	5	1
U	-	-	-
Total	9	7	1

4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Tree removals: All category A, B and C trees are shown to be retained on the current layout. Trees will be protected during the proposed development to maintain standards of local visual amenity.

4.2 Access facilitation pruning: Based on the information currently available, no access facilitation pruning will be required to facilitate the proposed development. 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.

4.3 Works within root protection areas: The southern road link to the adjacent proposed development passes across the RPA of T8. This is a minor encroachment and is not thought to represent a significant threat to the potential future retention of the tree, however it is advised that at reserved matters stage, the design seeks to avoid this encroachment therefore reducing the potential for damage. The existing shared access from Yapton Road to the north of the site consists of a set concrete slab. This surface passes within 2m of the stem of T15. The proposal seeks to lift the existing road creating the new access outside of RPAs. Detailed methodologies for working in the RPA of T15 should be put forward as part of an arboricultural method statement at detailed planning permission.

4.4 Seasonal nuisance: Few trees exist at the site, those that do are positioned along field boundaries to the east. Overall the current layout appears to allow sufficient space for mature trees from proposed dwellings by the placement of green space and access roads to minimise or eliminate the possibility of seasonal nuisance.

4.5 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 arboriculturalist. The arboriculturalist 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.

4.6 Post development tree pressures: Overall the layout appears to take into account the size and position of trees in relation to the proposed dwellings. No individual properties appear to be positioned in such proximity that unreasonable pressure to prune is to occur.

4.7 Post development tree management summary: T15 is a large poplar at the northern boundary, (existing access to site). The tree has a history of limb loss and possesses a number of dead branches at a considerable height. It is recommended that a post development assessment of the tree be carried out in order to remove deadwood and assess the remainder of the crown for suitable retention. Given the history of limb loss and the creation of a new access, remedial works may be advised in the interest of maximising retention rather than removing the tree entirely. Dependent on the dimensions of the proposed access outside of the RPA of the tree, it may be the case that the target is removed from beneath the tree reducing the need for remedial works.

5 CONCLUSIONS

5.1 Following outline planning permission the final layout will require assessment to check for any altered or additional impact resented by development. This will then allow the production of the Arboricultural Method Statement for use as part of a full planning application.

5.2 The proposed site layout involves construction of a small quantity of surfacing in the RPA of T8. Final layouts should seek to remove this encroachment entirely if possible even though it is unlikely to represent a significant impact to the trees potential for future retention.

6 OTHER CONSIDERATIONS

6.1 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

6.2 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.

6.3 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 contains contact details and information on engaging a suitable contractor.

6.4 The trees at this site were assessed for their condition and safety in relation to the average range of weather conditions that the region experiences. Any weather events that exceed the average norm cannot be predicted, and so their effects are not considered within this report.

6.5 The views and opinions contained within this report are entirely those of the author.

Contact details

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

Tel: 01323 832120

E-mail: [REDACTED]

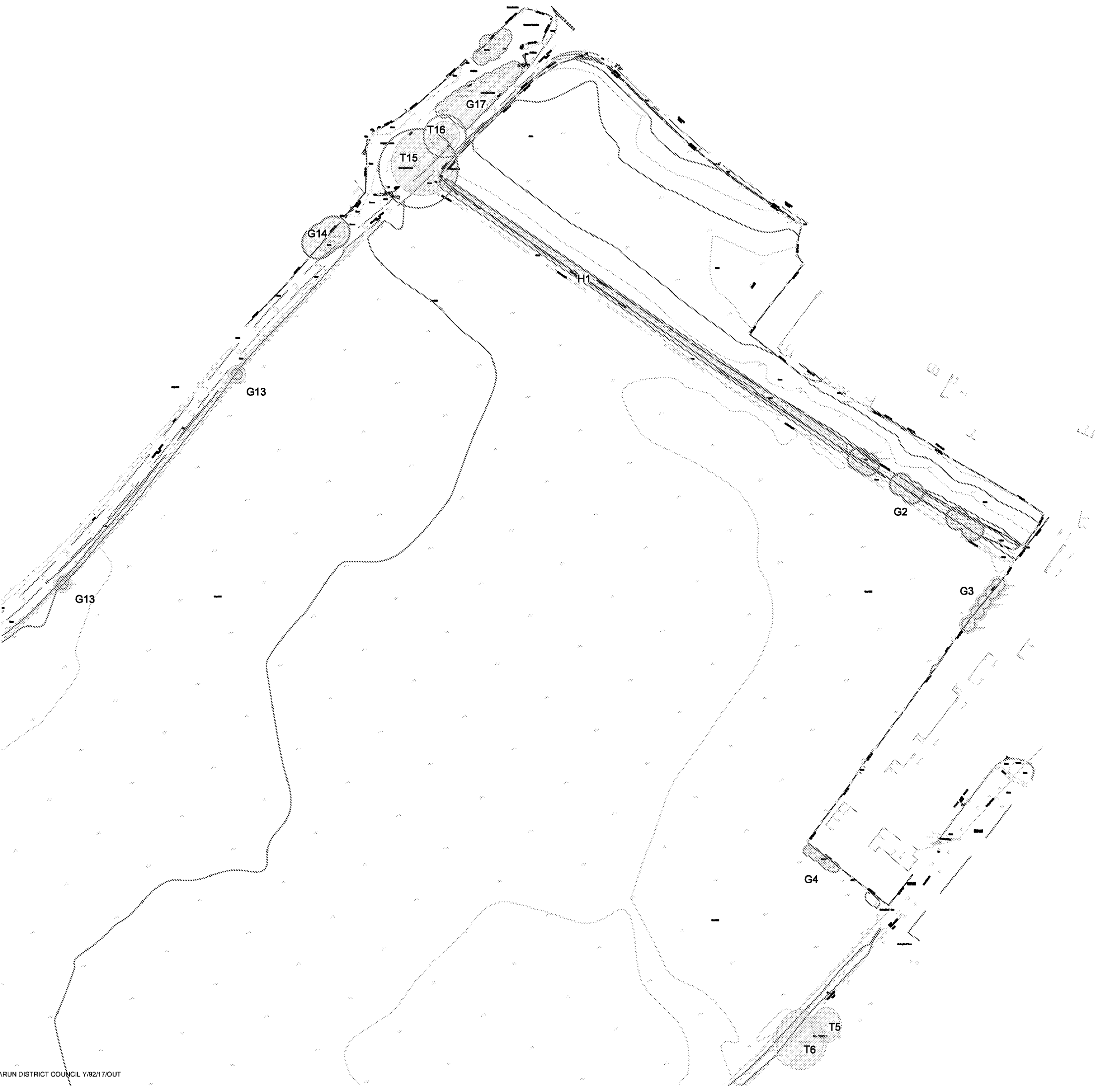
[REDACTED]

Author: Owen Allpress

Date: 16 November 2017

APPENDIX 1

Tree Constraints Plan and Tree Retention 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/4451/17-01 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/4451/17/A Rev: 00 Sheet number: 1 of 2

Client and site:
Landlink estates
Land adjacent Bilsham road
Yapton
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 21/08/2017

Scale: 1:1250 at A3

Drawn by: OA **Checked by:** PD



PJC Consultancy
Chapter House, Priestshaws Farm,
Hailsham Road, Polegate, East Sussex,
BN26 8QU.
01323 400311
contact@pjcconsultancy.com
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/4451/17-01 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/4451/17/A Rev: 00 Sheet number: 2 of 2

Client and site:
Landlink estates
Land adjacent Bilsham road
Yapton
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 21/08/2017

Scale: 1:1250 at A3

Drawn by: OA **Checked by:** PD



PJC Consultancy
Chapter House, Priesthaves Farm,
Hailsham Road, Polegate, East Sussex,
BN26 8QU.
☎ 01323 400311
✉ contact@pjcconsultancy.com
🌐 www.pjcconsultancy.com



- Key:**
-  RPA for tree to be retained
 -  Canopy of tree to be retained
 -  Canopy of tree to be removed

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref: PJC/4698/17-02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/4698/17/A			Rev: 00	Sheet number: 1 of 3
Client and site: Landlink Estates Land at: Yapton Road Yapton West Sussex				
Drawing title: Tree Retention Plan				
Date drawn: 16/11/2017				
Scale: 1:1250 at A3				
Drawn by: OA		Checked by: NB		



Key:

-  RPA for tree to be retained
-  Canopy of tree to be retained
-  Canopy of tree to be removed

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref: PJC/4699/17-02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/4698/17/A Rev: 00 Sheet number: 2 of 3

Client and site:
Landlink Estates
Land at:
Yapton Road
Yapton
West Sussex

Drawing title: Tree Retention Plan

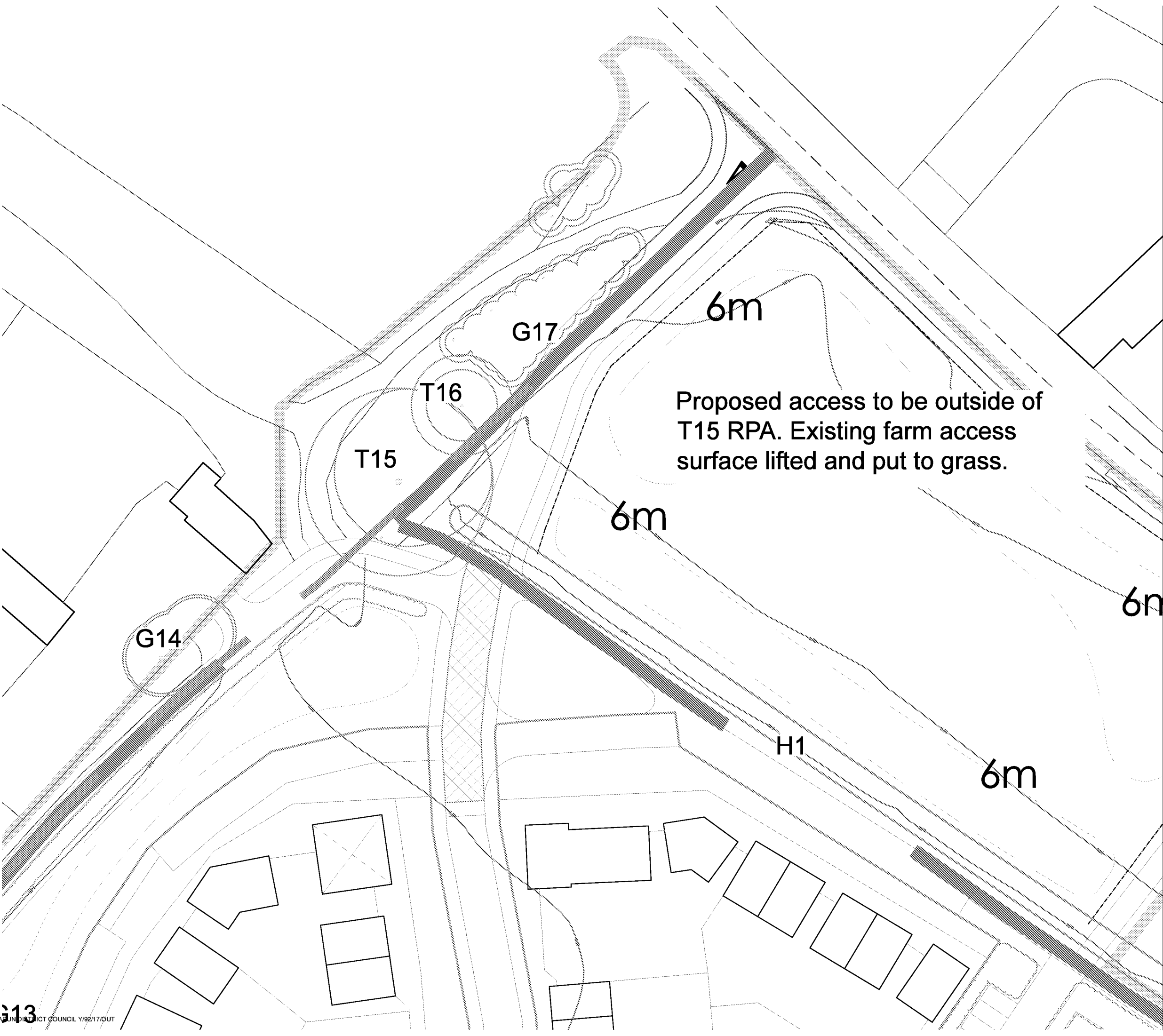
Date drawn: 16/11/2017

Scale: 1:1250 at A3

Drawn by: OA Checked by: NB



PJC Consultancy
Chapter House, Priestshawes Farm,
Hailsham Road, Polegate, East Sussex,
BN26 6QU.
01323 400311
contact@pjcconsultancy.com
www.pjcconsultancy.com



Key:

-  RPA for tree to be retained
-  Canopy of tree to be retained
-  Canopy of tree to be removed

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref: PJC/4699/17-02 contains further information for each tree.

This drawing should be viewed in colour.

Proposed access to be outside of T15 RPA. Existing farm access surface lifted and put to grass.

Drawing no: PJC/4698/17/A	Rev: 00	Sheet number: 3 of 3
Client and site: Landlink Estates Land at: Yapton Road Yapton West Sussex		
Drawing title: Tree Retention Plan: Access Detail		
Date drawn: 16/11/2017		
Scale: 1:500 at A3		
Drawn by: OA	Checked by: NB	

APPENDIX 2

Tree Survey Schedule

Tree Survey Schedule

			Client: Landlink estates Site: Land at Yapton Road Survey date: 5th June 2017 Surveyor: Owen Allpress									T: Individual tree or shrub		
												G: Group of 2 or more trees		
												H: Hedgerow		
												W: Woodland block		
Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)		Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
H1	Hawthorn, (crataegus monogyna)	2	75	N	1	Crown	Semi-mature	Good	Good	Boundary hedge, regularly flailed.	None at time of survey	C2	2.5	0.9
				E	1	0								
			est	S	1	Branch								
				W	1	0								
G2	Hawthorn, (crataegus monogyna)	5	300	N	4	Crown	Mature	Good	Good	Field boundary group of hawthorn	None at time of survey	B2	40.8	3.6
				E	4	0								
			est	S	4	Branch								
				W	4	1								
G3	Hawthorn, (crataegus monogyna)	5	185	N	3	Crown	Mature	Fair	Fair	Sparse field boundary group adjacent third party boundary.	None at time of survey	C2	15.5	2.2
				E	3	0								
			est	S	3	Branch								
				W	3	1								
G4	Elm & Hawthorn	5	150	N	3	Crown	Semi-mature	Good	Good	Young self set field boundary group to rear of third party property.	None at time of survey	C2	10.2	1.8
				E	3	0								
			est	S	3	Branch								
				W	3	1								
T5	Pedunculate oak, (Quercus robur)	11	400	N	6	Crown	Mature	Good	Good	Field boundary mature trees	None at time of survey	A2	72.5	4.8
				E	5	3s								
			est	S	6	Branch								
				W	5	4s								
T6	Pedunculate oak, (Quercus robur)	12	740	N	11	Crown	Mature	Good	Good	Field boundary mature trees	None at time of survey	A2	248.1	8.9
				E	8	4w								
				S	9	Branch								
				W	8	3w								

Tree Survey Schedule

				Client: Landlink estates Site: Land at Yapton Road Survey date: 5th June 2017 Surveyor: Owen Allpress								T: Individual tree or shrub		
												G: Group of 2 or more trees		
												H: Hedgerow		
												W: Woodland block		
Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)		Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
T7	Field maple, (acer campestre)	11	450	N	8	Crown	Mature	Fair	Obscured	No access to survey stem in detail.	None at time of survey	B1	91.7	5.4
				E	6	1								
			est	S	8	Branch								
				W	6	2								
T8	Common ash, (Fraxinus excelsior)	13	610	N	7	Crown	Mature	Good	Obscured	Multi-stem ash, portion of tree overhang bridleway history of limb loss.	None at time of survey	B2	168.6	7.3
				E	6	4w								
			ms est	S	6	Branch								
				W	7	5w								
T9	Pedunculate oak, (Quercus robur)	13	890	N	8	Crown	Mature	Good	Good	Lower limbs showing evidence of dieback	None at time of survey	B2	358.8	10.7
				E	7	3								
				S	7	Branch								
				W	8	5								
T10	Pedunculate oak, (Quercus robur)	13	636	N	7	Crown	Mature	Good	Good	Field boundary trees	None at time of survey	B2	183.2	7.6
				E	7	3								
			Mean	S	7	Branch								
				W	7	4								
T11	Pedunculate oak, (Quercus robur)	14	750	N	6	Crown	Mature	Good	Good	Field boundary trees	None at time of survey	B2	254.8	9.0
				E	6	3								
			est	S	6	Branch								
				W	6	5								
G12	Mixed deciduous	>6	190	N	2	Crown	Mature	Good	Good	Field boundary trees group as hedge row understorery.	None at time of survey	C2	16.4	2.3
				E	2	1								
			est	S	2	Branch								
				W	2	2								

Tree Survey Schedule

				Client: Landlink estates Site: Land at Yapton Road Survey date: 5th June 2017 Surveyor: Owen Allpress								T: Individual tree or shrub		
												G: Group of 2 or more trees		
												H: Hedgerow		
												W: Woodland block		
Tree ref. no.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)		Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendations	Category grading	Root Protection Area (m2)	Root Protection Radius (m)
G13	Hawthorn, (crataegus monogyna)	4	150	N	3	Crown	semi-mature	Good	Good	Small things on western field boundary.	None at time of survey	C1	10.2	1.8
				E	3	0								
				S	3	Branch								
				W	3	1								
G14	Leylandii	16	450	N	5	Crown	Mature	Good	No access	Third party leylandii within fenced compound. possible Seridium cardinale in upper northern portion of	None at time of survey	B2	91.7	5.4
				E	5	5e								
			est	S	5	Branch								
				W	5	5e								
T15	Poplar spp	18	1100	N	13	Crown	Mature	Fair	Fair	Heavily reduced now regrown, Parse re emergence from dormancy with minor crown dieback.	None at time of survey	B2	548.1	13.2
				E	13	3e								
			est	S	9	Branch								
				W	9	4e								
T16	Holm oak, (Quercus ilex)	13	589	N	5	Crown	Mature	Good	Poor	Dual stem tree, both stems physical damage no sign of active decay. wound wood formation appears sparse if	None at time of survey	C1	157.2	7.1
				E	5	3s								
			mean	S	5	Branch								
				W	5	4s								
G17	Elm, (Ulmus spp)	>9	90	N	2	Crown	Juvenile - Semi-mature	Good	Good	Elm self set group toward gate with third party land.	None at time of survey	C2	3.7	1.1
				E	2	0								
			avg est	S	2	Branch								
				W	2	1								