

Tree Protection Proposals

for

Dappers lane, Angmerang

On behalf of

Frontier Estates

July 2021

Planning

The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association

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Appendices

1	Tree protection barrier BS5837 2012 Figure 2
2	Tree protection Barrier signage example
3	Ground Protection Figure 3 BS 5837 2005
3	Approved landscape proposals drawing 101G

Accompanying Drawings

1	TS Drawing B21056-601A
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1 Introduction

- 1.1 The Landscape Partnership has been commissioned by Frontier Estates Limited to provide a tree protection proposal in order to discharge planning condition 10 of the approved planning application number A/114/18/PL.

Condition 10

No development including site access, or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012), to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and

spreading of topsoil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If however, there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy DDM1 of the Local Plan.

The work includes a tree survey on the site to enable root protection areas to be defined and the appropriate location of the tree protection barriers to be shown on the tree protection drawing number B21056-601A.

- 1.2 The work was carried out in accordance with British Standard 5837 2012.
- 1.3 The site is not within a conservation Area.
- 1.4 The site visit was carried out by Michael Roseveare in June 2021.
- 1.5 A copy of the approved landscape proposals masterplan drawing number 101G is attached at appendix 3 for details on previously agreed tree removals.

2 Site Description

- 2.1 The site is former domestic property and associated paddocks. The house and stabling have been removed and the site is largely overgrown. The tree protection barriers erected to ensure that trees were not damaged during the demolition and clearance of built structures remains in place.
- 3.2 The surveyed trees are described in terms of BS 5837 in the accompanying tree survey schedule.
- 3.3 The site includes a significant number of mature and young Ash trees. These Ash trees as with other Ash trees across the country are vulnerable to Ash Dieback so should be monitored and appropriate action taken if they become infected. Current advice suggests that re coppicing should be avoided however this may be an appropriate action to take if the become infected. Further information on Ash Dieback is available from the Forest Research website:

<https://www.forestryresearch.gov.uk/tools-and-resources/fthr/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/>

3 Site Preparation/Demolition and Construction Close to Retained Trees

- 3.1 **Site preparation** should be limited to areas outside the proposed tree protection barriers.
- 3.2 **Site Stripping** will be limited to areas outside the proposed tree protection barriers. No material stripped from the site will be stored within the root protection areas of retained trees.
- 3.3 **Construction** of the proposed development is wholly outside the tree protection areas of retained trees.
- 3.4 Damage to retained tree roots is to be avoided during all building activity on the site.

4 Services

- 4.1 All service runs are to be placed outside the RPA of trees on and adjacent to the site. Where it is not possible to achieve this, the section of service run which passes within the RPA of a tree will be hand dug in accordance with 'broken trenches' (NJUG 4 section 4, appendix 13.4). This will ensure that tree roots are not damaged during the installation of the service. All root pruning will be agreed beforehand with the named arboriculturist in consultation with the local authority arboricultural officer. All root pruning will be in accordance with BS 3998: 2010. All routes for overhead services will aim to avoid the trees. Where this is unavoidable any tree work will be agreed prior to commencement with the Council's Arboricultural Officer.

5 Tree Protection Barrier

- 5.1 Trees retained in close proximity to the construction area of the site will be protected by the erection of a tree protection barrier in the location shown on the accompanying AIA AMS Plan Number B21041-TLP-601A. The tree protection barrier will be erected prior to any site stripping or construction work on the development starting and will remain in situ until the construction process has been completed.
- 5.1 The tree protection barrier will consist of "Heras" type panels or similar braced at appropriate intervals and secured to keep in place. The tree protection barrier will be erected prior to commencement of the development and remain in situ for the duration of the development and will only be removed once the construction phase is complete.
- 5.2 Where the root protection area of a retained tree is partially protected by the tree protection area the area outside the tree protection barrier will be protected from compaction and contamination from building debris using temporary ground protection as part of the scaffolding as shown in figure 3 from BS 5837 2005. The ground protection will incorporate a sheet material beneath the scaffolding boards to enable reinstatement once the construction phase has been completed and the scaffolding removed. The area protected by the tree protection barrier will be kept free of all construction activity including, construction plant, machinery, personnel, digging and scraping, service runs, waterlogging, changes in level, building materials and all other operations, structures, tools, storage and materials, for the duration of the construction phase.
- 5.3 The tree protection barrier will follow the specification shown in appendix 1.
- 5.5 Signs informing of the purpose of the tree protection barrier and warning of the penalties for causing damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing. An example of the notice required is at appendix 2 for information.

6 Conclusions

- 6.1 The site includes several individual and groups of trees which are located at the edges of or outside the site's boundaries. Whilst the surveyed trees are not directly affected by the proposed development, they should be protected from construction activity which may spill out of the site if the site is not adequately defined and contained. To prevent this occurring a tree protection barrier should be erected in the locations shown on the accompanying drawing B21056-601A.
- 6.3 New planting as part of a site wide landscape scheme will introduce new trees to the site, complimenting the landscape planting achieved during earlier phases of the development of the campus.

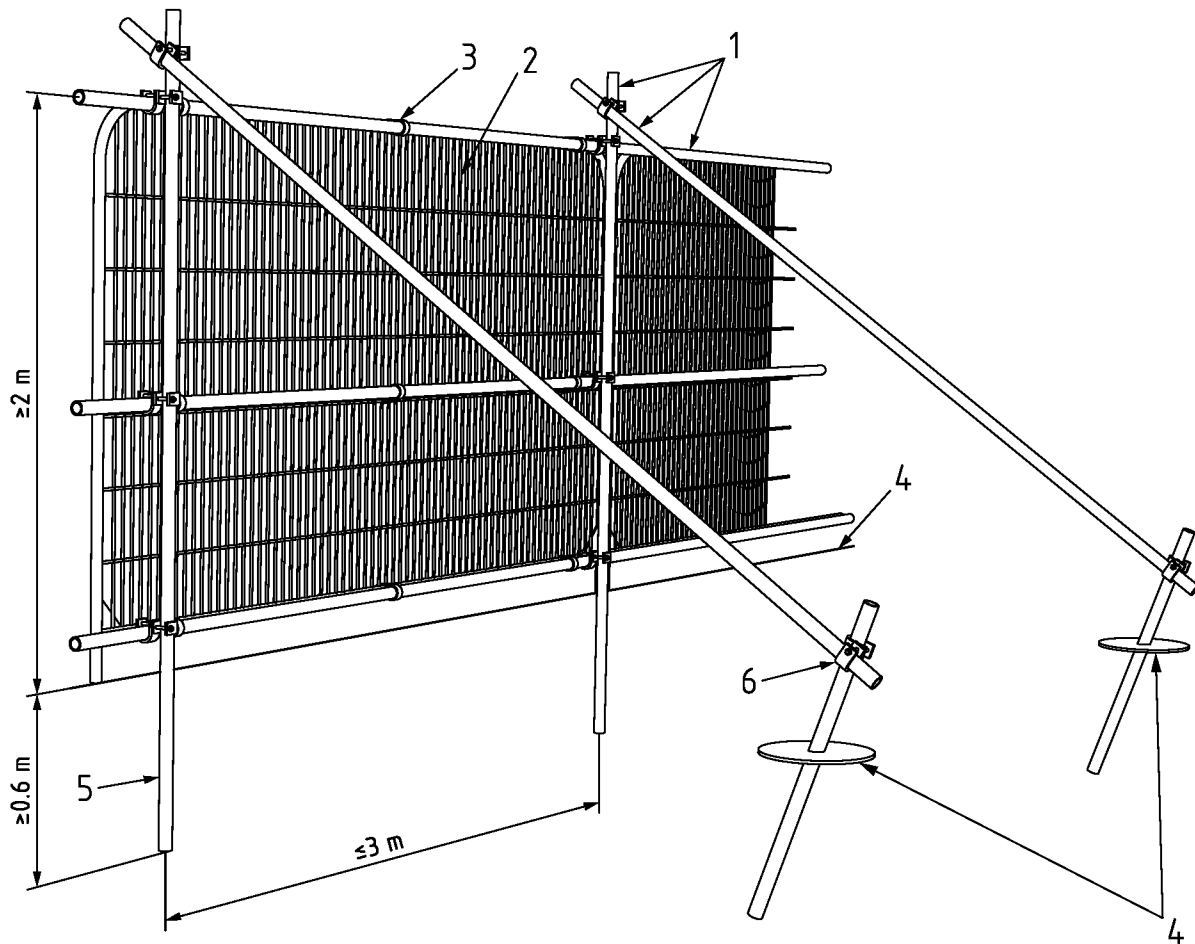
7 Recommendations

- 7.1 This report should be read in conjunction with the Tree Protection drawing B21056-601A.

8 Project Contact Details

Client:	Frontier Estates Limited
Arboriculturist:	
Local Planning Authority:	Arun District Council

Figure 2 Default specification for protective barrier



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 wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

PROTECTED TREE

DO NOT ENTER

**Damage to protected trees
may result in a fine of up to
£20,000 and work
on this site being stopped**

**For further information contact the
site manager and the project
arboriculturist**

Arboriculturist: Michael Roseveare, 01394 380509

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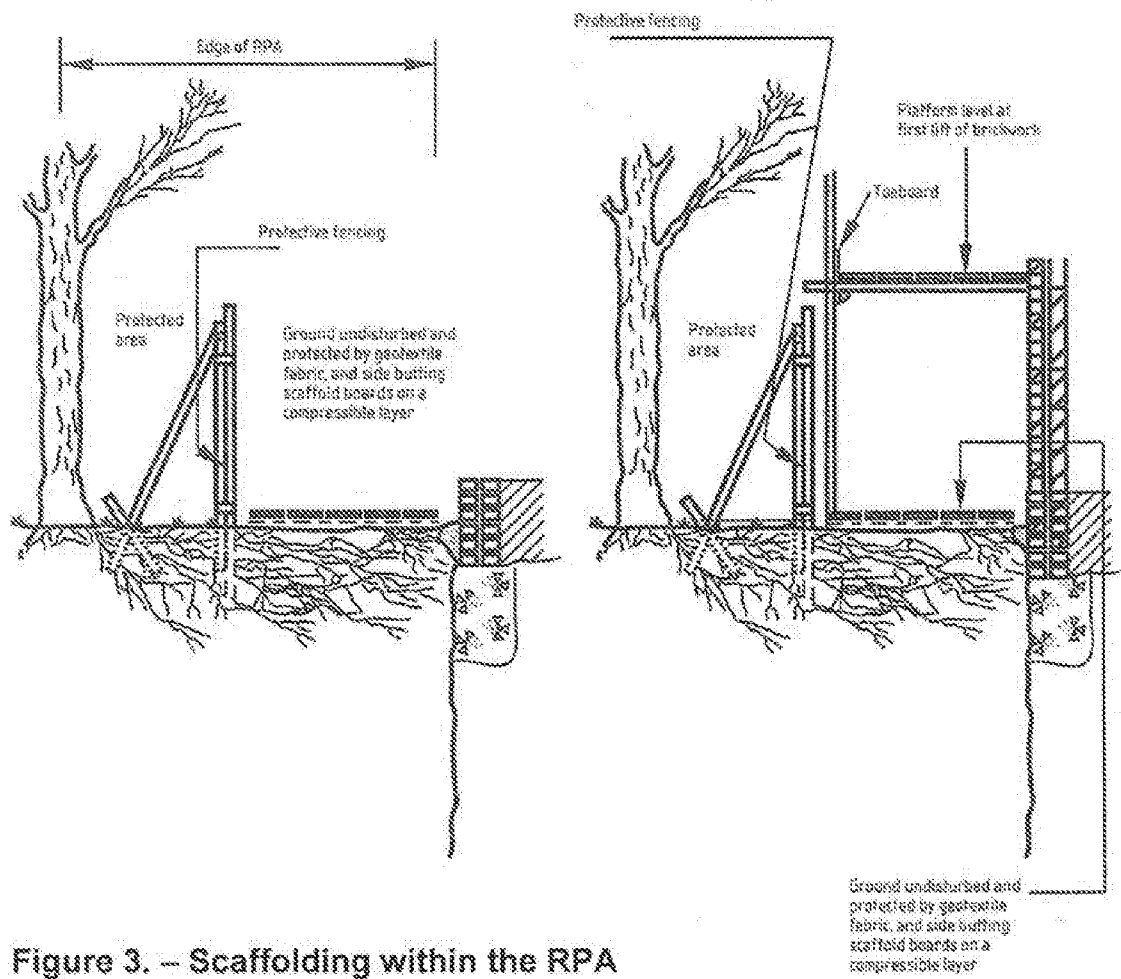


Figure 3. – Scaffolding within the RPA

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	Application Boundary
	Existing trees to be retained and protected (with Root Protection Areas indicated)
	Existing trees and hedge to be removed
	Proposed tree - boundary
	Proposed tree - feature/ornamental
	Proposed multi-stem tree
	Proposed Native Mix to be planted at 1m centres
	Proposed ornamental shrubs including a proportion of evergreen species
	Proposed boundary hedgerow - Native hedgerow Mix to be planted at 5 plants per Lin/m
	Proposed internal hedgerow - single species hedgerows to be planted in a single row
	Proposed climbers to base of retaining wall
	Proposed shrub - specimen/individual
	Proposed mown grass
	Proposed bulbs within grass to include Narcissus and Crocus.
	Proposed species rich wildflower mix within grass
	Proposed woodland understorey planting mix
	Proposed seats
	Proposed water feature - bubble fountain set within cobbles
	Proposed Roads - Macadam
	Proposed Parking bays - Block Paving, 200x100 Colour: Grey
	Proposed Paving - Feature, 450x450mm concrete paving slabs, Colour: Natural
	Proposed Paving - Private terraces, 450x450 concrete paving slabs, Colour: Buff
	Proposed Footpaths - Coloured Macadam Colour: Natural Gravel
	Proposed Footpaths - Resin bonded gravel. e.g. Addagrip, Brittany Bronze
	Proposed Footpaths - Footpath along Dappers Lane, Macadam
	Proposed metal railing to define garden boundaries - 1m high black vertical bar railing
	Proposed fencing - timber post and rail to southern and part of western boundary, Height: 1.2m
	Proposed fencing - Weldmesh to western boundary along Dappers Lane, Height: 1.2m with controlled pedestrian gate
	Proposed retaining wall to western boundary- height varies from approx. 300mm-1m, climbing plants planted at base, wall set back 300mm from path edge.
	Proposed lighting bollard

Drawing amended following revisions to parking and drainage	G	DT	04-07-2018
Drawing amended following revision to reline boundary	F	DT	14-05-2018
Drawing annotation amended	E	DT	15-11-2018
Minor amendments following EA comments	D	LA	08-10-2018
Revised footpath alignment of western boundary, additional trees added to mitigate removal of tree T1, & amendments to site layout	C	LA	20-05-2016
T28 indicated to be removed (symbol adjusted)	B	OT	28-01-2016
Layout revised following confirmation of drainage strategy	A	OT	28-01-2016
Revision	Number	By	Date

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Do not scale off drawing. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.
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North

