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JFA0227

David Jones

1 Warnford Crescent,
Leigh Park,
PO9 4PZ

Arboricultural Implications Assessment

James Fuller Arboriculture
...your complete arboricultural consultancy

56 Raynes Road,
Lee-On-The-Solent,
Hampshire,
PO13 9AL

+44 (0)7733 073588
james@jfarb.co.uk
www.jfarb.co.uk

ARBORICULTURAL IMPLICATIONS ASSESSMENT

Client:
David Jones

Site:
1 Warnford Crescent,
Leigh Park, PO9 4PZ

Arboricultural Consultant:

James Fuller *FdSc.Arb, BTEC Nat.Dip Arb, MArborA*

Date:

December 2019

1.0 INTRODUCTION

- 1.1 This Arboricultural Implications Assessment (AIA) is for the proposed design layout for the demolition of the existing garage and out building and the construction of a two-storey side extension at 1 Warnford Crescent, Leigh Park.
- 1.2 This is a basic AIA of the implications that the proposed design will have on the site and the existing tree stock based on the Proposed Drawings (Ref C3327-05 E) supplied by Tomes Architects. This AIA will highlight specific areas of conflict and ways to mitigate those particular implications.
- 1.3 **Note:** Any mitigating build techniques for foundations, footpaths or car parks etc that are detailed within this report and agreed on will be detailed within the Arboricultural Development Statement (ADS) which forms part of your planning application. The ADS will therefore have to be fully respected or you could be found in breach of your application and a stop notice placed on the site.

2.0 SCOPE AND PURPOSE OF REPORT

- 2.1 This AIA considers the implications that the proposed design layout will have upon the existing tree stock, and also provides solutions to any implications, to ensure the safe and healthy retention of any trees, which are considered to be worthy of retention. The existing tree stock was assessed by a qualified arboriculturist in accordance with BS5837:2012; the results of this survey exercise have now been overlaid on to your proposed site plans, along with the

Root Protection Areas (RPAs) for the trees. This AIA only considers the implications of the works, which are illustrated on the Proposed Drawings (Ref C3327-05 E). If any changes to the proposed layout are required, then further advice should be sought.

3.0 DEFINITION OF ROOT PROTECTION AREA (RPA)

- 3.1 The RPA of a tree is defined in BS5837:2012 as a “*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority*”. This is calculated as an area based on the stem diameter of the tree. It is usually considered to be a circular shape centred on the trunk of the tree, unless an arboriculturist considers site factors may have affected this.

4.0 TREE PRESERVATION ORDER STATUS

- 4.1 Following consultation with Havant Borough Councils website, James Fuller Arboriculture has been made aware that the site is not located within a Conservation Area.
- 4.2 Following consultation with Havant Borough Councils website, James Fuller Arboriculture has been made aware that none of the trees identified as part of the Tree Survey are protected by Tree Preservation Order.

5.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 5.1 The proposals include the demolition of the existing garage and rear extension. The demolition works will have to be undertaken with due care and consideration of the off-site trees. Sudden collapse or falling debris could cause damage to the trunks of the trees. It is recommended that Tree Protection Barriers are installed prior to demolition and to protect the trunks of the off-site trees. It is also recommended that the existing garage and extension are demolished by hand to avoid sudden collapse.

It is likely that the existing foundations will need to be removed too. These should be broken up and removed. Care should be taken during these works not to disturb the ground outside of the site or within the RPA's of the retained off site trees.

- 5.2 The proposals for the site will be on top of the existing footprint of built form. It is highly likely that the existing structure will have acted as a root barrier, therefore it is not expected to find significant roots under the existing buildings. However, care should be taken when excavating for new foundations to make sure that no

- significant roots have grown under the footprint. It is recommended that the retained arboricultural consultant is on site for the duration of the excavation works to monitor for any roots and assess their potential to be pruned.
- 5.3 New foundations will be engineer designed to consider the existing soil type and water requirements of the trees.
 - 5.4 The excavation of new foundations in this area shouldn't have a negative impact on the existing trees as there is already buildings with foundations in exactly the same location.
 - 5.5 It is recommended that site access is only through the existing garage or once this is removed over the top of the existing garage. The side gate should not be used for contractor access as this would require contractors to be walking across the grassed area within the RPA's for Trees 1 and 2. If this access is required, fit for purpose ground protection will need to be installed.
 - 5.6 Once the foundations have been poured and set, the brick walls will be formed. It is recommended that the lower levels of brick work are formed from ground level with an over hand laying technique to avoid contractor access within the RPA's of the retained trees. Scaffolding will need to be erected to allow for the higher levels of brick work to be formed. Scaffolding will need to be erected externally and sit on open ground within the RPA's. It is recommended that all scaffolding is erected and sits on scaffold boards to reduce the contact area with the ground. The area under the scaffolding should not be used as a walkway as this will be within the open ground in the RPA's. If this area is required as a walkway, a suspended scaffold board track should be created.
 - 5.7 Tree 2 has a few epicormic branches that encroach over the two-storey element of the proposed extension. These will need to be pruned back to the edge of the site to allow for sufficient working space and avoid them touching the building. The pruning of the epicormic branches will not have a detrimental impact on the visual appearance of the tree.
 - 5.8 It is my opinion that the proposed extension to 1 Warnford Crescent can be constructed without having a negative impact on the existing off site trees.

6.0 SITE LAYOUT

- 6.1 It is recommended that the logistics of this site are fully considered. Storage of materials and mixing of chemicals will not be allowed within the open grassed areas of the site. Storage and mixing will ideally be located at the front of the site where it is sufficiently far enough from the existing trees.
- 6.2 Site access should also be considered to make sure contractors are not walking through the open grassed areas within the RPA's of the existing trees.

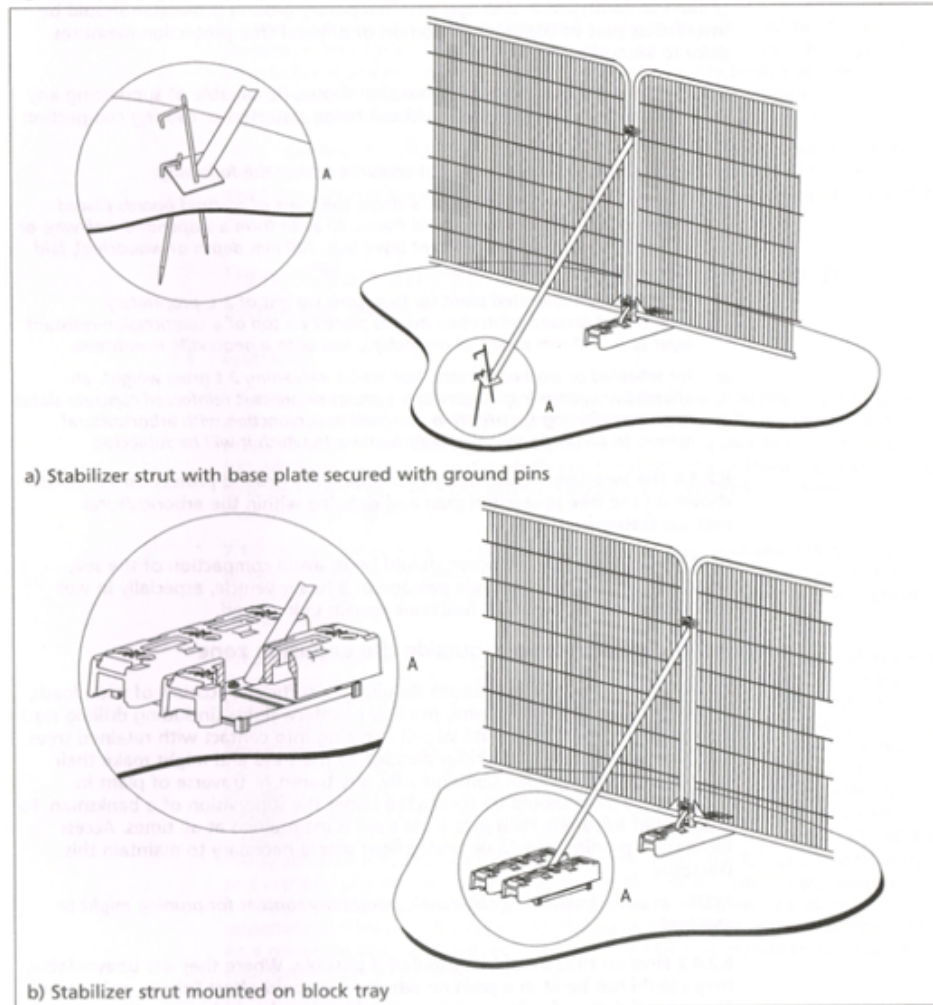
7.0 TREE PROTECTION

7.1 Tree Protective Barriers

Figure 01: Protective Barrier

Example of weld mesh panels and ground stabilising systems taken from BS5837:2012

Figure 3 Examples of above-ground stabilizing systems



7.2 Ground Protection



8.0 CONCLUSION

- 8.1 The proposals for 1 Warnford Crescent have now been overlaid with the Tree Survey data and assessed by a qualified and experienced arboricultural consultant as guided by BS5837.
- 8.2 It is my opinion that the proposed demolition and construction works can be undertaken without having a detrimental impact on the existing trees. Onsite contractors will have to work with due care and attention to avoid damaging the existing trees. An Arboricultural Method Statement will have to be followed.

I trust you find the information included within this report clear and concise. If you have any questions please do not hesitate to contact me.

James Fuller *FdSc Arb, BTEC Nat.Dip Forestry & Arb, MArborA*



TREE SURVEY NOTES

This Tree Survey has been undertaken in accordance with the recommendations set out in British Standard 5837:2012 and current arboricultural best practice.

- Each tree has been numbered sequentially and recorded on the Tree Survey Plan.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in millimetres (mm) at 1.5 metres above ground level, using a diameter measuring tape, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which is recorded on the tree survey plan.
- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed in accordance with the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue	Trees, groups of woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN

Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant through remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. It will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

 James Fuller Arboriculture ...your complete arboricultural consultancy	BS5837 – Tree Survey			
	Client:	David Jones	Site:	1 Warnford Crescent, Leigh Park
	Date:	23 rd December 2019	Consultant:	James Fuller FdSc Arb, BTEC Nat.Dip Forestry & Arb, MArborA
	Tagged:	No	Weather:	Overcast

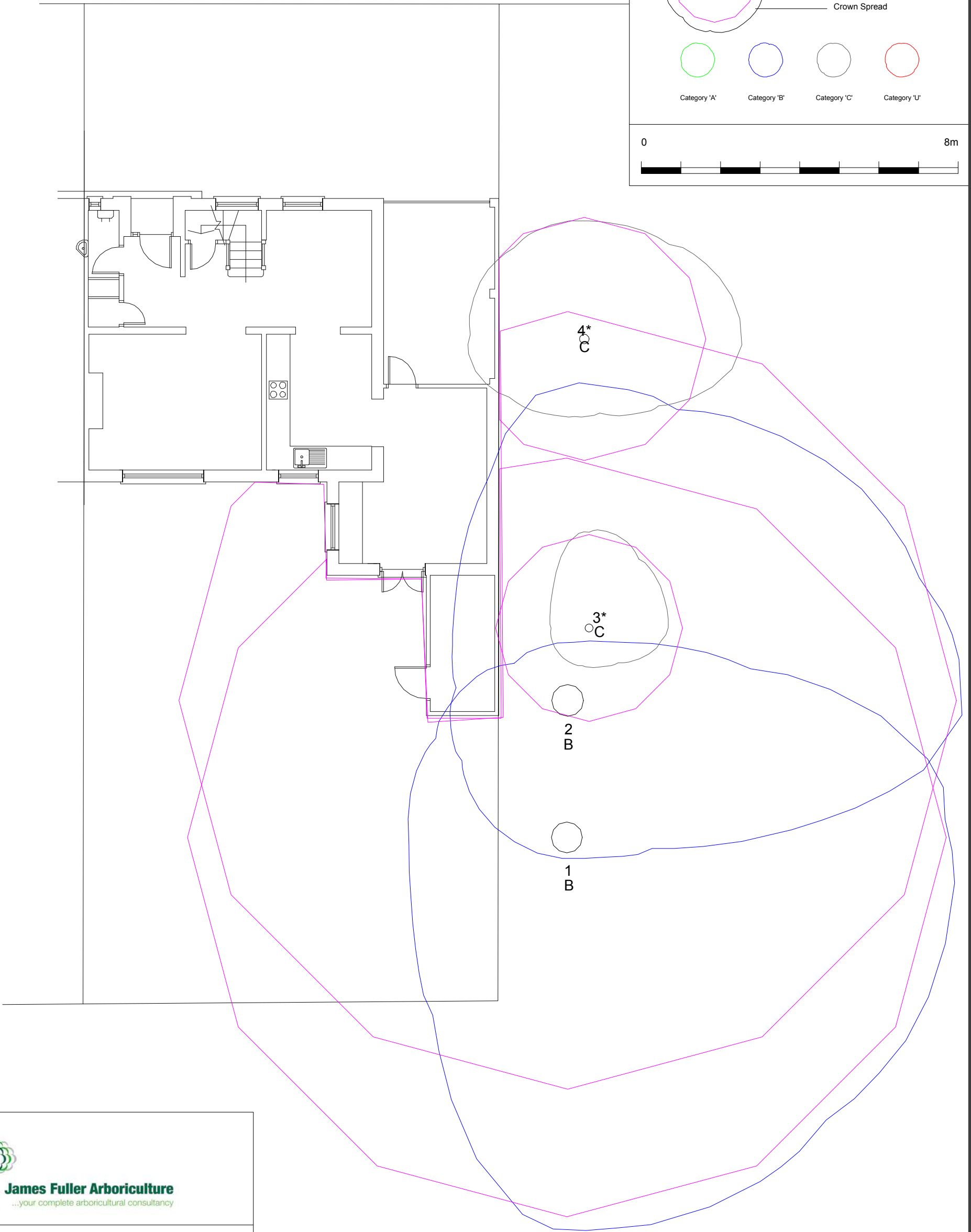
Notes:-

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species, which needs consideration prior to any tree surgery works commencing.
8. Any tree numbers that are followed by a * are indicatively plotted and their locations should be verified on site by a land surveyor.
9. Tree data colours: -
 - U Grade Trees Highlighted in RED
 - A Grade Trees Highlighted in Green
 - B Grade Trees Highlighted in Blue
 - C Grade Trees Highlighted in Grey

James Fuller Arboriculture has checked Havant Borough Council's website and has been informed that the site is not located within a Conservation Area.
James Fuller Arboriculture has checked Havant Borough Council's website and has been informed that none of the trees identified within this Tree Survey Report are protected by a Tree Preservation Order.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m ²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physiological Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Pedunculate Oak <i>Quercus robur</i>	19	S	780	275	9.4	N 5 E 10 S 10 W 4	N 4 E 5 S 4 W 5	Early Mature	Good	Structural Condition - Good Bark wound Old pruning wounds Epicormics on trunk and in crown Major deadwood in crown Crown shape distorted due to group pressure Offsite tree	None required at time of survey	20+	B1+2
2	Pedunculate Oak <i>Quercus robur</i>	19	S	800	290	9.6	N 8 E 10 S 4 W 3	N 4 E 4 S 5 W 3	Early Mature	Good	Structural Condition - Fair Epicormics on trunk and in crown Old pruning wounds Offsite tree Crown shape distorted due to group pressure Large decaying bark wound at base on west side - been inspected	None required at time of survey	20+	B1+2
3*	Common Hawthorn <i>Crataegus monogyna</i>	4	MS	120 150	17	2.3	N 2.5 E 2 S 1 W 1	N 2 E 2 S 2 W 2	Semi-mature	Fair	Structural Condition - Fair Bifurcated at ground level Offsite tree Previously topped at 2m Poor quality tree	None required at time of survey	10+	C1+2
4*	Common Hawthorn <i>Crataegus monogyna</i>	4	S	250	28	3.0	N 3 E 4 S 2 W 3	N 2 E 2 S 2 W 2	Semi-mature	Fair	Structural Condition - Fair Crown shape distorted Offsite tree Previously topped at 2m,	None required at time of survey	10+	C1





Tree Survey Plan

SITE: 1 Warnford Crescent, Leigh Park, PO9 4PZ

SCALE :
1 : 100 @ A3

DATE :
23/12/2019

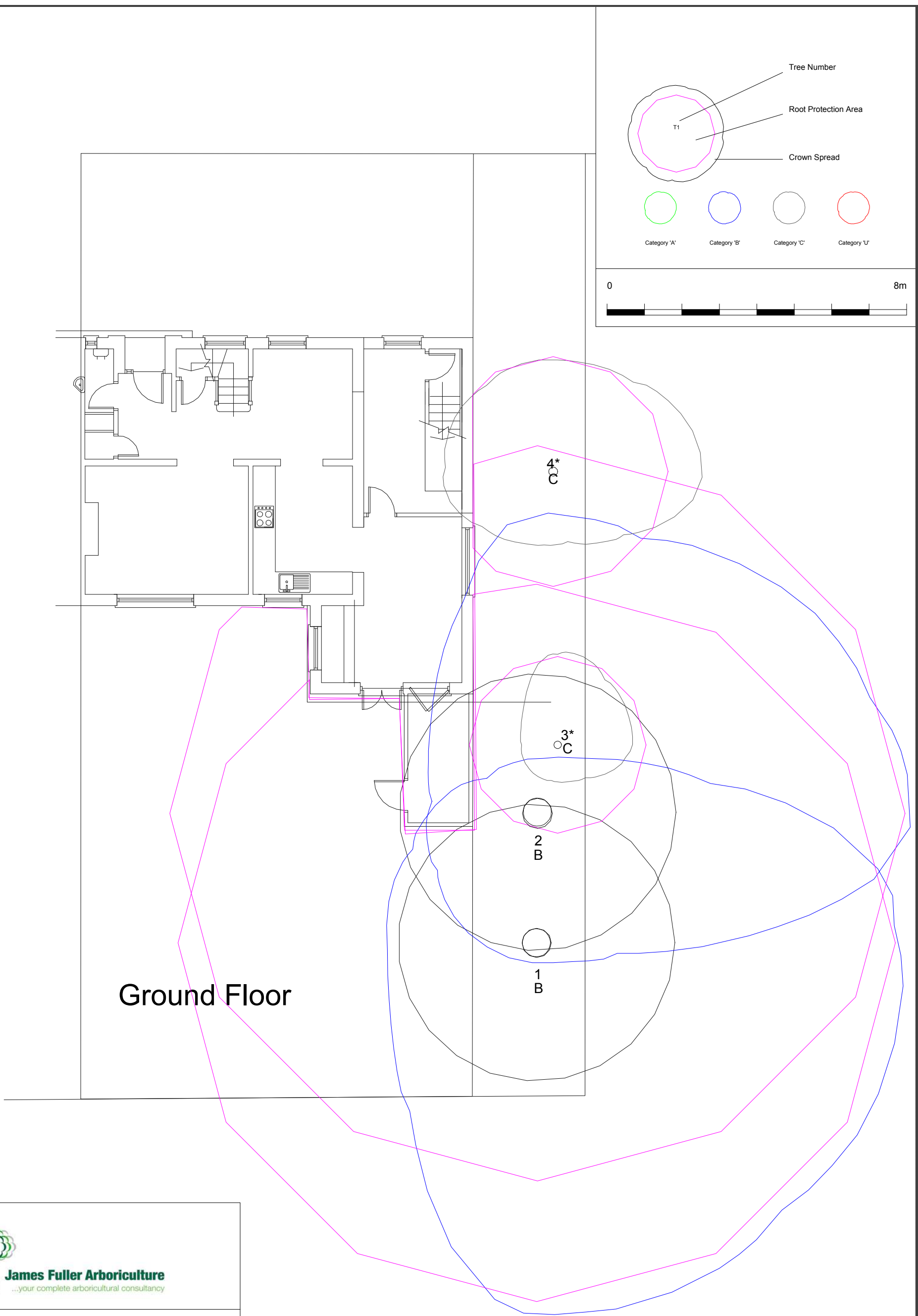
MAP FILENAME :
JFA0227.01 TSP

BASE PLAN:
C3327-1 A



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Implications Plan

SITE: 1 Warnford Crescent, Leigh Park, PO9 4PZ

SCALE :
1 : 100 @ A3

DATE :
23/12/2019

MAP FILENAME :
JFA0227.02 IP

BASE PLAN:
C3327-05 E



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Qualifications of James Fuller

James Fuller, has over 9 years experience within the field of Arboriculture and has attained a Foundation Degree in Arboriculture (FDSc Arb.) and a BTEC National Diploma in Forestry & Arboriculture (BTEC Nat.Dip. Forestry & Arb.).

James is also a Professional Member of the Arboricultural Association (MArborA) and has successfully completed the Professional Tree Inspector's, Capital Asset Value for Amenity Trees (CAVAT), Quantified Tree Risk Assessment (QTRA) and Visual Tree Assessment (VTA) Courses.

James previously worked as an Arboricultural Consultant, providing professional advice in relation to trees for one of the leading arboricultural consultancy practices in the country. As part of this role James was instrumental in providing clients with advice from the initial Tree Survey through to site completion and sign off.

James has experience of working on a variety of sites throughout the UK, from individual Visual Tree Assessments (VTA) to large development sites (BS5837: 2012) with 1'000s of trees.

James is now building an ever-growing portfolio of private clients whilst providing consultancy advice to local arboricultural companies and their clients.