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Planning Department

Arun District Council

Littlehampton

PROJECT – Aldingbourne Nurseries – AL/82/18/LDO 10

Arboricultural requirements for Tree Protection Plan under BS5837:2012 including during demolition / building works and proposed hardstanding.

PROJECT OVERVIEW

This application was validated on 3rd August 2018 and related to the Horticulture Local Development Order 2016. Additional information requested and supplied included a Tree Report on trees adjacent Nyton Road boundary and Water Storage Tank drawings.

The submitted Proposed Site Plan 18-07-GD-217-02A-DA had not been updated but checking on Poly tunnel manufacture / design plus clients request for internal “cross bay” tracks in lieu of external one at southern end of tunnels, it was deemed possible for side access under the gutter line with a minimum headroom not less than the standard door openings to facilitate the small tractor / trailer combination as per current use.

Proposed Site Plan with TPP inclusions – 18-10-GD-217-02B is attached to this Arboricultural Statement showing the whole Poly tunnel unit has been moved southwards over the above mentioned track so that the northern elevation now also lines up with the Packing Shed front elevation. The result now takes the Poly tunnels further from the Nyton Road tree boundary.

It should also be noted that in order to maintain current and additional distribution levels at Greenwood Plants, the overall project will be split into phases / areas over a 2 year period to allow for the large amount of stock movements, coupled with the required services dismantling and new installations including electrical, water supplies, drainage including grey water etc to the new units, not to mention the major yard works.

Comments on Tree Officer's observations (undated internal communication with Amber Willard approx. date 01.10.18.)

- a) Laurel hedge on western boundary plus some other quality small trees and shrubs – all under 3rd party ownership – proposed works outside of RPA and dust concern – existing tractors and forklift trucks would produce as much dust and trees / shrubs survive plus prevailing wind is from southwest.
- b) Small *Rosaceae* trees adjacent bungalow No4 / Proposed Water Tanks were dumped dying trees which recovered! Area will require to be cleared to facilitate the proposed tank bases etc.
- c) Nyton Road tree screen / shelter of Leylandi cypress to be a third height reduced to improve vigour and prevent further limb failure plus pruning of damaged areas. The interspersed Italian Alders to be reduced to a lesser extent as a visual amenity.
- d) Silver Birches on south east corner – 3rd party ownership except largest one as shown on attached drawing (217-2B). This one will require tree protection during demolition works – 6M exclusion zone.
- e) RPA incursion ie ground excavation – none proposed within the RPA. (just removal of corner of existing Glass house within RPA will require additional protection)

Notes relating to Tree Officer's conclusion

- (i) A Tree Protection Plan as fit for the purposes of the site to meet BS5837:2012 to respect / protect trees during construction etc ie Nyton Road tree line and silver birch.
- (ii) The proposed development with amended Poly tunnel unit position is now min 1.5M outside of the "blanket" RPA.
- (iii) Provision for additional hardstanding on Nyton Road boundary – major consideration should be taken into account that the existing 1.5M high earth bund which extends 6M on to the site for a length in excess of 70M is to be removed. Approximate 2M width will have new permeable block paving driveway and remaining 4M width to be returned to virgin soil with shrubs planted (pinned sleepers to retain block paving).(also part within (iv) below)
- (iv) A further 20+M length of existing consolidated hardstanding right up to tree trunks, this is within the Overflow parking area with min 16mm shingle surface – max of 2M within RPA and reducing to 1M, the remaining overflow parking on new base plus shingle with southern end out of the RPA.
- (v) The removal of earth bund loading, removal of approx. 4M width of hardstanding up to tree trunks and provision of new planting area, should more than outweigh the 2M width of new permeable paving and shingle areas – the trees should be quite relieved.

Root Protection Area (RPA).

Protected area basically determined by 12 x diam at 1.5M from GL. In this instance (due to earlier site mis-management ie position of bund and hardstanding) would defer to Round Top Trees survey recommendations of a 5M blanket exclusion zone along the Nyton Road

boundary ie the 6M from fence – use current large tree support rails adjacent to bund as main “exclusion” fence. (for other areas use “Heras” or similar mesh framed units supported on concrete or Rubber blocks including rear stability panels)

The current boundary tree line height reduction will also provide additional daylight to the adjacent proposed poly tunnels and reduce shading. These trees are not in a Conservation area nor subject to any TPO, and whilst the client considered their removal / replacement felt in the circumstances that proposed tree care would meet current requirements. The retention of mature trees also assists climate change resilience.

See also notes above in “tree officer conclusion” for additional RPA details, but by default the proposed structures now lie outside the RPA.

Impact assessment

Involves removal of existing glass houses and hardstanding and would include laying of proposed new hardstanding. It also includes the location of the proposed buildings and the buildability re access and working space. A tree survey has already been provided and all boundary trees are being retained, height reduced and canopy overhang pruned back etc. Use of all terrain platform lifts etc will require ground protection sheet panelling.

Tree Protection Plan

See attached amended proposed site plan (217-2B) showing the boundary and areas requiring protective barriers (see also earlier notes) – see also under “Barriers” figure 2 & 3 of BS5837:2012. Default specification includes vertical scaffold poles at 3M max centres x 2M high mesh panels plus scaffold stability bracing to rear. All as required during construction works. Provision of weather proof notices – “Construction exclusion zone – no access”.

Due to the overall site size, all contractors plant, machinery, material storage, parking and site offices to be away from the RPA. In certain circumstances, site offices can be located within the RPA as long as access is outside of RPA.

Pre development tree work can be carried out before installing tree protection measures but ensure root protection boarding laid if using any all-terrain access equipment.

Final provision of new planting and associated landscaping and provision of new access driveway over part of RPA, the latter being flexible and self-draining can all be installed on completion of construction works (max dig to remove vegetation layer only.)

Temporary ground protection for (a) an enclosed pedestrian walkway – raised scaffold planks supported on low scaffold framework (b) pedestrian operated plant up to 2T on proprietary interlocking ground protection boards on 150mm compression resistant layer of woodchip laid on a geotextile membrane (c) wheeled / tracked construction traffic over 2T – unlikely in these circumstances.

Should the need to create a bonfire, this must be done well away from the trees.

Existing ground within the RPA should be preserved and allowing suitable bulk density for root growth and function with existing rootable soil retained and roots protected.

Should any excavation work be required within the RPA, must be dug with hand held tools only, cover / wrap any exposed roots until backfilled, roots less than 25mm diameter can be pruned with a clean cut, backfill with clean topsoil / sharp sand.

Where existing structures are within the RPA, demolition of same (plant and vehicles) must operate from outside of the RPA zone (unless using correct ground protection). Demolition must be undertaken inwards – within the building footprint. Where existing hardstanding surfaces with proposed new hardstanding – leave existing where possible and apply new on top.

Permanent hard surfacing within the RPA

This achievable as the existing trees have survived the large earth bund and existing hoggin hardstanding. Work on principle of no excavation – evenly distributed loading ie permeable surface eg 60mm permeable block paving laid dry jointed on 50mm min bedding layer – type 2/6.3 to BS EN 13242 : 2002 eg 3 – 6mm crushed stone on 150mm layer of Bardon Drainagg 20 or similar approved (Type 1X – no fines) on permeable geotextile over 50mm sub grade blinding. For 16mm shingle surface use on 150mm Type 1X (no fines) on permeable geo textile on 50mm sub grade blinding. In view of existing bund and hardstanding the general provision of three dimensional cellular confinement systems with granular infill – lifetime gas water permeable for “driveways” over RPA areas has not been implemented as only relative narrow width on edge of RPA involved. All block paving with sleeper side supports pinned on tree side.

Should be noted that root systems are not symmetrical and with bund / hardstanding the trees would access moisture easily on road side of fence through virgin soil.

Arboriculture response re Aldingbourne Nurseries LDO10 – TPP & RPA etc

Grove Design UK – October 2018