



From: Mark Warwick <Mark.Warwick@arun.gov.uk>
Sent: 13 January 2020 14:41
To: James Cross <James.Cross@arun.gov.uk>
Cc: [REDACTED]
Subject: FW: LLD1762 - Langford Tree Protection Plan (update)

James

Please find attached my report for your consideration.

Please also note the attached revised Tree Retention and Protection Plan, which I endorse and refer to in my recommended conditions.

Both documents will need forwarding to 'planning responses' so they can be uploaded to the online planning portal.

Regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
Internal: 37974 | External: +44 (0) 1903 737974 | E-mail: mark.warwick@arun.gov.uk



From: Lizard Landscape Design and Ecology - Ecological Assessment and Landscape Planning
[REDACTED]

Sent: 13 January 2020 11:16

To: Mark Warwick <Mark.Warwick@arun.gov.uk>

Cc: Lizard Landscape Design and Ecology - Ecological Assessment and Landscape Planning
[REDACTED]

Subject: LLD1762 - Langford Tree Protection Plan (update)

Dear Mark

Thank you for the call, updates to the tree protection plan for the Langford site are now attached.

I also removed ground protection areas that are now superseded.

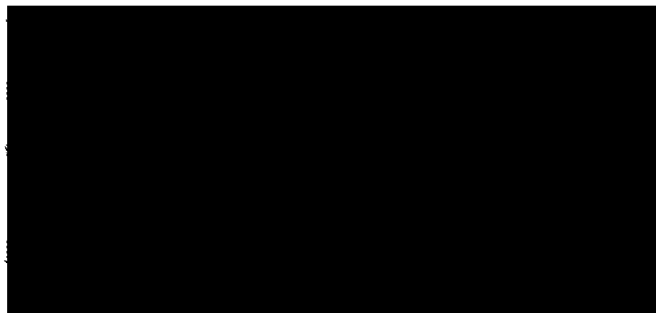
Please contact me should you require any further information.

Kind regards

Louise Barker
Ecologist
MSc BSc (Hons)



Lizard Landscape Design and Ecology
The Old Bank
34 South Street
Tarring
Worthing
West Sussex
BN14 7LH



Planning Officer: James Cross

Planning Application Ref: CM/64/19/PL

Location: Langford, Horsemere Green Lane, Climping, BN17 5QZ

Description of works: Residential development comprising 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses 4x4-bedroom houses along with access and parking following demolition of existing dwelling - Departure from the Development Plan

Comments on Application:

- The applicants have employed Lizard Landscape & Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention and Protection Plan for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on-site trees.
- With so few trees remaining across the site, there are few opportunities for conflict between trees and any construction. Those trees to be retained have been afforded sufficient room to allow future growth without constraint.
- In respect of any soft-landscape proposals, I defer to Sue Howell, our Leisure and Landscape Officer. Although I have seen no survey record of the pre-2019 tree population I am pleased to see from the detailed planting plan (dwg.no. LLD1762-LAN-DWG-200, Rev 01); the selection of native tree species of potential stature (>20m ht.) and longevity such that they will grow to enhance the local landscape and ultimately compensate for the recent and substantial removal of trees from across the site.

Conclusions:

- The principle of development as described is achievable without undue detriment to retained on-site trees, provided there is adequate site supervision at key stages by the project arboriculturist.
- The preparatory clearance of established vegetation from across the site appears to have been significant but ultimately can be adequately compensated for by the replacement tree planting proposed in the detailed planting plan.

Recommendations:

- I recommend the above scheme for **APPROVAL**, subject to the following conditions being applied:
 1. Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Retention and Protection Plan, dwg.no. LLD1762-ARB-DWG-002, Rev 06.**
 - A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Impact and Method Statement, Lizard Landscape Design Ltd., LLD1762-ARB-REP-001, Rev 04.**

- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

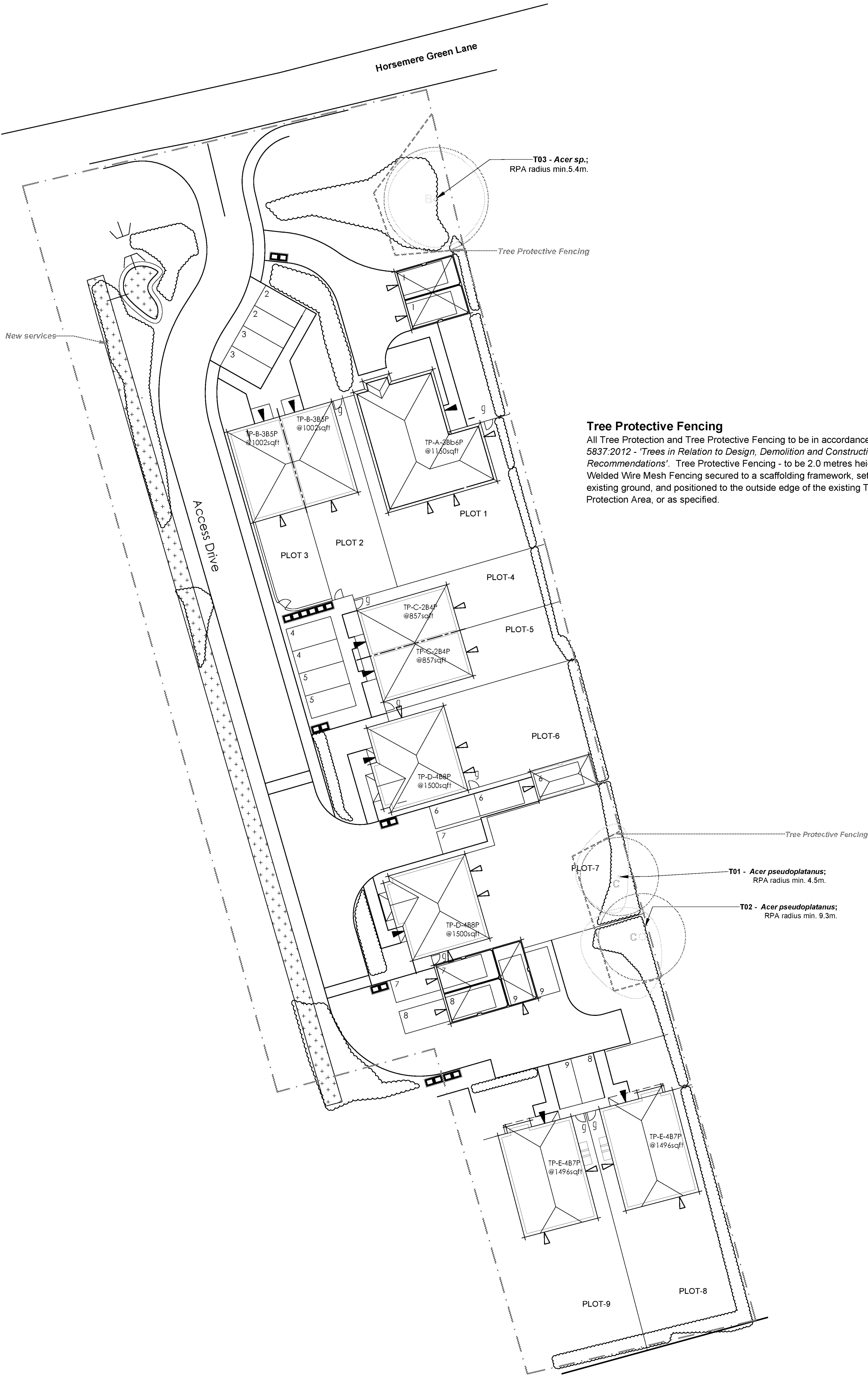
Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area.

3. Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010
Tree work – Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

Mark Warwick
Tree Officer / Parks and Greenspace Team



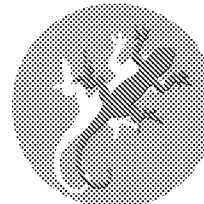
Tree Protective Fencing
All Tree Protection and Tree Protective Fencing to be in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'. Tree Protective Fencing - to be 2.0 metres height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area, or as specified.

- Legend**
- T02** **Tree and Shrub Numbers.**
 - Tree Root Protection Areas**
Tree Root Protection Areas calculated and specified in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
 - Category B Trees**
Trees of Moderate Quality and Value.
 - Category C Trees**
Trees of Low Quality and Value.
 - Existing Trees to be Removed**
Tree Surgery operations to be in accordance with BS3998:2010 - 'Tree Works - Recommendations'.
 - Tree Protection Barrier**
All Tree Protection and Tree Protection Barriers to be in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'. Tree Protective Barrier to be 2.0 metres 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, or as specified.

- Notes:**
- Drawing to be read in colour.
 - For details of existing trees and vegetation refer to: LLD1762-ARB-SCH-001 - Existing Tree Schedule;
 - For assessment of effects of the proposed development on existing trees refer to LLD1762-ARB-REP-001- Arboricultural Impact Assessment and Method Statement;

PLANNING ISSUE

Rev	Description	Date	Initials
06	Planning Issue	13.01.20	LB
05	Planning Issue	03.12.19	LB
04	Planning Issue	25.11.19	JH
03	Planning Issue	22.10.19	LB
02	Planning Issue	04.10.19	JH
01	Planning Issue	30.09.19	JH



LIZARD
Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7JH

<i>Client</i> MJH Executive Homes Ltd			
<i>Project Title and Location</i> Langford Horsemere Green Lane, Clymping			
<i>Drawing Title</i> Tree Retention and Protection Plan			
<i>Scale</i> 1:250@A1	<i>Drawn</i> GS	<i>Approved</i> LB	<i>Date</i> 25.11.19
<i>Drawing No</i> LLD1762-ARB-DWG-002			<i>Revision</i> 06

Tree Retention and Protection Plan
Langford, Horsemere Green Lane, Clymping

