

Arboricultural Development Report

THE MILL COTTAGE
LIPHOOK ROAD
WEST SUSSEX

Produced for:
Mr & Mrs B Thompson

October 2023

CONTENTS

1.0 EXECUTIVE SUMMARY 3
2.0 INTRODUCTION 4
3.0 PURPOSE OF REPORT 4
4.0 SITE DESCRIPTION 4
5.0 STATUTORY DESIGNATION (Trees) 5
6.0 TREE SURVEY 5
7.0 ARBORICULTURAL IMPACT ASSESSMENT 6
8.0 CONCLUSION 8

APPENDIX 1 Tree Survey Schedule & Reference Plan 9
APPENDIX 2 Root Protection Area (Calculations) 13
APPENDIX 3 Photographic Record 15
APPENDIX 4 Tree Removal & Arboricultural Impact Assessment Plan 17
APPENDIX 5 Qualifications and Experience 18

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1.0 EXECUTIVE SUMMARY

- 1.1 This report provides an assessment of the potential impact of proposed development on the tree stock and relevant off-site trees. This analysis is based on “British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’ (‘BS 5837 (2012)’)” and in context of the proposed development.
- 1.2 The report has been prepared in support of a planning application for a new garage.
- 1.3 Trees within the site are not subject to a Tree Preservation Order, however, the site lies within Camelsdale and Hammer Conservation Area.
- 1.4 A total of 3 individual trees and 3 hedgerows were assessed within influence of the proposed development including 3 category ‘C’ trees and 3 hedgerows (Low quality) in accordance with British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’.
- 1.5 The proposed garage will result in the direct loss of 2 individual trees and 1 short remnant hedgerow. The 2 trees and hedgerow identified for removal are assessed as ‘C’ category and are of domestic scale.
- 1.6 The trees do not have potential to accrue greater prominence within the local or wider landscape and their loss would not therefore have an adverse impact on the appearance of the conservation area.

2.0 INTRODUCTION

- 2.1 This report is submitted on behalf of Mr & Mrs B Thompson in support of a planning application for a new garage at The Mill Cottage, Liphook Road, Haslemere, GU27 3QE.
- 2.2 The land subject to this application is referred to as 'the site' hereon in throughout this report.

3.0 PURPOSE OF REPORT

- 3.1 This report presents an analysis of the potential impact of the proposed scheme on the existing tree stock and in context of the local and wider landscape. The analysis is based on British Standards 5837 (2012) 'Trees in relation to design, demolition and construction - recommendations' (BS 5837 (2012)).
- 3.2 The impact assessment is informed by a Tree Survey dated October 2023 prepared by Alan Richardson NDarb MarborA. The tree survey assessment was carried out in compliance with BS 5837 (2012). The tree survey provides an informed approach to tree retention and protection as part of the feasibility and design process. All tree numbers within this report reference the tree identification number within the tree survey.
- 3.3 The Tree Survey Reference Plan [AR558-00-XX-DR-G-8201] ("Tree Survey Plan") at Appendix 1, was overlaid onto the proposals and has allowed the layout to be developed with full consideration of the existing trees. An illustrative Tree Removal & Arboricultural Impact Assessment Plan [AR558-00-XX-DR-G-8301] is provided at Appendix 4.
- 3.4 This enables a review of the impact of development on arboricultural features by Chichester District Council (CDC) in context of other material considerations and site constraints submitted in support of this planning application and a basis for issuing planning permission.

4.0 SITE DESCRIPTION

- 4.1 The site occupies a corner plot and is formed by a residential dwelling and large garden. The site is enclosed by garden fences and walls to the north and east

boundaries with an ornamental Cypress hedgerow to the south and west. The garden consists of managed lawns and domestic shrubs to the peripheries.

- 4.2 The site, broadly rectangular in shape, is bound by residential properties to the north and east with Shottermill Road and The Mill Stream to the west and south respectively. Access to the site is via an existing drive off The Mill Stream.
- 4.3 The topography of the site is fairly flat with the residential dwelling set at a slightly lower level.
- 4.4 The local area is verdant in appearance with a framework of woodland and mature trees marking Mill Pond and the River Wey with individual prominent trees marking extant field boundaries within residential gardens.

5.0 STATUTORY DESIGNATION (Trees)

- 5.1 Chichester District Council (CDC) online mapping tool indicates that trees within the site are not subject to a Tree Preservation Order (TPO). However, the site lies within Camelsdale and Hammer Conservation Area.
- 5.2 As such, six weeks written notification must be submitted to WBC prior to carrying out any tree works, subject to exemptions, or works that may impact on the tree's health or amenity beyond that granted by planning consent. During this period, the council may decide whether or not the trees merit to be brought under the control of a TPO or allow the notification to lapse and tree works to proceed.
- 5.3 The statutory designation of trees may change. It is therefore recommended that the statutory designation of trees be confirmed with CDC prior to carrying out tree works.

6.0 TREE SURVEY

6.1 General

- 6.1.1 The assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) and good arboricultural practice.
- 6.1.2 Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code. For methodology of the

assessment, limitations and assessment of each individual tree please refer to Appendix 1. A photographic record of the tree stock forms Appendix 3.

6.2 Observations

- 6.2.1 A total of 3 individual trees and 3 hedgerows were assessed within the survey schedule including 3 category 'C' trees and hedgerows (Low quality) in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.
- 6.2.2 The tree stock is of a mixed age range and of that typically characteristic of a domestic garden. Species include; Hazel, Goat Willow, Golden Irish Yew, Leyland Cypress and Western Red Cedar.
- 6.2.3 Of the trees within influence of the proposed development, all trees are of domestic scale. Whilst the Golden Irish Yew (T1) is of fair health and condition, this ornamental tree is early mature and multi-stemmed from 0.5m above ground level. Similarly, the early mature Hazel forms a coppice stool and the Goat Willow is of poor form having established within a remnant hedgerow. As such, they are assessed as 'C' category accordingly.
- 6.2.4 The remaining hedgerows, Western Red Cedar (H5) and Leyland Cypress (H6) form a clipped boundary hedge. The Western Red Cedar (H2) is formed of a single stem from a previous boundary hedge.

7.0 ARBORICULTURAL IMPACT ASSESSMENT

7.1 General

- 7.1.1 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012). In particular, *BS 5837 (2012) Section 5 – Proposals: conception and design*.
- 7.1.2 The feasibility and design stage has followed a logical sequence. This sequence started with an assessment of trees. The purpose of the assessment was to qualify and quantify the trees on site and establish the arboricultural constraints or opportunities that would inform the design.
- 7.1.3 Whilst this assessment considers the potential impact of those trees located in close proximity to the proposed development, this impact should be considered in context of the local and wider landscape, and in particular, the proximity of other mature trees.

7.2 Tree Retention and Removal

- 7.2.1 The layout retains the Goat Willow (T4) and boundary hedges (H5 & H6). These trees maintain enclosure to the site and screening to Mill Pond to the south and the surrounding roads.
- 7.2.2 The proposed development will result in the direct loss of 2 individual trees, Golden Irish Yew (T1) and Hazel (T3) and 1 short hedgerow formed by Western Red Cedar (H2).
- 7.2.3 The early mature trees and short hedgerow identified for removal are assessed as 'C' category and are of domestic scale. Due to the characteristics of the species, the trees do not have potential to accrue greater visual prominence within the local or wider landscape.
- 7.2.4 The proposed tree loss is therefore limited in context of the surrounding tree stock and being set well within the site, their removal would not have an adverse impact on the visual amenity or sylvan appearance of the Conservation Area.

7.3 Tree Protection

- 7.3.1 Retained trees can be adequately protected in accordance with BS 5837 (2012) and as demonstrated within the illustrative Tree Removal & Arboricultural Impact Assessment Plan [AR558-LB-00-XX-DR-G-8301] at Appendix 4.
- 7.3.2 The existing drive is to be retained and therefore no additional impact is anticipated over or above the existing influence on retained hedgerows (H5 & H6).

8.0 CONCLUSION

- 8.1 Trees within the site are not subject to a TPO, however, the site does lie within a Conservation Area.
- 8.2 The proposed development maintains the existing early mature hedgerows and a tree that provides enclosure and screening to the site.
- 8.3 Whilst some tree loss will be required to directly facilitate development, the loss is limited and of domestic scale. The loss does not therefore have an adverse impact on the sylvan appearance of the local or wider landscape.
- 8.4 Subject to precautionary measures and recommendations discussed within this report, it is considered that existing trees shown for retention can be adequately protected throughout the development process in accordance with British Standards 5837 (2012).

APPENDIX 1
Tree Survey Schedule
& Reference Plan

Limitations

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Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.

This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

Tree Assessment Methodology

The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) and good arboricultural practice.

Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey or Tree Protection Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code in accordance with the guidelines set out in British Standard 5837: (2012) “.

Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree.

The estimated life expectancy in context of the species is provided as guidance only.

The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

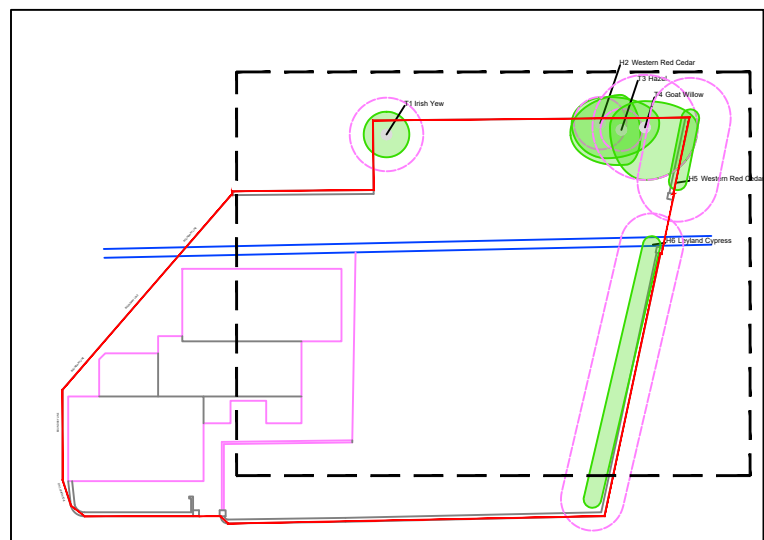
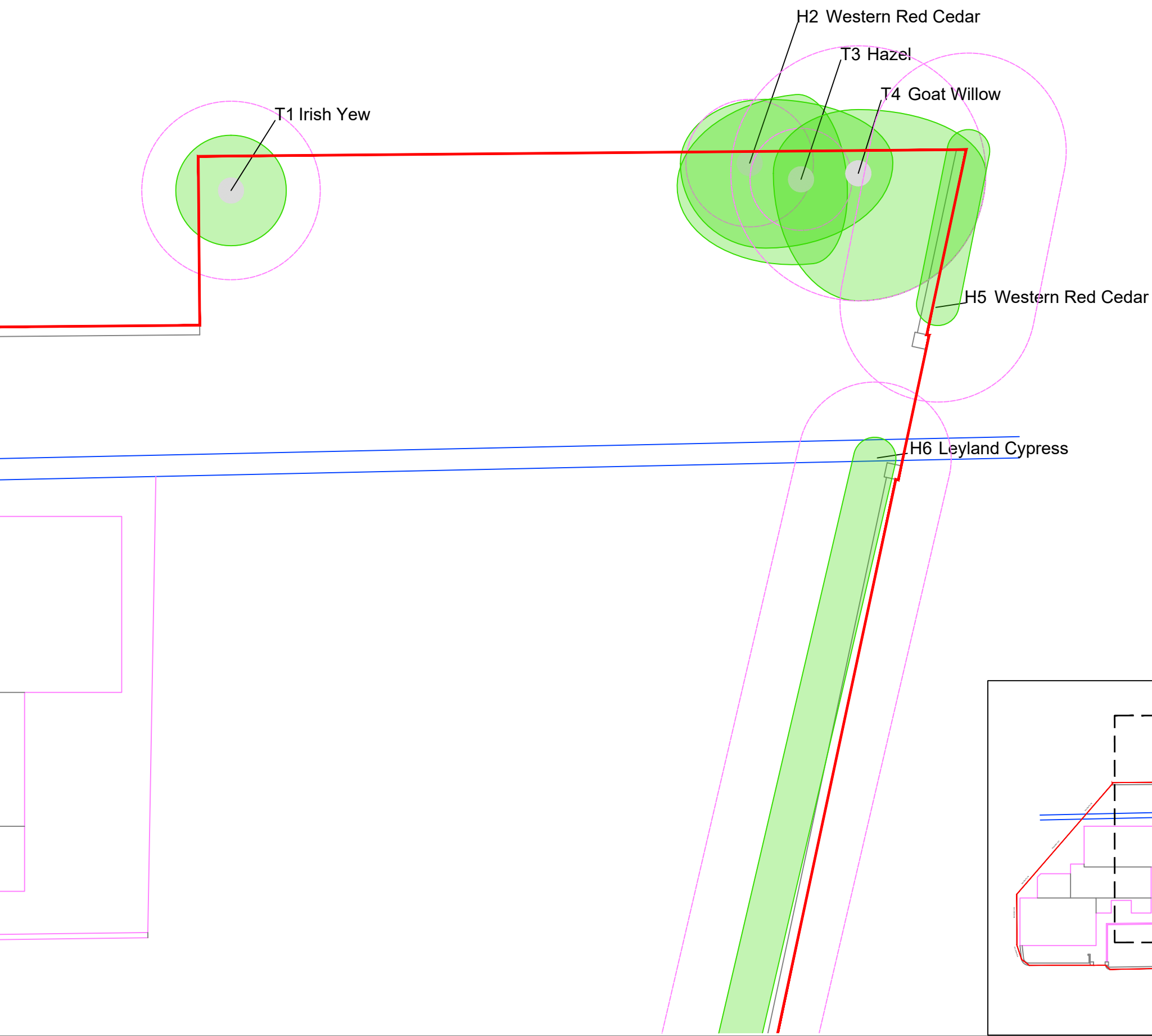
Details of the preliminary root protection area (RPA) around each individual tree are provided within Appendix 2 and illustrated on the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.

Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category 'A' & 'B'. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m²) in accordance with BS 5837 (2012).

THE MILL COTTAGE, HASLEMERE
ARBORICULTURAL DEVELOPMENT REPORT

Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W						
T1	Irish Yew	5	40 *	21	1	1	1	1	0.1	EM	N	Fastigate golden form, ornamental tree, multiple stemmed from 0.5m a.g.l. domestic scale.	40+	C1
H2	Western Red Cedar	3	100,90 *	2	2	2	2	2	0.1	EM	N	Remnant hedgerow, maintained on all profiles, stem directly against fence.	20+	C2
T3	Hazel	5	70,60 *	2	3	1	2	2	2	EM	N	Coppiced form, within boundary hedge (H2), domestic scale.	20+	C2
T4	Goat Willow	5	160,130,100,100 *	1	2	1.5	3	3.5	2	EM	N	Multiple stemmed from 0.5m a.g.l. Poor form.	20+	C1
H5	Western Red Cedar	3	190 e	1	0.5	0.5	0.5	0.5	0.1	EM	N	Domestic hedgerow maintained on all profiles, multiple stemmed from 1m a.g.l.	20+	C1
H6	Leyland Cypress	3	150	1	0.5	0.5	0.5	0.5	0.1	EM	N	Domestic hedgerow maintained on all profiles.	20+	C1

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General
 This illustrative plan is provided to assist in interpretation of the tree survey and should be read in conjunction with the Arboricultural Development Report [AR558-LB-00-XX-RP-G-8301]. The assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to design, demolition and construction'. Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code. All observations are confined to that which were visible from the site and areas of public access.

Limitations
 Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of one year from the site inspection or if the site conditions change due to unspecified works that affect the subject tree(s) whichever is the sooner.

This is a basic data collection exercise for the sole use of identifying site constraints in context of trees and the planning process and provides a record of the trees quality and condition at the time of surveying. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

Site Boundary
 Site boundary (indicative)

Statutory Designations (trees)
 Chichester District Council online mapping tool indicates that trees within the site are not subject to a Tree Preservation Order. However, the site lies within the Camelsdale and Hammer Conservation Area. Six weeks written notification must therefore be submitted to WBC prior to carrying out tree works, subject to exemptions, or works that may impact on the tree's health or amenity beyond that granted by planning consent.

The statutory designation may change and is recommended that Chichester District Council be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.

Tree Survey

Tree No.	Common name
1	Ash

Quality & value of existing tree stock
 The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.

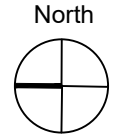
- U Category tree
Trees in such a condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.
- B Category tree
Trees of moderate quality and value
- A Category tree
Trees of high quality and value
- C Category tree
Trees of low quality and value

Above and Below Ground Constraints
 In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

- Crown spread (extent of current crown)
- Preliminary root protection area
 Illustrated as an area equivalent to a circle. The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

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Project
**THE MILL COTTAGE, LIPHOOK ROAD
 HASLEMERE**

Drawing
TREE SURVEY REFERENCE PLAN

Scale	Date	Drawn
1:100	OCT '23	AR
Drawing No.	Revision	
LB558-LAB-00-XX-DR-G-8201	P01	

- Preliminary
- Issued for Planning Approval
- Issued for Construction
- Issued for Design/Information
- Issued for Tender
- As Built

Drawing sheet size - A3

APPENDIX 2
Root Protection Area
(Calculations)

THE MILL COTTAGE, HASLEMERE
ARBORICULTURAL DEVELOPMENT REPORT

Tree No.	Species	Combined Stem Dia (mm)	Stem Count	Age Class	Remaining Contribution (est. years)	Category Grade	Root Protection Area	
							Radius (m)	M ²
T1	Irish Yew	183	21	EM	40+	C1	2.2	15.2
H2	Western Red Cedar	135	2	EM	20+	C2	1.6	8.2
T3	Hazel	92	2	EM	20+	C2	1.1	3.8
T4	Goat Willow	250	1	EM	20+	C1	3.0	28.3
H5	Western Red Cedar	190 e	1	EM	20+	C1	2.30	16.3
H6	Leyland Cypress	150	1	EM	20+	C1	1.80	10.2

APPENDIX 3
Photographic Record

THE MILL COTTAGE, HASLEMERE

ARBORICULTURAL DEVELOPMENT REPORT

1. Ornamental Golden Irish Yew (T1) with principal mature off-site trees within general skyline.



2. General view of Western Red Cedar (H2), Hazel (T3) and Goat Willow (T4).



3. Detail view of Goat Willow (T4) with offset crown and multiple stemmed.



APPENDIX 4
Tree Removal & Arboricultural Impact
Assessment Plan

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General
 This illustrative plan is informed by an Arboricultural Survey prepared by Alan Richardson NDarb MarborA and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report [AR558-LB-00-XX-RP-G-8301].

Site Boundary
 Site boundary (indicative)

Statutory Designations (trees)
 Chichester District Council online mapping tool indicates that trees within the site are not subject to a Tree Preservation Order. However, the site lies within the Camelsdale and Hammer Conservation Area. Six weeks written notification must therefore be submitted to WBC prior to carrying out tree works, subject to exemptions, or works that may impact on the tree's health or amenity beyond that granted by planning consent.

The statutory designation may change and is recommended that Chichester District Council be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.



Tree Survey
 Tree No.  Common name

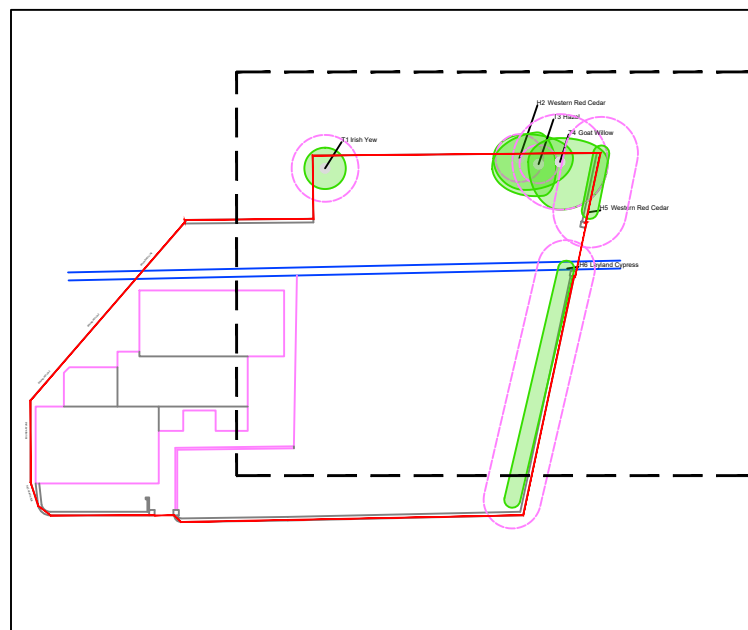
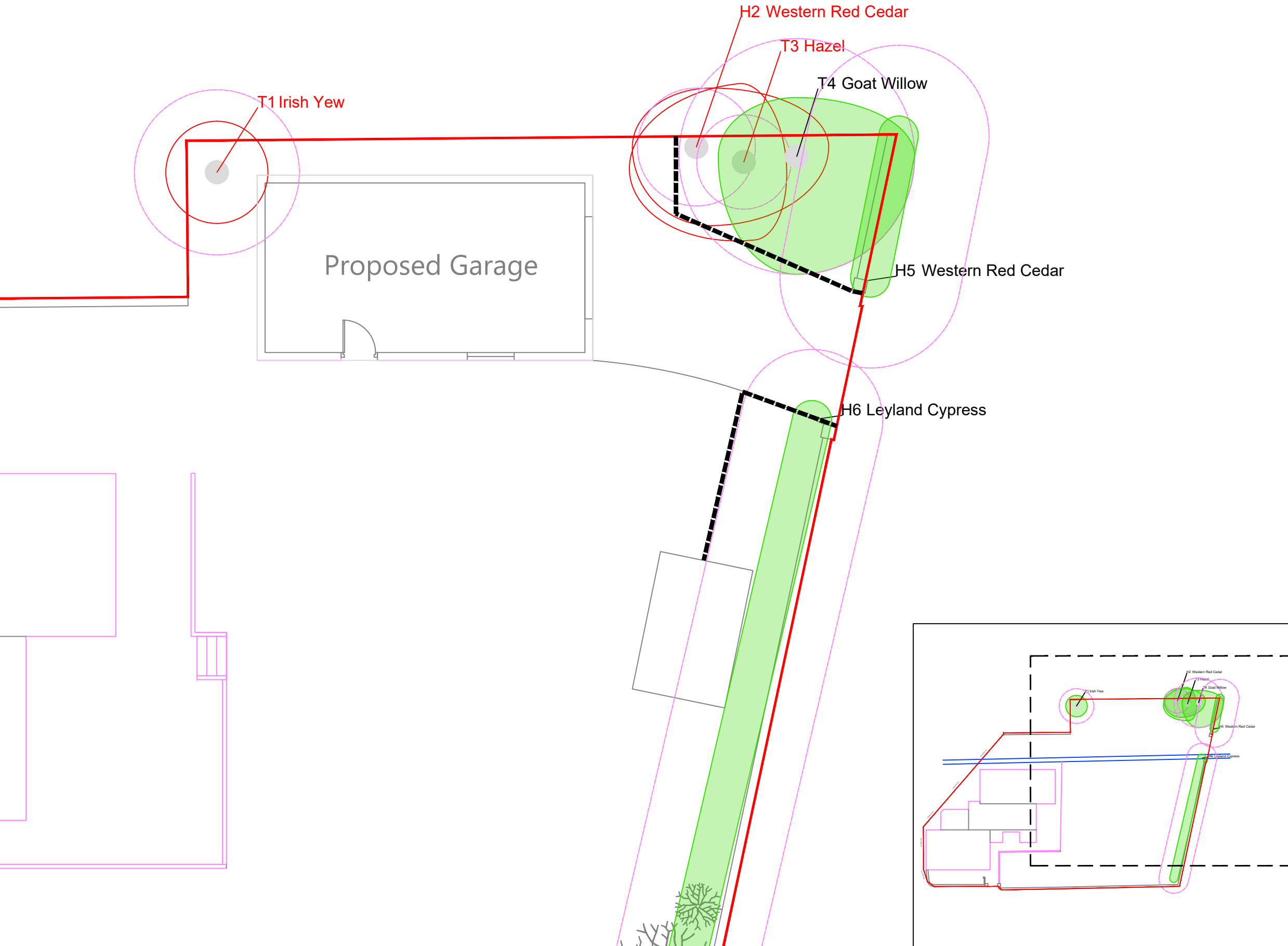
Quality & value of existing tree stock
 U Category tree  B Category tree
 A Category tree  Root protection area

Above and Below Ground Constraints
 Crown spread  Root Protection Area

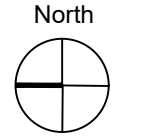
Impact Assessment
 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012) 'Trees in relation to design, demolition and construction' and in particular, Section 5 (2012) - Proposals: conception and design.

 Tree to be retained  Tree to be removed
 Proposed garage

Tree Protection
 Tree protection barrier - 1.2m high Plastic Mesh Barrier
 Fence or Chestnut Pale fence affixed to fence posts at 1.5m intervals



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Project
**THE MILL COTTAGE, LIPHOOK ROAD
 HASLEMERE**

Drawing
TREE REMOVAL & IMPACT ASSESSMENT PLAN

Scale 1:100 Date OCT '23 Drawn AR

Drawing No. AR558-LB-00-XX-DR-G-8301 Revision P01

Preliminary Issued for Design/Information
 Issued for Planning Approval Issued for Tender
 Issued for Construction As Built

Drawing sheet size - A3

APPENDIX 5
Qualifications and Experience

Brief qualifications and experience of Alan Richardson

Qualifications: I hold the National Diploma in Arboriculture and I am a Professional Member of the Arboricultural Association.

Career experience: I started my career at the grass roots of the industry working in Britain and West Germany, obtaining experience in all aspects of practical tree care. In 1989 I joined Westminster City Council as an Arboricultural Officer, dealing with municipal tree management. This provided me with a comprehensive insight into the social, safety and contract management issues of urban tree management.

In 1991 I joined English Heritage as the Trees and Woodlands Advisor providing specialist advice on all aspects of trees, woodlands and forestry within the historic environment. During the next nine years, I developed and established national policy and strategy for tree management on the 420 historic properties under guardianship including the co-ordination, inspection and monitoring of the annual H&S inspection programme, contracts and standards and represented English Heritage on policy matters relating to trees, including liaison with other government departments on joint projects such as the Veteran Tree Initiative and the Parklands & Wood Pasture Habitat Action Plan.

As a Director of **tree : fabrik** for 22 years I gained extensive experience in private practice and development and continue to specialise in supplying bespoke arboricultural planning services to Local Planning Authorities and the private sector. This includes advising on a full range of tree issues within the planning environment, providing site surveys to BS5837 (2012), arboricultural impact reports, method statements and supervision, development control advice to Local Planning Authorities, successful enforcement and prosecution, appeal statements and attendance at hearings, liaison with and on behalf of Local Planning Authorities, developers, architects and town planners.

This comprehensive experience and current working knowledge of Local Authorities and the private sector encourages a pragmatic approach that has been found to be of benefit to all parties.

Continuing professional development: I keep current on arboricultural issues and best practice through membership of the Arboricultural Association and attendance at short courses.