

Arboricultural Impact Assessment (AIA)

Proposed development Bartons Road Havant PO9 5EY

Report reference Bartons Road 020001911/6

Client Fortitudo Ltd

17th December 2020

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1 Summary

There are no trees on the site. To the north, on Bartons Road are two Maples. To the south on Martin Road are an Oak and two Horse Chestnuts unaffected by development now the vehicular access has been deleted. A Maple grows on the fence line with the garage on the south west boundary and a Monterey Pine to the south east of the site. None of these trees will be impacted by development. Any issues are addressed and mitigated in this document.

This report provides assurance	This AIA document should provide the assurance required by the LPA Tree Officer in order to discharge their duty under the 1990 TCPA, and to meet their Local Plan policy requirements.
All the trees can be protected during development	Based on the design process, this assessment and site investigation, the trees can be protected from the risk of damage during the construction period. There is a record of a tree preservation order (TPO1606) on the site that covers some trees in the centre of the site. At the time my client took an interest in the site the Travis Perkins building had been demolished and there was a large pile of rubble where the trees stood. Other trees including a line of Cherries in poor condition to the east of the entrance, a conifer hedge on the Bartons and Petersfield Road boundaries and a group of mixed conifer and broadleaves at the southern end of the site have been removed. None of these were protected by tree preservation orders.

2 Introduction

2.1 Purpose

This Arboricultural Impact Assessment has been written for the LPA to grant planning permission	This Arboricultural Impact Assessment (AIA) identifies and assesses the significance of the effect of direct and indirect impacts on trees and where necessary recommends mitigation. The AIA contains a Tree Survey Schedule (Appendix A). The Arboricultural Method Statement (Bartons Road 0201911/AMS/2) sets out the tree protection based on the physiological needs of the trees, Tree Constraints / Tree Protection Plan RNapc/020/TCP/TPP/6, support the planning application for development of this site.
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2.2 Context

Local Plan Policy requirements are met	The pre-submission Havant Borough Local Plan 2036 states at Policy E18 Development affecting trees, hedgerows and woodlands will only be permitted where it: 1. Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding visual interest and amenity;
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2. Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process; and
3. Will not result in the loss or deterioration of ancient woodland and ancient or veteran trees.

The Council will refuse planning permission for proposals that threaten the retention of important trees, hedgerows, and woodland, unless the need for, and benefits of development in that location clearly outweigh the impact of the proposal.

Provision of new trees are expected as part of development proposals for new homes and commercial floorspace. Planning permission will be granted where it:

4. Facilitates adaptation to climate change by providing shade, shelter and cooling through new tree planting; and
5. Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.

The proposals comply with the National Planning Policy Framework

These proposals comply with the NPPF in terms of achieving sustainable development, good design and conserving the natural environment by retaining all the of the trees adjacent the site. Paragraphs 54 and 55 of the NPPF deal with planning conditions. Sufficient detail has been provided so an enforceable planning condition requiring the trees to be protected can be based on the accompanying Tree Protection Plan and AMS.

2.3 Site description

Site factors will have affected the root protection area (RPA)

A notional circular RPA has been plotted for T003 Maple because there is evidence of rooting in the property next door. The RPA of the remaining trees have been affected by structures that I think has influenced a notional radial root development. I base this on my site observations and the original structures and surfacing before demolition of the Travis Perkins building. I have shown the RPA's as polygons on plan RNapc/020/TCP/TPP/6 in accordance with the recommendation in paragraphs 4.6.2 and 4.6.3 of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

The significant trees are being retained and protected

There are no significant trees on the site. T001 and T002 Maples grow adjacent the highway. T003 is an unremarkable Maple that is growing in a position where it will damage the adjacent building. I have shown the tree to be removed but believe it is outside the ownership of the client, so it has been shown to be protected during construction. The Monterey Pine T004 has been surveyed for completeness but is unaffected by the proposals.

3 The Development

3.1 Extent of changes proposed

No new structures will impact on the trees

The existing dwarf wall at the north end of the site supporting the railings will be retained. I think this effectively contains the majority of the root system of the Maples T001 and T002 on this side of the development site.

	The RPA of T004 Monterey Pine has been limited on the site side by an extensive area of concrete surfacing and hard standing. This tree will be unaffected by the proposed new footpath because of the existing surfacing.
There are no changes in level proposed, apart from the access	New surfacing for car parking can be built without special engineered surfacing because the RPA of trees is unaffected and because it is a replacement for what was removed.
3.2 Effect of proposals	
No negative impact on landscape and amenity	Because the significant trees are being retained, there will be no negative impact on the local amenity.
Protective fencing will be used to protect the trees	Plan RNapec/020/TCP/TPP/6 shows the location of the protective fencing. No ground protection is required, although working practices for installing the minimal dig surface will require temporary ground protection.
There are no liveability issues...	...associated with the proposals that will cause issues with retained trees in the future.

4 Recommendation and conclusions

Tree Constraints / Protection Plan RNapec/020/TCP/TPP/6; Arboricultural Method Statement Bartons Road 0201911/AMS/2

Subject to the final design of the new access, the scheme is acceptable in arboricultural terms	Planning conditions will be required to ensure compliance with the documents during the build process.
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Revisions:

Report version /6

Updated report Bartons Road 02019/6 dated 17th December 2020

Changes include deleting the Martins Road vehicular access, correcting typography and errors and updating the TCP/TPP plan number to version 6 based on the most recent layout.

**A Appendix A Tree Survey
Schedule**

Reference	Common Name	Retention Category	Stem Diameter (mm)	Number of Stems	Multiple Stem diameter (mm)	RPA: Radius (m), Area (m ²)	General Observations	Height (m)	Crown spread North	Crown spread East	Crown spread South	Crown spread West	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Remaining Contribution
T001	Silver Maple	C2		4	370, 320, 430, 500,	Radius: 9.9 Area: 308	Off-site tree. Previously topped at 9m	12	7	9	6	6	6	Mature	Fair	Fair	10+ Years
T002	Silver Maple	C2		4	240, 420, 490, 200,	Radius: 8.6 Area: 232	Off-site tree. One stem removed. Poor form. Near busy junction with static traffic. Previously topped at 9m	13	7	8	7	8	6	Mature	Poor	Poor	10+ Years
T003	Norway Maple	C2		6	300, 300, 300, 350, 250, 200,	Radius: 8.4 Area: 222	Off-site tree. REMOVE	13	5	5	4	4	2	Early Mature	Fair	Poor	<10 years
T004	Monterey Pine	B1	900	1		Radius: 10.8 Area: 366	Off-site tree	15	8	8	8	7	2	Early Mature	Fair	Fair	40+

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T005	Horse Chestnut	U	950	1		0	Off-site tree. Major decay at base. Occluding but hollow stem	18	6	7	6	2		Mature	Poor	Poor	0
T006	Horse Chestnut	B2	850	1		Radius: 10.2 Area: 327	Off-site tree. Damage to stem N side.	18	6	3	7	6		Mature	Fair	Fair	20+ years
T007	English Oak	A2	1100	1		Radius: 13.2 Area: 547	Off-site tree.	16	8	10	7	7		Mature	Good	Good	40+ years