

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 March 2017 08:41
To: Planning Scanning
Subject: FW: LLD1051 - North Bersted, Bognor - Trees
Attachments: LLD1051.NorthBerstedStreet.Bognor.PlanningResponse.09.03.17.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: Simon Davis
Sent: 09 March 2017 17:51
To: Planning.Responses
Subject: FW: LLD1051 - North Bersted, Bognor - Trees
Importance: High

Applicant Correspondence in support. I don't want a copy. ThaNKS

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Sent: 09 March 2017 17:23

To: Simon Davis

Lizard Landscape Design and Ecology

Subject: FW: LLD1051 - North Bersted, Bognor - Trees

Importance: High

Dear Simon,

Please find attached our detailed planning response regarding the objection from your Tree officer.

Lizard Landscapes continue to try & talk to him directly, but with no success at present.

Regards

David Seaman
The Seaman Partnership Ltd
Unit 2 Martins Barn
Birdham Road
Chichester
West Sussex, PO20 7BX

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From: Lizard Landscape Design - Landscape Architects and Planners [REDACTED]

Sent: 09 March 2017 17:14

[REDACTED]

Subject: LLD1051 - North Bersted, Bognor - Trees

Dear David

North Bersted, Bognor - Trees

Thank you for the email.

Please find attached our detailed planning response and arboricultural impact assessment statement for planning issue.

I have not been able to speak to anybody at Arun today. I shall keep trying tomorrow am.

Please contact me should you require any further information.

Kind regards

Joe Jackson

Principal

Landscape Architect BA (Hons) LA DipLA CMLI



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1.0 EXISTING VEGETATION – REMOVAL, RETENTION AND PROTECTION

Existing Vegetation

- 1.1 There are 7 no. Sycamore trees surrounding the site area at North Bersted Street, Bognor Regis to the southern and western edges. There are two Sycamore trees located within the adjacent church site to the southern boundary which overhang the southern development edge, and there is also a tree line of Sycamore trees to the western site edge running along the edge of the adjacent Church car park area. These trees are considered to be self-seeded specimens emanating from the larger Sycamore tree to the southern edge of the site within the church grounds. The southern edge of the site is also lined with a shrub hedge line. The trees both to the southern and western edge of the site are located behind and to the top of the approximately 1.0 metres height retaining walls above the proposed site area running along the southern and western edges of the site.
- 1.2 The trees are not of good quality and condition (*Category C trees*); and the trees to the western site edge are 'mature' and not particularly in a good condition being remnant self-seeded sycamore which have regenerated to this edge of the site area within the church land. These trees to the western edge of the site area are also located some 14.0 metres from the western elevation of the proposed dwelling house, where an area has been provided as a suitable private garden space between the development and the existing trees to the western site edge which should provide adequate distance between the development and existing line of trees. The proposals make use of a small pocket of land for residential use whilst also maintaining the existing tree cover to the site boundaries above the existing retaining walls.
- 1.3 All of the trees are located behind 1.0 metres height approximately retaining walls to the edges of the site area and their tree root protection areas would not be impacted by the development proposals due to the height difference surrounding the southern and western edges of the site, being higher than the site area. The two trees to the southern edge of the proposals are close to the proposed building but are located and set back from the edge of the retaining wall where their root zones would remain unaffected. It should be possible to agree tree surgery work proposals for these self-seeded low quality sycamore trees to the northern tree canopy aspect in close proximity to the proposed new building in order to achieve the development scheme.

2.0 ARBORICULTURAL METHOD STATEMENT

Protection and Retention of Existing Habitats – Scattered Trees / Hedgerows

- 2.1 The Contractor shall exercise extreme care when performing operations beneath the canopy of existing mature trees and vegetation designated for protection and avoid at all times damage to the roots, trunk and branches. The Contractor shall train all members of the construction workforce operating within the proximity of valued habitats and make such persons aware that there shall not be, without having sought prior notification, the following operations undertaken within the Protected areas:
- *Dumping of spoil or rubbish, excavation or disturbance of topsoil, parking of vehicles or plant, storing of materials or placing of temporary accommodation within the specified Root Protection Areas;*
 - *Roots exceeding 25 mm in diameter must not be severed. If unintentionally severed; notice shall be given and specialist arboricultural advice sought;*

- *Changes to the level of the ground within the specified Root Protection Areas;*
- *Vegetation clearance to site boundaries should take place outside the bird nesting season (nesting season: March-September inclusive) or alternatively under a watching brief from a suitability qualified ecologist.*

***Contractor Movements; Site Access and Operations;
Storage and Compound Areas***

- 2.2 The compound area shall be located so as to not incur damage or injury to the root systems or canopy of any existing trees or vegetation within or adjacent to the site, in accordance with *BS 5837; 2012 – ‘Trees in Relation to Design, Demolition and Construction – Recommendations’*. All site operations associated with the usage of the compound area shall be undertaken with due care and attention so as to negate damage of the surrounding environment.
- 2.3 All site operations and construction procedures for the duration of the construction period shall seek to protect the existing site vegetation and root protection areas in accordance with *BS 5837; 2012 – Trees in Relation to Design, Demolition and Construction – Recommendations’*.

Tree Surgery Work

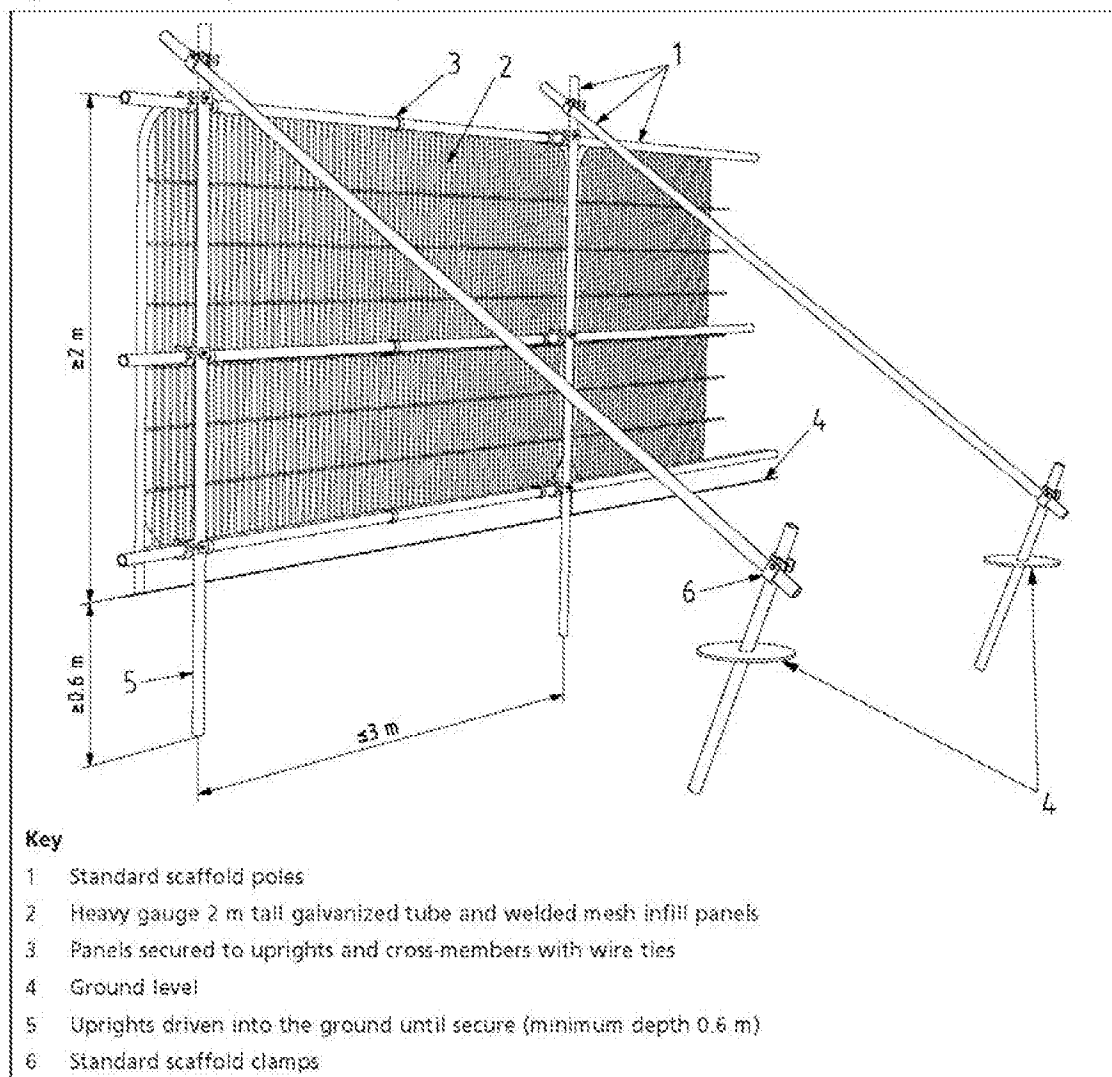
- 2.4 The existing sycamore trees to the southern edge of the site would need to be crown-reduced and crown lifted to the southern edge of the site in order to both implement the proposed scheme during the construction phase and also for the long-term benefit of the development scheme. The trees to the southern edge of the site would need to be crown-reduced by 2.0 metres to the northern canopy aspect and crown-lifted to 5.0 metres height above the site area
- 2.5 Any significant defects found in the trees during the course of the scheduled work shall be reported to the Landscape Architect / Arboricultural Consultant. All scheduled and arising tree work shall be undertaken by an approved and qualified tree surgeon in accordance with *BS 3998: 2010 ‘Tree Work: Recommendations’*. Care should be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces shall be removed and taken down in sections. All arisings shall be transported and disposed of away from site to the Contractor's tip.

Protection and Retention of Existing Vegetation

- 2.6 The Contractor shall exercise extreme care when performing operations beneath the canopy of existing mature trees and vegetation and within the specified Root Protection Areas designated for protection and avoid at all times damage to the roots, trunk and branches of existing trees proposed to be retained.
- 2.7 All excavations, cultivation and grading beneath the canopy of existing mature trees and within the specified Root Protection Areas of the existing trees and vegetation shall be carried out using hand tools, taking care not to damage or disturb any existing tree roots.
- 2.8 All trees to be retained on site shall be protected with fencing erected around the area of mature vegetation in accordance with *BS 5837; 2012; ‘Trees in Relation to Design, Demolition and Construction - Recommendations’*. The fencing shall be installed, protected and maintained during the main works by the Contractor who shall be responsible for protecting any area beneath the canopy of the existing trees and within the specified Root Protection Areas.

- 2.9 The installed protective fencing shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. The fencing should be installed continuously to the southern and western site edges to the top of the retaining walls running along the edges of the site. The existing hedge line shall require hard trimming in order to implement the proposed tree protective fencing. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins; and positioned as specified. The fencing should be strained, and fixed to fences, walls, knee rails where possible to provide a complete protected area (*refer to Figure 2 and Figure 3 below; © British Standards Institute 2012*). All tree protection to be in accordance with *BS 5837; 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'*.
- 2.10 Day-glo ribbons shall be maintained during the main works by the Main Contractor attached to the top of the fencing to ensure that the fencing is clearly visible during the works. The tree protection fencing shall display all-weather notices stating '*Construction Exclusion Zone – NO ACCESS*'.
- 2.11 All such fencing shall be maintained for the full contract period. All necessary excavations, earthworks and cultivation beneath the canopy spread of any existing tree; shrub or hedge shall be undertaken by hand. *No commencement of construction operations should occur prior to the inspection of the installed tree and ground protection by the Landscape Architect / Arboricultural Consultant.* Repositioning of the protective fencing during the course of the contract as the contract works progress shall need prior agreement with the Landscape Architect / Arboricultural Consultant.
- 2.12 Within the protected areas, the following activities must not take place;
- *No vehicles are to be used in the fenced off areas;*
 - *No materials are to be stockpiled or stored;*
 - *No chemicals are to be stored;*
 - *No excavation or increase in the soil level shall occur;*
 - *No fires shall be lit on site.*
- 2.13 At the end of the contract period the Contractor shall remove fencing from the site. All retained vegetation shall be healthy and thriving at the handover date.

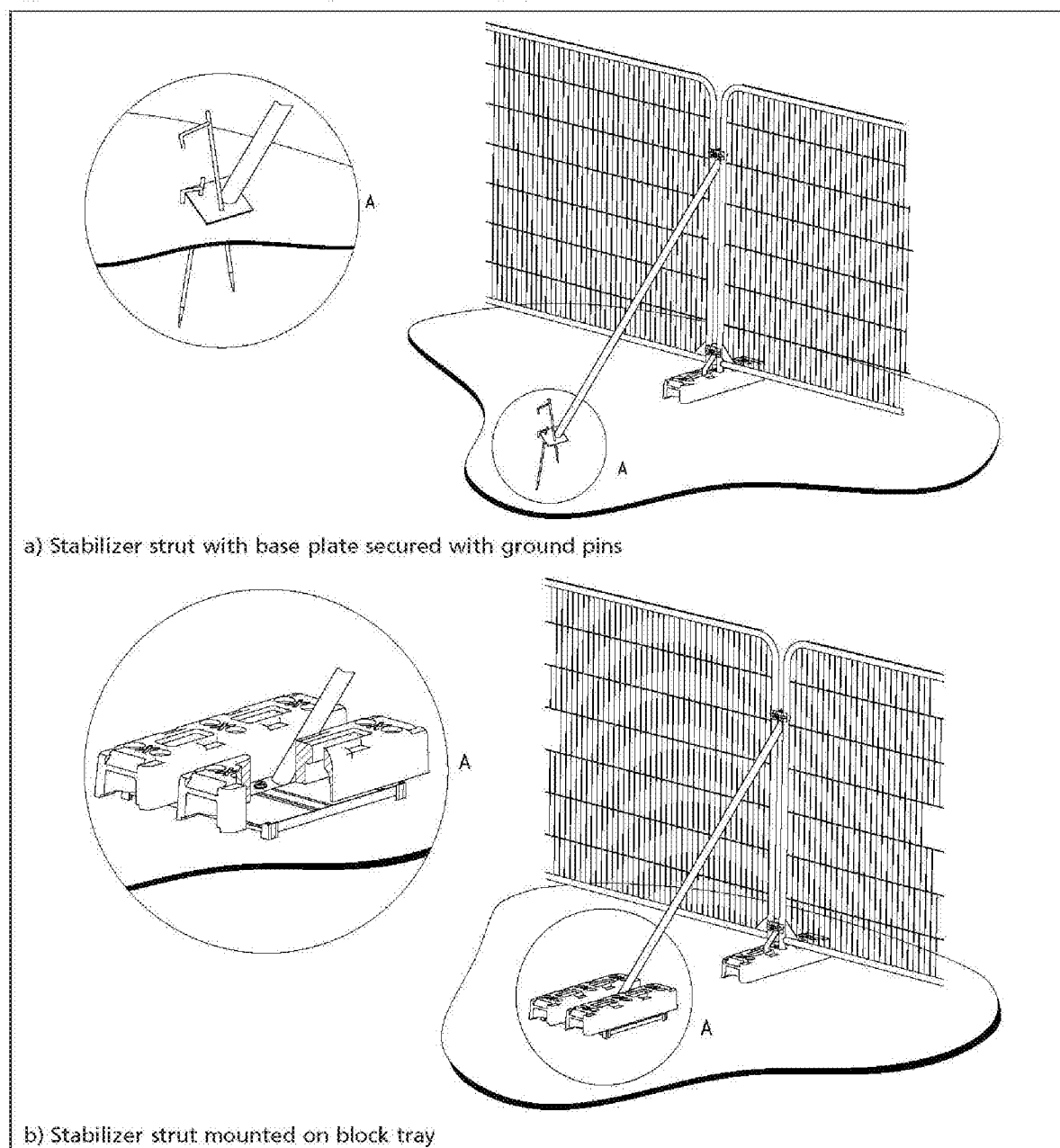
Figure 2 Default specification for protective barrier



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(Care should be taken to avoid damage to unseen tree roots and underground services; a secondary fencing support system may be implemented as outlined in Figure 3 below).

Figure 3 Examples of above-ground stabilizing systems



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General Ground Protection – Excavation / Demolition in Proximity to Trees

- 2.12 All excavation related operations within proximity of nearby trees shall be executed with due care and attention not to disturb exposed unmade ground and any existing tree roots present within it.
- 2.13 Roots over 25mm diameter or those occurring in clumps must not be severed without Arboricultural advice. Roots below such size may be cut cleanly using specialised hand tools only and to the minimum extent to allow provision.
- 2.14 All exposed roots should be immediately wrapped in dry Hessian to avoid drying. On completion of the excavation and at the earliest opportunity the wrapping should be removed, and the roots surrounded and protected with a loose granular fill (*clean washed sharp sand or topsoil free of contaminants or matter injurious to rooting systems*) prior to backfilling the excavation to the desired levels.

Tree Protection Zone - Ground Protection Zone – No Dig Construction Method

- 2.15 Where new surfacing is proposed within the tree root protection areas of the existing tree to be retained, it shall be installed using a 'no-dig' permeable construction. Existing surfacing materials where possible shall be left undisturbed and retained during the construction period for as long as possible in order to protect the tree root protection area of the existing trees to be retained; existing surface hard landscape materials and sub-base layers only shall be removed carefully by hand within the existing tree root protection areas and shall not exceed the depth of the existing construction.
- 2.16 A ground stabilising geo-mesh shall be installed above the existing ground levels of the proposed highway access road a car parking area; prior to installation, all hollows within the existing construction are to be filled and no high points of existing undisturbed / unmade ground shall be skimmed. A ground stabilising mesh (*'TDP SN20 GeoGrid' or equal and approved*), shall be rolled out over the existing ground level and evenly covered with a No Fines - Open Graded Aggregate (*in accordance with Highways Agency Specification; Clause 805 (Type 3) or equal and approved.*)
- 2.17 The granular fill shall be incorporated within a 3 dimensional GeoCell (*Terram Geocell 22/20 or equal and approved*) and shall ensure a minimum supportive construction depth of 200 mm. A geo-textile filter membrane is to be laid over the granular fill construction (*Geotextile filter membrane to be TDP 115 Non-woven Geotextile Fabric or equal and approved.*)
- 2.18 A permeable system and construction method shall be installed over the prepared sub-base layers. A bedding layer of crushed aggregate (*to BS EN13242; range size; 4 – 14 mm*) is to be laid level and compacted above the Geotextile filter membrane to a depth of 25 mm. A layer of permeable tarmacadam to create the highway access road and car parking area shall then be installed above the bedding layer. Proposed hard landscape areas within the Tree Root Protection areas will be created with a Permeable Surface Treatment to allow water flow and natural nutrient and gaseous exchange.
- 2.19 Snow and ice to permeable paving areas within Tree Root Protection Areas are to be removed by manual methods only with no spreading of salt / chemicals which could leach through to the top soil and damage existing tree roots.
- 2.20 All retaining kerb restraints / edge supports are to be secured above ground and no general excavation within existing RPAs shall be permitted.

- 2.21 Roots over 25mm diameter or those occurring in clumps must not be severed without Arboricultural advice. Roots below such size may be cut cleanly using specialised hand tools only and to the minimum extent to allow provision. All exposed roots should be immediately wrapped in dry Hessian to avoid drying. On completion of the excavation and at the earliest opportunity the wrapping should be removed, and the roots surrounded and protected with a loose granular fill (clean washed sharp sand or topsoil free of contaminants or matter injurious to rooting systems) prior to backfilling the excavation to the desired levels.
- 2.22 Existing service runs should always be used wherever possible. Where the proposed routing of services impinges upon the RPA of any existing tree to be retained, the routing shall be undertaken in accordance with a Manual Excavation method; to be carefully hand dug and routed most directly to and from the exterior of the RPA radius. Services are to be routed together wherever possible to create the minimum impact upon the tree roots of the existing trees to be retained.
- 2.23 Trench excavation across the Root Protection Radius beside an existing tree shall be avoided, whereby tree roots will become severed. Where services are to cross the edge of an existing RPA, they should be routed through existing tree roots, via a hand dug ducting sleeve, avoiding damage to existing tree roots within the root protection zone.

3.0 ARBORICULTURAL METHOD STATEMENT – NOTES; GENERAL

- 3.1 The principles and recommendations of BS 5837; 2012 - '*Trees in Relation to Design, Demolition and Construction - Recommendations*' shall be adhered to at all times in order to prevent damage or undue stress upon the existing trees, soils and roots potentially impacted upon by the development proposals.
- 3.2 Destruction of soil structures through soil compaction, excavation or contamination shall be avoided at all times within the Root Protection Areas. Physical damage to existing trees to be retained; roots, stems, branches shall be prevented wherever possible.
- 3.3 All tree protection measures are to be carried out, on site and within the development proposals, in accordance with the relevant approved drawings accompanying this Method Statement.
- 3.4 Arboricultural Supervision shall be required at the following stages of work;
- *Pre-commencement meeting;*
 - *Installation of Tree Protection measures;*
 - *Method Statement briefing for site staff;*
 - *Removal of Tree Protection measures.*
- 3.5 The method statements relating to the tree protection measures are set out as outlined above; following the above measures of habitat protection any impact to the existing tree and hedge line habitat is considered to be mitigated.

1.0 CONTACT DETAILS

Arboricultural Consultant

Lizard Landscape Design and Ecology

The Old Bank, 34 South Street

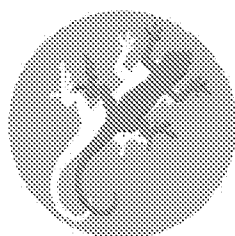
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