



Arboricultural Report

LAND TO THE REAR OF
CRANBROOK VILLA
COPSE LANE
HAYLING ISLAND
PO11 0RJ

DECEMBER 2017



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1.0 INTRODUCTION

- 1.1 This report was instructed by Mr Hall with regard to the proposed development on land to the rear of Cranbrook Villa, Copse Lane, Hayling Island. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the site plan.
- 1.2 The existing tree stock has been identified and graded in line with the current British Standard BS 5837 2012: Trees in relation to design, demolition and construction - Recommendations to enable informed decisions to be made regarding tree retention. The report also details methods of construction to be implemented to safeguard the retained trees.
- 1.3 This report details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by their size and position.
- 1.4 This report will therefore inform the planning process for the proposed development to minimise any negative impact on the existing tree stock and ensure that retained trees shall be in harmony with the proposed development enabling their long-term retention.

2.0 SITE VISIT

- 2.1 The site visit was undertaken on 5th December 2017. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were dry and overcast.

3.0 SITE DESCRIPTION

- 4.0 The site is located on Hayling Island which is linked to the mainland by the A3020. Hayling is south of the A27 and falls within the Borough of Havant in Hampshire. The site is located within a row of residential properties along Copse Lane which is predominately surrounded by agricultural land.

5.0 TREE SURVEY DATA

In accordance with BS 5837 2012: Trees in relation to design, demolition and construction – Recommendations, the characteristics of single-stemmed trees over 75mm stem diameter measured at 1.5m above ground level have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the legend on the page following the tables.

Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
T1 Common Ash <i>Fraxinus excelsior</i>	16	690*	8	5	6*	7	2 6 North	M	40 Fair	In adjacent property on the east side of a drainage ditch. Very dense Ivy from ground level onto scaffold limbs limited detailed inspection. Stem bifurcates at approximately 2m, branch union not visible. Lean 20° north from ground level, good reaction wood. Advisory: Sever Ivy and re-inspect once removed.	B1 Retain and protect	222	8.4
T2 Monterey Cypress <i>Cupressus macrocarpa</i>	14	600*	6	6*	6*	8	3 5 North	M	40 Fair	In adjacent property on the east side of a drainage ditch. Limited inspection. Visible parts appeared sound with no obvious signs of defects. Minor past management. Minor die back.	B1 Retain and protect	163	7.2

Key to Terms

- Identification numbers have been used and correspond to the site plan shown at **Appendix 1**.
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (G), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been recorded to the nearest half metre.
- Stem diameter has been measured at 1.5m and recorded in millimetres, except where forking or swelling has meant that this is not possible, stem diameter has then been recorded at the narrowest point below these features. Multi-stemmed trees have had individual stems measured at 1.5m. Where this was not possible the actual height where the diameter was measured is recorded. G.L. = Ground Level.
- Crown spread has been recorded to the nearest half metre. Rounded up for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
- Age class has been recorded as follows:

Y S/M E/M M O/M	Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth. Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential. Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy. Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy. Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.
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- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

5.0 TREE QUALITY ASSESSMENT

- 5.1 The trees have been categorized according to BS5837: 2012 as a guide to their condition and value in terms of visual amenity.
- 5.2 The trees are coloured on the plan attached at **Appendix 1** and the colours are explained in the key of the plan.

6.0 ROOT PROTECTION AREAS

- 6.1 In accordance with BS5837: 2012, the root protection area (RPA) of the trees has been calculated and shown in the following table and on the plan attached at **Appendix 2**. This is the minimum area in m², which if being retained, must be left undisturbed around each tree to ensure its safe retention during the development process.

Table 2 Root Protection Area

Tree No.	RPA in m ²	Recommended radial distances for RPAs (in metres from the centre of the tree to protective fencing)
T1	222	8.4
T2	163	7.2

7.0 LEGAL CONSTRAINTS

- 7.1 Havant Borough Council has stated none of the trees are subjects of a tree preservation order and the site is not within a conservation area. This should be confirmed in writing prior to undertaking any work to these trees.

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 Description of Proposed Development

It is proposed to seek planning permission for the development of two detached bungalows with associated parking.

8.2 Drawings Used

A site drawing scale 1:200 @ A3 was made available at the time of survey showing the proposed site layout, this was used to prepare the Tree Quality Assessment Plan **Appendix 1**, the Root Protection Area Plan **Appendix 2** and **Appendix 3** Tree Protection Plan.

8.3 Direct Loss of Trees

The proposal will not require the removal of any of the trees.

8.4 Position of Trees in Relation to Proposed Development

It is not considered that the proposal will increase future pressure to fell any trees retained on the site.

8.5 Protective Barriers

Protective barriers in accordance with Figure 2 of BS 5837: 2012 (**Appendix 4**) should be erected around the trees to be retained. The fencing is to be supported with an appropriate stabilizing system (**Appendix 5**). Where possible, the positions of these fences should be based on a distance equivalent to the radius of each tree's RPA. All site personnel shall be made aware of the importance of root protection areas and shall ensure that they are properly maintained at all times. Once established the fencing will define the boundary of the Construction Exclusion Zone (CEZ).

Once erected all weather signage should be displayed stating 'Construction Exclusion Zone'.

No development works shall commence within the CEZ until written confirmation has been obtained from the Local Planning Authority. The project Arboriculturalist shall supervise all work within the RPAs.

8.6 Changes in Ground Surface within RPAs

There is a proposed parking area within the RPA of T1 Common Ash. The use of a no-dig system such as Cellweb 100mm installed under arboricultural supervision will be established. It is not considered this will be detrimental to the health or stability of the tree.

8.7 Changes in Ground Level within the RPA (Foundations)

The only change in ground level is where the proposed foundations will marginally breach the RPA of T1 Common Ash. Exploratory excavations in this area will be undertaken using hand tools only under arboricultural supervision, the results of these excavations will be made

available to the Tree Officer with the proposed foundation type and methodology for installation.

Given this small breach is to the west of the tree with a drainage ditch running between the two it is not considered this will be detrimental to the health or stability of the tree.

8.8 Services

No overhead services are proposed.

At the time of writing this report there are no details that underground services are to be installed within the RPAs of any retained tree. If this changes this report will be revised to detail their installation and methodology.

8.9 Access for Contractors, Plant Machinery and Storage of Materials.

There is an existing access and adequate space on site so no vehicular access will be required within the RPAs and all materials can be stored outside of the RPAs.

9.0 CONCLUSIONS

- 9.1 The trees on the site are of a moderate quality providing a screening/softening role.
- 9.2 No trees are to be removed to facilitate the proposal.
- 9.3 The protective barriers and closed board fence will ensure the RPAs of trees are protected.
- 9.4 The establishment of the protective barriers should be supervised by the Project Arboriculturalist and confirmation of adherence with the Arboricultural Method Statement and Tree Protection Plan should be made to the Local Authority Tree Officer before any development starts.
- 9.5 Hand supervised exploratory excavations will be undertaken to inform foundation design and methodology.
- 9.6 A no-dig parking area will be established under arboricultural supervision.
- 9.6 Given these conclusions the following section 'Arboricultural Method Statement' details the recommendations/methodology for the construction of the proposed works in terms of the effect on trees on the site.

Details within this AIA are considered correct at the time of writing but modifications may need to be made as more information becomes available.

Important Notes

The comments made with regard to the health and stability of the trees within this report were correct at the time of inspection. It should be recognized that trees are dynamic structures that can never be completely predictable and may become unstable or partially unstable even in average weather conditions. Changes can occur not only to environmental triggers but also in response to biological or mechanical events.

Inspection Caveats

The inspection was carried out from ground level. Binoculars were used to observe features higher in the canopies.

Foliage, extension growth and/or bud proliferation were assessed visually.

No soil or tissue samples were taken during this inspection.

No invasive diagnostic equipment was used to detect decay.

A nylon hammer was used to test for possible decay and dead or loose bark around the lower stems and bases of the trees.

Ivy has been removed during the inspection process only where reasonable and practicable. Where this has not been possible it has been noted as a recommendation to be removed to allow detailed re-inspection.

No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

ARBORICULTURAL METHOD STATEMENT

1.0 CONTACT DETAILS

Developer	Unknown at Present	
Architect	Brian Thorns	Thorns-Young Architectural Ltd 232 London Road, North End, Portsmouth, Hampshire PO2 9JQ 03392 672883 b.thorns@thornsyounge.co.uk
Arboricultural Consultant	Sarah Johnston M.Arbor.A. B.Sc. (Hons.) Arboriculture	Johnston Tree Consultancy 16 Manor Close, Wickham, Hampshire, PO17 5BZ 07814 403146 johnstontreeconsultancy@gmail.com
Local Authority Case Officer	Not known	Havant Borough Council Public Service Plaza, Civic Centre Road, Havant, PO9 2AX 02392 44 60 19 planning.development@havant.gov.uk
Local Authority Tree Officer	Jamie Gargett	Havant Borough Council Public Service Plaza, Civic Centre Road, Havant, PO9 2AX 02392 44 60 19 jamie.gargett@havant.gov.uk

2.0 INTRODUCTION

- 2.1 This Arboricultural Method Statement (AMS) has been produced in line with BS 5837 2012: Trees in relation to design, demolition and construction-Recommendations to aid the successful retention of trees on and adjacent to the proposed development at Cranbrook Villa, Copse Lane, Hayling Island. No development shall take place on the site until this document has been submitted to and approved in writing by Havant Borough Council.
- 2.2 This document sets out the methodology for all proposed works that affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available on site for inspection.
- 2.3 For details of trees to be retained and location and types of special protection methods, reference should be made to the Tree Protection Plan (TPP). A copy of which should be displayed prominently on site.

3.0 PHASING OF DEVELOPMENT

3.1 Phase 1 – Pre Development Phase

Exploratory Excavations along the Proposed Foundation Line

These will be carried out using hand tools only under arboricultural supervision. The excavations will be at least 300mm wide and 600mm deep (where conditions allow) and the results of these will be supplied to the Tree Officer along with the proposed design an installation methodology.

Establishment of the Closed Board Panel Fence

This will be undertaken prior to any development taking place. The post holes will be hand dug where they fall within the rot protection areas.

Protective Barriers

The protective barriers erected will be in accordance with Figures 2 and 3 of BS 5837:2012 (**Appendix 4 and 5**) and will form the boundary of the construction exclusion zone (CEZ). Where feasible, the positions of the fencing will be based on a distance equivalent to the

radius of each tree's RPA. Once erected all weather signage should be displayed stating 'Tree Protection Area Keep Out'.

Storage Area

Materials and machinery are to be stored on the driveway/access area outside of the RPA of any retained tree.

3.2 Phase 2 – Construction Phase

Protective Barriers

Once established the protective barriers are not to be moved without written consent from Havant Borough Council.

4.0 GENERAL ARBORICULTURAL CONSIDERATIONS

- 4.1 Protective barriers must be regarded as sacrosanct, and must only be moved under direct supervision of the LPA or named Arboriculturalist to enable the undertaking of works within the RPAs of trees, as set out in this AMS, and approved in writing by the LPA. It is of paramount importance the fencing is repositioned correctly after any agreed operations.
- 4.2 No materials, chemicals, machinery or vehicles must be stored within the RPAs as defined on the TPP and identified on site by protective fencing and aboveground root protection.
- 4.3 Ground protection must not be lifted or removed without prior consultation with the LPA or named Arboriculturalist.
- 4.4 Damage caused to protective fencing or ground protection must be reported to the site supervisor and the named Arboriculturalist to ensure appropriate repair.
- 4.5 Any damage to retained trees must be reported without delay to the site supervisor, the LPA and the named Arboriculturalist so appropriate remedial work can take place without delay.
- 4.6 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 5 metres of the trunk of the retained trees or any other trees on the site.
- 4.7 No fires will be lit on site.
- 4.8 Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees.

5.0 SUPERVISION AND MONITORING

- 5.1 The project Arboriculturalist shall be responsible for monitoring/supervising the following works.
- Establishment of protective barriers to form the CEZ.
 - Exploratory excavations
 - Establishment of no-dig parking area
- 5.2 The project Arboricultural Consultant will be responsible for periodical monitoring and will inspect the protective fencing to ensure the CEZ is intact and monitor any works necessary within the exclusion zone. A record of site visits will be maintained for inspection on site and copies forwarded to the agent and planning authority when requested.

Please note this AMS is not a contract. The retention and services of a project Arboriculturist for supervision and monitoring must be agreed prior to commencement of construction operations.



CREDENTIALS OF THE AUTHOR

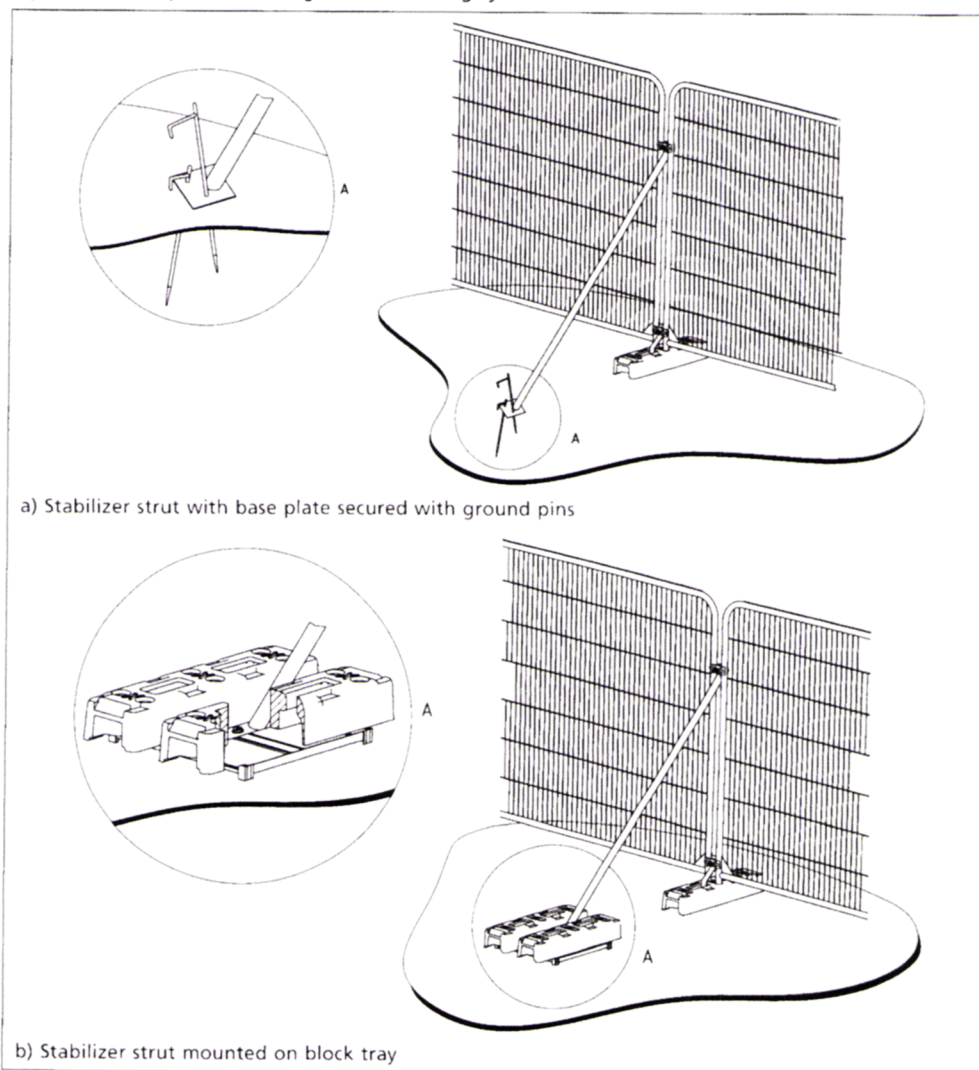
Sarah Johnston M. Arbor. A., B.Sc. Arboriculture has worked in the Arboricultural profession for thirteen years. Her experience has been gained from undertaking practical tree work as well as working as an Arboricultural Surveyor and Tree Officer for Eastleigh and Havant Borough Councils respectively. In addition Sarah worked as a consultant for Marishal Thompson for two years from 2005 when she became self-employed. Sarah is a Professional Member of the Arboricultural Association and holds both Professional Indemnity and Public Liability insurance cover trading as Johnston Tree Consultancy.

APPENDIX 5 – Examples of Above-Ground Stabilizing Systems

BRITISH STANDARD

BS 5837:2012

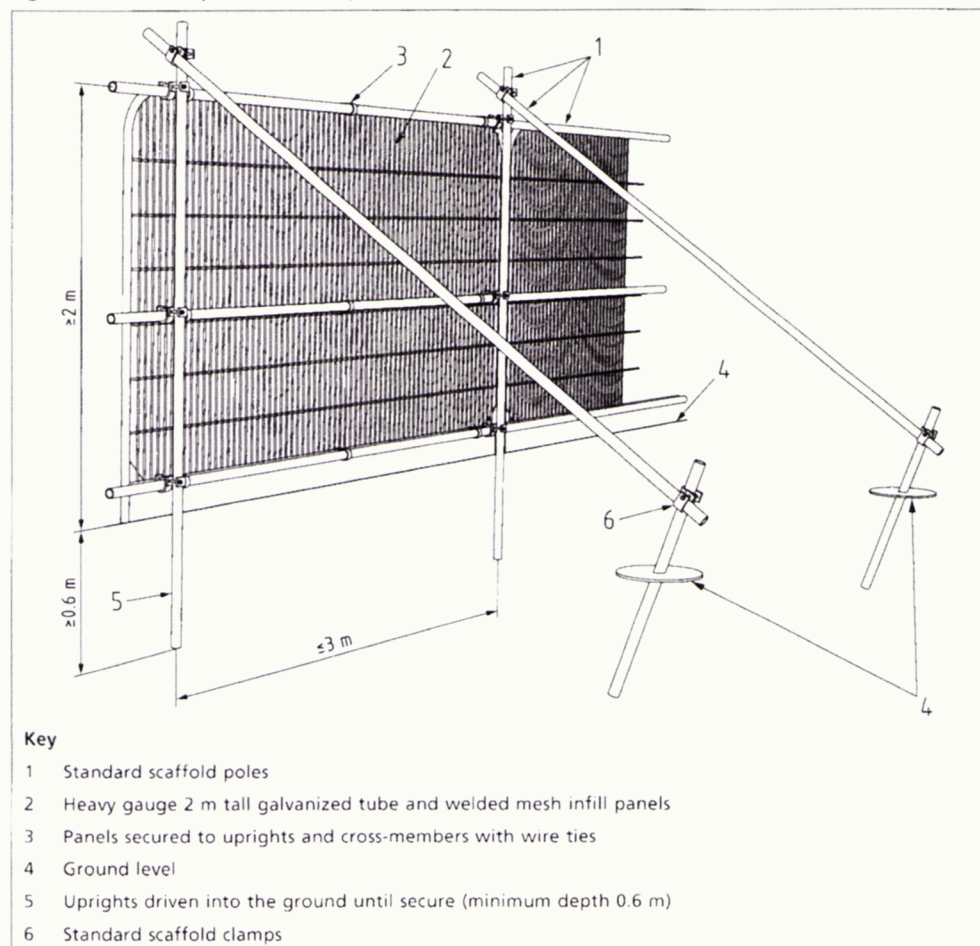
Figure 3 Examples of above-ground stabilizing systems



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Appendix 4 – Default Specification for Protective Fencing

Figure 2 Default specification for protective barrier



Root protection area in meters radially from the centre of the stem

Protective barrier

CEZ Construction exclusion zone

Closed boarded fence to be installed prior to any development taking place. It will act as a protective barrier as to the west of the ditch

Syngne development
Lp2

key. home address

[illegible]

THORNS YOUNG
ARCHITECTURAL

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CYME DEVELOPMENTS

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Org. No. 7013.14.50

APPENDIX 2 ROOT PROTECTION AREA PLAN

Root protection area in meters radially from the centre of the stem

T1 COMMON ASH

RPA off-set by 1.8m

205 High

slate pitch

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T2 MONTEREY CYPRESS

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Syme development Ltd

Rev. home app. 2011

A		Date	Revision
B		01/01/2011	1
THORNS YOUNG ARCHITECTURAL THORNS YOUNG LTD CHARTERED BUILDING CONSULTANTS 21 Market Street Havant, Hampshire PO9 1JH Tel: 01329 588 322 Fax: 01329 574 883			
Client: CAME DEVELOPMENTS Job Title: SITE TO SLAB OF CREAMBROOK VILLA, CORSE LAKE, HANTS ISLAND			
Drawing Title: TWO DETACHED BUNGALOWS			
Scale: 1:100 AT A1		Date: 10/01/2017	Drawn By: BJT
C/S No: 7013.14.50		Rev:	



APPENDIX 1 TREE QUALITY ASSESSMENT PLAN

Tree of moderate quality

Syner development
Lpd

ccv. home address

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