



Arboricultural Survey and Planning Integration Report

at

**3 Lavant Road,
Chichester,
West Sussex,
PO19 5QY**

25th March, 2024



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LOCATION 3 Lavant Road, Chichester, West Sussex. PO19 5QY	REF: AR/4399/jq
CLIENT Hestia Homes Ltd., 48 Kings Court, Burrows Lane, Gomshall, Surrey. GU5 9QE	DATE OF REPORT 25 th March, 2024
	DATE(S) OF INSPECTION 15 th March, 2024
REPORT PREPARED BY J. Quaife, AA Registered Consultant Dip.Arb.(RFS), F.Arbor.A, CEnv.	SHEET No. 1 of 6
SURVEY INSPECTOR(S) J. Quaife, AA Registered Consultant Dip.Arb.(RFS), F.Arbor.A, CEnv.	

LOCAL AUTHORITY Chichester District Council
CONTACT Arboricultural Officer - Henry Whitby

Please note that abbreviations introduced in [square brackets] are used throughout the report.

INSTRUCTIONS

Issued by – Mr D. Aziz of Hestia Homes.

TERMS OF REFERENCE – To survey the subject trees to assess their general condition and to provide a planning integration statement for the proposed development that safeguards the long term well being of the subject trees in a sustainable manner.

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Summary

The proposal is to demolish the existing dwelling and to construct an apartment building.

There are 14 subject trees of which one is off site immediately adjacent to the entrance drive.

Only one tree in the rear garden is to be removed.

The protection of the trees requires fencing but the new drive, although mostly over the existing drive will be of a No-Dig surface, as will four of the ten parking spaces.

The spatial relationship of the new building to the trees will be little different to the current relationship, and consequently no post development pressure is anticipated. From time to time prudent maintenance pruning will be necessary, but this would be no more than is routine as the growth potential of many of them would be disproportionate if not managed.

The trees will be protected in accordance with prevailing methods and the proposal is sustainable in arboricultural terms.

Documents Referred to:

- HALO Architecture Topographical Site Plan ref: HA24-276 dated March 2024.
- HALO Architecture Site Layout Plan ref: HA24-275, dated 22nd March 2024.

Scope of Survey

1.1 I conducted my site visit on the 15th March and the survey is concerned with the arboricultural aspects of the site only.

1.2 With reference to the Chichester District Council protected trees on-line viewer map, the property is not within Tree Preservation Order 70/00206/TPO.

The protected trees' numbers are:	QW	TPO	
	T1	T4	Holly at 5 Lavant Road
	T2	T3	Oak
	T?	T2	Laburnum
	T?	T1	Plum Cherry

The laburnum and plum cherry are not evident.

The site is not within a Conservation Area.

1.3 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The body language of trees, DoE booklet Research for Amenity Trees No. 4, 1994).

1.4 The survey was undertaken in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations [BS5837] with modification.

1.5 This report sets out the Root Protection Area [RPA], described by the RPA radius [RPR] derived from Section 4.6 of BS5837 and adjusted to accommodate existing site features.

1.6 Any pruning works will be required to be in accordance with British Standard 3998:2010 Tree work - Recommendations [BS3998].

1.7 This report does not cover the arrangements that would be required in connection with the installation of underground services. In the event that they need to be improved or replaced a separate tree safeguard plan will need to be produced.

1.8 This report sets out the working specifications of tree protection measures, but the specifications of engineering and design features are matters for which we can only provide enough detail in principle to demonstrate the feasibility of the scheme.

Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- 2.3 No soil samples were taken.
- 2.4 The stem diameters [SD] were measured in centimetres at 1.5 metres above ground level, the height of each subject tree was estimated with a clinometer, and the crown diameters were estimated by pacing or visually where access was restricted.
- 2.5 The Schedule of Trees is at Appendix A on the plan of the site as existing along with the positions of the subject trees. The plan of the proposed layout with the tree protection fencing is at Appendix B. Please note that the attached plans are for indicative purposes only.

Ecology Informative

- 3.1 Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and The Conservation of Habitats and Species Regulations 2010 and it is an offence to deliberately or recklessly disturb them or damage their roosts. Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from the Natural England Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).
- 3.2 Tree work should as far as is possible avoid the bird nesting season, which officially (natural England) is from February until August, although the busiest time is from 1st March until 31st July.
- 3.3 Please also be aware that ecology is governed principally by;
 - the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000),
 - the Conservation of Habitats and Species Regulations 2010,
 - the Wild Mammals (Protection) Act 1996, and
 - the Natural Environment and Rural Communities (NERC) Act 2006.
- 3.4 I have completed the Bat Conservation Trust's 3-day course on bats and am conversant with the BS986 Micro-Guide for arboriculturists and the Natural England Bat Habitat Assessment Guidance 2010, and I could not see any indication of bat roosts in the subject trees that are affected by this proposal.

The Site

- 4.1 The subject site is rectangular of approximately 0.13 hectare, on the western side of the road. It contains a single house with an attached garage at the northern boundary. The drive is at the northern end of the road frontage and curves across the front of the house almost to the southern boundary and with a drive and parking between them. The land is level and there is a large garden to the rear.

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- 4.2 With reference to the British Geological Survey Geology of Britain Viewer the indicated soil parent material is the Lambeth Group giving rise to a Head soil of clay, silt and sand. As such the soil may be shrinkable which means that it can be compacted which is harmful to tree roots.
- 4.3 I am not an expert on soils and although I have some working knowledge of them, if accurate soil analysis is required then a soil specialist should be contacted. However, in the first instance a trial hole (as if digging a hole for a fence post) should be dug and soil from 40 centimetres down should be given a simple manual test <https://www.youtube.com/watch?v=fufealBLGik> (apology for the inevitable advert at the start!).
- 4.4 If the soil does show pronounced clay content then care must be taken to ensure that it is not compacted.

Subject Trees

- 5.1 There are 14 trees which are listed in the schedule at Appendix A along with their pertinent dimensions. They are all more or less peripheral to the site with just the holly T1 on the other side of the fence to neighbouring ground to the north.
- 5.2 All the trees are in reasonable condition. The trees and shrubs at the road frontage are dense and in the future consideration could be given to thinning them out, although the screening afforded to the road is valuable - see paragraph 7.2 below.

The Proposal

- 6.1 The proposal is to demolish the existing house and garage and to construct building of six apartments.
- 6.2 The existing drive is to be used, but widened to accommodate 10 parking spaces.
- 6.3 The rear garden will be reduced in size but will still retain a useful amenity area and terrace.

Arboricultural Landscape Integration

- 7.1 Only the multi-stemmed cypress T14 in the rear garden is to be removed. All the other trees are to be retained. This tree is adjacent to another cypress and the impact of its loss on the character and appearance of the area will be minor, whereas its removal will enhance the spatial qualities of the garden
- 7.2 The creation of the four parking spaces on the eastern side of the new drive will require branches and minor plants to be cut back, but the subject trees will remain.
- 7.3 As a consequence of all but one of the trees being retained there is no scope to plant new trees.
- 7.4 The arboricultural impact of the proposal upon the landscape will be indiscernible.

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Post Development Pressure

- 8.1 The concept of post development pressure is not that routine maintenance work to maintain clearances and the proportionality of trees is unacceptable. The term should more accurately be one of irresistible post development pressure where the spatial or physical relationship of a retained tree to a structure or feature demands pruning or removal that is inappropriate, for which the local planning authority has no control or cannot reasonably refuse consent.
- 9.2 There is a good spatial relationship of the retained trees to the building, and the privacy afforded will be appreciated. I doubt that any irresistible post development pressure will emerge. If a tree or tree should become oppressive then remedial pruning is the obvious solution.

Tree Protection Measures

- 9.1 The BS5837 gives a Root Protection Area [RPA] for each retained tree by reference to Section 4.6 in the BS. The RPA is an estimation of the area of the root system that would need to be retained to sustain the condition of the tree if all the other roots outside it were to be severed. Quaife Woodlands uses a tabular method to derive rounded-up RPA radii in half-metre graduations which are generally slightly larger than the BS5837 figures (Appendix C). The exactitude of the BS5837 calculation is to my mind inappropriate and half-metre graduations are far more pragmatic.
- 9.2 The RPA is usually described as a circle with a radius of the prescribed distance within which no unspecified activity should occur, though the shape and position of the RPA can be modified by an arboriculturist to meet individual site conditions according to the probable distribution of the tree roots.
- 9.3 The only RPA shape I have adjusted is for the large oak T2. This is entirely due to the likelihood that the road will limit root growth in that direction and consequently the root system is probably asymmetrically formed away from it. I have plotted all the other RPAs as circles in this instance.
- 9.4 **Tree Protection Fencing** The combined RPAs are to be fenced off in the positions shown at Appendix A and to the specification shown at Appendix D. The TPF is to be erected initially and is to remain in place for the duration of all construction work and only removed when all construction has been completed so that the landscape scheme can be implemented.
- 9.5 **Underground Services** The existing connections may be sufficient but if not a new underground combined services provision would be necessary. If the existing route cannot be enlarged the most logical alternative route would be between T4 and the laurel.
- 9.6 **The Drive and Parking Spaces** The drive and the four spaces between it and the road frontage will need to be constructed with No-Dig surfacing as described at Appendix E. This zone is shaded tan at Appendix B.

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- 9.7 The small area of the existing drive to be taken up over the blue-hatched construction exclusion zone at Appendix B will need to be broken up and the pieces removed manually.
- 9.8 The six parking spaces shaded grey at Appendix B can be normally surfaced.
- 9.9 In consideration of the operational space required for demolition, the existing drive will be sufficient. However, for construction, materials storage and welfare facilities, it would be as well to lay the new drive and parking spaces beforehand as space will be at a premium. It may be prudent to have a temporary wearing surface during construction to avoid the risk of the final wearing surface being damaged.
- 9.10 **General Matters** The surface water run-off and soil drainage have not been studied. However, due to the site topography and free-draining soil type I do not foresee any detrimental effects on the trees in hydrological terms as a result of this development.
- 9.11 **Site Supervision** An initial meeting will be held with the construction manager to ensure the understanding of the principles of tree protection and the actual tree protection measures to be carried out and installed on site for the project.
- 9.12 Once the new No-Dig drive and parking spaces are installed, the TPF lines are static and consequently it is appropriate to use our "self-regulation" Arboricultural Site Management Report Form (Appendix F). This is a simple form which contains all the site details and contacts, and the site agent emails it to the local authority tree officer and to us at the end of each week, with photographs of the static tree protection measures remaining in place and undamaged.
This ensures that the fencing does remain in place and that regular assurance is provided to the tree officer, although the tree officer is still free to visit the site unannounced at any time. This avoids the need for direct arboricultural supervision other than for any specialist tasks which might affect trees.

Conclusions

- 10.1 Other than the cypress T14, all the subject trees are to be retained. There is one scope for new shrub and herbaceous planting but there is no space for any new tree planting as the arboreal landscape character of the site will be conserved.
- 10.2 Some pruning is anticipated if a new underground services trench is required, but otherwise only minor pruning with secateurs is likely to be needed to ensure that the side path access is clear.
- 10.3 The subject trees do not cause any conflicts in terms of construction activities, nor will any significant issues of post development pressure be likely to emerge that could not be managed with routine maintenance.
- 10.4 The subject trees will be protected in accordance with current protective fencing standards and the use of No-Dig surfacing.

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- 10.5 For trees to be sustainable within a development proposal they must be compatible with their surroundings, not just in terms of long-term spatial relationship but also in respect of minimising any potential conflicts to matters of routine maintenance. This proposal achieves this objective.
- 10.6 I have taken account of the information given to me and my own observations on site and I am satisfied that this scheme is arboriculturally sound and that the long-term well-being of the retained trees will be safeguarded in a sustainable manner.

Recommendations

11.1 The successful integration of the proposal with retained trees will need to take account of the following points:

- i) Initial installation of the tree protection fencing set out in this Report.
- ii) Construction of the No-Dig surfacing drive and parking spaces, and the six ordinarily-surfaced parking spaces.
- iii) Site logistics plan to ensure that all storage, plant parking/stationing, materials handling and welfare facilities are outside the tree protection fencing.
- iv) Site supervision – Following an induction meeting conducted by the project arboriculturist with all those involved in attendance, an individual, e.g. the Site Agent, will be nominated to be responsible for all arboricultural matters on site. In addition to completing the Arboricultural Site Management Report Form, this person must:
 - a) be present on site for the majority of the time,
 - b) be aware of the arboricultural responsibilities,
 - c) have the authority to stop any work that is causing, or has the potential to cause harm to any tree,
 - d) be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of any failure to observe those responsibilities,
 - e) make immediate contact with the local authority and/or the project arboriculturist in the event of any tree related problems occurring, whether actual or potential.

11.2 As a matter of course these points will be resolved in consultation with and subject to the approval of the planning authority through their Arboricultural Officer.

11.3 The sequence of works should be as follows:

- i) tree removal
- ii) installation of TPF
- iii) demolition
- iv) drive and parking space construction
- v) main construction
- vi) removal of TPF

KEY

Pre:	Prefix:	T = Tree	G = Group	S = Shrub	
No	Tree reference number.				
Ht	Tree Height in metres.				
SD	Stem diameter in centimetres at 1.5 metres above ground level or immediately above the root flare for multi-stemmed trees. * Estimated. m Multi-stemmed.				
CrØ	Average crown diameter in metres.				
CrB	Height in metres of crown clearance above adjacent ground level.				
AC	Age Class	Y – Young.	S – Middle aged.	M – Mature.	O – Over-mature. V – Veteran.
PC	Physiological Condition	G – Good	F – Fair	P – Poor	D – Dead
SC	Structural Condition	G – Good	F – Fair	P – Poor	D – Dangerous
BS	Category grading U – Existing condition is such that any existing value would be lost within 10 years and should therefore be removed for reasons of sound arboricultural management.				
	A – High quality and value (40 + yrs). 1) Mainly arboricultural values 2) Mainly landscape values 3) Mainly cultural values incl. conservation.				
	B - Moderate quality and value (20+ years). 1) Mainly arboricultural values 2) Mainly landscape values 3) Mainly cultural values incl. conservation.				
	C – Low quality and value (10+ years). Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a SD of less than 15cm should be considered for relocation.				
Rad	Root Protection Radius in metres.				
RPA	Root Protection Area in square metres.				

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Appendix A

Pre	No	Species	Ht	SD	N-S-E-W	CrB	AC	PC	SC	BS	Rad	RPA	Observations
T	1	Holly	10.5	32	7Ø	2.0	M	G	G	C	4.0	50	Spineless variety OFF SITE.
T	2	Oak	15.5	61	12Ø	4.0	M	G	G	A	7.5	177	
T	3	Yew	13	28	7Ø	2.0	S	G	G	C	3.5	38	Asymmetric crown to west.
T	4	Holly	7.5	13	4Ø	7.0	Y	G	G	C	2.0	13	Forked x2 @ 2m
T	5	Laurel	8.5	26	7Ø	2.5	M	G	G	C	3.5	38	Treelike form, forked x3 @ 2m
T	6	Beech	12.5	29	10Ø	3.0	M	G	G	C	3.5	38	Lean to west
T	7	Yew	7.5	40	11Ø	8.0	M	G	G	B	5.0	79	
T	8	Beech	9	20	6Ø	1.5	Y	G	G	C	2.5	20	
T	9	Lawson Cypress	7	25	4Ø	3.0	Y	G	G	C	3.0	28	
G	10	Lawson cypress	10.5	<35	7Ø	2.0	M	G	G	C	4.0	50	
T	11	Blue cedar	13.5	41	10.5Ø	1.0	M	G	G	A	5.0	79	
T	12	Tree cotoneaster	6	12/7	7Ø	1.5	Y	G	G	C	4.0	50	Ascending branch habit
T	13	Lawson cypress	10	43	10Ø	0	M	G	F	B	5.5	95	Low lateral to E at 1m, asymmetric to north-west
T	14	Lawson cypress	11	45*	5Ø	1.0	M	G	F	B	-	-	Multiple stems/branches To be removed

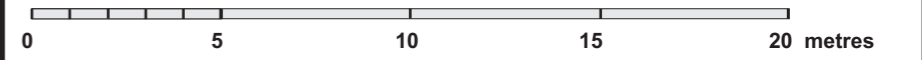
Quaife Woodlands Arboricultural Survey AR/4399/jq

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Site Plans - Existing and Proposed Layouts

Scale 1:200 approximately @ A3

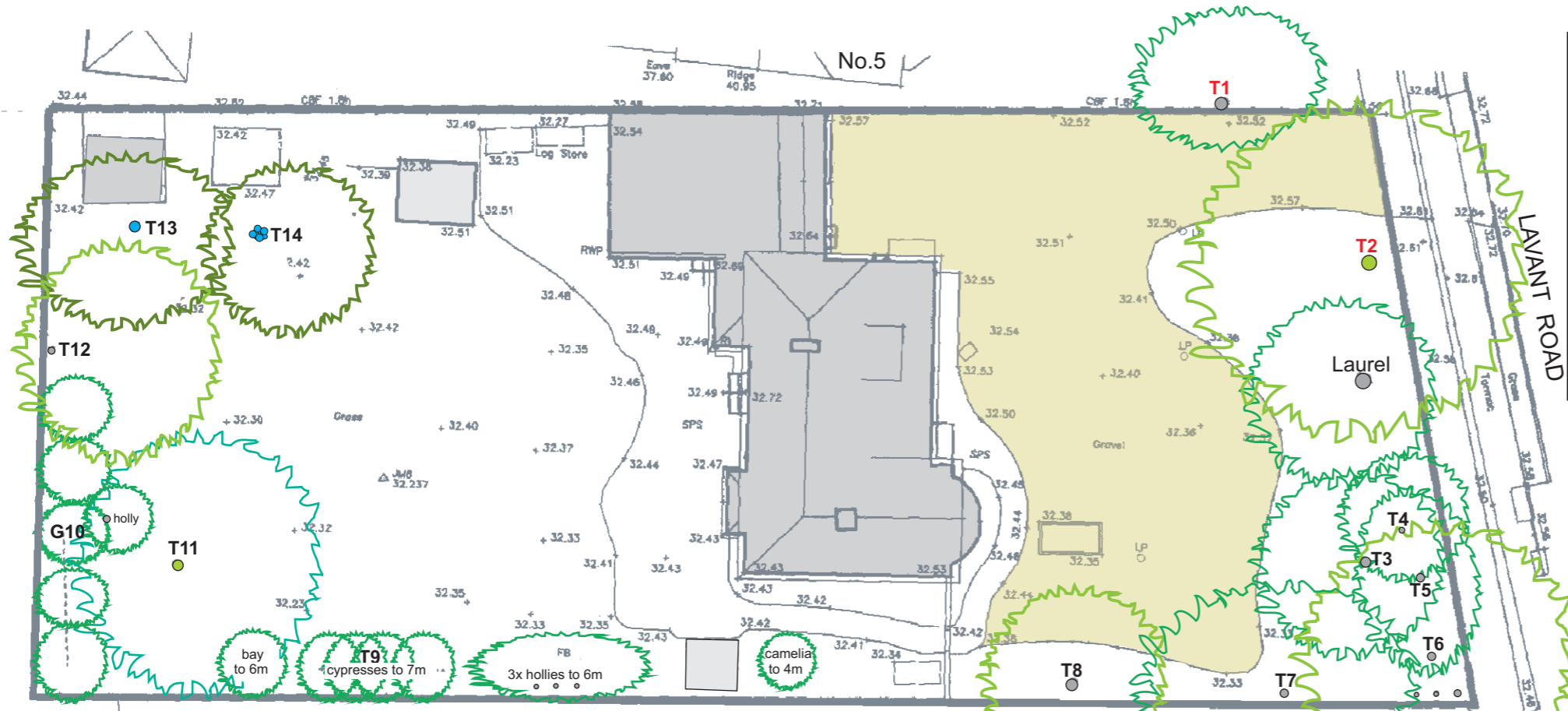
25th March, 2024



Scaling accuracy is sufficient for planning purposes but this drawing should not be used for construction
This plan is drawn in colour so monochrome reproduction may be unreliable

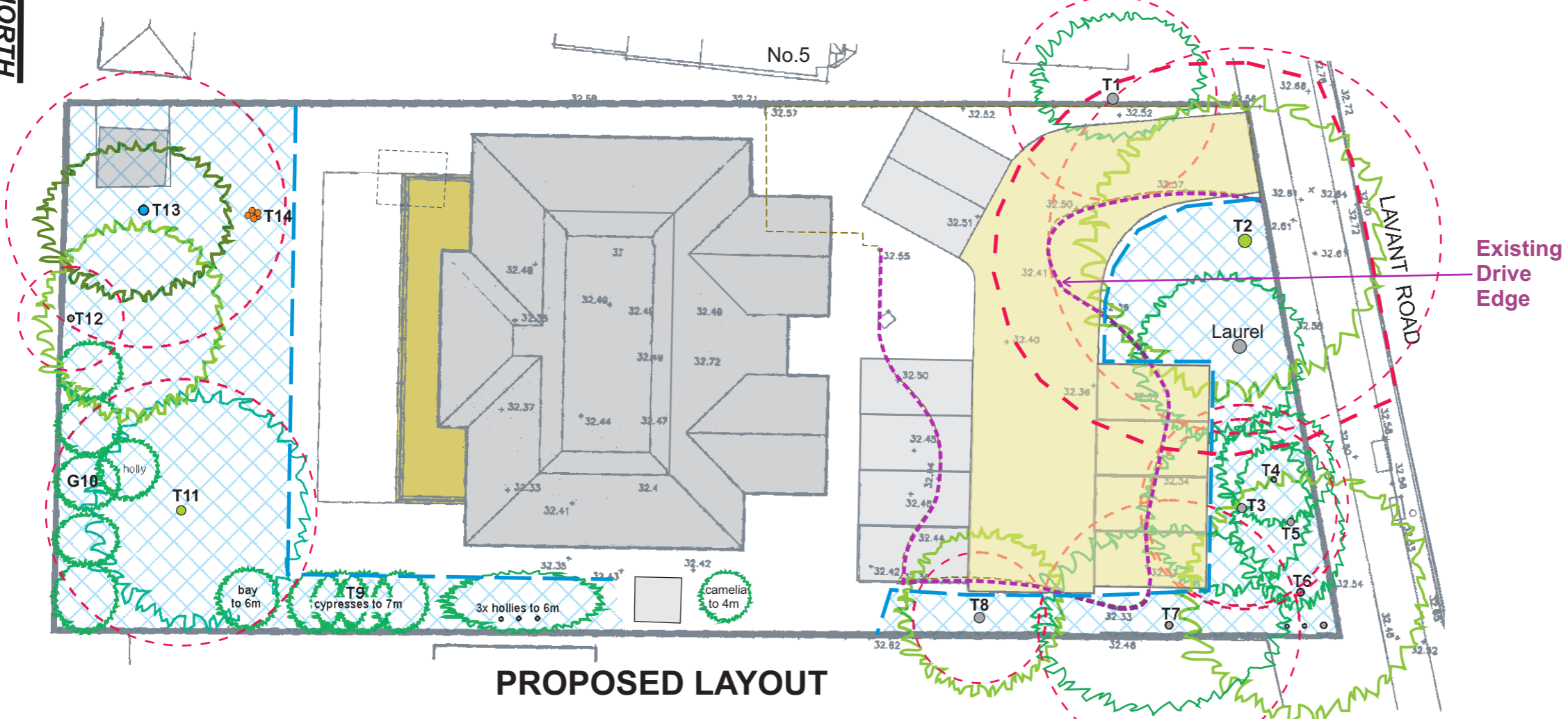
- BS 5837:2012 Tree Categories**
- U Tree that should be removed
 - A Tree that is highly desirable for retention
 - B Tree that is desirable for retention
 - C Tree of no particular merit, could be retained

- Retained Tree
- Removed Tree
- Root Protection Area**
Indicative Circular
Adjusted Actual
- Tree Protection Fence**
BS5837 spec Appendix C
- Construction Exclusion Zone
- No-Dig Surfacing
- Ordinary surfacing



EXISTING LAYOUT

NORTH ↑



PROPOSED LAYOUT

BS5837:2012 (Paragraph 4.6.1)
Root Protection Area radii in ½ metre graduations



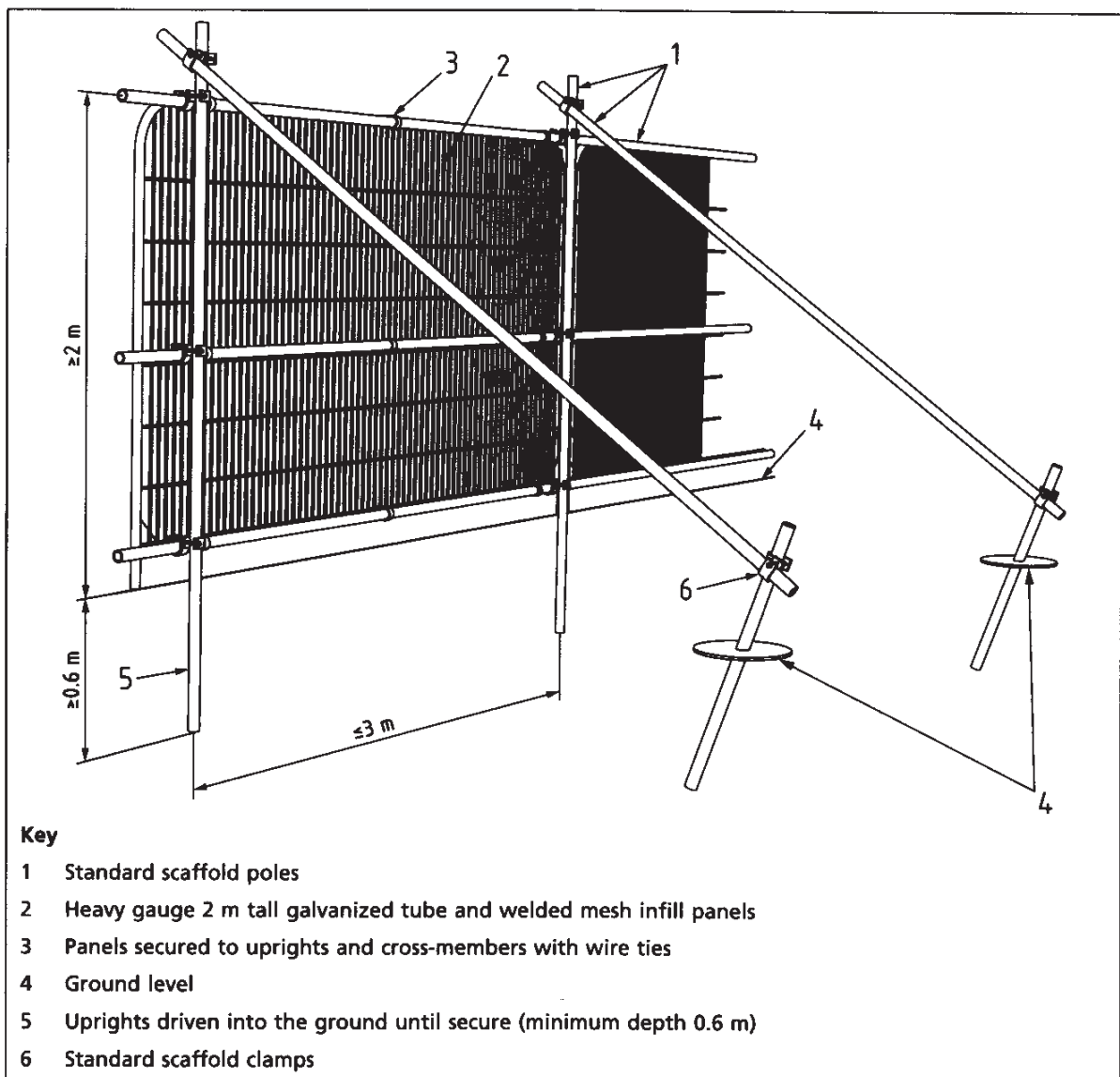
The ½ metre graduations of RPA radii have been calculated back to produce diameter dimensions, which in turn have been rounded down to the nearest centimetre. If the BS5837 multiplier factor is plotted on a graph it produces a straight gradient and if the ½ metre steps are plotted they are all above that line, thus ensuring that the RPA radii err on the generous side.

<i>Single Stem up to diameter (mm)</i>	<i>RPA Radius (m)</i>	<i>RPA (m²)</i>
1250	15.0	707
1210	14.5	660
1170	14.0	616
1120	13.5	573
1080	13.0	531
1040	12.5	491
1000	12.0	452
960	11.5	416
920	11.0	380
870	10.5	346
830	10.0	314
790	9.5	284
750	9.0	255
710	8.5	227
670	8.0	201
620	7.5	177
580	7.0	154
540	6.5	133
500	6.0	113
460	5.5	95
420	5.0	79
370	4.5	64
330	4.0	50
290	3.5	38
250	3.0	28
210	2.5	20
160	2.0	13

Extract from British Standard 5837: 2012
Trees in relation to design, demolition and construction
- Recommendations

Figure 2. Default specification for Tree Protection Barrier

Indicated framework support as the usual method of support for steel mesh panels ('Heras'). Some variation can be employed if appropriate, such as support by wooden posts (75mm x 75mm x 2.75m) dug or concreted into the ground (dry mix concrete contained within a plastic bag), or if there is no pressure of access a lighter form of netting on driven stakes.

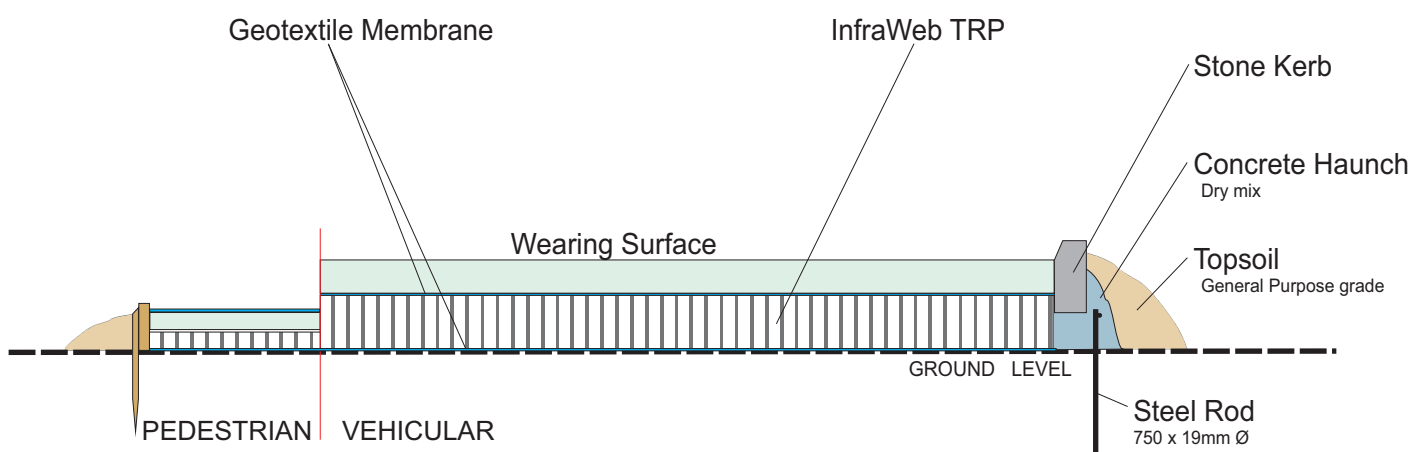


Principles of No-Dig Surfacing Construction Method within a Root Protection Area [RPA] (based on Arboricultural Practice Note 12 [APN12] and BS5837)

The construction works should progress in the following order;

- Kill ground vegetation using a systemic herbicide and gather dead organic material. Care must be taken to select (by reading the product label) a herbicide that will not affect the roots of retained trees and vegetation. This must be carried out by an appropriately trained operative.
- Remove major protrusions such as rocks and stumps (stumps should be ground out to minimise ground disturbance). Fill significant hollows with sharp sand.
- Lay a geotextile membrane directly onto the soil over the whole of the parking area or drive.
- Edging to the surfacing will be as detailed on page 3.
- Lay the Three Dimensional Cellular Confinement System [TDCCS] (e.g. InfraWeb TRP by InfraGreen Ltd, page 2 or similar). The specification will be prepared by an engineer.
- Cover the TDCCS with a no fines aggregate infill. This will be installed progressively so that machinery only moves on the laid sub-base. The aggregate will not be tipped straight onto the TDCCS.
- Compact the sub-base to ensure binding with the TDCCS and to minimise future rutting of the surface.
- Lay a geotextile membrane directly onto the sub-base over the parking area or drive.
- In any event but certainly if the proportion of RPA covered by No-Dig surfacing is more than 20%, the surfacing must be permeable. This can be achieved with brick paviours on a dry bed and grouted with kiln-dried sand, or porous or perforated asphalt or concrete.

Schematic Diagram of a No-Dig Surface



Technical Data Sheet InfraWebTRP

Creating Green Infrastructure

InfraWeb TRP tree root protection system is a 3 dimensional cellular confinement system used to construct vehicular access roads, parking areas etc around the RPA of existing trees. The system is manufactured in accordance with the original U.S. Army Engineers Corps specification and conforms to the requirements of BS5837 and APN12. The system is available in five depths 50mm, 75mm, 100mm, 150mm and 200mm.

Product Specifications

PROPERTY	TEST METHOD	UNIT	VALUE					
Density	ASTM D 1505	gr/cm ³	0.950±0.015					
Wall thickness (textured)	ASTM D 5199	mm	min 1.25±0.15 min 1.25±0.15					
Carbon black content - (For black only).		%	2.0±0.5					
Durability To be covered within 1 month after installation.	Durability assessment report 338/2005		Predicted to be durable for a minimum of 25 years in natural soils with 4<pH<9 and soil temperature = 25 °C.					
ESCR	ASTM 1693	hrs	>3000					
Unit Height		mm	50	75	100	150	200	
Seam Tensile Peel strength	ASTM 4437		N/cm	>750	>1130	>1500	>2250	>3000
Minimum Strength Value	EN ISO 13426-1	Method A: Tensile Shear Test	kN/junction	0.90	1.35	1.80	2.70	3.60
			kN/m	3.60	5.40	7.20	10.80	14.40
	EN ISO 13426-1	Method B: Tensile Shear Test	kN/junction	0.75	1.13	1.50	2.25	3.00
			kN/m	3.00	4.50	6.00	9.00	12.00
Cell Walls			Textured and perforated (11% ± 2%)					
No. of cells		#/m ²	34.3					
Diagonal Length		cm	24.2					
Cell Area		cm ²	356					
Distance between welds		mm	292					
Expanded Unit Width		m	2.42					
Expanded Unit Length *		m	8.7			4.4		
Coverage *		m ²	21.0			10.5		
Unit Weight *		kg	11.8	17.7	23.5	17.7	23.5	

* Other length and coverage available upon request. (Length, width and coverage dimensions are for square cells)

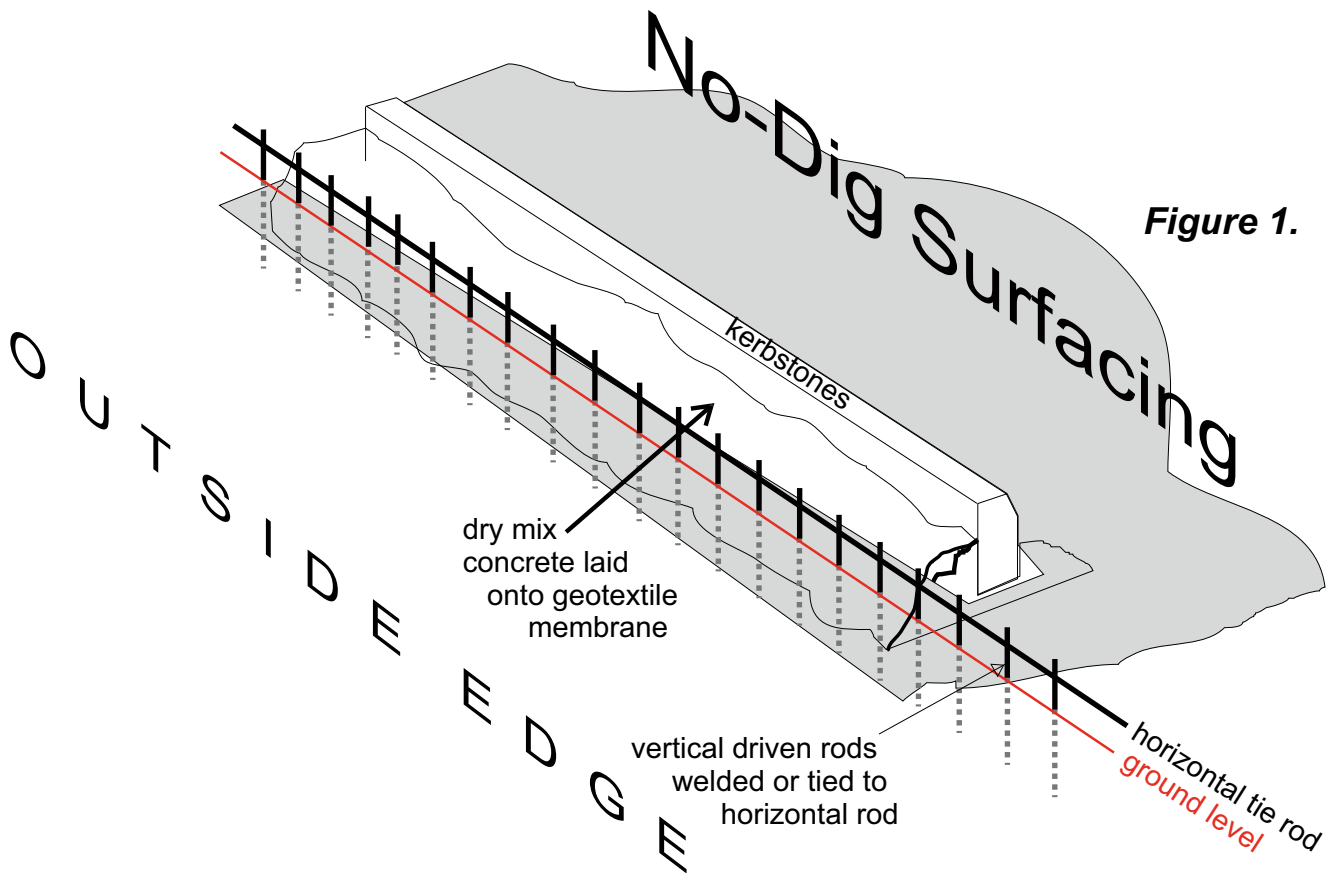
Applications

- Tree root protection

Benefits

- No dig solution
- Reduces compaction of subsoil around tree roots
- Reduces subbase thickness
- Allows clean angular stone to be used within the cells
- Dissipate vertical loads
- Allows air and moisture transfer
- Can support any type of vehicle loading





No-Dig Surfacing edge retention details

PLEASE NOTE THAT THIS FIGURE IS FOR GUIDANCE IN PRINCIPLE ONLY AND CAN BE APPLIED TO SMALLER STONE EDGING KERBS, BUT THE SPECIFICATION MUST BE DEVISED BY AN ENGINEER

Note that edge retention for pedestrian paths can be lighter or wooden held in place with pegs



Arboricultural Site Management Report Form QW - smrf

Quaife Woodlands

2 Squerries Farm Cottages, Westerham, Kent, TN16 1SL
 Telephone: 01959 563878 Facsimile: 01959 564854
 E-mail: jq@quaife-woodlands.co.uk

Appendix F

Date of Form		Form Number	1
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Site:	QW Ref:	AR/
	LPA Ref:	

Please record any changes to personnel

Local Planning Authority			
Arboricultural Officer	phone		e-mail

Date/Time	Tree Protection Measure	Status/Action	Completed?

Tree Protection Alterations
none

EXAMPLE

Site Agent		signature	
phone		e-mail	

Attached photographs / plans / diagrams / notes
YES