



**Arboricultural
Method Statement
in connection with redevelopment
at Land rear of 25 Mengham Road,
Hayling Island PO11 9BG**

Prepared by
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LPA Planning Reference: APP/23/00377

Report Reference: D2344AMS

Report Date: 6th November 2023

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Arboricultural Method Statement

This Arboricultural Method Statement (AMS) has been prepared as a means of compiling all the current information on tree issues into one document that will be available throughout the development process. This AMS directly refers to the relevant Planning Conditions, providing the local authority with an effective legal reference if problems arise during the implementation phase of the development. It will be supplemented by additional details as they become available.

Summary

This document is an Arboricultural Method Statement relating to the tree issues for the proposals at Land rear of 25 Mengham Road, Hayling Island PO11 9BG.

The following table summarises the operations covered in this document and the scheduling that must be applied:-

Scheduling	Operation	Reference location
Before any construction equipment arrives on site	Installation of protective fencing	See Section 2.3.1, Appendix 2, and plan AC1
During construction	Retention of protective fencing Retention of existing surfacing as ground protection	See Sections 2.3.1, 2.3.2 and 2.3.3
After all construction activity completed	Removal of protective fencing Removal of existing surfacing	Sections 2.3.1, and 2.3.3

IMPORTANT REMINDERS

- **Damage to the roots of protected trees is an offence and could lead to enforcement action**
- **There should be no disturbance at all within root protective zones**
- **Arboricultural supervision is essential**

1 INTRODUCTION

1.1 Purpose of this Arboricultural Method Statement: This is a reference document prepared to address the tree-related conditions applied by the planning permission dated 3rd October 2023 (Havant Borough Council ref: APP/23/00377) and to draw together the information relevant to managing the tree issues on the site. It sets out details where they are available, and establishes principles where details are to follow.

1.2 Details of Consent and description of development:

Location of Development	Land rear of 25 Mengham Road, Hayling Island PO11 9BG
LA Reference	APP/23/00377
Description of Development	Conversion and partial demolition of existing bakery and offices to 4 No. self-contained flats comprising 1No. 3 bed, 1No. 2 bed & 2No. 1 bed with associated parking and cycle storage

1.3 Development contacts:

Architect / Agent	Critchley Architecture and Design (CAAD) Ltd The Old Bakery 34 North Street HAVANT PO9 1PT Contact: Jennie Fox Telephone: 02392 474919 E-mail: jennie.fox@caad.online
Arboricultural consultant	Alderwood Consulting Limited 1 Peartree Road SOUTHAMPTON SO19 7GU Contact: Jonathan Fulcher Telephone: 07736 230057 E-mail: jonathan@alder-wood.co.uk

1.4 Planning condition relating to trees: There is one condition relating to trees. This is Condition 9 of the planning consent and is given verbatim in full below:

Condition 9	No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.
Reason	To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

2 CONDITION COMPLIANCE

2.1 Preliminary matters: A regular requirement of tree-related conditions is that the compliance submissions should be prepared by a person suitably experienced and qualified. My c.v. is attached Appendix 1.

2.2 Tree Protection Plan: The location of trees and tree protection measures is shown on the tree protection plan (TPP) attached as plan AC1. This plan is based on the Critchley Architecture and Design Ltd 'Proposed Ground Floor Plan' drawing no. 20058-413E revision e dated 16.08.23. The TPP is based on the tree details to BS5837 which are given in the tree schedule at Appendix 3.

2.3 Method statement

2.3.1 Specification for tree protective fencing: The location of temporary tree protective fencing is shown on the annotated site layout plan AC1 by a dashed red line. This is effectively the site boundary, the 'red line' site and also the location of existing fencing. There is also a low retaining wall on the east edge of the site, separating the existing surfacing from the slightly higher ground on which the trees stand. The trees stand on the site boundary or marginally within the verge to the footpath to the east of the site. The temporary fencing will be erected on or just behind, i.e., to the east of, the retaining wall, which will be kept. The fencing will be to the standard recommended in BS5837:2012 i.e., weldmesh panels ('Heras' panels or similar) of at least 2m in height braced to resist impacts and securely fixed with wires or scaffold clamps. A specification is attached at Appendix 2. The position of the fencing shall be altered only with agreement from Havant Borough Council.

2.3.2 Ground protection: The existing surfacing is within the RPAs of the retained trees and acts as ground protection, as it has done for some years for the existing use. Where this surfacing is retained, it will continue to act as

sufficient ground protection and no additional temporary ground protection is required or proposed. Where the surfacing is to be removed, special precautions shall be taken (see 2.2.3 below).

2.3.3 Measures relating to surfaces: There is existing tarmac surfacing of a good standard and in a good state of repair between the existing east elevation of the building and the site edge as defined by the low retaining wall near the east boundary. The first 10m of this surfacing back north into the site from the back edge of the footway to St Leonards Road will be retained for parking and for the erection of bin and cycle stores. Beyond this back to the north boundary the existing surfacing will be removed. Much of this is within RPAs and special measures will be taken in the removal of the surfacing. It will be broken up by hand using hand tools that may include pneumatic chisels. The arisings will be removed from site by hand. There will be no excavation into previously undisturbed ground i.e., no excavation below sub-bases or bearing courses. The levels will be made good with good-quality top-soil and the ground incorporated into the site landscaping with turf or grass-seed.

2.3.4 Structures: The plan AC1 shows bin stores and cycle stores on retained surfacing and within RPAs. These stores will be lightweight low-impact structures, enclosures based on timber frames with uprights set in post holes dug by hand and timber-clad. These structures will need no additional excavations e.g., for services or drainage.

2.3.5 Storage of materials, concrete mixing, use of fires: The temporary fencing and the existing surfacing define the areas available for site access and the storage of non-toxic materials. In addition, the following precautions will be taken:

- There will be no fires on the site without the express permission in writing of the Local Planning Authority
- There will be no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree
- If concrete is to be mixed within 10m of any retained tree, it shall be in a watertight bund, with any outfall outside the 10m exclusion zone

Appendix 1



Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016. I was reappointed to the Planning Appeal Decisions and Associated Services in October 2022 for similar functions.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I am currently a member of the Association's Consultants Working Party and interim lead assessor for the Association's Registered Consultants scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

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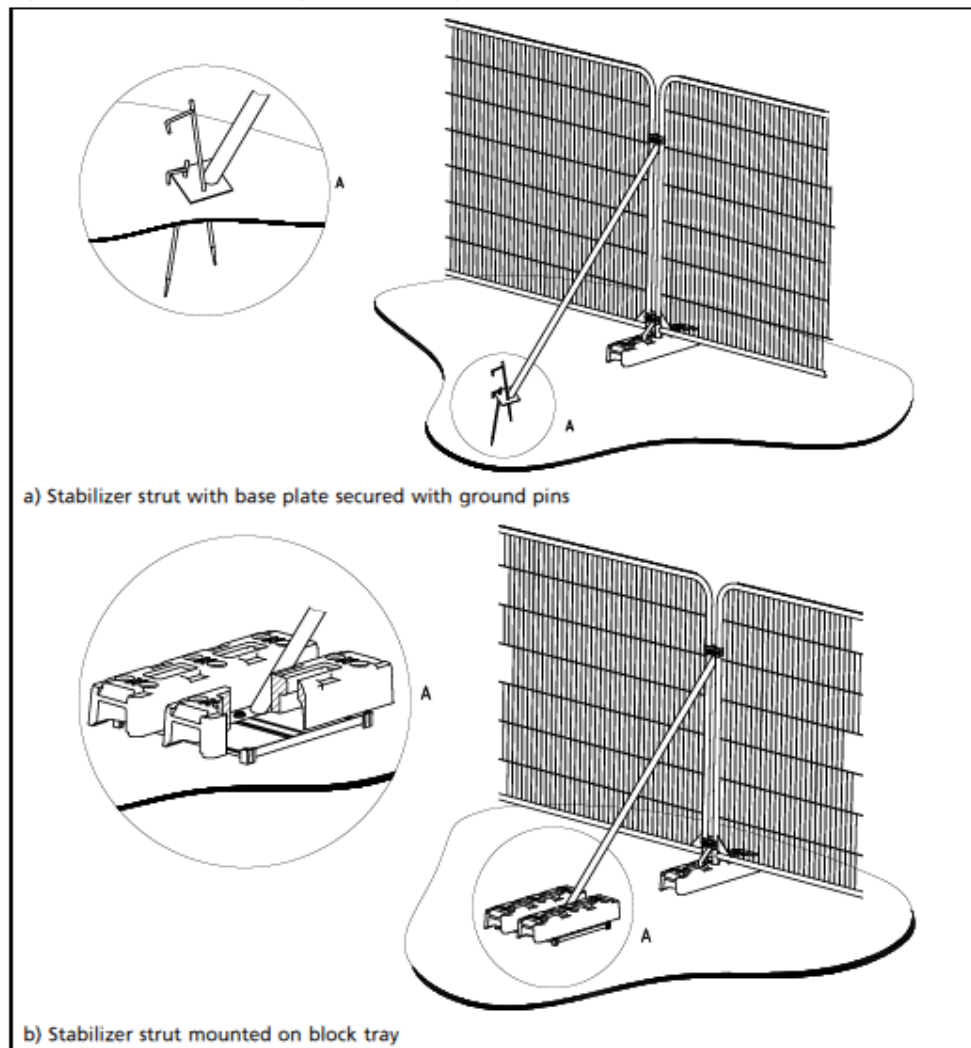
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Appendix 2

A specification for temporary tree protective fencing



Purpose: Fencing will be installed to protect trees during the development process. Fencing should:

- Exclude construction activity
- Be appropriate to the degree and proximity of work taking place around the retained tree(s)
- Be installed in a fashion that makes it difficult to move easily
- Be maintained to ensure that they remain rigid and complete
- Be installed in the positions agreed with the Local Planning Authority and shown on the fencing plan

Specification: Fencing should satisfy the above criteria. A typical construction is indicated in BS 5837:2012 and illustrated above. The fencing on this site will be to the standard recommended in BS 5837:2012 i.e. weldmesh panels braced to resist impacts and securely fixed with wires or scaffold clamps.

Location: The location of the fencing is shown on the annotated site layout plan. The fencing will be erected prior to any demolition or development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the fencing shall be altered only with agreement from the Local Planning Authority.

Appendix 3
Land rear of 25 Mengham Road, Hayling Island
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Sycamore (<i>Acer pseudoplatanus</i>)	12	45?	5	5	3.5	EM	Multiple stems from 4-5m. Dense undergrowth hinders measurement.	20+	B	5.4
				5	5						
T2	Sycamore	11	38+28	5	5	8.0	EM	One-sided, poor form	10+	C	5.7
				5	5						
T3	Cypress (<i>Cupressus</i> sp)	8	28	3	3	3.0	EM	Suppressed under T2	10+	C	3.3
				3	3						
T4	Sycamore	12	30	4	4	3.0	EM	Poor form	10+	C	3.6
				4	4						
T5	Sycamore	13	40?	5	5	4.0	EM	Dense ivy and undergrowth hinder measurement.	20+	B	4.8
				5	5						
T6	Sycamore	13	35	5	5	5.0	EM		20+	B	4.2
				5	5						

Appendix 3
Land rear of 25 Mengham Road, Hayling Island
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.



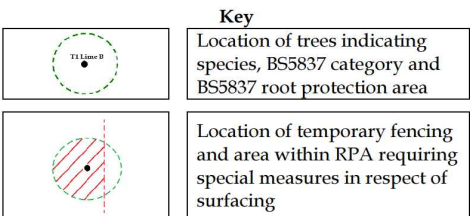
Plan AC1

Tree Protection Plan for Condition
Compliance / Arboricultural Method
Statement

Proposed redevelopments
at 25 Mengham Road,
Hayling Island

Report Ref:
D2344AMS

Location of trees with tree schedule numbering
indicating location of BS 5837:2012 section 6.2 tree
protective fencing and special measures relating to
surfacing



The original of this drawing was produced in colour. A
monochrome copy should not be relied upon.

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23

27

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1a

1b

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ST LEONARD'S ROAD

CAAD

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Contact: 02392 474 919 | info@caad.online

The Old Brewery, 15E South Street, Havant, PO9 1BU



PROPOSED GROUND FLOOR PLAN

- Revisions
- a) Bins and bikes added/13.04.23/JHL
 - b) Planning revisions/23.06.23/JHL
 - c) Planning revisions/17.07.23/JHL
 - d) Planning revisions/15.08.23/JHL
 - e) Parking annotation/16.08.23/JHL

25 Mengham Road,
Hayling Island,
PO11 9BG

Scale A1=1:100, A3=1:200
Drawn OS/JHL
Date 04/04/2023

20058-413^E

20m

40m

60m

80m