

LAND WEST OF NEW BARN LANE NORTH BERSTED (90 UNIT SCHEME)

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT



for

LINDEN HOMES

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1. Executive Summary

- 1.1. The site comprises an open field currently used for sheep pasture bounded with post and wire fence, with a five-bar gate at the south east corner. The proposed development is the building of residential housing with a new access in the south east corner.
- 1.2. This report is in support of a reserved matters application for a 90 unit scheme. This assessment is based upon the supplied layout drawing 'Site Plan Planning Layout' by Urban Pulse Design drawing number 18-1054-005. The proposed layout is shown on the Tree Protection Plan LIN21936-03(90 unit scheme).
- 1.3. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation.
- 1.4. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout development in the form of barriers and/or ground protection.
- 1.5. Given the number of trees on the site, the development proposals incorporate the majority of the better, more sustainable specimens.
- 1.6. One tree is proposed for removal – T4. The proposed pavement (approved as part of the outline consent) is to be installed in close proximity to the stem base, within the RPA of the tree. Due to the difference in levels between the road and the site, it would not be possible to install a no-dig surface. It is proposed the tree is removed and replaced with a new tree in the same vicinity.
- 1.7. The G1 & G5 groups of boundary vegetation will require pruning to allow for the proposed development as shown on the tree protection plan. The level of pruning required falls well within the limits of good arboricultural practice, and will not be of detriment to their value as screening.
- 1.8. Where proposed new hard surfaces encroach into the RPA of trees highlighted for retention, sensitive surface construction will be required.
- 1.9. The relationship between the buildings and retained trees is sustainable and does not result in any situations which may result in unreasonable pressure to prune requests from future occupants.
- 1.10. The Arboricultural Method Statement (AMS) has been compiled in conjunction with the Tree Protection Plan (TPP) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. These detail any mitigation which will be necessary to ensure the protection of retained trees throughout the development.

2. Introduction

- 2.1. ACD Environmental was instructed in June 2018 to prepare the following Arboricultural Impact Assessment and Method Statement by Linden Homes.
- 2.2. This Method Statement is to be made available to all operatives on site during the construction process, so that they understand the scope and importance of the measures set out for tree protection. Implementation of the protection methods and other details within this report are integral to ensuring protection for the retained trees.
- 2.3. For details of trees to be retained, and locations and types of special protection methods, reference should be made to the latest revision of Tree Protection Plan (ref: LIN21936-03 (90 unit scheme)), which should be displayed prominently on site for all staff to see.
- 2.4. To ensure accuracy and avoid future costly adjustments, the Tree Protection Fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. The autocad version of the Tree Protection Plan is available on request.
- 2.5. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.6. According to a search of the Arun District Council website there is a Tree Preservation Order at the site, reference TPO/BE/1/16. The TPO covers T2 Common Oak, and T3 Silver Birch at the east of the site. For further detail see appendix 3 of Tree Report LIN21257trA.
- 2.7. The controlling authority is Arun District Council who can be contacted at: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF, Tel: 01903 737756.
- 2.8. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425 714/07796 832 490, quoting the site address and report reference number.
- 2.9. The following abbreviations have been used throughout this document:
 - Root Protection Area – RPA
 - Construction Exclusion Zone- CEZ
 - Tree Protection Plan – TPP
 - Tree Protection Fencing – TPF

3. Arboricultural Impact Assessment

- 3.1. The site comprises an open field currently used for sheep pasture bounded with post and wire fence, with a five bar gate at the south east corner. The proposed development is the building of residential housing with a new access in the south east corner.
- 3.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Any potential tree impacts are identified as per BS5837:2012 section 5.4, and details are given of proposed mitigation.
- 3.3. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.4. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout the development.
- 3.5. This assessment is based upon the supplied layout drawing 'Site Plan Planning Layout' by Urban Pulse Design drawing number 18-1054-005.
- 3.6. **Evaluation of impact of proposed tree losses**
 - 3.6.1. One tree is proposed for removal – T4. The proposed pavement (approved as part of the outline consent) is to be installed in close proximity to the stem base, within the RPA of the tree. Due to the difference in levels between the road and the site, it is not possible to install a no-dig surface to tie in with the level of the existing highway. It is acknowledged that the tree has some value on the site frontage, therefore it is proposed the tree is removed and replaced with a new tree in the same vicinity (see Landscape Plan for details).
 - 3.6.2. BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
 - 3.6.3. There is ample scope for tree planting of trees within the site, and there will be a net gain in terms of trees. For further detail on proposed trees see Landscape Proposals ACD reference LIN21936-11, 13 & 15.

3.7. Trees to be pruned

- 3.7.1. The G1 & G5 groups of boundary vegetation will require pruning to allow for the proposed development as shown on the tree protection plan. The level of pruning required falls well within the limits of good arboricultural practice, and will not be of detriment to their value as screening.
- 3.7.2. T53 is a low-quality Goat Willow tree. The main stem leans at the base such that the stem is lying on the ground, and the canopy of the tree leans unevenly into the site. It is recommended the tree is reduced from its current height of 8m, to a height of 2m. This will allow the tree to continue to grow as part of the lower level vegetation, but reduce the likelihood of stem failure at the base.
- 3.7.3. For details of proposed tree pruning see section in the method statement below. The proposed pruning falls well within the limits of good arboricultural practice.
- 3.7.4. No further pruning works are required to implement the development, and tree surgery works are not anticipated (excluding tree removals). Should any become necessary it should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice, and be approved by the LPA and project arboriculturist prior to any commencement.

3.8. Protection for retained trees

BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).' As such, protection for all retained trees is shown on the Tree Protection Plan according to this specification.

3.9. Demolition & Groundworks

To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

3.10. New Hard Surfaces within RPAs

- 3.10.1. In order to minimise impact on the trees where the proposed footpath encroaches into the RPA of T1, T2 & T3, sensitive surface construction will be required in the form of a no-dig surface. It is anticipated that using no dig surface means that installation of permanent hard surface in this area is unlikely to cause significant adverse impact on the trees to be retained.

- 3.10.2. As per the recommendation of BS5837:2012 section 7.4.2.3, the new permanent hard surfacing does not exceed 20% of any existing unsurfaced ground within the RPA.
- 3.10.3. To avoid root damage, a no-dig approach must be taken, limiting the impact on the trees:
- 3.10.4. The use of a three dimensional cellular confinement system, such as 'Cellweb' is an acceptable approach, which aims to fulfil the above design criteria. This system maintains the passage of oxygen and water to root systems; avoids root loss through severance or asphyxiation and minimises the potential for soil compaction. It is achieved by laying a Geotextile membrane directly onto unchanged soil levels, with a three dimensional cellular confinement system ('Cellweb') laid on top filled with no fines granular fill, with a porous finishing surface. See specification on Tree Protection Plan (LIN21936-03 (90 unit scheme)).
- 3.10.5. Retained trees must first be protected during all stages of the development including demolition, by the erection of fencing as specified on the Tree Protection Plan (TPP). Installing the surface may require the re-positioning of the tree protection fencing to a secondary location in line with and associated method statement.
- 3.10.6. The Arboricultural Method Statement describes installation of a typical no-dig surface. This follows the recommendations set out in Section 7.4 of British Standard 5837:2012. The author of this report is not an engineer and therefore detailed engineering design and analysis must be carried out by a suitably qualified engineer. However, any design must be approved for use by the project arboriculturist.

3.11. Construction within RPAs

- 3.11.1. The bin and cycle store at the west of the site is within the RPA of T53. The level of incursion is minor (3% of the total RPA), and unlikely to be of any significant detriment to the tree.
- 3.11.2. It is confirmed there are no other instances of incursions into the RPAs of retained trees by proposed buildings.

3.12. Shade and future pressure to prune

The site layout has been assessed in terms of shading and future pressure to prune. Given the orientation of the site, and the relationship between the proposed buildings and the retained trees, the juxtaposition is viable for long-term tree retention, and it is considered that shading by trees is unlikely to be a concern to future residents. As a result, it is considered unlikely that there would be any undue pressure to remove trees, or excessively prune from any future occupants.

3.13. Services

3.13.1. Reference is made to the Drainage strategy drawing by MJA consulting Drawing number 5529:P02 rev C. The service routes for foul and storm drainage, swale, and storage crates all avoid the RPAs of retained trees. The routes for foul and storm fall marginally within the RPA of T3, however this is within the area of the existing highway. It is not anticipated there will be significant roots from the tree within the makeup of the highway – however a precautionary approach will be taken and excavation undertaken under a watching brief as detailed in the method statement below.

3.13.2. Details of gas, water, electric and telecoms services have not been provided at the time of writing, however there is ample scope to install these without incursion into the RPAs of retained trees. As per BS5837:2012 Figure 1, once further details become available as part of the detailed/technical design for the site, the TPP and AMS will be revised to incorporate these details for services for inclusion in the tender documentation.

3.14. **Levels and Landscaping**

Reference is made to the drawing 'Levels strategy layout' drawing number 5529:P04 rev A by MJA Consulting. Reference is also made to the soft and hard landscape proposals by ACD. It is confirmed there is no proposed requirement for the raising or lowering of levels within the RPAs of retained trees.

3.15. **Boundaries**

All plot boundaries will need to be designed, positioned and installed to avoid damage to retained trees. When within RPAs, this will include hand excavation of all post holes, and the lining of any post holes with a non-porous membrane to stop leachates from the concrete damaging tree roots.

4. Arboricultural Method Statement

TO BE READ IN CONJUNCTION WITH THE APPENDED TREE PROTECTION
PLAN REFERENCE: LIN21936-03 (90 unit scheme)

4.1. Phasing of operations for tree protection

4.1.1. Implementation of tree protection measures on the site must be carried out in the following order

- 1) Tree removals and access facilitation pruning
- 2) Accurate erection of tree protection measures
- 3) Site accessible to construction/demolition traffic
- 4) Demolition/site clearance
- 5) Construction
- 6) Removal of tree protection fencing
- 7) Remedial tree surgery

4.1.2. The above phasing must not be changed without approval from the project arboriculturist and agreement with the Council.

4.2. Restrictions within tree protection areas

4.2.1. Inside the exclusion area of the fencing, the following shall apply:

- No mechanical excavation whatsoever
- No excavation by any other means without arboricultural site supervision
- No hand digging without a written method statement having first been approved by the project arboriculturist.
- No lowering of levels for any purpose (except removal of grass sward using hand tools)
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access
- No fire lighting

4.2.2. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees
- No fire shall be lit such that flames come within 5m of tree foliage.

4.3. Avoiding damage to stems and branches

4.3.1. Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible.

4.3.2. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as 'access facilitation pruning'.

4.3.3. Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with the guidance below (Tree Surgery). Under no circumstances shall construction personnel undertake any tree pruning operations.

4.4. Tree protection fencing

4.4.1. The Tree Protection Plan (see the latest revision of: LIN21936-03 (90 unit scheme)) shows the alignment of Tree Protection Fencing (TPF), which is to be installed prior to any of the following taking place:

- Demolition
- Plant and material delivery
- Soil stripping
- Utility installation
- Construction works
- Landscaping

4.4.2. To ensure accuracy and avoid future costly adjustments, the Tree Protection Fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to.

4.4.3. Once erected, all TPF will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the local planning authority.

4.4.4. The typical TPF construction is suitable for areas of high intensity development, and shall comprise of interlocking weld-mesh panels, well braced to resist impacts by attachment to a scaffold framework that is set firmly into the ground. A detailed specification can be found on the TPP.

4.4.5. Should any alternative method of barrier construction be proposed, consultation with the project arboriculturist will be obtained to clarify the efficacy of the revised design prior to informing the local planning authority and obtaining their consent.

4.4.6. Once the exclusion zone has been protected by barriers and/or ground protection, construction work can commence.

4.4.7. All weather notices should be erected on the barriers (for example see figure below).

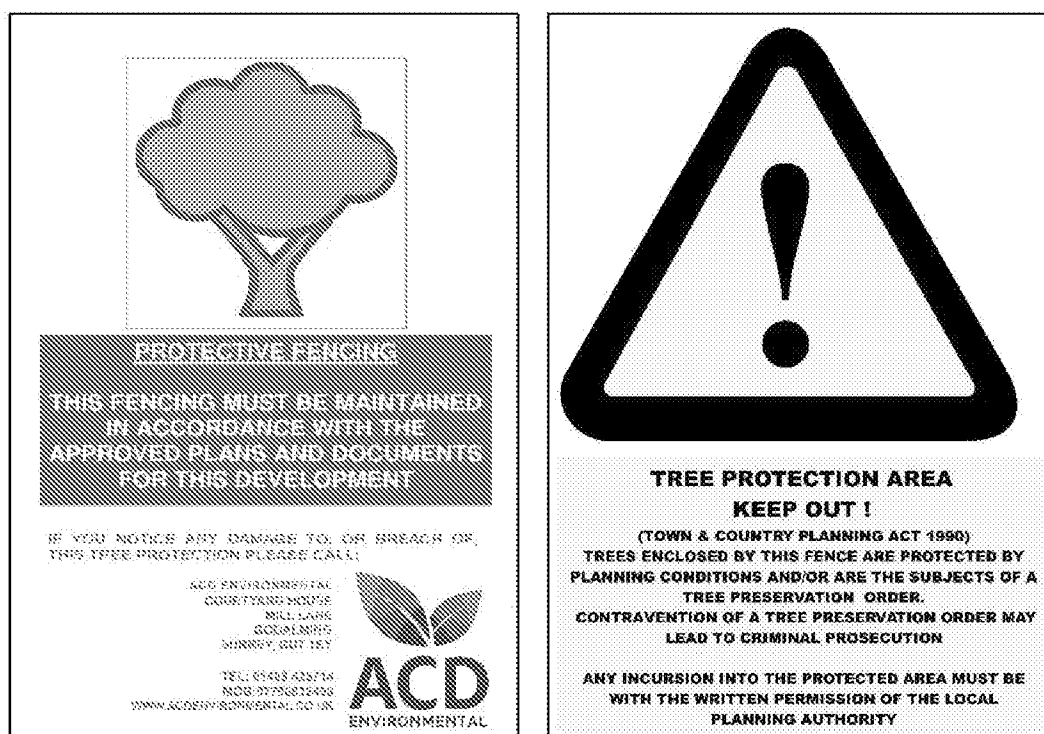


Figure 1: Tree Protection Sign (digital copies available for download at: www.acdenvironmental.co.uk)

4.5. Site storage, parking, welfare facilities

- 4.5.1. The site will require provision for; site storage, contractor parking, welfare facilities, temporary services/drainage, material drop of points, etc.
- 4.5.2. No details of these provisions are available at the time of writing of this report.
- 4.5.3. None of the above provisions will be sited within RPAs of retained trees without the input or the project arboriculturist and the consent of the Local Authority.

4.6. Tree surgery and removal

4.6.1. Those trees which are to be removed are shown with a red dashed canopy outline on the Tree Protection Plan ACD reference LIN21936-03 (90 unit scheme).

4.6.2. The following surgery works are to be carried out:

Tree number	Species	Operation
G1 & G5	Hawthorn, Hazel, Goat Willow, Elder, Field Maple	Reduce low level vegetation from red dashed line to new canopy line as indicated on the tree protection plan.
T53	Goat Willow	

4.6.3. All trees to be removed are indicated on the Tree Protection Plan.

4.6.4. If any further surgery works are proposed, it will be submitted to, and approved by the council before being carried out.

4.6.5. All work will be carried out in accordance with BS 3998:2010 Recommendations for Tree Work, industry best practice and in line with any works already agreed with the Council.

4.6.6. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any work being carried out.

4.6.7. The statutory protection afforded by the Wildlife and Countryside Act and Countryside and Rights of Way Act will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

4.6.8. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either; cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.

4.6.9. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

4.7. Soft landscaping within RPAs

- 4.7.1. All landscaping and associated ground preparation within exclusion zones will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area. Removal of existing vegetation will be carried out by hand, turf may be removed using a mechanical turf stripper or by hand.

Turfing

- 4.7.2. Stages for turfing gardens and open spaces:

No plant machinery¹ to be used in the area for whatever reason

- 1) Remove TPF to allow access to area.
- 2) Do not reduce any high spots or excavate in any way.
- 3) Existing poor quality turf may be removed with a turf stripper.
- 4) Use good quality top-soil to level any low-lying areas and hollows, and provide a fine tilth to lay turf on. This imported soil must not result in a level increase of more than 100mm in any area.
- 5) Import turves by hand in wheelbarrow
- 6) Lay turves

Planting

- 4.7.3. Should the soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.

- 4.7.4. Stages for planting within tree protection areas:

No plant machinery to be used in the area for whatever reason

- 1) Remove TPF to allow access to area.
- 2) Remove existing vegetation by hand, turf may be removed using a mechanical turf stripper.
- 3) Do not reduce any high spots or excavate in any way.
- 4) Import good quality top-soil by hand (with wheelbarrow) into area.
- 5) Level to a depth of no more than 100mm with hand tools
- 6) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted)
- 7) Any mulch should also be imported and spread by hand.

- 4.7.5. No works will be carried out within any protected areas if the soil moisture is of a level likely to allow compaction to occur.

4.8. Installation of underground services

¹ Including rotovators

4.8.1. If for whatever reason installation within RPAs is required the project arboriculturist and local authority must be notified prior to any tree protection barrier removal and the following details adhered to.

4.8.2. Stages for installing services within tree protection areas:

No plant machinery to be used in the area for whatever reason

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Remove just enough tree protection fencing to allow access to area and facilitate trenching.
- 3) Remove any surface vegetation or existing hard surfaces using hand tools.
- 4) Excavate the trench using hand tools only, keeping to minimum dimensions required.
- 5) Roots over 25mm diameter will be retained and kept damp by covering with hessian (re-wetted as required).
- 6) Roots below 25mm should preferably be retained, however if required can be cut cleanly using secateurs or hand saw.
- 7) Feed in services.
- 8) Back fill trench with 200-300mm depth of excavated soil, or a mixture of excavated and imported top-soil (to BS3882:2015), firming down with heels
- 9) Repeat step 7 until trench is filled.
- 10) Re-erect tree protection fencing as per approved plan.

4.8.3. An alternative to the method of excavation above, for trenching within RPA's, is by using an 'air-spade' or similar. This tool utilises compressed air to remove soil from around tree roots causing minimal damage and can be run off a typical site compressor. ACD can provide details of contractors supplying air-spade services if required.

4.8.4. Alternatively, trenchless technology such as thrust boring can be used in some instances and is particularly effective as it can pass directly under the tree, at a depth which is likely to avoid almost all impact on roots of the subject tree. As no access/thrust pits will be located within the RPAs of the subject trees, the need for arboricultural supervision is limited.

4.8.5. Reference can be made to National Joint Utilities Group publication Volume 4 (NJUG Vol4) for guidance, but any approach must be approved by the project arboriculturist and brought to the attention of the local authority tree officer.

4.9. No-dig footpath construction

- 4.9.1. To ensure that tree roots, within the ground under this proposed surface, continue to survive during and after construction a cellular system such a CellWeb (Geosynthetics Ltd, 01455 617139, www.geosyn.co.uk) of 75mm depth is to be used².

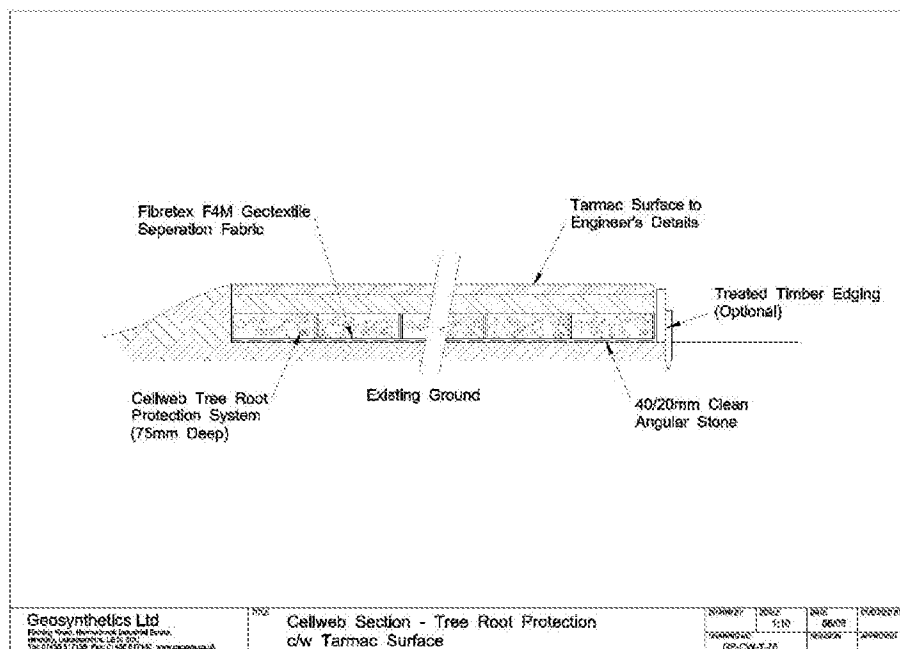


Figure 2 Cellular system profile

4.9.2. Stages for Installation of the cellular confinement surface:

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work
- 2) Dismantle TPF and re-erect in secondary location.
- 3) Remove existing vegetation by using a specific herbicide (as advised by a specialist) or manual removal with hand tools only. Agreed removal of shrubs, saplings or trees, within the protected areas of retained trees are to be cut, or ground out to just below ground level rather than grubbed or winched out, which can damage roots of retained trees.
- 4) Retain all original ground levels after vegetation removal. No excavation whatsoever.
- 5) Install a non-woven Geotextile (such as Fibretex F4M) directly over soil grade level (levelled where necessary, by non-compacted washed sand) and fix in place.
- 6) Lay the cellular system over the Geotextile, which is secured open under tension during the infill process with steel staples or wooden pegs.
- 7) Install kerbs and edgings directly on top of existing soil grade level. For light structures, a treated peg and board may be acceptable. For more substantial

²This approach describes installation of a typical no-dig surface. The author of this report is not an engineer and therefore detailed engineering design and analysis must be carried out before installation.

structures, railway sleepers, haunched concrete with road pins, drilled kerbstones, gabions or cast in situ kerbs will be appropriate.

- 8) Fill the cellular system ensuring any plant machinery stands only on already filled areas. Typical infill consists of no fines angular granular material 20-40mm, which will remain un-compacted.
- 9) Install porous asphalt wearing surface.

4.10. Installation of boundary fencing within protected areas

4.10.1. Stages for installing wooden fence posts:

No plant machinery to be used in the area for whatever reason

- 1) Remove TPF to allow access to area.
- 2) Dig post holes using hand tools, avoiding damage to the protective bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
- 3) Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly.
- 4) Line hole with non porous lining, for example durable polythene bag.
- 5) Insert post and fill post hole with concrete to ground level.
- 6) Trim polythene to ground level

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25 June 2018

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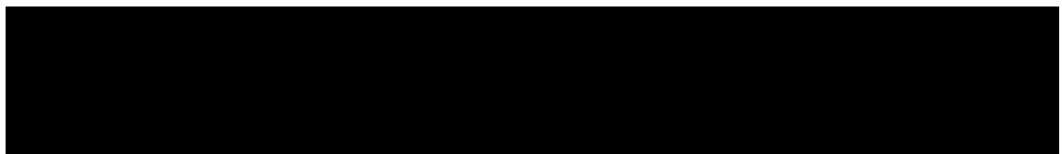
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