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Arboricultural Impact Assessment in connection with new access crossing at 65 Southleigh Road, Havant PO9 2QQ

Prepared by
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1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by John Gulliver-Clarke to inspect the significant trees close to the proposed access crossing at 65 Southleigh Road, Havant PO9 2QQ 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 installation of a dropped kerb and footway crossing to form a new access at 65 Southleigh Road, Havant PO9 2QQ.
- 1.3 **Documents provided:** I have been provided with the D84 Architects 'Existing Site Plan' drawing no. D8418_29/10 revision P2 dated 11th January 2019 indicating the positions of trees on and closely adjacent to the site. An annotated copy of this drawing with tree schedule numbering, tree protection zones and indicating the location of the proposed crossing and special measures in respect of trees is attached as Plan AC2.
- 1.4 **Qualifications and experience:** I have based this report on my site observations 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 (as the Local Planning Authority) website noted a TPO tree work application in 1990 and referred to a 'Corsica pine' covered by TPO 1330 at 65 Southleigh Road; and that tree is assumed to be the tree the subject of this present report. This report assumes protection and retention of the single tree identified. 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 **Report context:** This report is required because there are proposals that might affect a tree protected by TPO. The proposal are not such as would normally require planning permission in these circumstance, but this report covers matters normally addressed in tree-related planning submissions for the avoidance of doubt.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Relevant trees:** There is one tree only relevant to the proposals. This report steps through the potential issues connecting the tree and the proposed crossing/access. There are no other trees of planning significance relating to the crossing.
- 2.2 **Site visit:** I carried out a site visit on 27th November 2018 to collect tree information to complete the tree schedule information. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. The weather at the time of the inspection was wet and overcast with a light breeze and average visibility.
- 2.3 **Collection of data:** I inspected the significant tree and the numbering is indicated on the annotated site layout attached as Plan AC2. For the tree, I collected information as recommended in BS 5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.4 **Subjective assessment of trees:** The information collected at the site visits was used to prepare a tree schedule in line with the recommendations in BS 5837:2012. Trees generally 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
- 2.5 **The root protection areas and location of protective fencing:** BS 5837:2012 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.

3 ARBORICULTURAL IMPACT APPRAISAL - TREE

- 3.1 **Overview:** The significant tree relating to the proposed crossing is a Corsican pine towards the south east corner of the front garden of the plot. The proposal is for this tree to be retained and protected during the installation of the crossing. The tree schedule refers to the front road boundary hedge for completeness. However, this feature is not formally protected and is not significant in planning terms in relation to the proposed crossing.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** The existing site access is at the north east end of the road frontage, and this access will be used for all site access until the proposed access is installed. There are no significant adverse consequences for T1 from the continued use of this access.
- 4.2 **Existing surfaces:** There is an existing surface from the existing front road access across the front east elevation of the dwelling, surfaced with gravel and used at present for vehicular access and parking. Part of this surface is within the root protection area (RPA) of tree T1. There are no proposals to change this existing surface.
- 4.3 **Installation of new surfaces:** Part of the proposed access and crossing is within the RPA of tree T1. This is towards the outer extent of the circular RPA, with an extremely modest degree of incursion in respect of additions to the existing surfacing. However, for the avoidance of doubt any proposals for new or replacement surfacing within the RPA of T1 will be installed using special measures. Such surfaces 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. Areas already surfaced will have the existing wearing course removed, again by hand. In both cases, there will be no excavation into previously undisturbed ground. The levels allow surfacing to be installed using a no-dig form of construction and the use of porous gravel as a wearing course to allow water and oxygen permeability. For the avoidance

of doubt, this method of construction will be used for all the areas indicated on plan AC2 by diamond hatching with an 'S' in the hatching i.e. within the RPA. The restrictions on excavation and the use of porous gravel as a wearing course 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).

- 4.4 In consideration of the circumstances, and bearing in mind reasonable proportionality, there are no proposals for special measures for the installation and construction of this new access in respect of tree T1.
- 4.5 **Services:** There are no proposals for additional services in respect of the crossing and no adverse effects on T1 from this aspect of the proposals.
- 4.6 **Construction access:** The RPA of retained tree T1 does not unduly affect construction access and provided that the fencing as proposed is installed/retained, there will be no significant adverse effects on tree T1 from construction access.
- 4.7 **Pruning:** The front boundary hedge has foliage that effectively abuts the back edge of the footway on this west side of Southleigh Road. There is a modest requirement for hedge management to bring sight-lines up to the normal standard. The standard is as set out in the Hampshire County Council guidance on vehicle crossovers, with a 30mph speed limit (a suburban street with street lighting) giving a 2.4m inset from the back edge of the highway and a splay length each way of 43m. The laurel hedging will be cut back to provide the necessary sight-line clearance. This work does not require consent from the Local Planning Authority. There is no requirement and no proposal to prune the tree T1.

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained tree. This will be erected at the locations shown on plan AC2. It will be to the BS 5837:2012 section 6.2 recommendations i.e. braced preformed galvanised steel mesh panels ('Heras' or similar). It will be installed prior to the commencement of any activity relating to the crossing installation 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 is properly specified, installed

and maintained, there will be no significant adverse effects on the health or amenity value of the tree T1.

- 5.2 **Ground protection:** Ground protection is presently provided by the existing footway, and the vehicular access within the site. There are no proposals for additional temporary ground protection.

6 SUMMARIES

- 6.1 **Summary of control during development:** In order to minimise any adverse effects on the retained tree, I advise that:-

- 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
- 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

- 6.2 **Summary of the impact on local amenity:** This layout retains the significant tree on the site, with scope for proper provisions for its protection during development. If adequate and reasonable precautions to protect the retained tree 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 redevelop in accordance with the proposals for the submitted scheme without significant harm to the retained tree. 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 is continued now by the Planning Inspectorate for whom I have been an Inspector for Tree Preservation Order application and High Hedge appeals.
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 and an assessor for the Association's Registered Consultant scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2

65 Southleigh Road, Havant

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	Corsican pine (<i>Pinus nigra</i> var. <i>maritima</i>)	16	73	6	6	8	EM		40+	A	8.7
Front boundary hedge	Laurel (<i>Prunus laurocerasus</i>)	<3	<20	1	1	0	SM	Hedge by plant spacing and management	10+	C	N/A

Explanatory Notes

Abbreviations:

m : Metre
< : 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).
- **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.



notes

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Project
**65 Southleigh Road,
Havant**

Title
Proposed Site Plan

Status		
PRELIMINARY		
Drawn	Checked	Date
KR		Dec '18
Project No.	Scale	
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