

Arboricultural Impact Assessment (AIA)

Proposed development Bartons Road Havant PO9 5EY

Report reference Bartons Road 020001911/1

Client Fortitudo Ltd

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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. 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. Only the Oak and two Horse Chestnuts will be impacted by development and the 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/1) sets out the parameters based on the physiological needs of the trees (Appendix C), Tree Constraints / Tree Protection Plan RNapc/020/TCP/TPP/v4, 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 T004 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/v4 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...

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. To the south, there are two Horse Chestnuts, one which has severe decay at the base and a fine Oak. The Monterey Pine has been surveyed for completeness but is unaffected by the proposals.

... and their importance in the landscape will be preserved

The Oak T007 is the best tree adjoining the site. It is a fine landscape asset and is visible from Petersfield Road, and Martin Road. Maples T001 and T002 grow in a prominent location near the road junction. The Horse Chestnuts T005 and T006 work as a pair and are important when viewed from Martin Road and St Albans Road.

3.1 Extent of changes proposed

Maple T003 and Horse Chestnut T005 should be removed	Maple T003 has the potential to damage the garage building immediately adjacent it. Horse Chestnut T005 has severe decay at the base. While there is evidence of response growth around the edge of the decay on the north side of the stem, the extent of decay hollowing out the base of the tree and its position adjacent the road near a junction means that its retention is an unacceptable risk.
Only one new structure will impact on the trees	The existing dwarf wall at the north end of the site will be retained. I think this effectively contains the majority of the root system of the Maples T001 and T002 on the development site. It dates from the Travis Perkins use of the site and at the time of the first survey there was hard surfacing beyond the wall. 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 proposals. The proposed new access onto Martin Road is to be constructed within the RPA of Horse Chestnut T006 and marginally, Oak T007. It also affects Horse Chestnut T005 but this is recommended for felling and replacement. Any mitigation for T006 will accommodate the RPA of T005.
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. Apart from the special surface for the access there are no other changes in level proposed that affect retained trees.

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. Horse Chestnut T005 and Maple T003 are recommended for felling for non-development reasons and T005 should be replaced nearby.
Sensitivity: Oak are tolerant of root disturbance, Horse Chestnut Intermediate	While Oak as a genera is more tolerant of root disturbance than Horse Chestnut, the precautionary principle has been applied in designing the new access to Martin Road to avoid as much as possible damaging any of the trees. The RPA of Horse Chestnut T006 is more affected than that of the Oak T007. Both trees will have root systems extending beneath the footpath and in the case of the Oak, beneath the garage hard surfacing. There might be some rooting beneath the highway but preferentially the trees will root beneath the existing verge where resources are more freely available and root-limiting soil compaction is less of an issue. This pattern might have been altered by the many services in the footpath and verge and any leaking drains or poorly reinstated services in the highway.
Magnitude: Mitigation reduces the impact on the rooting environment	The magnitude of impact on T006 and T007 has been reduced by adopting a no-dig, or at least a minimal dig solution. The principle of a minimal dig surface is shown in the accompanying Arboricultural Method Statement (AMS) which includes an illustrative cross section. The structure will need to be designed by an Engineer. However to further mitigate the impact I am recommending that it be constructed at the end of development, so it is not used for construction access which will limit the weight that it needs to carry, and also that it be used for domestic vehicles

only, perhaps with the installation of a height restrictor. There is only a shallow kerb upstand from Martin Road and I am confident that a solution can be found.

Protective fencing will be used to protect the trees Plan RNapc/020/TCP/TPP/v4 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. To the south, I have recommended that there is no construction access from Martin Road. This is to avoid the difficulties of protecting the Oak and Horse Chestnut while allowing unrestricted access on the public thoroughfare.

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 RNapc/020/TCP/TPP/v4; Arboricultural Method Statement Bartons Road 0201911/AMS/1

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.

**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. Recommend removal	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. This tree does not merit retention due to decay. Recommend removal	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. Tree that might be compromised by the removal of T005. This tree will form the constraint to the east side of the proposed access.	18	6	3	7	6		Mature	Fair	Fair	20+ years
T007	English Oak	A2	1100	1		Radius: 13.2 Area: 547	Off-site tree. This tree will form the constraint to the west side of the access. Services in verges. Storm damage N side	16	8	10	7	7		Mature	Good	Good	40+ years