

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with development
at Land r/o 31 North Crescent,
Hayling Island
PO11 9LR**

Prepared by
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LPA Planning Reference: APP/20/00801

Report Reference: D2076AIA

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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Critchley Architecture and Design Ltd for the applicant to assess the significant trees close to the proposed development at land r/o 31 North Crescent, Hayling Island PO11 9LR and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the erection of 1 No. two bed dwelling on land r/o 31 North Crescent, Hayling Island, with access from Norman Road.
- 1.3 **Documents provided:** I have been provided with the Critchley Architecture and Design Ltd 'Proposed Tree Plan' drawing no. 20052-111 revision D dated 11.12.2020 120 Revision D dated 28.10.19 based on the site survey and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development and indicating drainage proposals. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC1.
- 1.4 **Qualifications and experience:** I have based this report on available documents and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Havant Borough Council on-line mapping service shows trees protected by a TPO with a 'Group' designation along the east boundary of 31 North Crescent and the oak T3 may stand within the boundary of the identified Group. The oak T1 is not within that Group and the map shows no other trees included in a TPO on or close to the site. The site is not within a Conservation Area. The proposal is to retain the trees and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent for

the proposed works. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2076AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 RECENT PLANNING HISTORY

- 2.1 **Planning permission:** Havant Borough Council granted planning permission for the erection of 1 No. one bed dwelling on land r/o 31 North Crescent, Hayling Island, with access from Norman Road in their decision ref: APP/19/00726 dated 16th October 2019. The permission was subject to conditions, of which conditions 3, 4 and 5 referred to trees. Condition 2 required development to be carried out in accordance with approved plans which included the Arboricultural Impact Assessment and Method Statement report dated May 2019 and Tree Protection Plan – TSP-KC/31NORTH/003.

2.2 Previous consent conditions:

- 2.2.1 **Condition 3:** This condition relates to levels. Internal floor levels are not relevant to the risk of harm to trees (and 4.3 below). Site levels will be managed with the use of special installation of surfacing with no significant excavation into previously undisturbed ground.
- 2.2.2 **Condition 4:** This condition relates to services. The proposed locations of surface water and foul water service runs are shown on plan AC1. Surface water provisions are outside the RPAs of trees proposed for retention. Excavations for foul water service runs will be carried out as set out in 4.5 below. Any other services e.g. water, gas will be laid in the foul water trench; or if separate trenching is required, again in accordance with 4.5 below.
- 2.2.3 **Condition 5:** This condition relates to building foundations and other excavations. Building foundations are dealt with at 4.3 below. Other excavations for services are dealt with at 4.5 below. There are no other excavations proposed.

3 TREE INFORMATION

- 3.1 **Tree Schedule:** Relevant information about relevant trees has been extracted from the Technical Arboriculture Arboricultural Impact Appraisal and Method Statement report ref: AIA/AMS-KC/31NORTH/003 dated November 2018. This document was submitted to the Council in support of the previous application and is present on the planning case website as a public record. The tree information is set out in the tree schedule at Appendix 2.
- 3.2 **Collection of data:** Each significant tree is shown on the annotated site layout attached as Plan AC1. For each tree information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction – Recommendations* is given in the tree schedule at Appendix 2.
- 3.3 **Subjective assessment of trees:** The tree schedule is in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
 - Category B:** Trees of moderate quality and value
 - Category C:** Trees of low quality and value
 - Category U:** Trees unsuitable for retention, usually to be removed
- 3.4 **The root protection areas and location of protective fencing:** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule. In practice the siting of the specific protection measures may be different. The implication of the root protection area is that no significant disturbance should occur within it if the trees are to be successfully retained.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** Site access will be by way of the existing informal access from Norman Road enlarged and surfaced to form a new vehicular access to the footprint of the proposed dwelling. The new surface will be installed early in the development process (and see 4.4 below).

- 4.2 **Demolition and removal of structures:** There are no existing buildings within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.3 **Construction of new buildings:** The proposed dwelling is marginally within the RPA of T1 proposed for retention. In consideration of all the circumstances, special design and construction of foundations seems disproportionate, and 'conventional' construction is proposed for the foundations for the dwelling (and see paragraph 4.4 below). **Note:** The dwelling footprint is approximately 1000mm further from trees than the consented scheme footprint.
- 4.4 **Installation of new surfaces:** Much of the proposed access and parking are within RPAs. Where surfaces are proposed within RPAs they will be installed using a 'no-dig' specification. Excavation into areas previously unsurfaced will be limited to the removal of the vegetation layer, a nominal 10cm, to be carried out by hand. There will be no excavation into previously undisturbed ground. The levels allow surfacing to be installed using a no-dig form of construction and may allow the use of a cellular confinement system. For the avoidance of doubt, this method of construction will be used for any surfacing within the area indicated on plan AC1 by diamond hatching i.e. within the RPAs. Where new surfacing is proposed in these areas, a geotextile membrane will be installed over the previously undisturbed ground level, with the cellular confinement system laid over the membrane. The replacement surface laid over the filled cellular material will be retained by an edging of wooden boards secured by driven wooden pegs. The small change of levels from the new access surface past the edging to the existing ground levels will be managed by a batter formed from good quality topsoil. The restrictions on excavation and the use of a geotextile membrane and cellular confinement system in accordance with the guidelines in Section 7.4 of BS 5837 will limit the risk of damage to tree roots to an acceptable level. The special surfacing will be supplemented by temporary tree protective fencing (see 5.1 below). The plan AC1 assumes the installation of the base course of the vehicular access and parking with a temporary capping early in the development process, to allow site access during construction. An indicative specification is given at Appendix 4.
- 4.5 **Services:** The RPAs of retained trees extend across much of the access to Norman Road. The Council will expect any activities within the RPAs of retained trees to be in accordance with the latest guidelines and recommendations. For services where there is the need to run pipework within

tree protection zones, such pipework will be installed in trenching in accordance with the recommendations in NJUG Publication: Volume 4: Issue 2: 16/11/2007: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Within the root protection areas for trees trenches will be dug by hand and any roots over 2.5cm in diameter will be retained undamaged. The trench backfill round the roots shall be a granular material that can be compacted to the point where it can bear the new surfacing without subsiding but without abrasion of tree roots and without raising the soil bulk density to the point where root growth cannot take place. A reasonable alternative is to use trenchless technology e.g. thrust or augur boring. The same principles apply to the disposal of surface water, where soakaways can be located outside RPAs.

- 4.6 **Construction access:** The RPAs of retained trees affect construction access to the front elevation of the proposed dwelling and this will be addressed with the use of temporary tree protective fencing and temporary ground protection. Access to the other elevations is not constrained by trees and no additional tree protection measures are needed for construction access to these other elevations.
- 4.7 **Storage and movement of materials:** Materials will be delivered to site using the Norman Road access and stored on the ground protection or preliminary surfacing to the south east of the front elevation of the proposed dwelling. Deliveries will take account of the domestic scale of the development and the limited space on site and will be on a 'just-in-time' basis.
- 4.8 **Pruning:** Tree crowns overhang Norman Road and the existing informal access with branches low and obstructing access in some places. There is a need for minor crown lifting to give a clearance above the existing highway and access of up to 5m in any event, regardless of development proposals. The acknowledged principle is that when full planning permission is granted there is implicit consent for whatever tree work is required to allow the planning consent to be implemented. The applicant reserves the right to prune within the terms of a planning permission. For the avoidance of doubt this report serves as an application for consent to carry out the tree work as specified. This is the lifting of tree crowns over the access to give a clearance above the ground of up to 5m. The tree locations are shown on the attached plan AC1. The pruning works proposed would not have a significant adverse effect on the health or amenity value of the trees, would be in accordance with BS3998:2010 *Tree Work - Recommendations* and could be carried out under supervision. **Note:** These works were recommended in the submitted and approved in the Technical Arboriculture Arboricultural Impact Appraisal and Method Statement report ref: AIA/AMS-KC/31NORTH/003.

- 4.9 **Landscape planting:** Landscape tree planting proposals are indicated on the attached plan AC1. These proposals were considered acceptable for the previous consent and permission granted now on the basis of the plan AC1 would secure the planting as shown.

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained trees. This will be erected at the locations shown on plan AC1. It will be to the BS5837:2012 section 6.2 recommendations i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be installed prior to the commencement of any development-related activity including ground works and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. Provided that the fencing and ground protection are properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of these trees. **Note:** Existing boundary fencing provides protection for parts of the RPAs, effectively excluding access into the neighbouring land and the RPAs where they extend across that neighbouring land. The boundary fences will be retained.
- 5.2 **Ground protection:** The area to the front of the proposed dwelling south east elevation is mainly within RPAs and ground protection here will be appropriate. Where proposed access and parking surfacing is within RPAs it will provide reasonable and sufficient ground protection (and see 4.4 above and Appendix 4). For areas within RPAs and not proposed for surfacing, temporary ground protection is proposed as an adjunct to the temporary fencing and special surfacing. Surfacing or temporary ground protection will be installed at the locations indicated on plan AC1 by diamond hatching. This temporary ground protection will allow pedestrian and small plant access for the removal of excavation arisings, construction and the movement of building materials. The ground protection will also act as a base for scaffolding if such access is required. The recommendation in BS5837 for wheeled / tracked construction vehicles exceeding 2 tonnes gross weight is a proprietary system to an engineering specification designed to accommodate the likely loading. For example, the 'Euormat' system consists of 8ft x 4ft HDPE mats or plates with a mat payload up to 80 tones, interlocked to form a uniform protected surface suitable for a tracked excavator for the excavation of the foundations. The mats can be laid on a geotextile which is itself laid over a blinding course of chipped bark to provide a flat surface. The installation and use of such a system, with

the temporary tree protective fencing, will limit the risk of harm to retained trees to an acceptable minimum. The minimum areas where these measures apply are the protection zones as indicated on the attached plan AC1 by diamond hatching.

6 CONSENT CONDITIONS

- 6.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of services, the installation of surfaces. These matters have been addressed in this AIA with its specifications. Reference to adherence to the proposals in this AIA, as was done in the permission for the previous scheme, would be sufficient to secure appropriate and reasonable tree safeguards.
- 6.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the previous consent did not require an additional AMS because there was sufficient information in the arboricultural submissions; and the relevant conditions were considered adequate for the provision of any outstanding information required. For these reasons, a separate AMS now seems disproportionate and is not proposed.

7 SUMMARIES

- 7.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Tree surgery is carried out prior to the erection of protective fencing and before the commencement of development
 - Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Tree protective fencing may be moved only with the consent of the Council

- Temporary ground protection is installed at appropriate locations before commencement of development and is retained until the completion of development
- Ground protection may be moved only with the consent of the Council
- New surfacing within RPAs shall be installed with a 'no-dig' specification
- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

7.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report, the overall impact of the proposal on local amenity will be low and limited to the short term only. These submissions demonstrate that it is reasonably practicable to develop in accordance with the proposals for the submitted scheme without significant harm to retained trees. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FARborA**

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 also 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.
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, have until recently been interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
Land r/o 31 North Crescent, 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	Oak (<i>Quercus robur</i>)	12	85	3	7	2	M	Two stems from ground level	20+	B	10.2
				5	6						
T3	Oak	14	63	6	5	3	M		20+	B	7.5
				4	7						

Appendix 2
Land r/o 31 North Crescent, Hayling Island
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

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

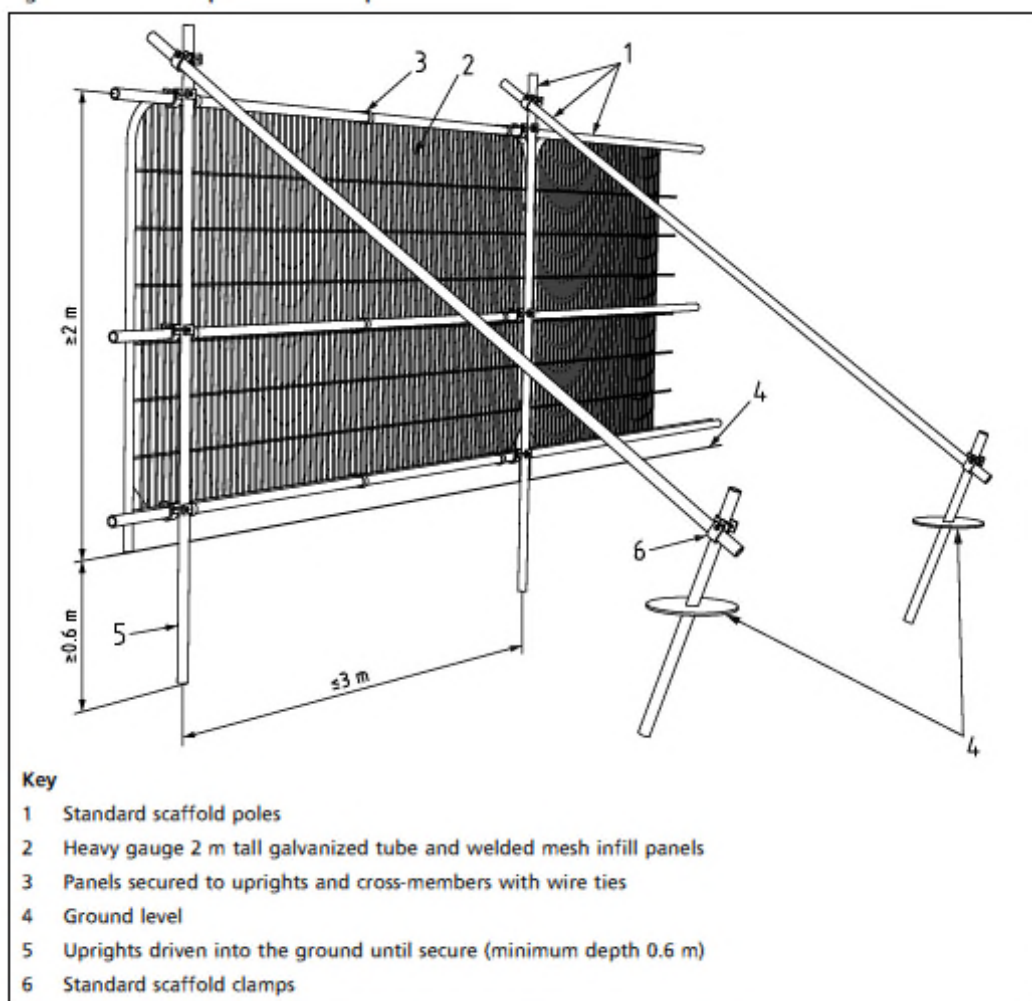
- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within 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.

Appendix 3

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. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts.

Location: The location of the fencing is shown on the annotated site layout plan. The fencing will be erected prior to any ground works 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 4 Installation method for special surfacing



Method Statement

Geosynthetics Ltd
Fleming Road
Harrowbrook Industrial Estate
Hinckley, Leicestershire
LE10 3DU
Tel 01455 617139 Fax 01455 617140
sales@geosvn.co.uk

For The Installation of Cellweb Tree Root Protection System.



When considering damage to tree roots, in applications of vehicular access and parking, the risk of oxygen depletion caused by compaction of subsoil's, site clearance damaging the root source and type of reinforcement are areas which need to be given due consideration.

Other risk factors are:

- Creating an impermeable surface
- Causing a rise in the water table due to construction
- Increasing ground level
- Contamination of subsoils

1. Compaction

When looking at site conditions and use, the following information should be considered to enable a load bearing structure capable of supporting traffic to be proposed:

- Californian Bearing ratio (CBR) – Standard test method for measuring soil strength
- Soil types
- Water table
- Maximum load (vehicles)
- Acceptable rut depth

Appendix 4

Installation method for special surfacing

- Reinforcement type Cellweb Cellular Confinement
- Type and Depth of engineered infill material Clean, angular. Usually 40mm to 20mm.

2. Dig (site strip)

Site stripping does damage some root structure prior to construction; however, the use of no-dig construction elevates the access road requiring edge protection.

3. No dig

- | | |
|---|--|
| 3.1. Remove surface vegetation | Use a suitable herbicide suitable for the specific vegetation and not harmful to the tree root system |
| 3.2. Place geotextile separation filtration layer | Use a Fibretex F4M non woven Geotextile over the prepared sub-grade. Overlap dry joints by 300mm. |
| 3.3. Cellular Confinement System | The three dimensional cell structure, is formed by ultrasonically welding polyethylene (perforated) strips / panels together to create a three dimensional network of interconnecting cells. A high degree of frictional interaction is developed between infill and the cell wall, increasing the stiffness of the system |
| 3.4. Edge restraint | A treated timber edging is usually acceptable. |

4. Cellular Confinement and Backfill Material.



Expand the Cellweb 2.56m wide panels to the full 8.1 metre length. Pin the Cellweb panels with staking pins to anchor open the cells and staple adjacent panels together to create a continuous mattress. Infill the Cellweb with a no fines angular granular fill (typically 40-20mm) within each open cell. The use of cellular confinement reduces the bearing pressure on the subsoil by stabilising aggregate surfaces against rutting under wheel loads. Comparisons between cellular confinement and traditional aggregate and geogrid-reinforced structures demonstrate a 50% reduction in

construction thickness of the granular material.

5. Surfacing Options

Block Paving:

- 5.1. Lay second layer of Fibretex F4M Geotextile separation fabric over the infilled Cellweb sections
- 5.2. Lay sharp sand bedding layer compacted with a vibro compaction plate to recommended depth.
- 5.3. Place block paviments as per manufacturers instructions.

Appendix 4

Installation method for special surfacing

Tarmac:

Place 25mm surcharge of the granular material above the Cellweb system and lay the bitumen base and wearing courses.

Loose Gravel:

5.4. Place second layer of Fibretex F4M Geotextile separation fabric over the infilled Cellweb sections

5.5. Place decorative aggregate to required depth

NOTE: A treated timber edge should be provided to restrict gravel movement.

Grass Blocks:

5.6. Place second layer of Fibretex F4M Geotextile separation fabric over the infilled Cellweb sections

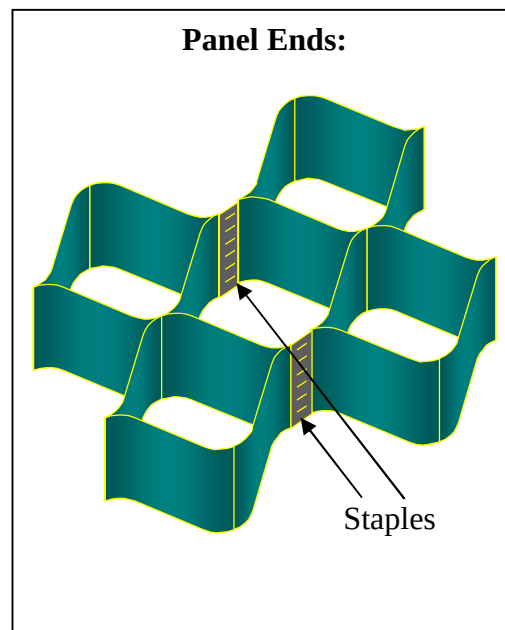
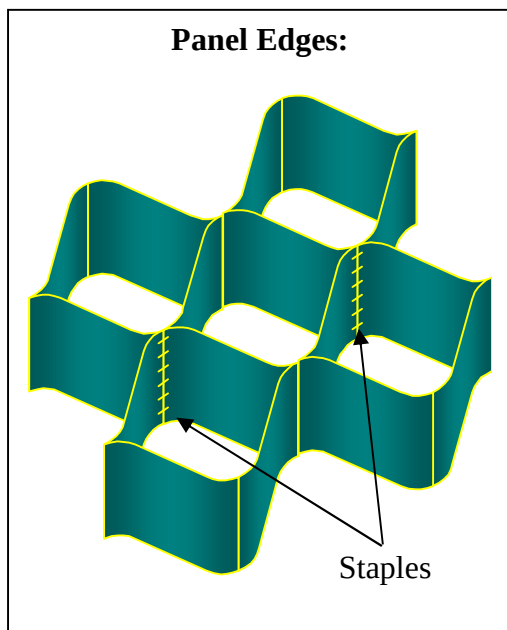
5.7. Place 50/50 root zone bedding layer to the required depth

5.8. Lay recycled Duo Block 500 Grass Protection System infilled with 50/50 root zone mix.

5.9. Seed as per architects instructions.

(Alternatively the Grass Blocks may be infilled with gravel.)

Below are illustrations of the correct stapling procedure for joining both edges and ends of panels together;





Plan AC1

Tree Protection Plan for Arboricultural Impact Assessment

Proposed development at land r/o 31 North Crescent, Hayling Island

Report Ref: D2076A1A

Location of trees with tree schedule numbering indicating location of BS5837:2012 section 6.2 tree protective fencing, ground protection, and special measures relating to surfacing

Key



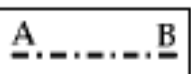
Location of trees indicating species and BS5837 root protection area



Location of temporary fencing and protected areas



Location of BS 5837 temporary ground protection / special surfacing installation



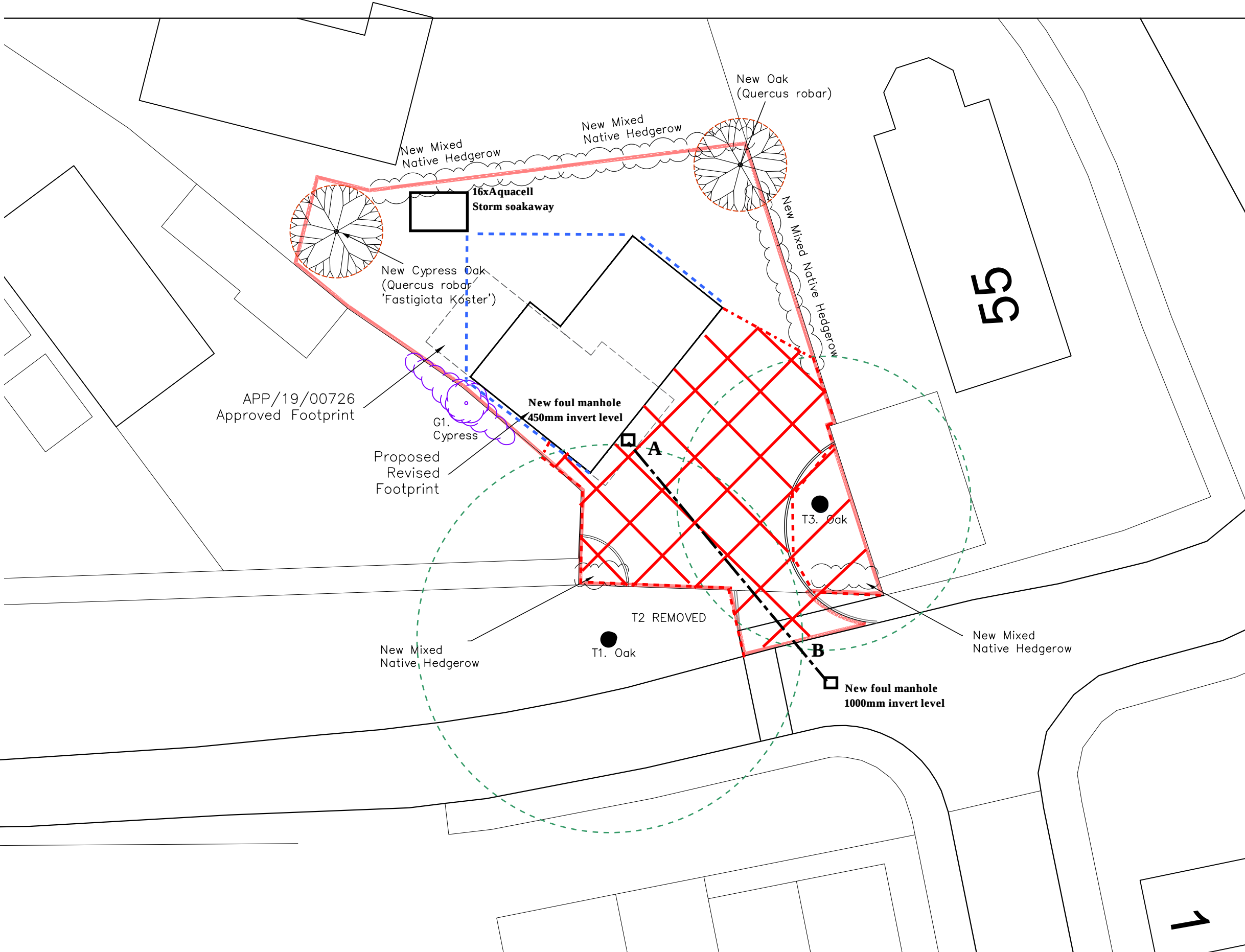
Indicative location of foul water and other services



Indicative location of surface water pipework

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

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



Proposed Tree Plan

Revisions

a) Tree reposition/05.10.2020/SAR

b) Planning amendment/05.11.2020/JHL

c) Hedgerow addition/19.11.2020/SAR

d) Arborist details/11.12.2020/SAR

Land Rear, 31 North Crescent, (Norman Road) Hayling Island, PO11 9LR

Scale A1=1:100, A3=1:200

Drawn SAR

Date 12/08/2020

20052-111

D

20m

40m

60m

80m