

TECHNICAL NOTE

Date: 24 March 2022
To: Craig Burden – Redrow – Head of Planning
Pete Hodgson – Redrow – Planner
From: Stefan Kowalczyk – RPS – Senior Arb Consultant
Pages: 7 inc. this page
Regarding: Tree Protection Fencing at Camp Field, Havant

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Inspection of Tree Protection Fencing at Camp Field, Havant

Further to our visit on 14 March we are pleased to be able to present our findings within this Technical Note. Plans referenced throughout this note are as follows:

1. JSL3850_730 & 731 Tree Protection & Removal Plan

1.1 Southern Boundary – H1# going westward to G4#

Trees in this section are relatively low quality and located on the southside of a pre-existing bund. Therefore, rooting activity to the north is likely to be restricted.

The Tree Protection Fencing (TPF) looks to be closer to the tree stems than specified on the Tree Protection and Removal Plan i.e., not in accordance with the approved plan, the fencing should cover more ground than is currently being protected.

However, given the quality of trees (category C) and their situation – on the southside of an existing bund, retaining the TPF in its current location is low risk and similarly, adequate to protect the likely rooting area of the relevant trees.



Figure 1. View looking westwards. Bartons Rd to the left.

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Figure 2. View looking eastwards. Bartons Rd to the right.

1.2 South-western boundary corner – G4# westwards/northwards to T22

G4# and H1# is a continuation of the southern boundary tree line and is of no particular merit. T22, Oak, on the other hand is a high-quality tree with a large RPA located on the western boundary. TPF is currently positioned incorrectly.

In the figure below,

- 1) Yellow (dash dot) line represents the current location of TPF.
- 2) Pink/Magenta (dash dot) line represents the approved location of TPF.
- 3) Red (dash dot) line represents the proposed line of TPF.

Furthermore, a pilling mat of hardcore has been laid within the area marked by the red line. This seems to be unnecessary due to the large distance between the pilling mat in this area and any proposed building foundation.

Recommendation

- 1) Present question to construction asking whether the pilling mat can be removed from the area within the red line.
- 2) Re-instate TPF to the red line at best or pink/magenta lines at least.

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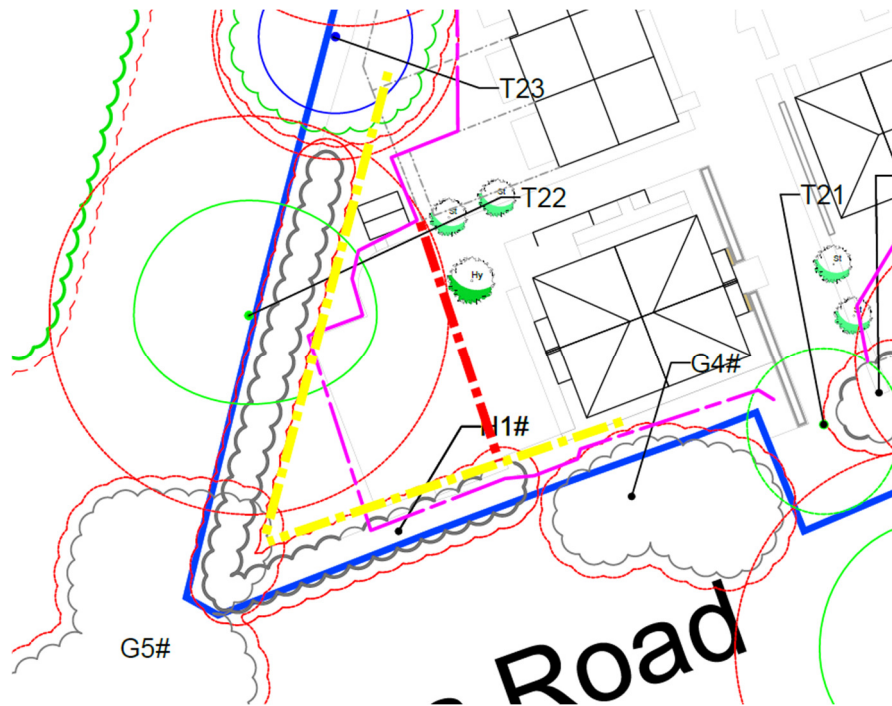


Figure 3. Snapshot of approved Tree Protection Plan existing, approved & proposed TPF location



Figure 4. View looking westwards. T22 on the right side of the picture. Pilling mat in view.

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1.3 Western boundary

The western boundary is populated by large, mature Oak trees that are protect by a Tree Preservation Order (TPO) administered by Havant Borough Council.

TPF is currently located well within the approved location as described on the Tree Protection Plan i.e., the TPF protects far less area than approved. There is an existing ditch within the RPA on the eastern side of the stem which may limit shallow rooting to the east somewhat. However, given the age and stature of these trees it is highly likely that roots have occupied the land east of the exiting ditch.

Topsoil within the RPA has been removed back to the existing fencing line. Fortunately, there were no obvious signs of exposed roots. However, as above, it is likely that the roots have established in the sub-soil outside of the current location of the TPF.

It is noted that a below ground attenuation tank is proposed in this area, the north-western corner of which protrudes significantly into RPA plus, reinforcing batter which will likely extent up to or close to the tree stem of T28 & T29 – there's a **high risk** of potentially damaging structural root systems and destabilising large mature Oak trees.

There's also a **high risk** in terms of tree protection fencing being in the wrong location around TPO'ed boundary trees. Similarly, topsoil has been removed within RPA. Note: The TPO legally protects all parts of the tree, even those parts which are below ground.

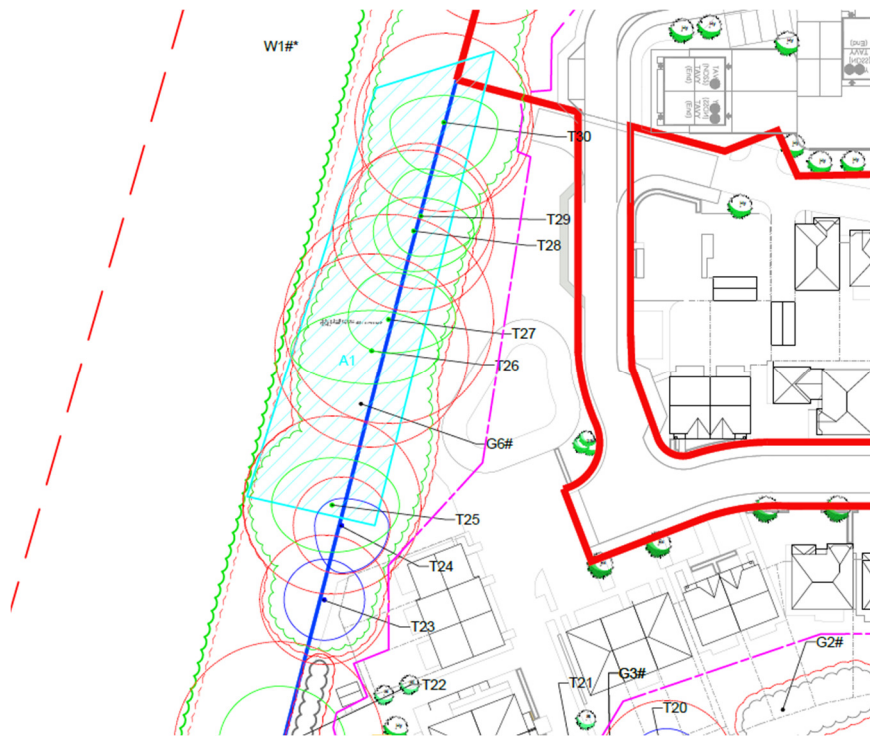


Figure 5. Tree Protection Plan showing trees along western boundary

Recommendation

- 1) Present question to construction of whether firstly, the location of the tank can be altered to avoid RPA. Secondly (and perhaps more realistically) raise the question of using a sheet pile type reinforcement to avoid the requirement of batter/excavation up to/close to stems of TPO'd trees.

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- 2) Retain TPF in its current location in order to install below ground attenuation tank and attenuation basin but, re-instate topsoil and fencing in areas that don't restrict construction.
- 3) If the traditional batter back cannot be altered to less intrusive method, ensure excavation within RPAs is overseen by an Arboricultural Consultant to ensure any evidence of root severance is documented. Collected information can be used to inform any mitigating measures required such as crown/weight reduction works to the canopy or, removal of the tree due to extensive root severance or, no works.



Figure 6. View looking north. Western site boundary righthand side of photo

1.4 Central Part of Site – T1 Oak

A large mature (TPO'ed) Oak located within the central part of the site. TPF looks to be adequate to protect the RPA.

Proposed footway to the east of the tree stem will require TPF to be re-configured in accordance with the “second stage” fencing location (in blue) on the Tree Protection Plan. On completion of the footpath, “first stage” fencing should then be re-erected or, alternatively, ground protection be laid within the area of removed fencing. Any ground protection being laid must be adequate for the anticipated load – in this case it would seem appropriate to lay 150mm of woodchip (or similar compressible layer) with ground protection boards pinned down on top.

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Figure 7. T22 - view looking east

1.5 Southern Boundary – T14 – H1#

H1# has been removed and an access road has been installed in its place. This detail was not included within the Tree Protection Plan however, the impact to existing trees is likely negligible. Exact impact to the east end of G1# is however unknown – tree roots could have been severed and/or negatively impacted without prior consideration due to the excavation and installation of a subbase.

TPF has not been installed in accordance with the Tree Protection Plan however, it is generally adequate for the same reason expressed within section 1.1 of this note.

1.6 Southern Boundary – T13

T13 has been removed. There is no remaining evidence of the tree other than its roots. The stump has been removed. Ownership of this tree is unclear and should be clarified.

Risk – if the tree was owned by the Highways Authority and removed without permission. In this scenario, the Highways Authority are likely to require retrospective payment for the tree. The value of which is generally established through the completion of a retrospective CAVAT assessment. If enforced by the highways Authority the CAVAT value is likely to be in the region of £10,000 – to be agreed with the Highways Authority.

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Figure 8. Google St view, Mar 2021, showing T13



Figure 9. Current image taken 14th Mar 2022. T13 missing