



**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 6**

**Application for Approval of Reserved Matters Following
Outline Approval**

DECISION NOTICE

Application Ref: BR/153/17/RES

To Addressee

Pope Stevens Architecture
2 Beech Avenue
Chichester
West Sussex
PO19 3DR

Site Address

3 Southdown Road
Bognor Regis
PO21 2JS

Description of Development

Application for approval of reserved matters following outline approval BR/84/16/OUT relating to appearance & landscaping

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

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The development hereby approved shall be carried out in accordance with the following approved plans:

DPA-01 Rev 01 "Proposed Location, Site, Floor Plans and Elevations";
1022-5300 "Landscape Proposals & Planting Plan"; and
1022-5400 "Tree Protection Plan".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

Planning Officer: Simon Davis
Planning Application Ref: BR/153/17/RES
Location: 3 Southdown Road, Bognor Regis
Description of works: Reserved Matters Application – Tree Protection Issues

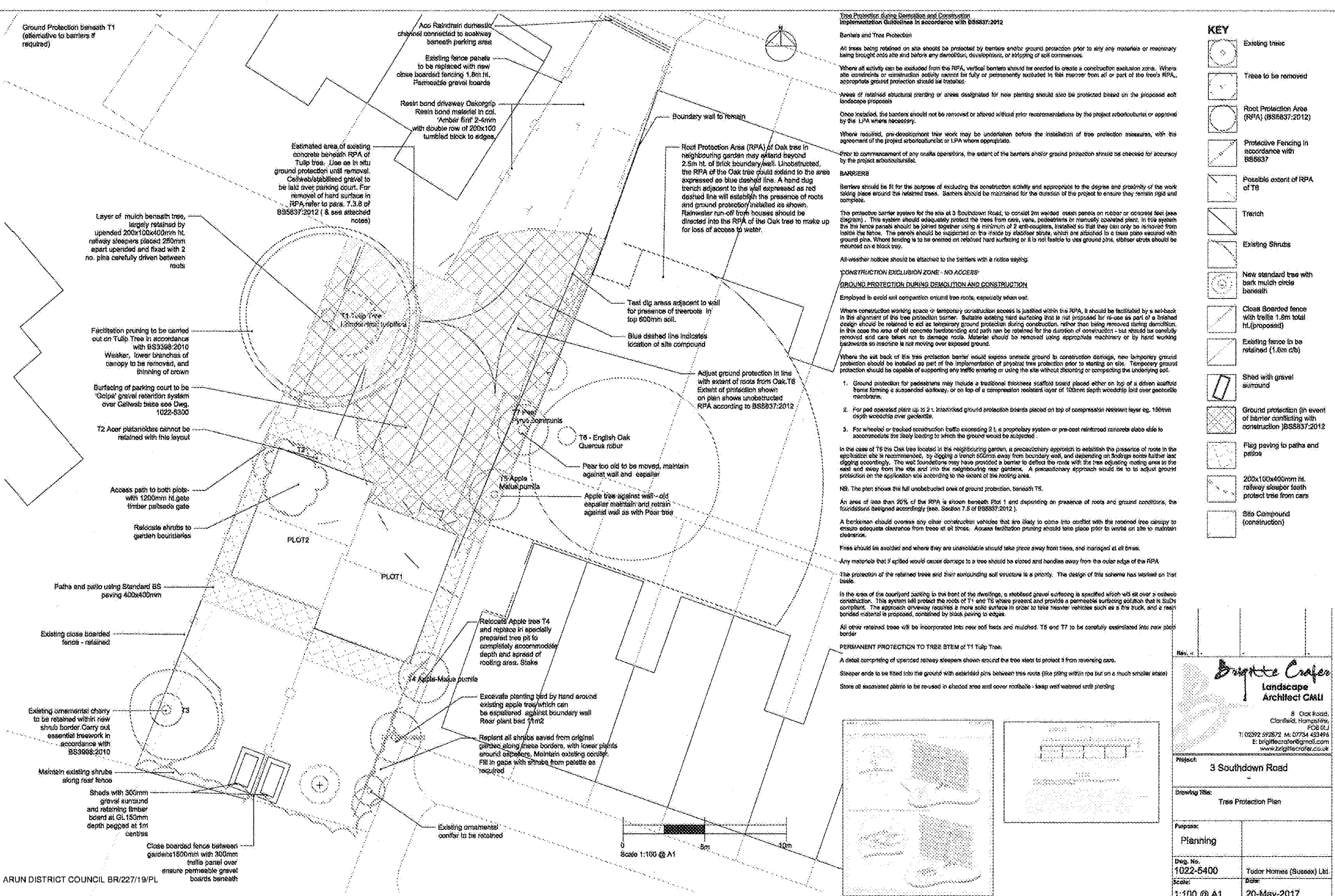
Comments On Application:

- The previous Tree Officer – Dafydd Lloyd raised an objection to this scheme at the Outline Stage and his report dated 16th May 2016 stated that the reason for objection was that no supporting data on the trees from a qualified and experienced arborist had been submitted detailing tree protection measures.
- This application was refused by ADC but won on Appeal and various Conditions have been applied.
- Subsequently the applicants have employed Brigitte Crafer a Landscape Architect to prepare and present all arboricultural information relative to the project. This does not comply with BS5837 because Brigitte is not an experienced or qualified arboriculturist.

Conclusions & Recommendations:

- I have studied the Tree Protection Plan and it is very detailed and the measures recommended are adequate to ensure that the on-site Tulip tree and off site Oak (a very poor and crudely mutilated tree) are protected provided that the following sequence of events takes place:
 1. This is a tight site and as the new buildings will be at the rear of the Plot so it will be imperative that the ground within the RPA of the two retained trees is protected for the duration of the Construction process. On the assumption that dumper trucks and/or forward loaders will be used for this work the ground protection will need to be BS5837 Section 6.2.3.3 b) compliant – ‘for pedestrian operated plant up to a gross weight of 2t proprietary interlinked ground protection boards placed on top of a compression resistant layer of 150mm depth woodchip laid onto a geotextile membrane’ They should notify the planning department when this has been installed so that the Tree Officer can then attend site with the Landscape Architect to verify that it is of the desired quality and ‘fit for purpose’ At the same time the other tree protection fencing can also be inspected.
 2. On completion of all building works and removal of machinery from site the ground protection measures will need to be lifted to facilitate construction of the porous ‘No Dig’ Golpla cellular confinement system over the CellWeb sub-base layer all filled with washed gravel.


Consultant Arboriculturist



KEY	
	Existing trees
	Trees to be removed
	Root Protection Area (RPA) (BS5837:2012)
	Protective Fencing in accordance with BS5837
	Possible extent of RPA of T8
	Trench
	Existing Struts
	New standard tree with bark mulch circle beneath
	Close Boarded fence with trellis 1.8m total ht. (proposed)
	Existing fence to be retained (1.6m c/b)
	Shed with gravel surround
	Ground protection (in event of barrier conflicting with construction) BS5837:2012
	Flag paving to paths and patios
	200x100x400mm ht. railway sleepers placed beneath protect tree from cars
	Site Compound (construction)

Tree Protection during Demolition and Construction
Implementation Guidelines in accordance with BS5837:2012

Barriers and Tree Protection

All trees being retained on site should be protected by barriers and/or ground protection prior to any any materials or machinery being brought onto site and before any demolition, development, or siting of soil commences.

Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where site constraints or circumstances prevent full or permanent exclusion in like manner from all or part of the tree's RPA, appropriate ground protection should be installed.

Areas of retained structural planting or areas designated for new planting should also be protected in accordance with the proposed soil landscape proposals.

Once installed, the barriers should not be removed or altered without prior recommendations by the project arboriculturist or approved by the LPA where necessary.

Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or LPA where appropriate.

Prior to commencement of any on-site operations, the extent of the barriers and/or ground protection should be checked for accuracy by the project arboriculturist.

BARRIERS

Barriers should be fit for the purpose of excluding the construction activity and appropriate to the degree and proximity of the work taking place around the retained trees. Barriers should be maintained for the duration of the project to ensure they remain rigid and complete.

The protective barrier system for the site at 3 Southdown Road, to consist 2m waist high panels on rubber or composite feet (see diagram). This system should adequately protect the trees from cars, vans, pedestrians or manually operated plant. In this system the timber panels should be joined together using a minimum of 2 anti-couplers, installed so that they can only be removed from within the fence. The panels should be supported on the inside by rubber stiles, which are attached to a heavy plate secured with ground pins. Where fencing is to be erected on retained hard surfacing or it is not feasible to use ground pins, stabiliser struts should be mounted on a black tray.

All-weather notices should be attached to the barriers with a notice saying:

CONSTRUCTION EXCLUSION ZONE - NO ACCESS

GROUND PROTECTION DURING DEMOLITION AND CONSTRUCTION

Employed to avoid soil compaction around tree roots, especially when wet.

Where construction working space or temporary construction access is justified within the RPA, it should be facilitated by a well-back in this alignment of the tree protection barrier. Suitable seating for use as part of a limited design should be retained to act as temporary ground protection during construction, rather than taking removed during demolition. In this case the area of old concrete tarmac and/or path can be retained for the duration of construction - but should be carefully removed and care taken not to damage roots. Material should be removed using appropriate machinery or by hand working backwards so as to ensure it is not moving over exposed ground.

Where the well back of the tree protection barrier would expose immediate ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection prior to starting on site. Temporary ground protection should be capable of supporting any traffic entering or using the site without distorting or compacting the underlying soil.

- Ground protection for pedestrian use may include a traditional timber scaffold board placed either on top of a driven scaffold frame forming a suspended walkway, or on top of a compression resistant layer of 100mm depth woodchip laid over geotextile membrane.
- For ped covered plant up to 2.1m installed ground protection boards placed on top of compression resistant layer eg. 150mm depth woodchip over geotextile.
- For wheeled or tracked construction traffic exceeding 2.1m a proprietary system or pre-built reinforced concrete slab should be accommodated to the likely loading to which the ground would be exposed.

In the case of T8 the Oak tree located in this neighbouring garden, a precautionary approach to establish the presence of roots in the application site is recommended, by digging a trench 500mm away from boundary wall, and separating it from the existing footpath accordingly. The wall foundations may have provided a barrier to detect the roots with the tree adjusting rooting area to the east and away from the site and into the neighbouring rear garden. A precautionary approach would be to adjust ground protection on the application site according to the results of the testing area.

NB: The plan shows the full unobstructed extent of ground protection, beneath T8.

An area of less than 20% of the RPA is shown beneath Plot 1 and depending on presence of roots and ground conditions, the foundations designed accordingly (see Section 7.5 of BS5837:2012).

A tree owner should consider any other construction vehicles that are likely to come into contact with the retained tree canopy to ensure adequate clearance from trees at all times. Access facilitation should take place prior to works on site to maintain clearance.

Fires should be avoided and where they are unavoidable should take place away from trees, and managed at all times.

Any materials that if spilled would cause damage to a tree should be stored and handled away from the outer edge of the RPA.

The protection of the retained trees and their surrounding soil structure is a priority. The design of this scheme has worked on this basis.

In the area of the courtyard parking in front of the dwellings, a stabilised gravel surfacing is specified which will sit over a subsoil construction. This system will protect the roots of T1 and T8 where present and provide a permeable surfacing solution that is SUDS compliant. The approach driveway requires a more solid surface in order to take heavier vehicles such as a fire truck, and a resin bonded material is proposed, overlaid by gravel paving to edges.

All other retained trees will be incorporated into new soil tests and mulched. T5 and T7 to be carefully assimilated into new plot border.

PERMANENT PROTECTION TO TREE STEM OF T1 Tulip Tree:

A detail comprising of upturned railway sleepers shown around the tree stems to protect it from reversing cars.

Sleeper ends to be fixed into the ground with extended pins between tree roots (the pinning within the tree but on a much smaller scale)

Store all excavated plants to be re-used in shaded area and cover mulch - keep well watered until planting

Brighton Croft
Landscape Architect CMU

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Project: 3 Southdown Road

Drawing Title: Tree Protection Plan

Purpose: Planning

Dwg. No. 1022-5400 Tudor Homes (Sussex) Ltd

Scale: 1:100 @ A1 Date: 20-May-2017

12:09



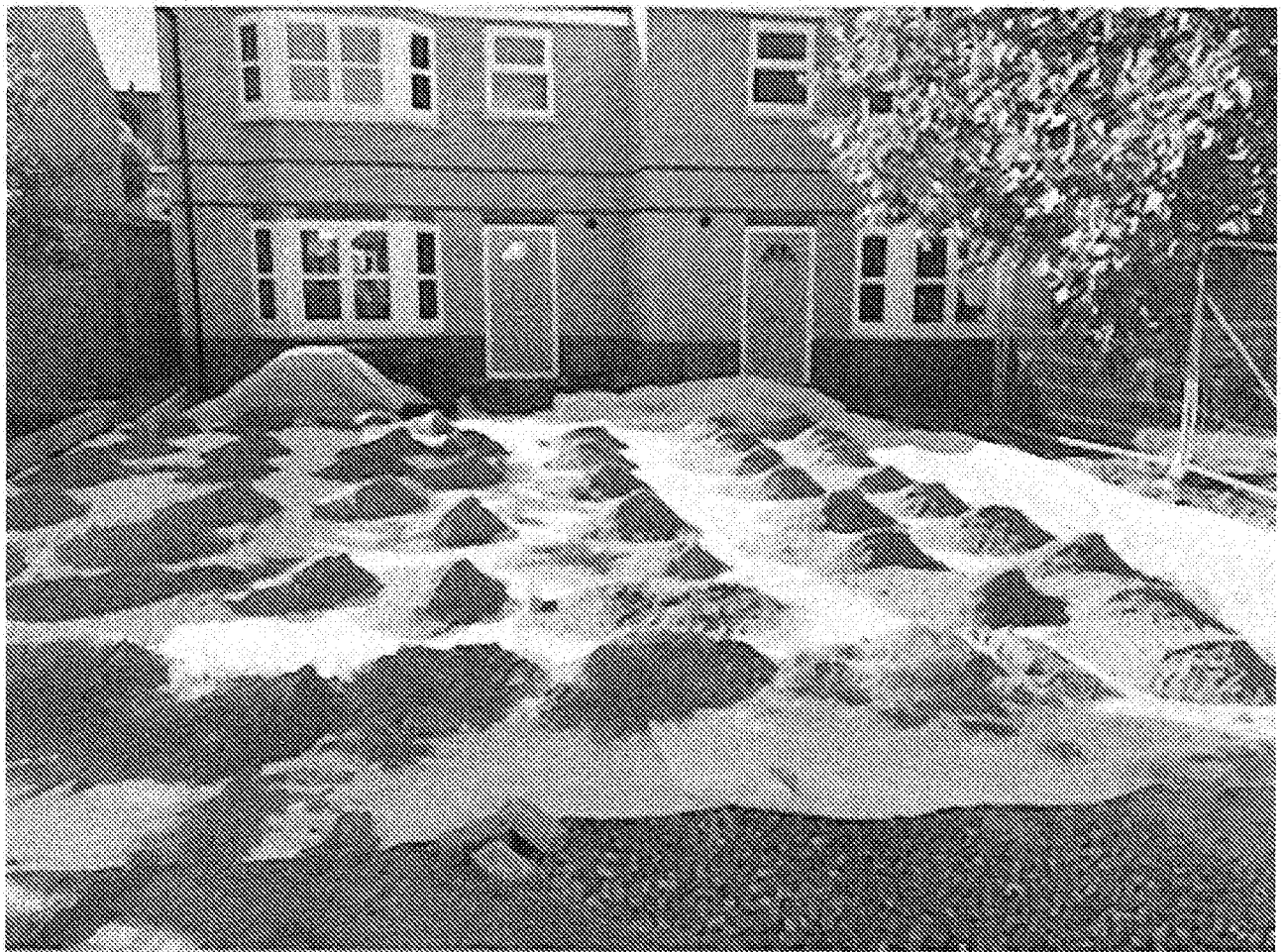
2 October 2019

11:05

Edit

LIVE

HDR



12:10



7 October 2019

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LIVE







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Today
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All Photos

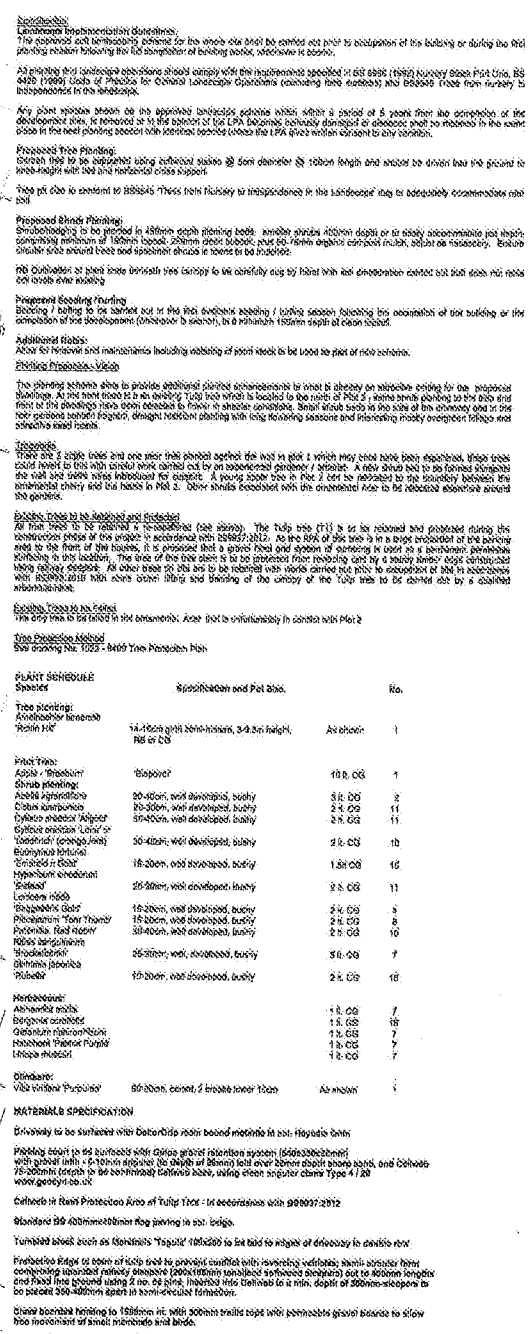
HDR











KEY	
	Existing trees to remain: in situ or to be re-located - see notes
	Trees to be retained
	Existing shrubs
	New abundant trees with bark multi-crease benefit
	Proposed Planting: Shrubs, herbaceous, climbers
	Grass
	Close Boarded fence with trellis in situ or to be re-located
	Existing fences to be retained
	Street with gravel surround
	Gravel gravel permeable retention system incorporating Chalkbox (BS5587:2012)
	Mason finish - Mason Dolerite cast, Amber tint 2-4mm or similar approved
	Flag paving to patios and paths
	Tumbled bluestone to drive
	200x100x40mm Ht. railway sleepers to protect trees from cars
	100x50mm Ht. timber palisade to be in gardens
	Site Compound (constrictor)
	AGG Reinforced Concrete channel drain for equestrian

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Drawing Title: **Landscape Proposals & Planting Plan**
 Planning
 Drawing No: **1022-8300**
 Project: **Tudor Homoe (Success) Ltd.**
 Date: