

LR.RPZ.01 – Tree Protection Specification

Protection of TPO Tree T1 (Tree 32)

Document Ref: LR.RPZ.01

Type: Full Planning Application

Site: Plot 1 adjacent to Lyne House, Links Road, Worthing, West Sussex

Previous Planning Reference: AWDM/0821/22

Landscape Drawing Reference: LR.LTP.01

Arboricultural Reference: Arboricultural Impact Assessment & Method Statement (Arbortrack Systems Ltd) **Appendix A**

Standard: BS 5837:2012 – *Trees in Relation to Design, Demolition and Construction*

1. Purpose and Scope

This Tree Protection Specification has been prepared to ensure the protection and long-term retention of **Tree 32, a Copper Beech (*Fagus sylvatica* ‘Purpurea’)**, **protected under Tree Preservation Order T1**, during all phases of development.

The specification applies to all works carried out within or adjacent to the **Root Protection Area (RPA)** of Tree 32, as defined within the approved **Arboricultural Impact Assessment & Method Statement prepared by Arbortrack Systems Ltd**, and in accordance with **BS 5837:2012**.

For the purposes of this document, the terms **Root Protection Area (RPA)** and **Root Protection Zone (RPZ)** are used interchangeably.

2. Tree Protection Fencing

Tree protection fencing shall be erected **prior to the commencement of any site works**, including site clearance, delivery of materials, or groundworks.

The fencing shall comprise:

- Welded mesh panels (Heras-type)
- Fixed to a scaffold framework
- Braced to prevent movement

The fencing shall be installed at the extent of the **RPA of Tree 32 (TPO T1)** as shown on drawing **LR.LTP.01** and the approved Tree Protection Plan. The fencing shall remain in place for the duration of construction works unless otherwise agreed in writing with the Local Planning Authority.

No storage of materials, plant, fuel, chemicals, spoil, or waste shall take place within the RPA.

3. Restrictions Within the RPA / RPZ

Within the RPA / RPZ of **Tree 32 (TPO T1)**, the following activities are **strictly prohibited**:

- Excavation or soil removal
- Changes in ground levels
- Soil compaction or trafficking by vehicles or machinery
- Storage of materials or waste
- Discharge of contaminants
- Fires, cement mixing, or washout

These restrictions apply at all times unless otherwise expressly agreed in writing with the Local Planning Authority following arboricultural advice.

4. Permitted Works Within the RPA

Where works are required within the RPA of **Tree 32 (TPO T1)**, they shall be carried out using the following methods only:

- **Hand digging only** (no mechanical excavation)
- Use of **air-spade or similar non-invasive techniques**, where required
- Retention of all roots greater than **25 mm diameter**
- Roots under 25 mm diameter may be pruned only where unavoidable and using sharp tools

Any unforeseen works within the RPA shall be **agreed in writing with the project arboriculturist** prior to commencement and undertaken in full accordance with the approved Arboricultural Impact Assessment & Method Statement.

5. Soil Improvement and Mulching

No soil cultivation or rotavation shall be undertaken within the RPA of Tree 32.

Soil improvement shall be limited to:

- Surface application of **organic mulch**
- Light application of soil improvers **without mixing into the existing soil profile**

Mulch depths shall not exceed **75 mm** and shall be kept clear of the tree stem.

6. Planting and Landscaping Within the RPA

All planting within the RPA shall be undertaken using a **no-dig methodology**, subject to the following controls:

- Planting by hand only
- No excavation beyond the minimum required for planting
- Use of small container-grown stock
- No compaction of soil

Where raised planters are proposed within the RPA, they shall:

- Be constructed entirely above existing ground levels
- Be supported on **ground screws or similar non-invasive supports**
- Avoid any excavation within the RPA

All planting works within the RPA relate specifically to **Tree 32 (TPO T1)** and shall be undertaken in accordance with arboricultural best practice.

7. Hard Surfaces Within the RPA

None currently proposed but if within the RPA of Tree 32, they shall be:

- **Permeable**, allowing gas and water exchange
- Laid using a **no-dig, load-spreading construction**
- Installed above existing ground levels

No reduction in soil oxygenation, permeability, or root function shall occur.

8. Completion and Compliance

Tree protection fencing shall remain in place until all construction and landscaping works are complete.

All works shall be carried out in full accordance with this specification, the approved **Arboricultural Impact Assessment & Method Statement (Arbortrack Systems Ltd)**, and **BS 5837:2012**, unless otherwise agreed in writing with the Local Planning Authority.

Summary

This specification provides robust and appropriate protection for **Tree 32 (TPO T1)** and ensures that development works can proceed without adverse impact on the tree's health, structure, or long-term viability.

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Arboricultural Impact Assessment

& Method Statement:

Lyne House
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REPORT PREPARED FOR:

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Ref: jwmb/rpt2/lynehouse/AIAAMS

Date: 6th May 2022

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1.0 Introduction

1.1 Purpose & Use of the Method Statement

- 1.1.1 This arboricultural impact assessment & method statement report has been prepared for submission to Adur & Worthing Council (AWC) to accompany a planning application for the construction of two new dwellings with a new access at Lyne House, Links Road, Worthing, BN14 9QY. This statement is intended to demonstrate the feasibility of construction without harm to the retained tree resource on and adjoining the site. See material accompanying this report for full scheme details.
- 1.1.2 This document lays down the methodology for any proposed works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this method statement is observed and adhered to. It is recommended that this document form part of the work schedule and specification issued to the building contractors and can be used to form part of the contract.
- 1.1.3 Copies of this document should be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the designated arboriculturist is replaced.

1.2 Terms of Reference

- 1.2.1 I am instructed by Mr N. Hyam to prepare an arboricultural impact assessment & method statement report to accompany a planning application for a proposed new residential development at Lyne House, Links Road, Worthing, BN14 9QY with reference to British Standards publication: Trees in relation to design, demolition & construction - Recommendations (BS5837:2012).
- 1.2.2 The tree protection plan at Appendix A is based on topographical survey drawing reference 2673 from Enka Surveys, Woodview, Western Road, Crowborough, East Sussex, TN6 3EW and Proposed Site Layout drawing reference 2194(11)010/A scale 1:250@A1 from JDRM Architectural Design LLP, Studio 8, Beaconsfield Studios, 25 Ditchling Rise, Brighton, BN1 4QL.

1.3 Tree Survey

- 1.3.1 A BS5837:2012 survey of the trees near the proposals was conducted on 18th November 2021 by James Bell of Arbortrack Systems Ltd. Full tree survey data is provided at Appendix B.
- 1.3.2 Data from the iGeology app from the British Geological Survey suggests that it is likely that the site has a bedrock geology of Tarrant Chalk Member - Chalk with a Head - Clay, Silt, Sand And Gravel superficial geology. The prevailing soil conditions evidently provide a reasonable/good medium for tree growth. Any potential for soil compaction (highly deleterious to root function) during development will depend on the proportion of clay present in the upper profile. The presence of clay in this location would appear to be possible but cannot be confirmed. Further to confirmation of the precise soil type present, a structural engineer may be able to advise further on the local geology and its implications, if any, for development.
- 1.3.3 Several trees on or near the site are subject to a Tree Preservation Order N° 23 of 1990 - see Appendix F for details.

1.4 Development Proposals & Impact Assessment

- 1.4.1 See section 1.1.1, Appendix A & accompanying material for full details of the development proposals.
- 1.4.2 Low-quality trees 5, G6 (partial), 7-10, G11 (partial), G14, 18, 19, 22, 33 & G34 will be removed to allow or facilitate development. The loss of these trees is a low and acceptable impact and will have minimal amenity impact on the surrounding area.
- 1.4.3 The impact of the new hardstanding within the root protection area (RPA) of tree 32 is very low and acceptable (less than 5%). On this basis, mitigation is not necessary. There is good scope for soil remediation within the RPA of tree 32 after the main construction phase of the project if deemed necessary by AWC.
- 1.4.4 The proposed driveway encroaches into the RPA of offsite trees in G12, and this will require mitigation. Please see section 3.7.1.
- 1.4.5 The great majority of site works will take place beyond the RPA of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012 - see Appendix C for details.

1.5 Sequence of Works

- 1.5.1 The sequence of works should be as follows:
 - tree works required to allow or facilitate development
 - erection of tree protection barrier (TPB) on advised line(s) and laying of ground protection as indicated
 - laying of service runs
 - driveway construction followed by main construction of two dwellings
 - removal of TPB & ground protection
 - soft landscaping if envisaged

1.6 Site Supervision

- 1.6.1 An individual, e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
 - be present on-site for the majority of the time
 - be aware of the arboricultural responsibilities
 - have the authority to stop any work that is causing, or has the potential to cause, harm to any retained tree
 - be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities
 - make immediate contact with the local authority and/or the designated arboriculturist in the event of any tree-related problems occurring, whether actual or potential

1.7 Site Monitoring

- 1.7.1 The site agent will be responsible for monitoring all arboricultural works, inspecting protective fencing and monitoring any works within exclusion zones. The designated arboriculturist will be available for site visits on a basis to be agreed upon between the client and planning authority when/if appropriate or required, i.e. if required by condition. It is recommended that a record of site visits is maintained for inspection on-site and copies forwarded to the developer/agent and to the local planning authority. A certificate of practical completion can be produced for sites deemed by all parties to merit this.
- 1.7.2 It is the responsibility of the client to advise Arbortrack when the project begins and to forward on the approval notice when published on the planning portal, should supervision requirements be stipulated.
- 1.7.3 Principal contact information: 1/. James Bell. Arbortrack Systems Ltd. Arboricultural Consultant. 07986 122074. 2/. Mr Jeremy Sergeant. AWC Arboricultural Officer. 01273263000. 3/. Mr Tim Rodway. Rodway Planning Consultancy. 07818061220. 4/. Site agent details to be advised.

1.8 Statement Adoption

- 1.8.1 It is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in execution of the contract and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.
- 1.8.2 If conflicts between any part of a tree and the building arise during the course of development, these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly, and the decline and death of such trees can spoil design aims and can, of course, affect saleability, as well as reflecting poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

2.0 Pre-Development Site Preparation

2.1 Arboricultural Works

- 2.1.1 See Appendix B for full details of tree works required to allow or facilitate development.

2.2 Preparation of Surfaces

- 2.2.1 Areas within RPAs potentially requiring ground protection are shown in Appendix A, i.e. ground within the RPAs of trees 15 & 32. Ground protection should be fit for purpose as per the guidance in BS5837:2012 section 6.2.3.3. The preferred specification is provided by products such as Dura-base (terrafirma-roadways.com), which is widely available and approved by many local authorities. Alternatively, treatments provided by InfraGreen Solutions are available: see www.infragreen-solutions.com.

2.3 Installation of Tree Protective Barrier

- 2.3.1 The TPB must be comprised of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels should be securely fixed with wire scaffold clamps: see section 6.2.2 and Figure 2 of BS5837:2012 (Appendix C). Hardboard or marine ply sheets can be used as an alternative to weldmesh panels, but these must be fixed firmly to the framework. The location of the TPB is shown in Appendix A.
- 2.3.2 This TPB is to be erected before any construction work commences on site, is to remain 'in situ' and undamaged for the duration of all work or each phase and is only to be removed once all work is completed. If any work other than preparatory tree work is deemed necessary prior to the erection of fencing, the designated arboriculturist should be informed to enable his/her presence to oversee the work being carried out.
- 2.3.3 The only other exception is the completion of soft landscaping, but if any excavations, however minor, are to be carried out as part of soft landscaping within RPAs, an arboricultural assessment must be carried out beforehand and any arboricultural protection measures incorporated. The TPB should carry waterproof warning notices denying access within RPAs.
- 2.3.4 The Tree Protection Plan in Appendix A illustrates where the protective fencing should be located to form the boundary of the Tree Protection Zone (TPZ). The TPZ is an exclusion zone and suitable steps should be taken to prevent access by pedestrians and vehicles, and the storage of any works materials and equipment should be located outside of the TPZ.

2.4 Pre-Development Site Inspection

- 2.4.1 At the instigation of the client/site agent or AWC, upon the erection of the fencing, the designated arboriculturist will meet the relevant local authority member on-site to check the standard of the work(s). If there are any amendments required to the protective fencing, these will be agreed upon at this meeting, confirmed in writing, and undertaken thereafter.

3.0 Development Phase

3.1 General Precautions

- 3.1.1 No fires shall be made on any part of the site or within 10m of the furthest extent of the canopy of any tree or group tree to be retained on-site or on land adjoining.
- 3.1.2 No spilling or pouring of fuels, oils, solvents, or tar shall be made on any part of the site.
- 3.1.3 No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement, will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- 3.1.4 No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- 3.1.5 No storage of materials shall be made within the protective fences.
- 3.1.6 No breaching or moving of the protective fences shall occur without the approval of the designated arboriculturist.
- 3.1.7 Alterations in levels within the tree protection fence areas shall be avoided.

3.2 Root Protection Areas

- 3.2.1 The RPA is a desirable zone of protection around the trees' rooting system - these have been marked on the plan in Appendix A. The RPAs will lie within the TPZ and therefore be fully fenced off (see Appendix A) unless where appropriate ground protection is offered.

3.3 Site Access, Accommodation & Storage

- 3.3.1 Many site activities are potentially damaging to trees, e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use or while accessing the site.

3.4 Routing & Installation of Services

- 3.4.1 New service runs should avoid RPAs of retained trees where possible. If unavoidable, any trenches within the RPAs of site trees should be hand-dug and kept as narrow as possible. They should not extend to within 1m from the base of any retained tree trunk. Exposed roots larger than 25mm in diameter should be retained with their bark intact and, when exposed, wrapped in dry hessian sacking. A mechanical mole should ideally be used for the section beneath a tree. The mechanical device is sent through the protected area at a depth of no less than 0.6m. Machinery should be selected which can be externally lubricated by water rather than oil etc. The designated arboriculturist should be informed in advance of such operations so that monitoring arrangements can be undertaken.
- 3.4.2 Where crown interference with mature trees is a possibility, over-ground services will be routed in an alternative direction. In relation to this, any landscaping taking place should accommodate the presence of over-ground services and take mature tree size into account.

3.5 Demolition Measures – n/a

3.6 Changes in Grade

- 3.6.1 The upper layer of top soil (top 60cm) contains the majority of a tree's roots, and if this is disturbed by a change in ground level, serious damage can be caused. On this basis, as a minimum, level changes should be avoided within RPAs.
- 3.6.2 If any significant section of ground-level requires raising within RPAs, this should be achieved using coarse, granular material such as pebbles. See section 7.4.4.4 of BS5837:2012.
- 3.6.3 If ground levels need to be altered within 1.5 metres of any tree trunk, prior agreement must be sought and given by the local authority tree officer.

3.7 Construction Measures

- 3.7.1 The section of new driveway running through the RPA of G12 will require a specialist construction such as 'Rootbridge' from Green Grid Systems: details to be agreed via the discharge of a condition of the approved development. See Appendix G for additional information regarding the 'Rootbridge' system.

3.8 Removal of Tree Protective Barrier

- 3.8.1 The protective fencing may be removed only upon completion of the development phase when all drainage and service runs have been installed and any site machinery has been removed.

3.9 Post Construction Landscaping

- 3.9.1 Following the developing phase, some trees may be subject to either landscaping or seeding beneath their canopy, but at this stage, the protective fencing will have been removed.
- 3.9.2 Any approved landscaping works should avoid the changing of ground levels or deep digging. Mechanised cultivation such as tractor-mounted rotovation must not be used within the RPAs of existing trees.
- 3.9.3 Heavy machinery should not be used in the vicinity of any retained trees.
- 3.9.4 If herbicides are to be used, they should be appropriate to their purpose and not be used in such a way as to damage any retained trees or vegetation.
- 3.9.5 Ideally, retained trees should be within a shrub area as this reduces the chances of compaction and disturbance of root systems.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

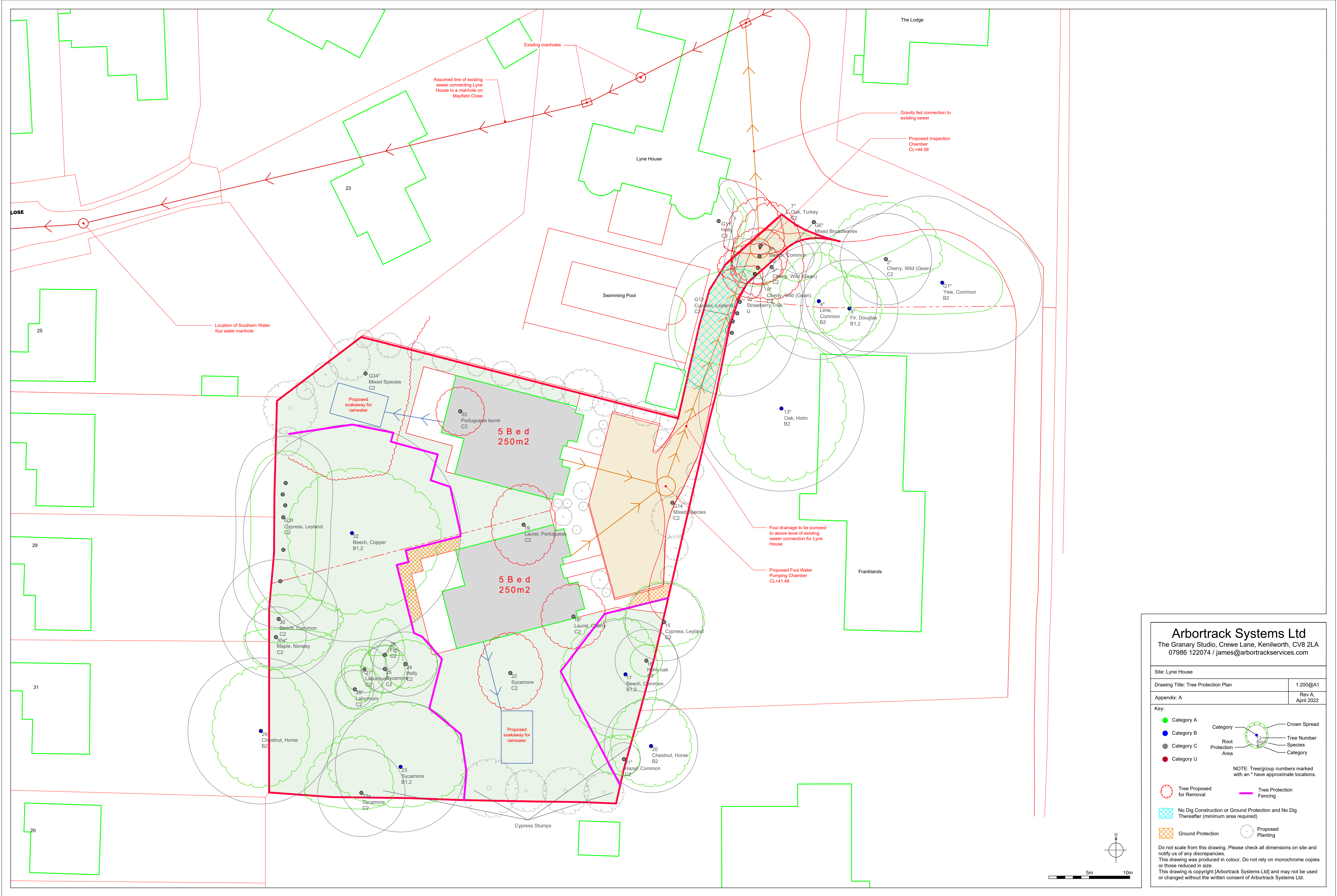
4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

<u>Impact</u>	<u>Mitigation</u>	<u>Reference</u>	<u>Trees Affected</u>
Passage of machinery and storage of materials over RPAs	Construction of protective fencing to acceptable standards	Sections 2.3. Fencing spec Appendix C, Tree Protection Plan Appendix A	15-17, 20, 21 & 23-32
Works within RPAs of retained trees	Ground protection	Section 2.2.1	15 & 32
New hard standing within RPA	New driveway/parking area installed to specialist 'No Dig' construction specification (15) & 'Rootbridge' system (G12)	Section 3.7.2 & Appendix E & Appendix G	G12

5.0 Completion

5.1 Completion Meeting

- 5.1.1 Following the completion of the approved works on site, the designated arboriculturist will meet with a local authority representative and agree upon any remedial works deemed necessary (if any).
- 5.1.2 Any works agreed in the above meeting will be confirmed in writing and should be performed to BS3998:2010.
- 5.1.3 Any work proposed post-development should be checked to avoid a penalty for performing illegal work on a protected tree.



Arbortrack Systems Ltd

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Site: Lyne House

Drawing Title: Tree Protection Plan

Appendix: A

1:200@A1

Rev A,
April 2022

Key:

● Category A

● Category B

● Category C

● Category U

Tree Proposed for Removal

No Dig Construction or Ground Protection and No Dig Thereafter (minimum area required)

Ground Protection

Tree Protection Fencing

Proposed Planting

Category

Root Protection Area

Crown Spread

Tree Number

Species

Category

NOTE: Tree/group numbers marked with an * have approximate locations.

Do not scale from this drawing. Please check all dimensions on site and notify us of any discrepancies.

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Site: Lyne House

Date: 18th November 2021

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/lynehouse/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
G1	Yew, Common	15	3	3	3	3	0	650	7.8	Early Mature	Normal	Good	B	2	>40	7 in group TPO G3 Variable height:5-15m
2	Cherry, Wild (Gean)	12	7	2.5	7	7	3	470	5.6	Mature	Moderate	Fair	C	2	10+	Ivy clad Minor deadwood TPO G3
3	Fir, Douglas	21	4	4	4	4.5	8	500	6.0	Mature	Normal	Good	B	1,2	20+	Ivy clad Minor deadwood Base obscured by debris & leaf litter; TPOd but incorrectly named as a spruce
4	Lime, Common	15	6	4	4	5	4.5	600	7.2	Mature	Normal	Good	B	2	20+	Not clear that this tree is TPOd
5	Cherry, Wild (Gean)	8	8	4	4	5	3	500	6.0	Mature	Poor	Fair	C	2	10+	Ivy smothered Deadwood throughout crown Close to U category; TPOd
G6	Mixed Broadleaves	8	3	3	3	3	0.5	170 #	2.0	Early Mature	Normal	Fair	C	2	10+	Not TPOd Viburnum tinus, holly, hazel & yew
7	Oak, Turkey	11	6	1	3	4.5	1.5	240	2.9	Semi-mature	Normal	Good	C	2	>40	Ivy smothered Not TPOd

Site: Lyne House

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			N	S	E	W										
8	Beech, Common	10	3.5	3.5	3.5	3.5	2.5	170	2.0	Semi-mature	Normal	Good	C	2	>40	Not TPOd
9	Cherry, Wild (Gean)	8.5	3	2	3	5	3	300	3.6	Early Mature	Moderate	Fair	C	2	10+	Ivy smothered Not TPOd Plant debris around base
10	Strawberry Tree	7	1	3	1	4	2.5	320	3.8	Early Mature	Dead	Fair	U		<10	Garden ornamental TPOd Appears to be dead but some basal suckers are alive
G11	Holly	2.5	.3	.3	.3	.3	0	106	1.3	Semi-mature	Normal	Fair	C	2	10+	Ivy smothered
G12	Cypress, Leyland	16	4	4	4	7	3	650 #	7.8	Mature	Normal	Good	C	2	20+	Offsite Remote survey [RS] 1.5m apart; 4 in group; no view of base
13	Oak, Holm	14	9	9	8	8	1.5	850 #	10.2	Mature	Normal	Good	B	2	>40	Offsite RS No view of base; TPOd
G14	Mixed Species	5	1.75	1.75	1.75	1.75	0	225 #	2.7	Early Mature	Normal	Good	C	2	10+	Buddleia, laurel, hazel, cotoneaster etc

Site: Lyne House

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
15	Cypress, Leyland	18	5	3	5	5	3	400 #	4.8	Early Mature	Normal	Good	C	2	20+	Offsite No view of base RS; ivy clad
16	Holm oak	12	2	2	2	2	4	322	3.9	Early Mature	Normal	Good	C	2	20+	TPOd Growing with small yew, holly & sapling sycamore
17	Beech, Common	17	7	8	4	8	2	570	6.8	Mature	Normal	Good	B	1,2	>40	A sparser than normal canopy Asymmetry (major)
18	Laurel, Cherry	7	4	4	4	4	0	290 #	3.5	Early Mature	Normal	Good	C	2	20+	
19	Laurel, Portuguese	4	5	5	4	4	0.5	379	4.6	Mature	Normal	Good	C	2	20+	
20	Chestnut, Horse	14	6	5	5	5	3	480 #	5.8	Early Mature	Normal	Good	B	2	20+	Offsite RS TPOd
21	Hazel, Common	7.5	3	2	2	4	0	170 #	2.0	Early Mature	Normal	Good	C	2	10+	

Site: Lyne House

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
22	Sycamore	10	5	4.5	4	4	1.5	293	3.5	Early Mature	Normal	Fair	C	2	20+	Portuguese laurel, forsythia & a sycamore sapling nearby in grp
23	Sycamore	19	8	5	8	9	2	670	8.0	Mature	Normal	Good	B	1,2	20+	Ivy clad TPOd
23a	Sycamore	12	7	2	4	7	2	450	5.4	Early Mature	Moderate	Fair	C	2	20+	Ivy clad Asymmetry (major) Poor form
24	Holly	8	3	3	4	2.5	0	330	4.0	Mature	Normal	Good	C	2	20+	TPOd
25	Sycamore	9	3	3	2.5	3	3	240	2.9	Semi-mature	Normal	Good	C	2	20+	Ivy smothered
26	Fig	4.5	4.5	0	2.5	2	1.5	150	1.8	Semi-mature	Normal	Fair	C	2	10+	
27	Laburnum	3.5	2.5	4	1	2.5	0.5	238 #	2.9	Early Mature	Moderate	Fair	C	2	10+	Ivy smothered

Site: Lyne House

Date: 18th November 2021

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/lynehouse/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
28	Laburnum	3.5	3	2.5	3.5	2.5	1	196 #	2.4	Early Mature	Moderate	Fair	C	2	10+	
29	Chestnut, Horse	16	8	7	6	6	4	750 #	9.0	Mature	Normal	Good	B	2	20+	RS; no view of base
30	Beech, Common	18	3	3	8	3	4.5	610	7.3	Mature	Normal	Fair	C	2	20+	Ivy smothered Asymmetry (major) Borderline B category; TPOd
30a	Maple, Norway	15	1	4	7	4	2	311	3.7	Early Mature	Normal	Fair	C	2	20+	Co-dominant stems Ivy clad
G31	Cypress, Leyland	23	4	4	4	4	2	480 #	5.8	Early Mature	Normal	Good	C	2	20+	Row of 9 Ivy clad Drawn habits; screening on western boundary
32	Beech, Copper	20	8	10	11	8	2	1116	13.4	Mature	Normal	Fair	B	1,2	20+	TPOd Swollen graft union
33	Portuguese laurel	3.5	3	3	3	3	0.5	340	4.1	Early Mature	Normal	Fair	C	2	20+	

Site: Lyne House

Date: 18th November 2021

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/lynehouse/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
G34	Mixed Species	8	2.5	2.5	2.5	2.5	0	170	#	2.0	Early Mature	Normal	Fair	C	2	20+	Monterey & Leyland Cypress with misc broadleaved saplings mostly hazel & sycamore
G35	Cypress, Leyland	9	2	2	6.5	5	1	300	#	3.6	Early Mature	Normal	Good	C	2	20+	Have grown onto Lyne House; smaller @ southern end of row

Site: Lyne House

Date: 18th November 2021

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/lynehouse/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
5	Cherry, Wild (Gean)	8	500	8	4	4	5	C	2	Remove	Ivy smothered Deadwood throughout crown Close to U category; TPOd To permit development
G6	Mixed Broadleaves	8	170	3	3	3	3	C	2	Remove (partial)	Not TPOd Viburnum tinus, holly, hazel & yew To permit development
7	Oak, Turkey	11	240	6	1	3	4.5	C	2	Remove	Ivy smothered Not TPOd To permit development
8	Beech, Common	10	170	3.5	3.5	3.5	3.5	C	2	Remove	Not TPOd To permit development
9	Cherry, Wild (Gean)	8.5	300	3	2	3	5	C	2	Remove	Ivy smothered Not TPOd Plant debris around base To permit development

Site: Lyne House
Date: 18th November 2021

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/lynehouse/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
10	Strawberry Tree	7	320	1	3	1	4	U		Remove	Garden ornamental TPOd Appears to be dead but some basal suckers are alive To permit development
G11	Holly	2.5	106	.3	.3	.3	.3	C	2	Remove (partial)	Ivy smothered To permit development
G14	Mixed Species	5	225	1.75	1.75	1.75	1.75	C	2	Remove	Buddleia, laurel, hazel, cotoneaster etc To permit development
18	Laurel, Cherry	7	290	4	4	4	4	C	2	Remove	To permit development
19	Laurel, Portuguese	4	379	5	5	4	4	C	2	Remove	To permit development

Site: Lyne House

Date: 18th November 2021

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/lynehouse/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
22	Sycamore	10	293	5	4.5	4	4	C	2	Remove	Portuguese laurel, forsythia & a sycamore sapling nearby in grp To facilitate development
33	Portuguese laurel	3.5	340	3	3	3	3	C	2	Remove	To permit development
G34	Mixed Species	8	170	2.5	2.5	2.5	2.5	C	2	Remove	Monterey & Leyland Cypress with misc broadleaved saplings mostly hazel & To permit development

Appendix B

Notes on Tree Survey Schedule:

- **Height** describes the approximate height of the tree measured in metres from ground level.
- The **Crown Spread** refers to the crown radius in metres from the stem centre and is expressed as an average of **NSEW** aspect if symmetrical.
- **Ground Clearance** is the height in metres of crown clearance above adjacent ground level.
- **Clear Stem Height** is the distance between trunk base and first branch separation measured in metres.
- **Stem Diameter** is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. See section 4.6 for details of treatment for multistems.
- **Protection Radius** is a radial distance in metres measured from the trunk centre.
- **Growth Vitality** - **Normal** growth, **Moderate** (below normal), **Poor** (sparse/weak), **Dead** (dead or dying tree).
- **Structural Condition** - **Good** (no or only minor defects), **Fair** (remediable defects), **Poor** - Major defects present.
- **B.S. Category** refers to (British Standard 5837:2012 Table 1) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for Retention.
- **Sub Cat** refers to the retention criteria values where **1** is mainly **arboricultural** qualities, **2** is mainly **landscape** qualities and **3** is mainly **cultural** values including conservation.
- **Useful Life** is the tree's estimated remaining contribution in years.
- **First Significant Branch (FSB)** is the height of the first significant branch above ground level taken at the trunk separation point.

Notes on Recommended Tree Works:

- **1, 2, 3** Urgent (ASAP), Standard (6-12 months), Non-Urgent (2-3 years)
- **CB** Cut back to boundary/clear from structure
- **CL#** Crown lift to given height in meters
- **CT#%** Crown Thinning by identified %
- **CCL** Crown clean (remove deadwood/crossing & hazardous branches & stubs)
- **CR#%** Crown Reduce by given maximum percentage (of outermost branch & twig length)
- **DWD** Remove deadwood
- **Fell** Fell to ground level
- **FInv** Further Investigation (generally with decay detection equipment)
- **Pol** Pollard or re-pollard
- **Mon** Monitor ongoing condition (annually by staff/owners & every 2-3 years by consultant). Svr Ivy/Clr Bs Sever Ivy/clear base and re-inspect base/stem for concealed defects

Appendix C Tree Protective Fencing Detail (from BS5837:2012)

Figure 2 Default specification for protective barrier

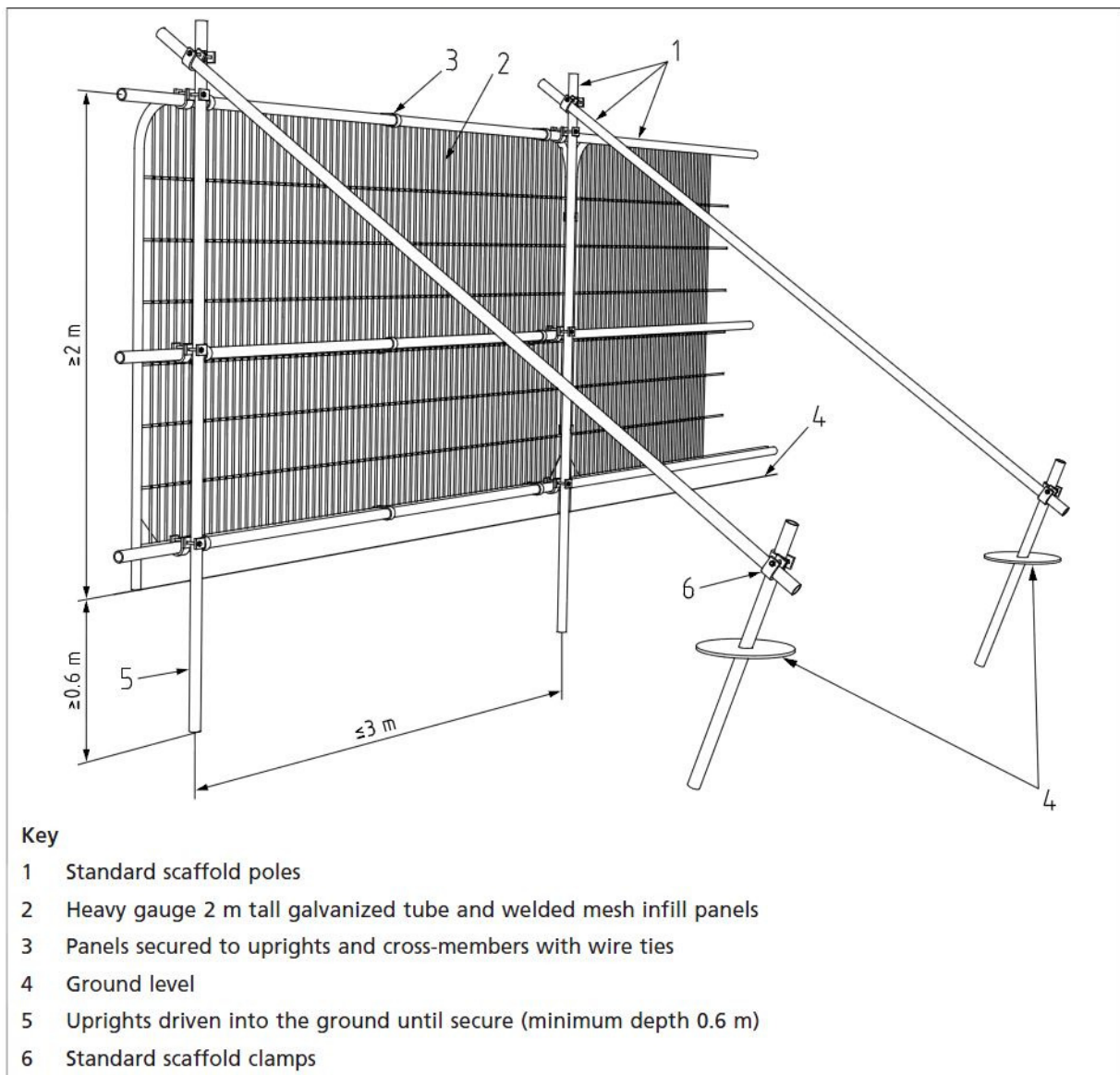
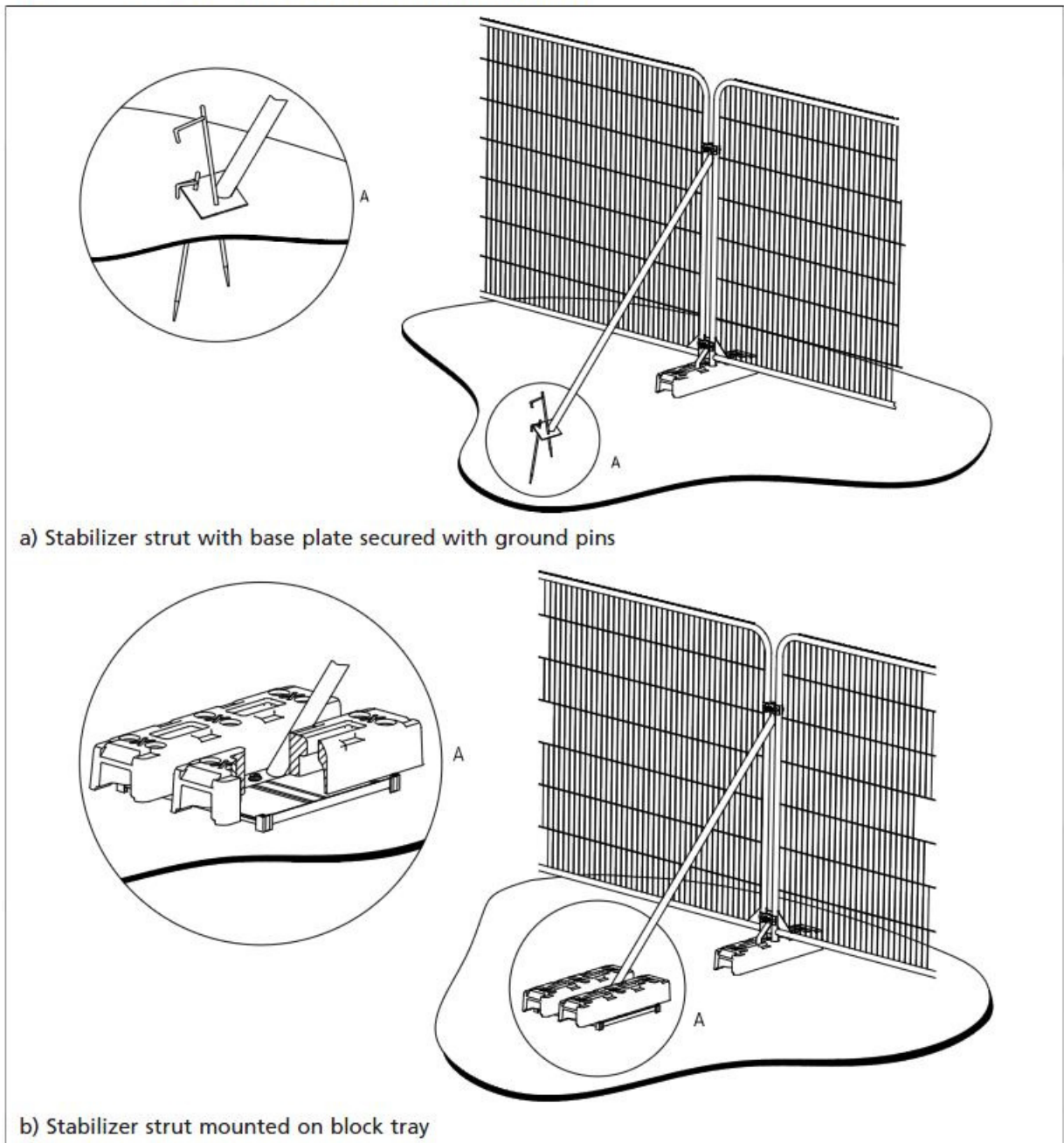


Figure 3 Examples of above-ground stabilizing systems



Appendix D

1.0 Glossary of Terms & Abbreviations

Canker	Disease damaged area of a tree, usually caused by fungus or bacteria.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Crown Lift	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduce	The reduction of a tree's height or spread while preserving its natural shape.
Crown thin	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood	The removal of all dead, dying and diseased branches from a tree. Also, wood which is dead.
Dieback	Where branches are beginning to show signs of death usually at the tips in the crown.
Epicormic shoots	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
Formative pruning	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
Included bark	Where the bark on two adjoining branches or stems is growing tight together, forming a joint with limited physical strength.
Pollarding	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.
Topping	Topping is a form of pruning that removes terminal growth leaving a 'stub' cut end. Topping causes serious health problems to a tree.

2.0 General Guidelines

- 2.1 All work must be to BS 3998:2010 – Tree work-Recommendations
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of the designated arboriculturist.
- 2.5 It is advisable to have trees inspected by designated arboriculturist regularly. On this site it is recommended that these inspections are made every year.

Appendix E

'No Dig' Construction-Guidance Notes

- Install F4M Geotextile Separation Fabric over cleared levelled ground surface N.B. ensure that existing material is carefully removed and levels altered minimally: infill with salt free sharp sand where necessary.
- The cellular confinement system (e.g. 1 x 100 mm 'ProtectaWeb' (or equivalent) cellular confinement system subject to site requirements & manufacturer's recommendations) is then laid on the membrane and adjacent panels are stapled together. Place staking pins to maintain 'ProtectaWeb' cells open.
- Panels are then backfilled with 100mm depth of no-fines 20-40mm particle size stone (clean granular fill).
- The construction should ideally be undertaken between May and October when the ground is sufficiently dry to prevent compaction occurring. The sub-base should be flat, that is to say any small hollows should be filled with sharp sand to bring up to surrounding levels.
- The geotextile should be laid out and not trafficked across at any time.
- The 'ProtectaWeb' confinement system should be laid out and worked on as the contractor progresses across the length of the area. The panels are sequentially filled with the no-fines aggregate, each serving as a platform for the next section.
- There is no need at any time for the ground to be crossed by heavy traffic. The particles/gravel pieces are transported from the on site storage area over the freshly-laid confinement system BY WHEELBARROW and installed BY HAND. There will be no trespass on to the root protection area beyond the installation of the confinement system itself.
- The infill can then be rolled to compact the particles and create a tight interlock across the cells. The finished surface can then be laid on top. Again no fines material to be used: porous tarmac is recommended for this site given the level changes that are required.
- New kerb lines may be cast into the ProtectaWeb cells.
- During the main construction phase a wearing course should be placed over the 'ProtectaWeb' system.
- For technical data on the ProtectaWeb system always refer to the manufactures guidelines for design and implementation.

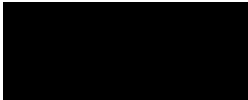
Further technical advice can be gained from the manufacturer(s) including Wrekin Products, Geosynthetics or Core LP.

APPENDIX F

All the relevant Sections under the Town & Country Planning Acts 1971 - 1985 as referred to in this Tree Preservation Order shall be deemed to refer to the provisions of the Town & Country Planning Act 1990, which are the same as those of the Town & Country Planning Acts 1975 - 1985



CONFIRMED BY THE PLANNING COMMITTEE
OF THE WORTHING BOROUGH COUNCIL AS
AMENDED IN RED 18 MARCH 1991



CHIEF EXECUTIVE

Town and Country Planning Acts 1971-1985¹

Amended by Local Government, Planning & Land Act 1980

Insert title of
Order

TREE PRESERVATION ORDER, 1990 . No.23

Insert name
of local
planning
authority

THE BOROUGH COUNCIL OF WORTHING

in this Order called "the authority", in pursuance of the powers conferred in that behalf by section 60 [and 61*] of the Town and Country Planning Act 1971 as amended † [and section 2 of the Town and Country Planning Act 1984§], and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the [Secretary of State for the Environment] ~~Secretary of State for Wales~~.

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto‡ which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority¶ under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

¹ NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

* Include only where Order contains a direction under section 61 of the Act.

† Section 60 is amended by section 10 of the Town and Country Amenities Act 1974 and Schedule 15 paragraph 13 and Schedule 34 Part X of the Local Government Planning and Land Act 1980. Section 61 is amended by Schedule 34 Part X and Schedule 15 paragraph 14 of the Local Government Planning and Land Act 1980.

§ Include only where Order relates to Crown Land.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silviculture thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or

(b) the authority with the approval of the Secretary of State dispense with replanting, the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority or the drainage board under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 60 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect on 3rd September 1990 .]*

[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]*

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum[§] or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale[†] on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 59 of the Act.

§ £2000 but subject to alteration by Order.

‡ £1000 but subject to alteration by Order.

FIRST SCHEDULE**TREES SPECIFIED INDIVIDUALLY***

(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
--------------------	---------------------	-------------------

SEE SCHEDULE A

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
--------------------	--------------------	-------------------

SEE SCHEDULE B

GROUPS OF TREES*

(within a broken black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
--------------------	---------------------	-------------------

SEE SECHEDULE C

* The word "NONE" must be entered where necessary.

THE WORTHING TREE PRESERVATION ORDER No.23.1990.

Lyne House and The Lodge, Franklands, Highdown,
and Runnymede, Links Road.

N
PLAN A.

NAT. GRID REF:- I350 0600

MAYFIELD CLOSE

Lyne House

The Lodge

G4

G2 G3

Pond

Franklands

T1
PB

T3
HO

T4
HC

T2
HC

G1

See Plan 'B'

Path (um)

LEGEND

A	-	Ash
B	-	Beech
BY	-	Bay
CH	-	Cherry
CL	-	Cherry Laurel
CY	-	Cypress
FCR	-	Flowering Crab
HC	-	Horse Chestnut
HL	-	Holly
HO	-	Holm Oak
LAR	-	Larch
NM	-	Norway Maple
P	-	Pine
PB	-	Purple Beech
PO	-	Poplar
R	-	Rowan
S	-	Sycamore
SP	-	Spruce
ST	-	Strawberry Tree
Y	-	Yew

DRG No.	DC.779 A3
SCALE	1:500
DRAWN BY	J.B.H.
DATE	AUGUST 1990

A.D. CLARKE BA., MA., M.F.T.P.I.
Borough Planning Officer
WORTHING

NAT GRID REF - 1350 0600

LEGEND

- A - Ash
- B - Beech
- BY - Bay
- CH - Cherry
- CL - Cherry Laurel
- CY - Cypress
- FCR - Flowering Crab
- HC - Horse Chestnut
- HL - Holly
- HO - Holm Oak
- LAR - Larch
- NM - Norway Maple
- P - Pine
- PB - Purple Beech
- PO - Poplar
- R - Rowan
- S - Sycamore
- SP - Spruce
- TW - Tree of Heaven

See Plan 'A'

MAYFIELD CLOSE

HURSTON CLOSE

LINKS ROAD

Highdown

Runnymede

Medans

T5
CY

T6
WA TH

T7
WA TH

G5

T8
Y

T9
FCR

G6

T10
A

T12
LAR

T13
B

G7
HC
R
W

G8
CY
NM
CH
A
S
CY

T11
B

A1

G9

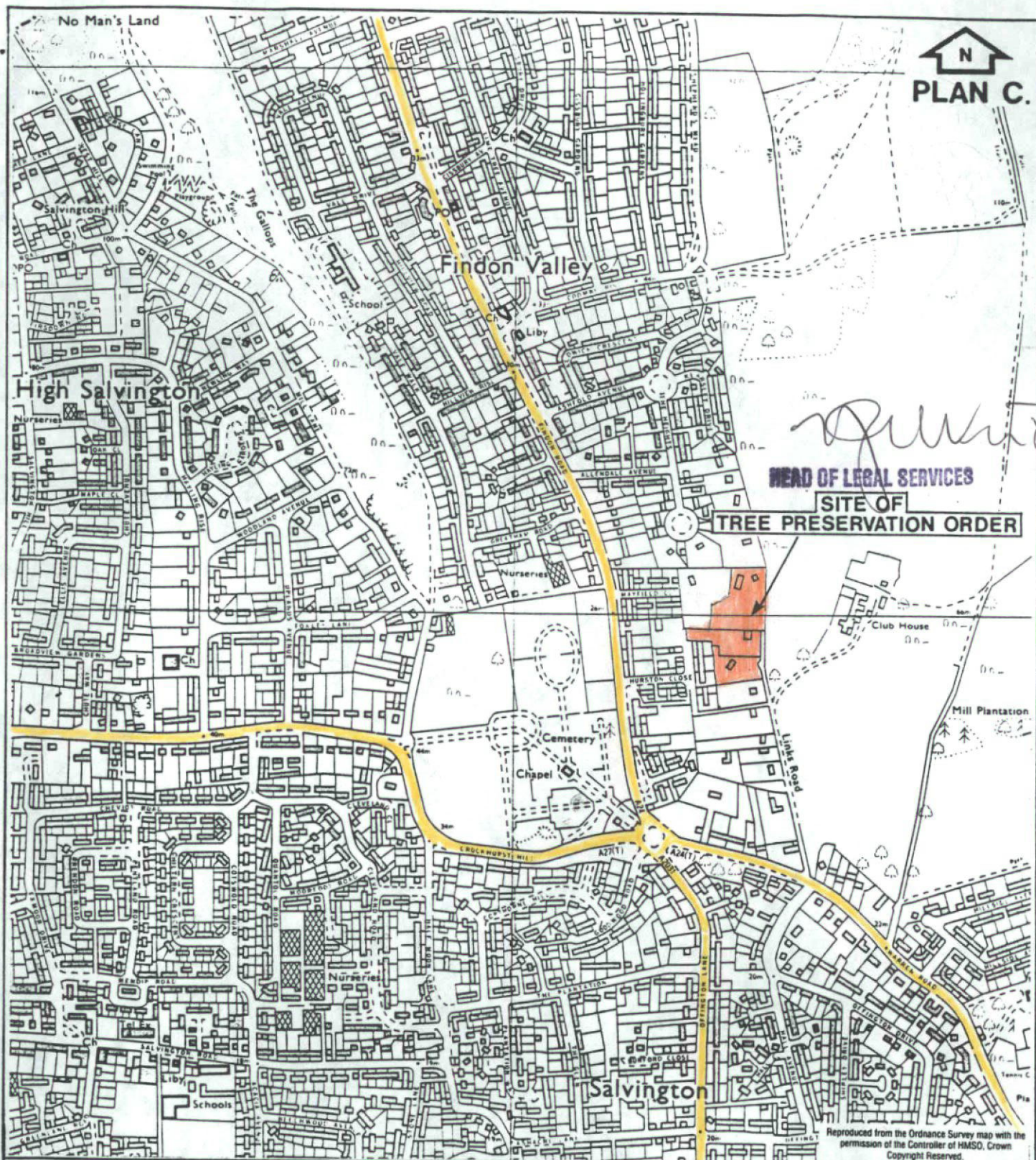
Reproduced from the Ordnance Survey map with the permission of the Controller of HMSO. Crown Copyright Reserved

DRG No.	DC 780 A3
SCALE	1:10 000
DRAWN BY	J.B.H.
DATE	AUGUST 1990
A.D. CLARKE BA, MA, M.P.T.P.I. Borough Planning Officer WORTHING	

THE WORTHING TREE PRESERVATION ORDER No.23.1990.

Lyne House and The Lodge, Franklands, Highdown,
and Runnymede, Links Road.
Confirmed (Modified) 18th March 1991 - Amended description; T6 & T7





WORTHING BOROUGH COUNCIL

THE WORTHING TREE PRESERVATION ORDER No.23.1990.

Lyne House and The Lodge, Franklands, Highdown,
and Runnymede, Links Road.

SCALE	1:10000
DRAWING No.	DC.781S
DATE	AUGUST 1990
DRAWN BY	J.B.H.

A.D. CLARKE BA., MA., M.R.T.P.I.
Borough Planning Officer
WORTHING

SCHEDULE 'A'

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
(Plan A)		
T1	Purple Beech	South-western part of garden - "Lyne House" Links Road
T2	Horse Chestnut	South-western part of garden - "Franklands" Links Road
T3	Holm Oak	West (rear) of "Franklands" Links Road
T4	Horse Chestnut	East (front) of "Franklands" Links Road
(Plan B)		
T5	Monterey Cypress	Centre of western part of rear garden "Highdown" Links Road
T6	Walnut Tree of Heaven	South-west of "Highdown" Links Road
T7	Walnut Tree of Heaven.	South-west of "Highdown" Links Road
T8	Yew	South west corner of garden - "Highdown" Links Road
T9	Flowering Crab	Southern part of garden - "Highdown" Links Road
T10	Weeping Ash	Southern part of garden - "Highdown" Links Road
T11	Purple Beech	South-western part of garden - "Runnymede" Links Road
T12	Larch	North-eastern part of garden - "Runnymede" Links Road, adjacent to entrance
T13	Beech	South-eastern corner of garden - "Runnymede" Links Road

SCHEDULE 'B'

No on Map

Description

Situation

(Plan A)

A1

Areas of trees consisting
of Pine, Ash, Silver
Birch, Horse Chestnut,
Oak, Sycamore. Yew,
Norway Maple, Rowan,
Holly and Cherry Laurel

Southern part of garden -
"Runnymede" Links Road,
adjacent to southern boundary

SCHEDULE 'C'

<u>No on Map</u>	<u>Description</u>	<u>Situation</u>
(Plan A)		
G1	Group consisting of 1 Bay, 1 Beech, 1 Cherry Laurel, 1 Holly, 1 Poplar, 2 Rowan and 1 Sycamore	South-western part of garden - "Lyne House" Links Road
G2	Group of 2 Cherry and 1 Strawberry tree	Front garden, south-west of driveway - "Lyne House" Links Road
G3	Group of 11 Yew, 1 Cherry and 1 Spruce	Front garden, south of driveway - "Lyne House" Links Road
G4	Group of 3 Pine	Front garden, eastern boundary adjacent to "The Lodge" Links Road
(Plan B)		
G5	Group of 2 Cherry Laurel, 1 Yew and 1 Holly	South-western part of garden - "Highdown" Links Road
G6	Group of 3 'Columnar' Cypress	Front garden, adjacent to Links Road - "Highdown" Links Road
G7	Group of 1 Horse Chestnut, 3 Whitebeam and 1 Rowan	Western part of garden - "Runnymede" Links Road
G8	Group of 1 Ash, 1 Sycamore, 2 Monterey Cypress, 1 Cherry and 1 Norway Maple	Western part of garden - "Runnymede" Links Road
G9	Group of 2 Spruce and 1 Pine	Northern part of garden - "Runnymede" Links Road adjacent to driveway

WOODLANDS*

(within a continuous black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
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* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, where the trees interfere or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

[Where the trees are within the Thames catchment area]

[(e) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. **Reference of applications to the Secretary of State.**—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. **Appeals against decisions.**—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. **Appeal in default of decision.**—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. **Power to revoke or modify the consent under the Order.**—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modification as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

GIVEN under the Common Seal of the

BOROUGH COUNCIL OF WORTHING

the 3rd day of September 1990

HEAD OF LEGAL SERVICES



Dated

19 .

TOWN AND COUNTRY PLANNING ACTS 1971-8

TREE PRESERVATION ORDER

relating to

HEAD OF TOWN

APPENDIX G



ROOTBRIDGE

Green Grid Systems

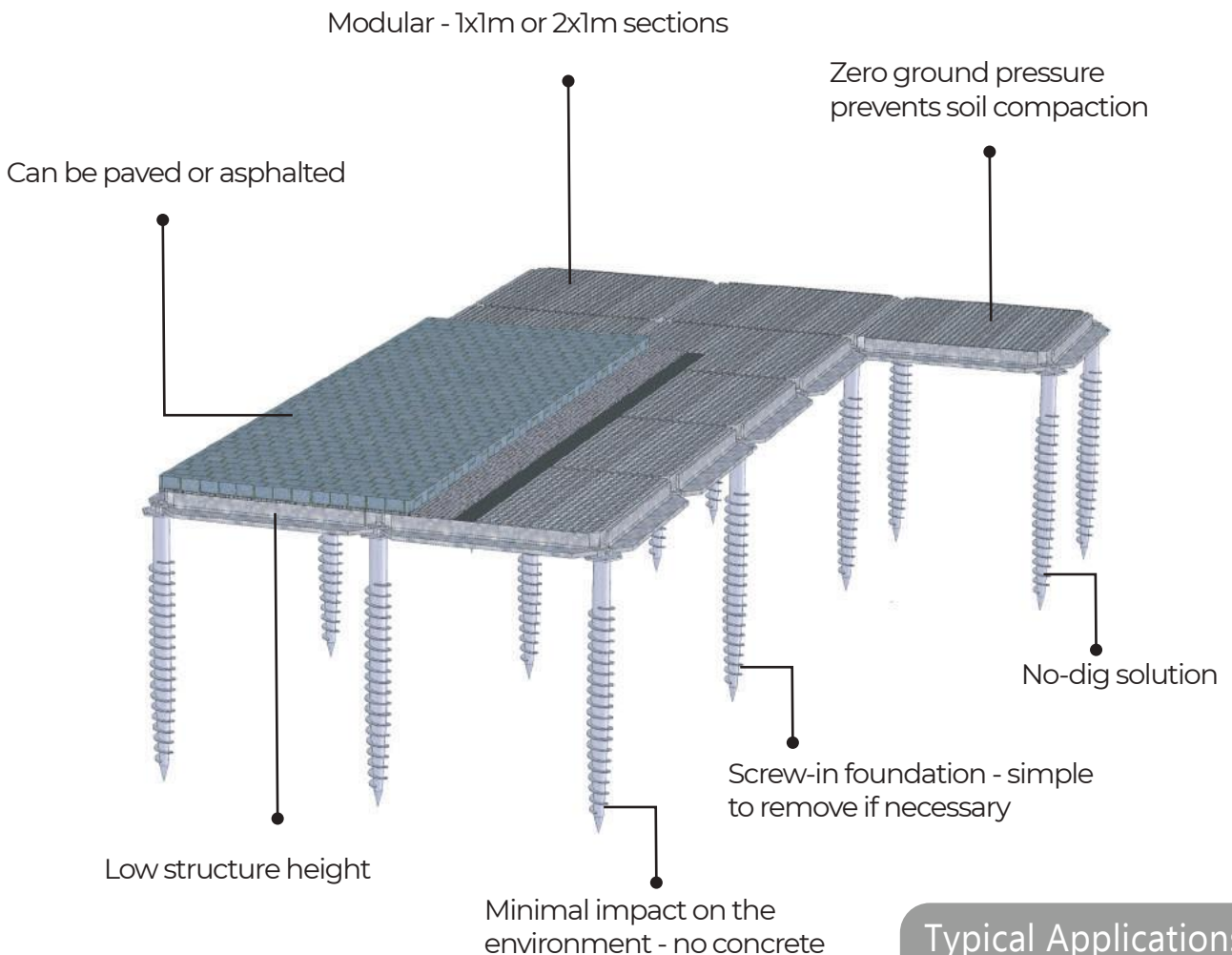
Providing a comprehensive solution for
the ongoing preservation of all trees

ROOTBRIDGE SS7.5-57

Innovative tree root protection

What is RootBridge?

The RootBridge System is a steel frame construction, that essentially bridges the RPA of the tree. The main platform area of the system sits on a foundation of groundscrews, ensuring a no-dig, no-concrete and no soil compaction solution.



Typical Applications

- Carparking areas
- Walkways
- Driveways
- Access roads



Variants/Capability



Pedestrian Duty - SS7.5

Designed for use in pedestrianised areas and to create pedestrian access across otherwise under utilised space in the RPA, this variant is the thinnest option, only adding 60mm to the existing ground level.



Light Duty - SS15

Designed for light vehicular traffic - vehicles up to 4 ton, the light duty system is used mainly for parking spaces and driveways.



Heavy Duty - SS50

The heavy duty version has been designed to take a point load of 50kN (approx 5 ton). This makes it best suited to access roads.



Extra Heavy Duty - SS57

The heaviest duty variant available - able to take axle loading up to 11 ton. This capability makes it suitable for articulated lorries up to 30 ton

Grid Finishes

The system is finished with press-lock grating panels. The 30x30mm mesh grids can be covered with a membrane, and an extra surface finish such as asphalt can be laid on top. Alternatively, heel-safe grating can be supplied with anti-slip serrations as the final finish.



Standard 30x30mm mesh



Heel-safe 11x33mm Mesh

Why are roots important?

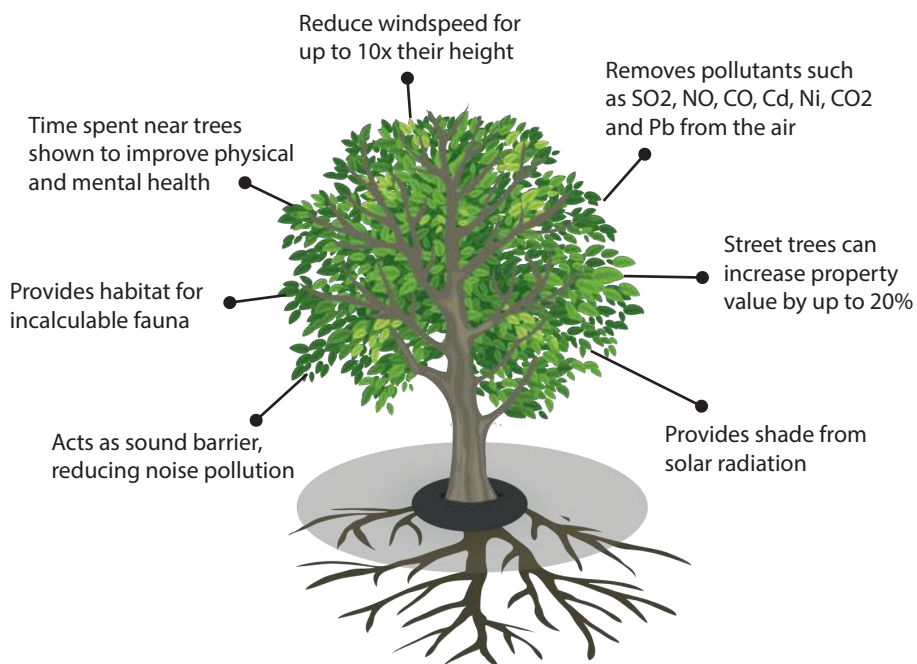
Trees depend on their roots to provide support and stability, as well as to draw in water, minerals and nutrients from the soil to support growth. It is the fine root hairs on the tips of the roots that are responsible for the latter. These tips are very sensitive, and rely on consistent soil conditions to perform their duties.

One of the primary dilemmas affecting the rooting environment of trees is soil compaction in the RPA (root protection area). Soil typically has 50% pore space, and reducing this when soil is compacted can have a serious impact on the water and air reaching the roots. When soil compaction occurs, the trees growth slows, and may reach a point where the tree itself dies.

What does RootBridge do?

The RootBridge system effectively bridges the RPA, transferring the load to the ground screws. This means zero pressure is put onto the ground omitting the risk of soil compaction in the RPA.

Why are trees important?



Green Grid - The Brand

Founded on a knowledge and understanding of trees and their importance, we seek to offer a range of solutions for tree sustainability.

Our innovative product range is headed up with our flagship RootBridge product, and includes geosynthetic cellular confinement and ground reinforcing systems.



Light duty install in a carpark, heels-safe mesh finish.

'A lasting solution for existing tree root protection with simple installation and minimum impact on the tree and the rooting environment.'



GREEN GRID SYSTEMS
INNOVATIVE TREE ROOT PROTECTION

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