

**BROADLEES,
DAPPERS LANE, ANGMERING**

**ARBORICULTURAL IMPACT
ASSESSMENT**

A Report to: Fed3 Projects

Report No: RT-MME-127984 Rev A

Date: April 2018
Updated: July 2018



Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ

REPORT VERIFICATION

This study has been undertaken in accordance with British Standard 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

Report Version	Date	Completed by:	Checked by:	Approved by:
Final	23/04/2018	Dean Moore Dip Arb (Arboricultural Consultant) & Charlie Partridge (Arboricultural Support Officer)	Dr Katy Read CEnv, CEcol, MCIEEM, MCIWEM, C.WEM DipSM (Executive Director)	Dr Philip Fermor CEnv, MCIEEM (Managing Director)
Revision A	20/07/2018	Duncan Smith BSc (Hons) MArborA (Principal Arboricultural Consultant) Dean Moore Dip Arb (Senior Arboricultural Consultant)	Dr Katy Read CEnv, CEcol, MCIEEM, MCIWEM, C.WEM DipSM (Executive Director)	Dr Philip Fermor CEnv, MCIEEM (Managing Director)

DISCLAIMER

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

VALIDITY OF DATA

The findings of this study are based upon the data provided by the client (listed within Table 1.1, Section 1.4). If the development proposals change then this report will require updating to assess the impact of the amended development.

CONTENTS

1. INTRODUCTION	3
1.1 PROJECT BACKGROUND	3
1.2 SITE DESCRIPTION	3
1.3 DEVELOPMENT PROPOSALS	3
1.4 DOCUMENTATION PROVIDED	3
2. STATUTORY PROTECTION	4
2.1 TREE PRESERVATION ORDER AND CONSERVATION AREA DESIGNATIONS	4
2.2 PROTECTED SPECIES	4
3. ARBORICULTURAL IMPACT ASSESSMENT	5
3.1 INTRODUCTION	5
3.2 IMPACTS FROM DEVELOPMENT LAYOUT	5
3.2.1 Tree Removal	5
3.2.2 Tree Pruning	6
3.3 IMPACTS FROM DEMOLITION AND RELATED OPERATIONS	7
3.3.1 Building Demolition	7
3.3.2 Removal of Hard Surfaces	7
3.3.3 Removal of Services	7
3.3.4 Ground Remediation	7
3.3.5 Ancillary Operations	7
3.4 DIRECT IMPACTS FROM CONSTRUCTION	7
3.4.1 Works within RPAs	7
3.4.2 Works within Canopy Spreads	8
3.4.3 Working Space	8
3.5 IMPACTS FROM CONSTRUCTION RELATED OPERATIONS	8
3.5.1 Site Access	8
3.5.2 Delivery and Storage of Materials	8
3.5.3 Site Compound	8
3.5.4 Contractor's Parking	8
3.6 POST-DEVELOPMENT IMPACTS	8
3.6.1 Shading	8
3.6.2 Privacy and Screening	8
3.6.3 Direct Damage to Structures	9
3.6.4 Future Pressure for Removal	9
3.6.5 Seasonal Nuisance	9
3.7 SUMMARY OF IMPACTS	9
4. MITIGATION AND PROTECTION	10
4.1 INTRODUCTION	10
4.2 GENERAL TREE PROTECTION	10
4.2.1 Construction Exclusion Zone	10
4.2.2 Tree Protection Barriers	10
4.2.3 Ground Protection	10
4.3 MITIGATION OR AVOIDANCE OF IMPACTS	10
4.3.1 Design Amendments	10
4.3.2 Site Setup and Logistics	10
5. ARBORICULTURAL METHOD STATEMENT	11
6. DRAWINGS	12
REFERENCES AND BIBLIOGRAPHY	16

1. INTRODUCTION

1.1 PROJECT BACKGROUND

In April 2018, Fed3 Projects commissioned Middlemarch Environmental Ltd to undertake an Arboricultural Survey of trees growing on land at, and adjacent to Broadlees, Dappers Lane in Angmering.

Middlemarch Environmental Ltd has previously carried out an Arboricultural Survey at this site. The findings of this survey are detailed in Report RT-MME-127094-02.

This report details the impact that the proposed development will have upon the site's existing tree stock and sets out recommendations for the subsequent mitigation or avoidance of impact. The study has been completed in accordance with guidance contained within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

1.2 SITE DESCRIPTION

The site under consideration is an irregular shaped parcel of land, approximately 1.3 ha in size, which is located in the eastern outskirts of Angmering village, West Sussex centred at Ordnance Survey Grid Reference TQ 07368 04735.

The study area comprises three distinct segments: A residential property and detached barn, with associated overgrown garden shrubs and grassland in the north-western corner; an impenetrable area of dense scrub and tall ruderal vegetation, with scattered trees in the south-western corner; and an area of grazed semi-improved grassland in the north-eastern corner of the study area. Trees are present within boundary habitats, notably the south-western corner of the site, and scattered through the study area.

Unmanaged hedgerows delineate the northern and southern site boundaries. Water Lane and Dapper's Lane delineate the southern and western boundaries respectively, while a field grazed by horses lies to the east. Residential housing and a commercial garage lies to the north of the site beyond a strip of dense scrub. The study area is located within a rural setting, surrounded by arable pasture and residential housing with mature gardens.

Forty trees, eleven groups and three hedgerows have been surveyed. The location of the trees surveyed can be found on Middlemarch Environmental Ltd Drawing Number C127094-02-01, contained within Section 6 of this report.

1.3 DEVELOPMENT PROPOSALS

The proposed development of the site is the demolition of the existing farm house and out buildings and the construction of a 70 bed care home.

The proposed development has been designed so that safe and healthy existing trees are retained wherever possible and that those trees to be retained are not significantly impacted upon by the development.

1.4 DOCUMENTATION PROVIDED

This assessment is based upon the information provided by the client in addition to information collected by Middlemarch Environmental Ltd during a survey of the site undertaken in March 2018 (RT-MME-127094-02). The documents and drawings considered are detailed within Table 1.1.

Author	Document	Drawing Number	Date
Harris Irwin	Proposed Site Layout	PL(01)03 Rev H	13/01/2016
Harris Irwin	Site	1877-HIA-ZZ-XX-DR-A-01002-Site	28/01/2018
Harris Irwin	Proposed Site Layout-P5	1877-HIA-ZZ-XX-DR-A-01001	28/01/2018

Table 1.1: Documentation Provided

2. STATUTORY PROTECTION

2.1 TREE PRESERVATION ORDER AND CONSERVATION AREA DESIGNATIONS

An internet search using the GIS map provided by Arun District Council (<http://www1.arun.gov.uk/webapps/wmi/>) confirms that many of the trees within the site are subject to Tree Preservation Orders and that the site is not situated within a Conservation Area.

The desk study identified that many of the trees within the study site are subject to Tree Preservation Orders (TPOs). The trees present on site are included within orders TPO/A/1/14 and TPO/A/1/16. No works must be undertaken on the trees identified as being subject to TPOs that contravene the order. Works include pruning, topping, lopping, uprooting or wilfully damaging these trees. Any proposed pruning works will need to be fully specified and agreed within any planning application. If works are not included within the planning application, a separate TPO application will be required to be submitted to the Local Authority for permission to undertake any works (approximately an 8 week process). Trees which are subject to TPOs have their numbers highlighted in bold and italics in the Tree Survey Schedule in Section 3.3 in this report. These trees are also highlighted in the Tree Constraints Plan – Drawing Number C127094-02-01.

2.2 PROTECTED SPECIES

Bats

Mature trees often contain cavities, hollows, peeling bark or woodpecker holes which provide potential roosting locations for bats. Bats and the places they use for shelter or protection (i.e. roosts) receive European protection under The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010, as amended). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. Consequently causing damage to a bat roost constitutes an offence.

Generally should the presence of a bat roost be suspected whilst completing works on any trees on site then an appropriately licensed bat worker should be consulted for advice.

Birds

Trees and hedgerows offer potential habitat for nesting birds which are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties. This legislation makes it an offence to intentionally or recklessly damage or destroy an active bird nest or part thereof.

As the trees on, and adjacent, to the site provide potential habitat for nesting birds all tree work should ideally be completed outside the nesting bird season (Generally March to September).

If this is not possible then the vegetation should be subject to a nesting bird inspection by a suitably experienced ecologist prior to commencement of works. If any active nests are identified then the vegetation, and a defined buffer zone, will need to remain in place until the young have naturally fledged.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 INTRODUCTION

This section of the report details the potential impacts that the proposed development may have upon the site's tree stock. The assessment has been based upon the documents detailed in Table 1.1 with reference to the results of the Arboricultural Survey undertaken in March 2018 (RT-MME-127094-02).

The location of the trees can be found on Drawing Number C127094-02-01 in Section 6 and a schedule of the trees surveyed can be found within the Arboricultural Survey (RT-MME-127094-02).

3.2 IMPACTS FROM DEVELOPMENT LAYOUT

3.2.1 Tree Removal

The proposed development has been designed so that, where possible, existing trees are retained. In particular the trees adjacent to the southern boundary of the site, which have good screening value, are to be retained. However to accommodate the proposed development it will be necessary to remove a number of trees within the site.

The trees to be removed are detailed within Table 3.1 and are identified on the Tree Removal Plan, Drawing Number C127984-01, in Section 6 of this report.

Tree Number	Species	BS5837 Category	Reason for Removal
4	Hawthorn	C3	Removal required due to close proximity to Road.
6	Hawthorn	C3	Removal required due to hardstanding.
7	Hawthorn	C3	Removal required due to hardstanding.
8	Goat willow	C1	Removal required due to being located within footprint of proposed road.
10	Eucalyptus	C1	Removal required due to being located within footprint of proposed road.
11	Hawthorn	C3	Removal required due to being located within footprint of proposed road.
12	Hawthorn	C3	Removal required due to being located within footprint of proposed building.
13	Hawthorn	C3	Removal required due to being located within footprint of proposed road.
15	Norway maple	B1	Removal required due to being located within footprint of proposed parking bays.
17	Ash	C1	Removal required due to proximity to proposed footpath.
19	Ash	U	Removal required due to poor condition.
20	Ash	U	Removal required due to poor condition.
26	Ash	C1	Removal required due to being located within footprint of proposed road.
27	Elm	C1	Removal required due to being located within footprint of proposed road.
28	Elm	C1	Removal required due to being located within footprint of proposed footpath.
33	Lawson cypress	C1	Removal required due to being located within footprint of proposed road.
34	Lawson cypress	C1	Removal required due to being located within footprint of proposed road.
35	Lawson cypress	C1	Removal required due to being located within footprint of proposed road.
38	Ash	U	Removal required due to poor condition.
G1	Mixed species	C3	Removal required due to being located within footprint of proposed road, footpath and parking bays.
G2*	Mixed species	C3	Removal required due to being located within footprint of proposed building.

Table 3.1: Tree Removal (continues)

Tree Number	Species	BS5837 Category	Reason for Removal
G4*	Mixed species	C2	Partial removal required due to being located within footprint of proposed road.
G10	Mixed species	B3	Partial removal required for the proposed footpath.
G11	Mixed species	C3	Partial removal required for the proposed footpath.
<u>Key</u> *: Partial removal of trees within group.			

Table 3.1 (cont'd): Tree Removal

Overall the proposed development will require the removal of nineteen trees, three groups of trees and the partial removal of two group of trees. A large area of self-set trees will also require removal to facilitate the proposed development of the site.

It should be noted that three of the trees identified for removal were considered to be unsuitable for long-term retention in the Arboricultural Survey of the site. The removal of these trees would be required irrespective of the proposed development due to their poor condition and as such their loss should not be seen as a material consideration in the planning process.

Only one of the trees that will require removal is considered to be of a moderate, Category B value. Although it is considered that the removal of this tree will have an impact on the visual amenity of the site, its loss can be mitigated by the replacement planting of a tree of similar size and species.

The remaining trees, and groups, that will require complete/partial removal are all specimens that were considered to be of a low retention value in the Arboricultural Survey. It is not considered that the removal of these trees should be seen as a constraint to the development of the site as they are not in such a condition that they are likely to make a lasting contribution to the landscape character of the site.

3.2.2 Tree Pruning

In addition to the proposed tree removal there are multiple areas on site where it will be necessary to undertake access facilitation pruning works to retained trees present on the site to minimise the potential for branch damage to occur during construction.

The first area where access facilitation pruning works will be required is along the northern boundary of the site. In this location it is recommended that overhanging trees are crown lifted to provide adequate clearance for construction vehicles to access the site. It is recommended that the extent of pruning required is identified in a pre-commencement site meeting.

The second area where access facilitation pruning works will be required is along the western boundary of the site adjacent to Dappers Lane. Trees in this location will need to be crown lifted to an adequate height to provide clearance for construction works and for construction vehicles entering/exiting the site. Again it is recommended that the extent of the pruning work required is considered in a pre-commencement site meeting at which time the precise route of the fence can be marked out.

Finally some access facilitation pruning works will be required to trees in proximity to the southern boundary of the site close to Water Lane. The extent of works required would again be best determined during a pre-commencement site meeting following marking out of the footpath route.

All of the tree pruning works required are likely to be of a minor extent and of a routine nature. As such it is not considered that they will have a significant impact upon the long-term health, or visual quality, of the trees. Trees which will require pruning works have been labelled on the Draft Tree Protection Plan – Drawing Number C127984-02 Rev A.

3.3 IMPACTS FROM DEMOLITION AND RELATED OPERATIONS

3.3.1 Building Demolition

The existing farm house and out-buildings are being demolished. The trees which are in proximity to the proposed demolition are already due to be removed to facilitate the proposed development and as such, no impact from this aspect of the development is considered likely.

3.3.2 Removal of Hard Surfaces

There are no existing areas of hardstanding which will require removal within the Root Protection Areas (RPA) of retained trees. As such, no impacts are anticipated.

3.3.3 Removal of Services

There are no areas on site where the removal of existing underground services are likely to require works within the RPAs of retained trees. As such, no impacts related to this aspect of the proposed development are expected.

3.3.4 Ground Remediation

No information regarding proposed soil remediation works have been considered. However the previous usage of the site is considered unlikely to have resulted in areas of soil contamination that would require excavation and disposal, or treatment works, to be undertaken. As such it is not considered that ground remediation works are likely to impact upon retained trees.

3.3.5 Ancillary Operations

Access to the site for demolition plant will be via the existing track off Dappers Lane. As noted in Section 3.2.2 some access facilitation works to the crowns of trees overhanging the access track may be required to minimise the potential for harm to occur to overhanging branches. The works required will be of a routine nature, and of a minor extent, and as such it is not considered that they will have a significant impact upon the long-term health of the trees.

3.4 DIRECT IMPACTS FROM CONSTRUCTION

3.4.1 Works within RPAs

The proposed development has been designed so that major works are not required within the RPAs of retained trees. However, as detailed within Table 3.2, there are some aspects of the development that will require works to be undertaken within the RPAs of retained trees.

Tree Number	Species	BS5837 Category	Works within RPA
16	Ash	B1	Construction of new perimeter footpath.
24	English oak	B1 Int	Construction of new access road and perimeter footpath.
G3	Mixed species	C2	Construction of new access road.
G10	Mixed species	B2,3	Construction of new perimeter footpath.
G11	Mixed species	C2, 3	Construction of new perimeter footpath.

Table 3.2: Works in RPAs

It should be noted that the majority of the works to construct the proposed perimeter path will be located at the periphery of the RPAs of retained trees and groups and as such the works are unlikely to cause significant harm. However, the perimeter footpath encroaches heavily upon the RPAs of tree number 16. In these areas, the proposed works do have the potential to cause significant harm to retained trees but they can be protected by the installation of tree protection barriers prior to the commencement of the development.

The construction of the proposed access road will also require works to be undertaken within the RPAs of retained trees. The trees which will be affected by these works will also be protected by a tree protection barrier which will surround them. The potential locations of tree protection barriers are displayed on the Draft Tree Protection Plan – Drawing Number C127984-02 Rev A.

With respect to the construction of the proposed buildings, it is noted that they have been designed so that they avoid the retained trees wherever possible. Whilst in some locations their construction will require works to be undertaken within the RPAs of retained trees so long as such works are completed in accordance with the protective measures outlined in Section 4 of this report no significant impact upon the retained trees is likely to occur.

3.4.2 Works within Canopy Spreads

The installation of the new perimeter footpath and access road will require works to be undertaken beneath the canopies of retained trees. To minimise the potential for branch damage to occur some access facilitation pruning works will need to be undertaken. Following on from this the adoption of an appropriate working methodology will ensure that harm to the retained trees is avoided. The trees that will require pruning works have been identified on the Draft Tree Protection Plan – Drawing Number C127984-02 Rev A at the end of this report.

3.4.3 Working Space

There are no areas on site where working space for the construction of new buildings will need to be provided within the RPAs of retained trees.

3.5 IMPACTS FROM CONSTRUCTION RELATED OPERATIONS

3.5.1 Site Access

It is understood that construction access to the site will be provided along the existing access track off Dappers Lane. As noted in Section 3.2.2 it will be necessary to undertake some access facilitation pruning works to minimise the potential for branch damage to occur due to the passage of construction plant. It will also be necessary to ensure retained trees adjacent to the access route are protected from potential impact damage by the installation of tree protection barriers prior to the commencement of the development.

3.5.2 Delivery and Storage of Materials

Material deliveries to the site will utilise the existing access track off Dappers Lane. Retained trees will be protected from harm by the prior installation of tree protection barriers and the completion of access facilitation pruning works. Areas for materials storage within the site have not been identified at this stage, however the nature of the site is such that ample opportunities for the storage of materials in areas well away from retained trees exist.

3.5.3 Site Compound

The proposed location for the contractor's compound during development of the site has not been identified at this stage, however the nature of the site is such that several opportunities to create a site compound in areas away from retained trees exist.

3.5.4 Contractor's Parking

The locations for contractor's parking have not been identified at this stage. There are areas throughout the site where car parking could be provided outside of the RPAs of retained trees.

3.6 POST-DEVELOPMENT IMPACTS

3.6.1 Shading

It is not considered that a significant conflict between retained trees and the proposed properties as a result of shading is likely to occur.

3.6.2 Privacy and Screening

The proposed development has been designed so that the majority of the trees adjacent to Dappers Lane and Water Lane are retained to provide privacy and screening. Additionally, vegetation to the northern and eastern boundaries will be retained and supplemented with new planting. On this basis it is evident that privacy and screening has been well provided for.

3.6.3 Direct Damage to Structures

There are no areas on site where retained trees will be in such close proximity to the new development that direct damage, through branch whipping or root growth, are likely to occur.

3.6.4 Future Pressure for Removal

The new residential apartments have been located at sufficient distances from retained and proposed trees such that future pressure for tree removal is unlikely to result.

3.6.5 Seasonal Nuisance

The nature of the development is such that some seasonal nuisance due to leaf litter is likely to occur. However, it is noted that the sweeping up of leaves and cleaning of gutters, which may become blocked by falling leaves, is considered to be routine seasonal maintenance and as such no notable conflicts with the proposed apartments are considered to occur. Nonetheless it may prove appropriate in certain areas to use gutter guards, or otherwise enclosed gutters, to minimise the potential for leaf fall to cause blockage and an ongoing nuisance.

3.7 SUMMARY OF IMPACTS

In summary it is considered that the proposed development of the site will not have a significant impact upon the visual amenity of the local area as a result of the proposed tree removal necessary to implement it. The loss of trees has been well mitigated against by the replacement planting of a large number of trees. Additionally the proposed works are unlikely to impact significantly upon the long-term health of retained trees. Whilst some works are to be undertaken within the RPAs of retained trees the nature of those works are such that they can be completed without impacting significantly upon the trees subject to the adoption of appropriate working practices.

4. MITIGATION AND PROTECTION

4.1 INTRODUCTION

This section of the report details the initial protection, mitigation and avoidance measures suggested to prevent harm to the retained trees.

4.2 GENERAL TREE PROTECTION

4.2.1 Construction Exclusion Zone

To minimise the potential for harm to occur to the root systems and canopies of retained trees during development it will be necessary to implement construction exclusion zones throughout the site. These are areas surrounding the trees' RPAs and canopies in which no construction works, or related activities, will be undertaken.

It is recommended that the exclusion zones are afforded protection at all times through the use of tree protection barriers and/or ground protection (specified in accordance with BS5837:2012). No works that cause compaction of the soil or severance of tree roots, except where undertaken in accordance with the guidance provided within this document, will be undertaken within any exclusion zone.

Where construction operations, such as the installation of the acoustic fence, are to be undertaken within the construction exclusion zone the working practices detailed in Section 4.3 should be followed.

4.2.2 Tree Protection Barriers

The protective barriers should be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site or the stripping of soil commences.

Drawing Number C127984-02 Rev A, in Section 6, provides a Draft Tree Protection Plan indicating the potential location of protective barriers.

The protective barriers are to be constructed in accordance with the specification detailed in BS5837:2012 (Figure 2; Appendix 2). Any variation to the specification of the protective barrier will be agreed with the Local Planning Authority Arboricultural Officer.

4.2.3 Ground Protection

There are no areas on site where ground protection measures will require installation on this site.

4.3 MITIGATION OR AVOIDANCE OF IMPACTS

4.3.1 Design Amendments

It is not considered that design amendments are required on this site as the trees requiring removal are typically of a low value and there no areas where significant conflicts between the proposed development and retained trees will occur.

4.3.2 Site Setup and Logistics

Prior to commencement of development a plan should be prepared detailing the locations in which activities related to the establishment of a site compound, contractors car parking areas, material storage areas and associated works are to occur. All such areas should be located outside of the RPAs of retained trees.

5. ARBORICULTURAL METHOD STATEMENT

An Arboricultural Method Statement will be required for the site as various aspects of the proposed development will require works to be undertaken within the RPAs of retained trees.

The purpose of a method statement is to ensure that all site operations can occur with minimal risk of adverse impact upon trees that are to be retained. The document will identify all areas where specific working methods will be required to ensure protection to trees. The document will also specify the location and extent of tree protection barriers and ground protection.

In relation to this development the method statement should address the following:

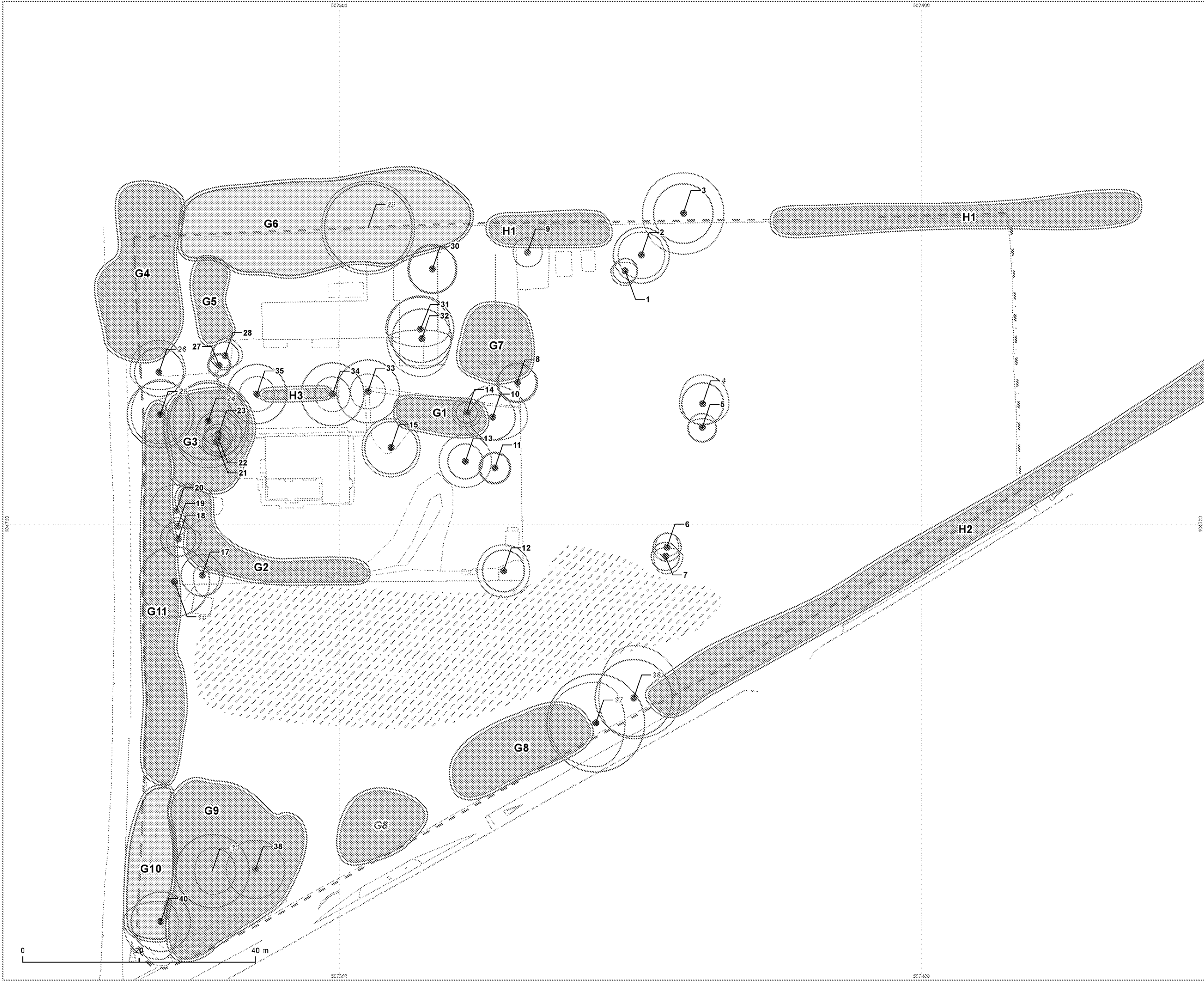
- Suitable site access, material storage and site compound locations.
- Final protective barrier and ground protection locations and specifications.
- Phased approach to development works to ensure retained trees are not impacted upon from demolition and new access construction works.
- Extent of access facilitation pruning works to be undertaken to permit site access and installation of hoarding.
- Pre-commencement site meeting.

6. DRAWINGS

Drawing Number C127094-02-01 – Tree Constraints Plan

Drawing Number C127984-01 Rev A – Tree Removal Plan

Drawing Number C127984-02 Rev A – Draft Tree Protection Plan



C127094-02-01

Legend

- Category A tree
- Category B tree
- Category C tree
- Category U tree
- Category B group
- Category C group / hedgerow
- Area of self set trees
- Current canopy extent
- Root Protection Area
- Site boundary
- Tree Preservation Order present (TPO/A/1/14)
- Tree Preservation Order present (TPO/A/1/16)
- G8: Ash tree only

The original of this drawing was produced in colour - a monochrome copy should not be relied upon

Project
Broadless, Dappers Lane, West Sussex

Drawing
Tree Constraints Plan

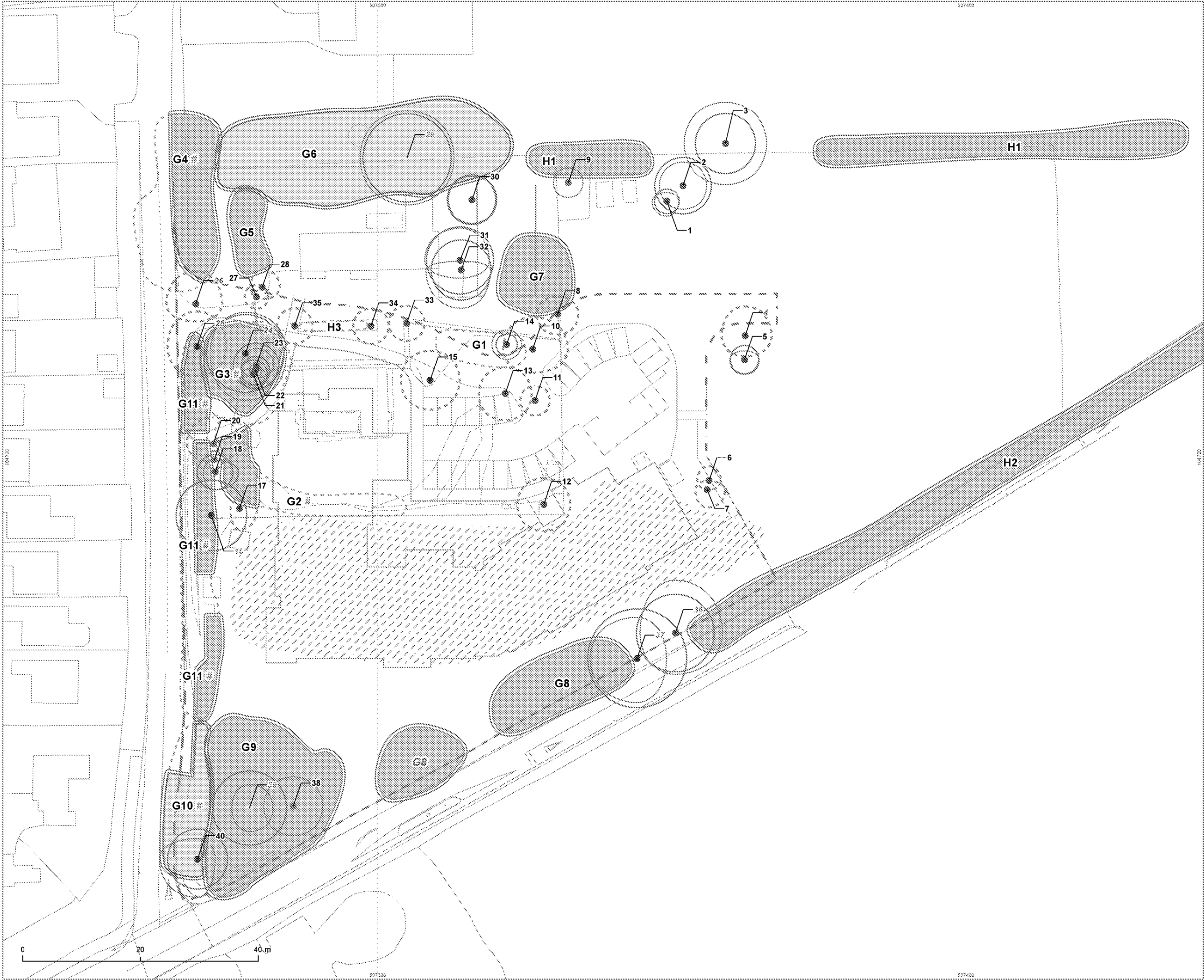
Client
Fed3 Projects

Drawing Number C127094-02-01	Revision 00
Scale @ A3 1:607	Date March 2018
Approved By DM	Drawn By GP

MIDDLEMARCH ENVIRONMENTAL

Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ
T:01676 525880 F:01676 521400
E:admin@middlemarch-environmental.com

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C127984-01-RevA

Legend

Category A tree

Category B tree

Category C tree

Category U tree

Category B group

Category B group to be removed

Category C group / hedgerow

Category C group to be removed

Area of self set trees to be removed

Current canopy - tree to be retained

Current canopy - tree to be removed

Root Protection Area

Application boundary

Proposed development

Tree Preservation Order present (TPO/A/1/14)

Tree Preservation Order present (TPO/A/1/16)

G8: Ash tree only

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Project

Broadless, Dappers Lane, West Sussex

Drawing

Tree Removal Plan

Client

Fed3 Projects

Drawing Number

C127984-01-RevA

Revision

Rev A

Scale @ A3

1:600

Date

July 2018

Approved By

DM

Drawn By

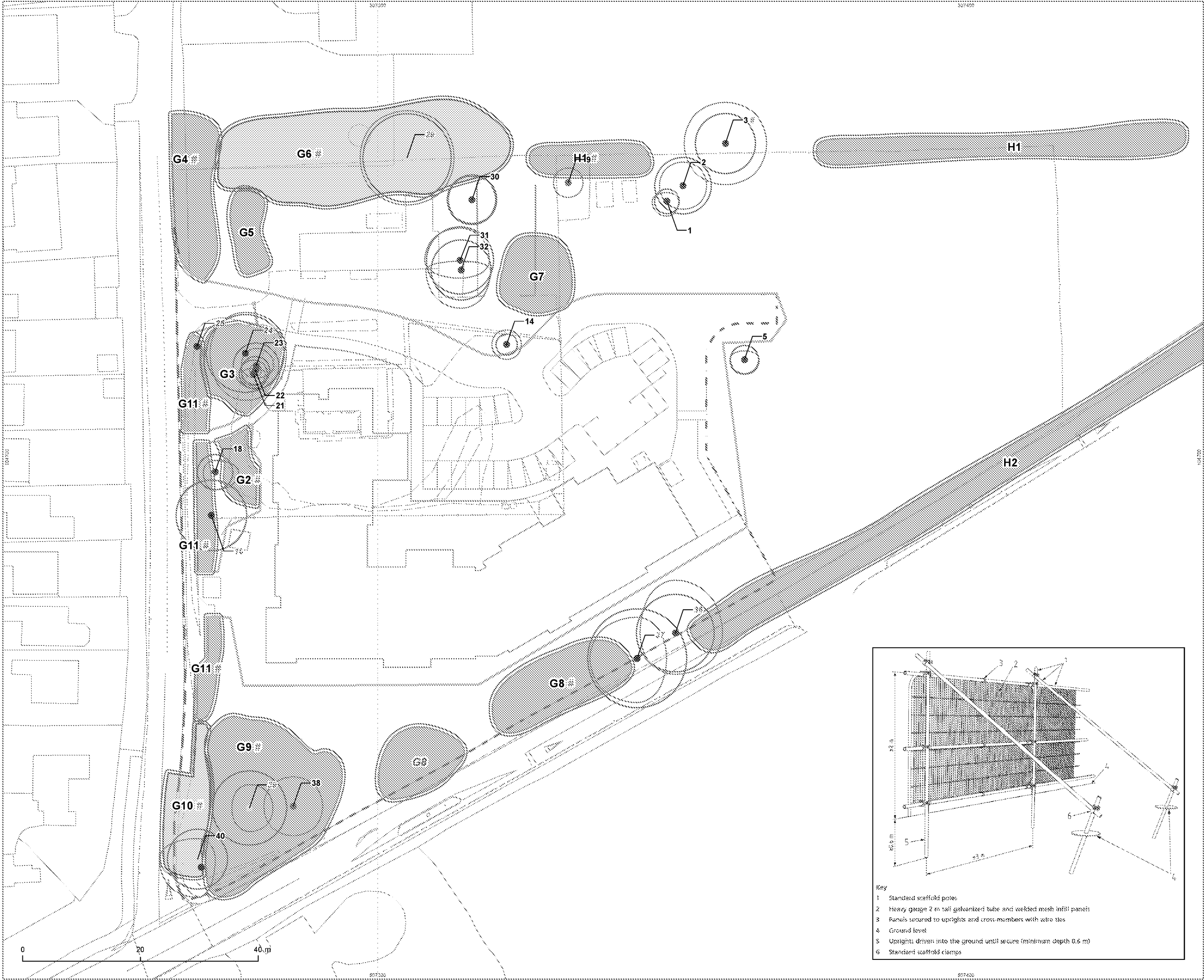
RP

MIDDLEMARCH ENVIRONMENTAL

Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ
T:01676 525880 F:01676 521400
E:admin@middlemarch-environmental.com

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C127984-02-RevA

Legend

Category A tree

Category B tree

Category C tree

Category U tree

Category B group

Category C group / hedgerow

Current canopy - tree to be retained

Root Protection Area

Tree Protection Barrier (BS5837: 2012)

Application boundary

Proposed development

Tree Preservation Order present (TPO/A/1/14)

Tree Preservation Order present (TPO/A/1/16)

G8: Ash tree only

The original of this drawing was produced in colour - a monochrome copy should not be relied upon

Project

Broadless, Dappers Lane, West Sussex

Drawing

Draft Tree Protection Plan

Client

Fed3 Projects

Drawing Number

C127984-02-RevA

Revision

Rev A

Scale

A3

1:600

July 2018

Approved By

DM

Drawn By

RP

MIDDLEMARCH ENVIRONMENTAL

Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ
T:01676 525880 F:01676 521400
E:admin@middlemarch-environmental.com

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Key

1 Standard scaffold poles

2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels

3 Panels secured to uprights and cross-members with web ties

4 Ground level

5 Uprights driven into the ground until secure (minimum depth 0.6 m)

6 Standard scaffold clamps

REFERENCES AND BIBLIOGRAPHY

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