

## Arboricultural Statement & Tree Works

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**Date:** 16<sup>th</sup> March 2023

**Site:** Heath Mansion, 136 London Road, Waterlooville Hampshire PO7 5SU

**Introduction:**

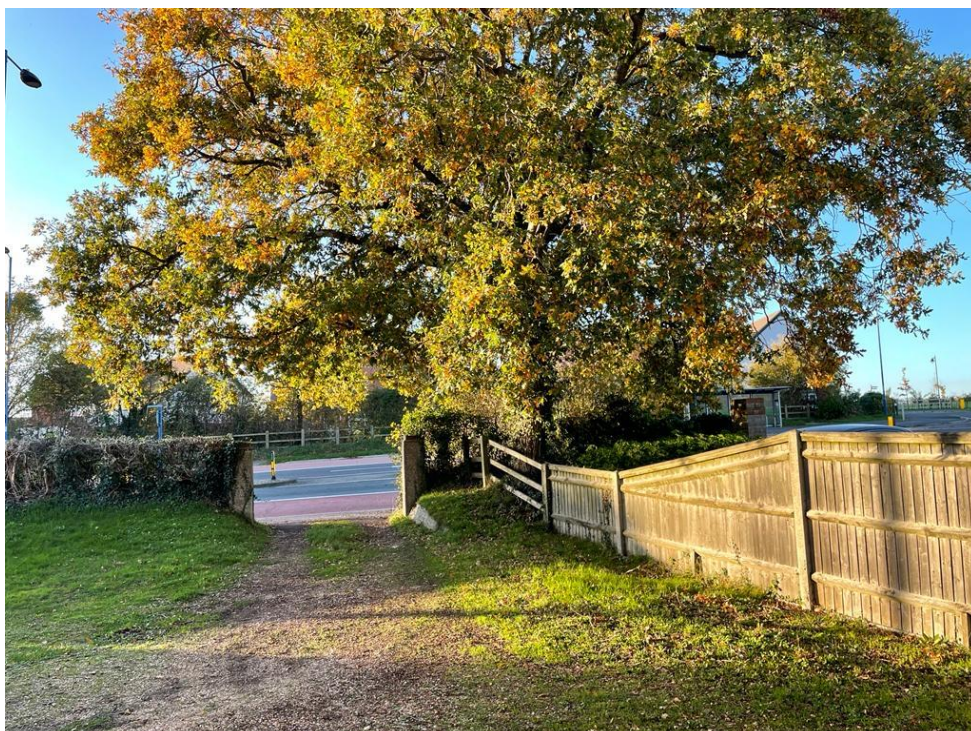
With reference to planning permission APP/22/00255, condition 4, at 134 London Road, Waterlooville. Tree T1 requires a crown raising to prevent damage by larger vehicles accessing underneath it. Guidance, BS5837:2012 Trees in relation to design, demolition and construction recommendations.

**Assessment:**

The tree T1 is a Common Oak (TPO 1899 Havant Borough Council) and belongs to Heath Mansion, 136 London Road, Waterlooville Hampshire PO7 5SU. The spread is uneven with a greater proportion over the boundary of #134 and on the Southern side of the tree. The current crown sits at approximately 2.5 metres from the ground. The crown of the tree has a spread of approximately 16 metres.

T1, seen in images (1 to 7), is overhanging its boundary into the property of 134 London Road. The overhanging branches are impeding good and reasonable only access to the property. The overhanging has become a distinct cause for concern in terms of safety for the property owners and general public accessing and using the site. It is thought that any larger vehicle or plant machinery needing to enter or exit the site could cause accidental damage to the tree.

1. Image of tree T1 and the site access, looking West:



- 2.

3. Image of tree T1 and the site access, looking West:



4. Image of tree T1 and site access, looking North-East:



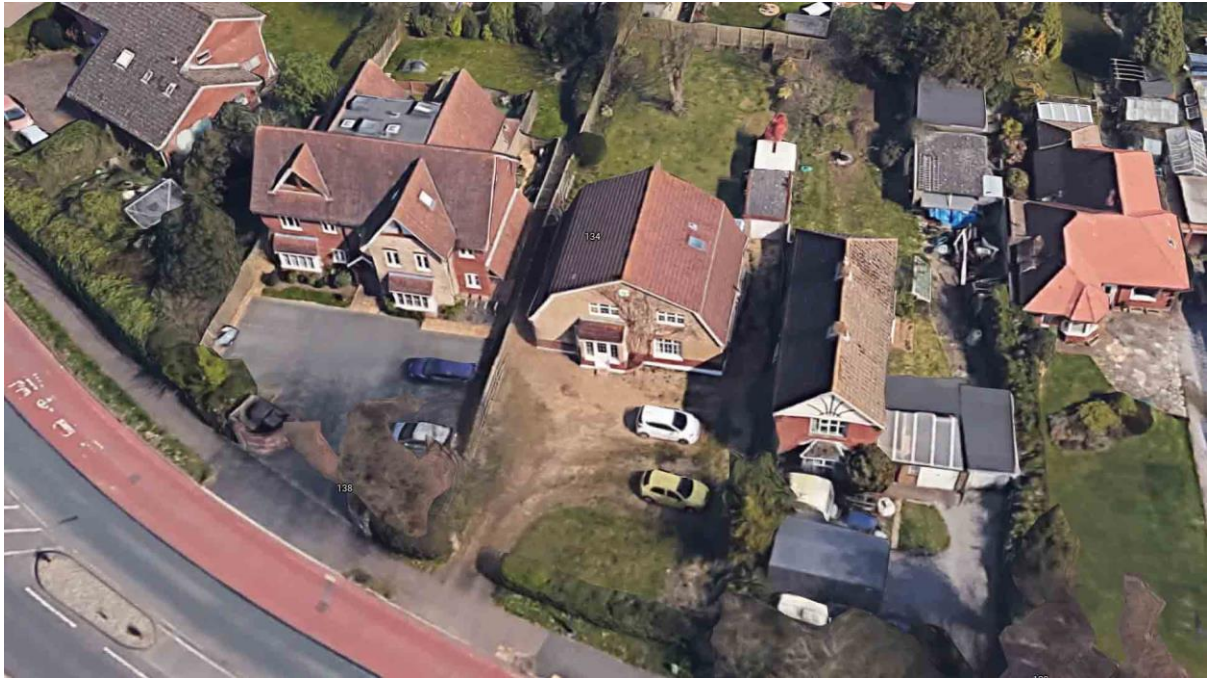
5. Image of tree T1 and site access, looking East:



6. Image of tree T1 and the site access, looking East:



## Location Images:



Above, aerial image looking east and showing the front elevation and boundary of the property.



Above, street View, showing TPO oak tree within neighbouring property boundary.



Above, street View, showing site access.

**Tree:**

The tree was inspected from using visual observation from ground level only. The tree was not climbed or inspected below ground level. Due to inaccessible best estimates made about the location, physical dimensions and characteristics.

| Tree | Type       | Status                                                                                    | Approximate Size                      | Observations                                                                                                         |
|------|------------|-------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| T1   | Common Oak | Tree of moderate quality with an estimated remaining life expectancy of at least 20 years | Canopy height 15m<br>Crown spread 16m | (i) Root ball raised above general ground level by approx. 1m.<br><br>(ii) Unsympathetic management and storm damage |

**T1 TPO number:** 1899

**Proposed Tree Works:**

To part reduce the growth overhanging the driveway on 134 London Road with general seasonal pruning back to suitable growth points and a crown lift the tree to achieve access on the Southern side. Lower branches of the tree will be removed during the crown raise to clear the pavement outside the property, but only up to the border between 134 and 136 London Road. Conducting the work will raise the crown to approximately 4 metres from ground. Marked approximate cutting points of the lateral limbs are marked on images A & B, below by attending tree surgeon (Nov 2022).

There is no requirement for works on the Northern side of the tree and within the boundary for Heath Mansion, 136 London Road or to reduce the height of the tree.

Crown raising of the tree spread of the Southern crown, by reducing the limbs, up to 4 metres, this will reduce the total spread of the tree to 12 metres. The higher limbs on the Southern side will be reduced sympathetically to shape this side of the tree. The overall height of the tree which sits approximately 15 metres will not be altered.

Image A:



Image B:

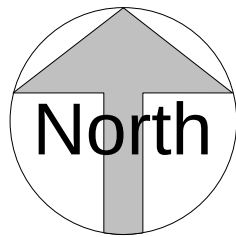


**Reason for Work to Tree:**

- To maintain and provide reasonable access to #134,
- To safeguard future health of the tree,
- To help prevent possible storm damage,
- To improve visual appearance of the tree,
- Public safety,
- To protect tree T1 prior to a proposed front extension to existing porch is started. Please refer to planning application APP/22/00255, condition 4. All tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

**Note:**

All tree works is to be undertaken in accordance with British Standard BS 3998:2010, recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained tree to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber lorries, tractors, excavators or cranes shall be parked or driven beneath the crown of any retained tree, to prevent subsequent compaction and root death.



## BLOCK PLAN

1 : 200

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:200 @ A3

0m 12.5m 25m 37.5m 50m 62.5m

VISUAL SCALE 1:1250 @ A3

Heath  
Mansion

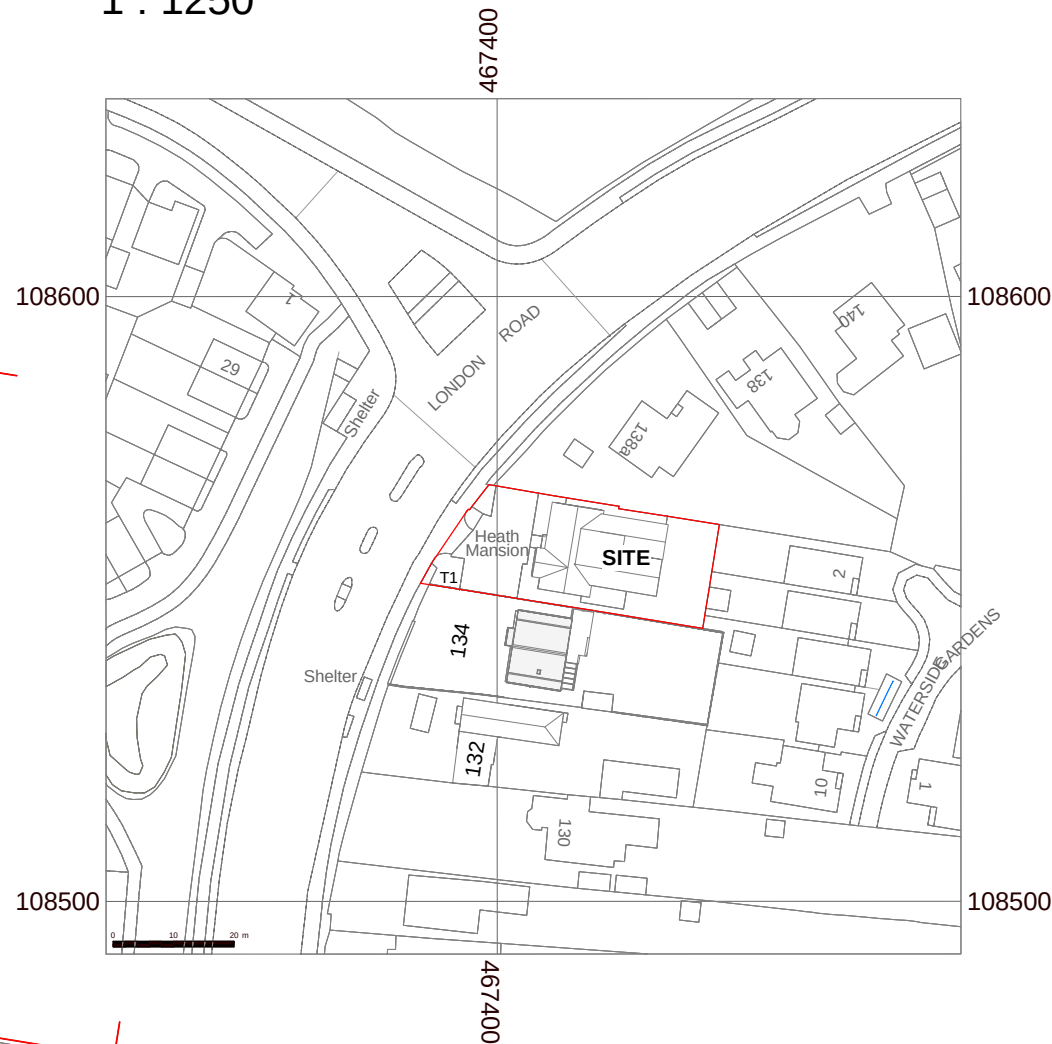
APPLICATION SITE  
EDGED IN RED

OAK  
T1

134

## LOCATION PLAN

1 : 1250



**Property Address:**  
Heath Manson, 136 London Road,  
Waterlooville, Hampshire PO7 5SU

**OS Grid Ref:** SU 67391 08554  
**Latitude:** 50°52'21"N  
**Longitude:** 1°2'37"W  
**Altitude:** 56 m

**Local Authority:** Havant Borough Council

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evidence of a right of way. The representation of  
features as line is no evidence of a property boundary.



**The Planning Service**  
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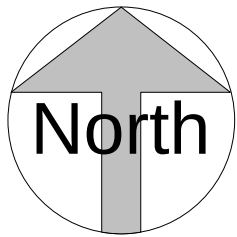
Under the construction (design and management) regulations 2015 (CDM2015) all design work for both domestic and commercial development(s) are to conform to those regulations. E&EO.

Mr K Robinson

**SITE: Heath Manson, 136  
London Road, Waterlooville  
PO7 5SU**

### EXISTING LOCATION & BLOCK PLANS

|                 |            |              |
|-----------------|------------|--------------|
| Project number  | 0293       | <b>E001</b>  |
| Date            | 30/11/2022 |              |
| Drawn by        | JJ         |              |
| Status          | Planning   |              |
| Scale 100% @ A3 |            | As indicated |



Tree Canapy Radius

Tree Protection Area

TPO TREE  
COMMENT OAK  
T1

Protection Barreir

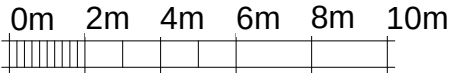
Protection Barreir

ACCESS

**Ground protection:** (marked in blue hash)  
The existing hard surface will be retained to act as ground protection within the RPAs of retained trees for the duration of the development. If removed this should done under direct arboricultural supervision and replaced with temporary ground boarding.

# TREE PROTECTION PLAN

1 : 100



VISUAL SCALE 1:200 @ A3

136

134

### Tree Notes

- The tree is plotted according to a measured survey carried out by the author.
- The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837:2012).
- The survey was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be considered necessary then this should be requested.
- works recommended on the trees are based on the current context of the site, as is required by 6S5837:2012. They are not works required as a result of any proposed development.

The details of the individual tree are provided on the Arboricultural statement. The tree constraints have been calculated and are illustrated in accordance with BS5837:2012.

### Tree Protection Plan

#### Tree Works

- Before any demolition or construction works commence, and before any demolition and construction vehicles, equipment and materials are delivered to site, the following tree works will be carried out.
- Tree no. T1 – proposed cut back growth overhanging the drive access, to be confirmed by local authority tree officer as part of this planning application.
- All tree works will be carried out in accordance with 6S3998:2010.
- All tree works will be carried out in such a way that no harm is caused to trees to be retained.
- All arisings will be disposed of in an approved manner and off site unless otherwise instructed by the client or site manager.

#### Ground Protection:

The existing hard surfacing located within the RPAs should be retained for the duration of the project. If this is removed, it will be done so under direct arboricultural supervision and replaced with suitable ground protection, capable of withstanding the likely loading for the site. New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

*Note The ground protection might comprise one of the following:*

- for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;
- for pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer(e.g.150mm depth of woodchip), laid onto a geotextile membrane;
- for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary system or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

For situations other than those described in a) or b), the ground boarding is to be designed by a suitably qualified person to an engineering specification in conjunction with arboricultural advice, to be able to support the expected loading to be placed upon it. In all cases, the objective of the ground boarding is to avoid compaction of the soil beneath, so that tree root function remains unimpaired.

- After the tree works are completed, and before any demolition or construction works commence, and before any demolition and construction vehicles, equipment and materials are delivered to site, the tree protection barrier will be erected at the positions shown in this plan, and will comply with the illustration to the left.
- The barrier will have an A3 size informative/warning notice attached on the construction site side, at approximately 1.6 metres above ground level, and at no more than 6 metre intervals. An example of a suitable notice follows this plan.
  - No construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers.
  - The tree protection barriers will be retained in place and intact until all demolition and construction activities have been completed and all demolition and construction materials, equipment and vehicles have been removed from the site.

When any large and/or tall and/or jibbed vehicles/equipment are operating or manoeuvring close to the crowns of trees to be retained, a specific banksperson will be appointed to supervise the movement and ensure that no damage is caused to the crowns of these trees through impact.

All activities usually carried out in the compound area, e.g. the storage of all materials and equipment (especially liquid materials), the mixing of concrete and mortar, the sitting of rest cabins and the site office etc., will take place outside the construction exclusion zones created by the tree protection barriers.

Any facilities for the storage of oils, fuels or chemicals shall be sited at least 5 metres outside the tree protection barriers, on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. All underground services will be carefully routed so as to avoid crossing the RPA of all the retained trees.

No fires will be permitted within on site.

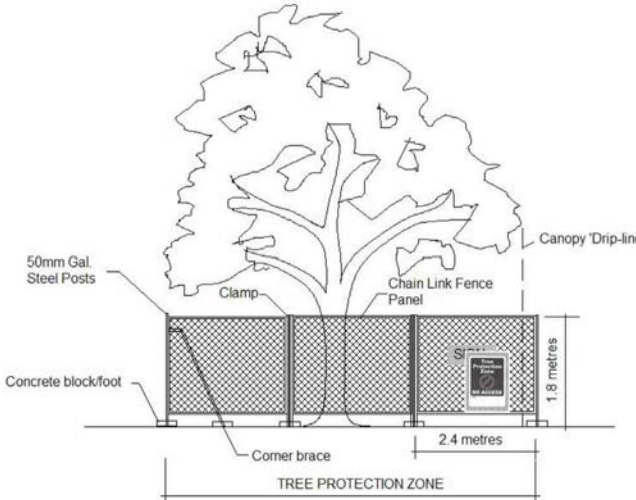


Figure 1 – Detail of Tree Protection Fence



**The Planning Service**  
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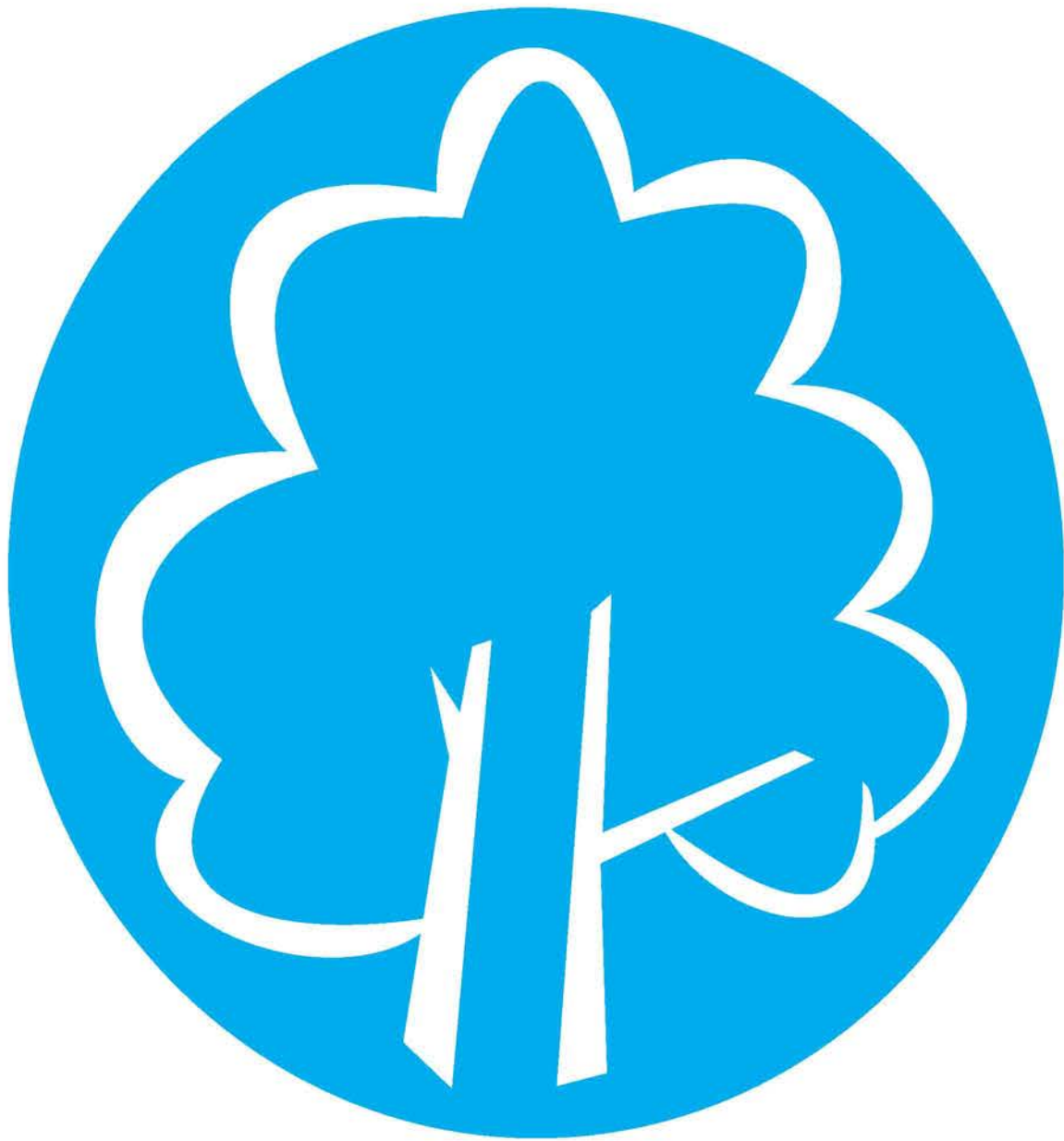
Under the construction (design and management) regulations 2015 (CDM2015) all design work for both domestic and commercial development(s) are to conform to those regulations. E&EO.

Mr & Mrs Robinson

134 London Road,  
Waterlooville PO7 5SU

## PROPOSED TREE PROTECTION PLAN

|                 |               |         |
|-----------------|---------------|---------|
| Project number  | 0293.1        | P004    |
| Date            | GAT02/08/2022 |         |
| Drawn by        | JJ            |         |
| Status          | Planning      |         |
| Scale 100% @ A3 |               | 1 : 100 |



**PROTECTIVE FENCING. THIS  
FENCING MUST BE  
MAINTAINED IN ACCORDANCE  
WITH THE APPROVED PLANS  
AND DRAWINGS FOR THIS  
DEVELOPMENT.**



**TREE PROTECTION AREA  
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)  
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY  
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A  
TREE PRESERVATION ORDER.  
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY  
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF THE LOCAL  
PLANNING AUTHORITY**

Mr Jay  
The Planning Service  
Studio 134 North Lane  
Clanfield  
Waterlooville  
PO8 0RL

For: Mr Robinson

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**The Town and Country Planning (Development Management Procedure) (England) Order  
2015  
Grant of Planning Permission**

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**Application Number:** APP/22/00255

**Site Address:** 134 London Road, Waterlooville, PO7 5SU

**Proposal:** Proposed front extension and new entrance.

Further to your application received on 11 March 2022, which was valid from 14 April 2022, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

**Conditions:**

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Arboricultural Statement  
Tree Protection Plan - Drawing No. P004  
Design and Access Statement  
Existing Location and Site Plan - Drawing No. E001  
Existing Elevations - Drawing No. E002  
Existing Photos - Drawing No. E003  
Existing Floor Plans - Drawing No. E004  
Proposed Location and Site Plan - Drawing No. P001  
Proposed Elevations - Drawing No. P002  
Proposed Floor Plans - Drawing No. P003  
**Reason:** - To ensure provision of a satisfactory development.

Our Ref: APP/22/00255

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.  
**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No development hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to the existing TPO tree adjacent to the site throughout implementation of the same has been implemented as set out in the Tree Protection Plan - Drawing No. P004. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during such implementation is in progress.  
**Reason:** To safeguard the continued health and presence of the trees and to protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

#### **Other Important Information:**

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) Your attention is drawn to the consultation response received from Southern Gas regarding the proximity of the development to gas infrastructure. The full response can be viewed on the Council's website in the case file associated with this application, however your attention is drawn to the following Southern Gas advice:
- (i) There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.*
- (ii) Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.*
- (iii) It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.*

(2) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.

(3) Your attention is drawn to the fact that the Oak tree (T3) located on this site and on adjoining land is protected by TPO 1899. Consent to carry out works to this tree will require consent from the Council. Should you require any further advice on this please contact the Arboriculturalist via the Customer Service Centre on 023 9244 6015.

*Simon Rowberry*

Simon Rowberry  
Executive Head of Place (Interim)

16 August 2022

## DISCLAIMER

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When printing hard copy drawings, they should be printed at 100% scale to the correct as listed paper size. Commonly used paper sizes A1, A2, A3, A4. The printing process can cause slight alterations to the plans. All dimensions are to be checked on site and not to be scaled from drawings.

The project drawings and plans are to the following scales: 1:1250, 1:500, 1:100, 1:50, 1:20, other scales can be used and will be listed.

It should be noted that the Location Plan has been supplied by an authorised distributor. The Block Plan has been prepared with the benefit of measurements taken on site.

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Design planning drawings, details, documents and reports are produced via surveys and or desk top studies to aid the project in design, planning and construction. The information is correct at the time it was produced only.

Proposed drawings, details and models are produced to demonstrate the proposed scheme to the client and the Local Authority Planning (LPA) department. The LPA has the right to use any submitted information as part of a planning application only and should not be used for any other purpose without written permission from The Planning Service or Aaron James Architectural Ltd. Compliance with building regulations, service utility companies and authorities is not to be assumed from design concept or planning drawings and details.

Construction drawings, details, information, calculations, documents and surveys are produced for construction directions and should be used as reference only unless stated for direct use. The ordering of any materials including doors, windows, stairs and kitchens etc, should not be scaled or taken from drawings. All dimensions are to be checked on site by the building contractor. It is the responsibility of the principal building contractor and the construction team to keep the design team informed and updated as needed. In the absence of a building contractor this should be the responsibility of the client.

The client and building contractor(s) are to ensure the works follow the construction drawings and built within the agreed planning permission. Any deviations to the proposed scheme should be pointed out and agreed by the design team. The building contractor is to ensure the works are inspected and completed to the satisfaction of the Local Authority Building Control (LABC), Local Water Authority, and any other required inspections.

Appropriate Party Wall notices under the PARTY WALL 1996 ACT should be served on adjoining owners and include as needed agreed Awards prior to the commencement of any construction works and within the correct notice times.

CDM2015 compliance, rules and notices are assumed and are to be followed during design and construction.

It is the responsibility of the client, to check and maintain, the correct level of insurances for the project at all times, during and following construction. This information should be shared with the design and build teams.

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