

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with redevelopment
at 109 London Road, Cowplain
PO8 8XJ**

Prepared by
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LPA Planning Reference: APP/14/00439

Report Reference: D1826AIA

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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Kalotec Ltd for the applicant to visit the site at 109 London Road, Cowplain Waterlooville PO8 8XJ and inspect and assess the recent surfacing and concrete installations. The installations have been noted by Havant Borough Council as the Local Planning Authority (the Council) who want to understand the potential consequences to nearby trees from the installations.
- 1.2 **Report purpose:** Surfacing and a concrete base have been installed within the root protection areas of trees proposed for retention. Concerns have been raised about the effect of these installations on trees. The Council has asked for an assessment of the installation and the trees.
- 1.3 **Documents provided:** I have been provided with the Kalotec Ltd 'Technical Plan' drawing no 2016.LR.06 dated March 2016 indicating the location of trees on/closely adjacent to the site, with the location of development; and the locations of the surfacing and concrete installations. An annotated copy of this drawing with tree numbering and root protection areas is attached as Plan AC1.
- 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 checked with Havant Borough Council about specific tree preservation orders relating to this site. In previous planning submissions, the assumption has been that relevant trees were to be retained, with appropriate measures for their protection to keep the risk of harm to a minimal and acceptable level.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** For the purposes of this report I carried out a site visit on 11th April 2018 to collect relevant tree and other information. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. I did not have direct access to trees on the west side of the rear boundary fence. The weather at the time of the inspection was dry and overcast with a light breeze and good visibility.
- 2.2 **Tree data:** Previous planning applications were supported with an arboricultural report by Bernie Harverson Arboricultural Consultant ref: 0609.bjh.Mar14. That report provided tree information to BS 5837:2012 and is the

report referred to in the consent condition 7 of application ref: APP/14/00439. In support of previous submissions, I have referred to and copied the tree schedule from the Bernie Harverson (BH) report, supplemented with relevant updated information where appropriate. The part of that tree schedule that refers to the trees relevant to this present report is attached at Appendix 2.

3 TREES

- 3.1 **Overview:** The trees relevant to this report are three oak trees on the west side of the rear west boundary fence. Tree details are given in the attached tree schedule at Appendix 2 (and see 2.2. above). At the time of my site visit the trees appeared to be not significantly different in terms of health and condition from the time of the BH report and from my earlier site visits in April 2015.

4 INSTALLATIONS

- 4.1 **Surfacing:** I saw that access surfacing had been installed up to the west boundary fence and within the root protection areas (RPAs) of trees T2 and T3. The access surfacing was pavements appearing to be dry-jointed and bedded on a sand blinding course. The surfacing ran between the fencing and the west side elevation of the new dwelling (approved under planning ref: APP/15/00255). The finished level of the surface appeared to be about 50mm below the top of the concrete gravel board along the base of the fence. Looking over the fence, I saw that the gravel board was sitting on the existing ground level of the adjacent site and appeared to be 300mm in height. The location of the surfacing is shown on plan AC1. The surfacing is shown in photos 1, 2 and 3 at Appendix 3.
- 4.2 **Concrete base:** I saw that concrete had been laid against the north edge of the surfacing and abutting the west boundary fence. The dimensions suggested a base for a garage or car-port. The concrete had been retained with wooden shuttering that was still in place. The upper surface was level, which demonstrated that the ground fell slightly east to west – the shuttering was deeper at the west end of the base than at the east end. At the west end of the base, the lowest part of the shuttering appeared to be about 150mm below the top edge of the 300mm concrete gravel board running along the base of the fence. The location of the concrete base is shown on plan AC1. The concrete base is shown in photos 1, 2, 3 and 4 at Appendix 3.

5 ASSESSMENT

- 5.1 **Surfacing:** I saw no evidence of significant excavation in respect of the new surfacing. The surfacing extended from the permitted turning head indicated on drawings submitted and approved (planning ref: APP/14/00439) by about

5m, up to the boundary fence; and along the boundary fence for about 9m. The surface appears to have been laid to fall to the west, but following the existing levels, and having a finished upper surface some 250mm above the level of the ground on the site to the west. The evidence suggests a permeable surface laid over a sand blinding course on existing ground levels with no significant excavation. I have seen no evidence to suggest that the nearby trees T2 and T3 have been adversely affected by the surface installation, or that the installation of the surface has caused harm to retained trees.

- 5.2 **Concrete base:** I saw no evidence of significant excavation in respect of the concrete base. The disposition of the shuttering suggested that the existing surface had been blinded with a sand layer and the concrete had been installed over, sitting on the existing ground level with no significant excavation. At the time of my site visit the blinding layer was visible under the lowest board of the shuttering. In fact, the difference in ground level between the site and the adjacent land where the trees stand suggest that a small amount of fill material has been used to raise ground level on the site slightly, compared with the adjacent site. The evidence suggests a concrete base laid on existing ground levels with no significant excavation. I have seen no evidence to suggest that the nearby trees T2 and T3 have been adversely affected by the concrete base installation, or that the installation of the concrete base has caused harm to retained trees.
- 5.3 **Remedial works:** If there was evidence of harm e.g. root damage by excavation, or that drainage had been impeded to the detriment of the trees, remedial action might be appropriate. However, I saw no evidence to suggest that the surfacing had impeded drainage to a point where trees were adversely affected by lack of water. The concrete base, itself not permeable, occupies a small proportion of the RPAs of trees T2 and T3, with areas for compensating root development in other directions. In the absence of evidence of harm, there seems to be no requirement or justification for remedial measures.

6 PLANNING MATTERS

- 6.1 **Planning permissions:** The development of the site has been undertaken in conformity with the effective planning permissions e.g. APP/14/00439, APP/15/00255, APP/15/01387. While there appear to be no references to the additional areas now surfaced and overlaid with the concrete base in those applications, it seems clear from the consents and submissions in support of them that specifications would have included no significant excavations and the use of a permeable wearing course for the surfacing; and those principles have been followed in the present case. The reason given for the condition in

APP/14/00439 for development in accordance with the submitted Arboricultural Impact Assessment was to protect the health of trees to be retained in the interests of amenity. The health of retained trees does not appear to have been jeopardised by the installation of the surfacing and concrete base.

- 6.2 **Tree issues in a planning context:** Tree submissions in support of a planning application try to demonstrate that what is proposed will not have a significant adverse effect on retained trees, with a combination of measures that may include temporary protection and specifications for installation. If such submissions can demonstrate that the proposals will not cause harm to retained trees, there are usually no supportable grounds for refusing consent in terms of trees. Similarly, if a Local Planning Authority is considering potential legal action in respect of activities near protected trees, the issue is again one of harm. If trees have not been harmed by activities, there are no supportable grounds for formal action. I have seen no evidence of harm to the retained trees relating to this site so as to warrant formal action by the Local Planning Authority.

7 CONCLUSIONS

- 7.1 **The effect of the surface on retained trees:** I have seen no evidence of significant excavation or works likely to cause significant harm to retained trees arising from the installation of the surfacing.
- 7.2 **The effect of the concrete base on retained trees:** I have seen no evidence of significant excavation or works likely to cause significant harm to retained trees arising from the installation of the concrete base.
- 7.3 **Remedial works:** On the basis of the evidence I have seen, it seems unlikely that there is harm that needs remediation. There will still be drainage, so water to roots; and gaseous exchange; and no significant additional benefit to trees from works to remove the surfacing and concrete base.
- 7.4 **Conclusion summary:** Trees have not been adversely affected by the installation of the surfacing and concrete base. No remedial works are required and there is no scope or necessity for further involvement in this matter for the Local Planning Authority.



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 interim lead 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
Land r/o 109 London Road, Cowplain
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Life stage	BS 5837 cat	Root protection distance (m)
T1	Oak (<i>Quercus robur</i>)	14	78	M	B	9.4
T2	Oak	20	86	M	C	8.3
T3	Oak	18	80	M	C	8.2

Appendix 2
Land r/o 109 London Road, Cowplain
Tree Schedule and Explanatory Notes

Explanatory Notes

- **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
- **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:** Categories U, A, B and C, as advised in BS 5837:2012.
- **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, rounded up for practicality; the distance may not be the same as the distance for protective fencing. **Note:** For trees with multiple stems the protection area is determined using the calculation method in BS 5837:2012 i.e. the square root of the sum of the diameter squared of the stems.

APPENDIX 3
Photographs

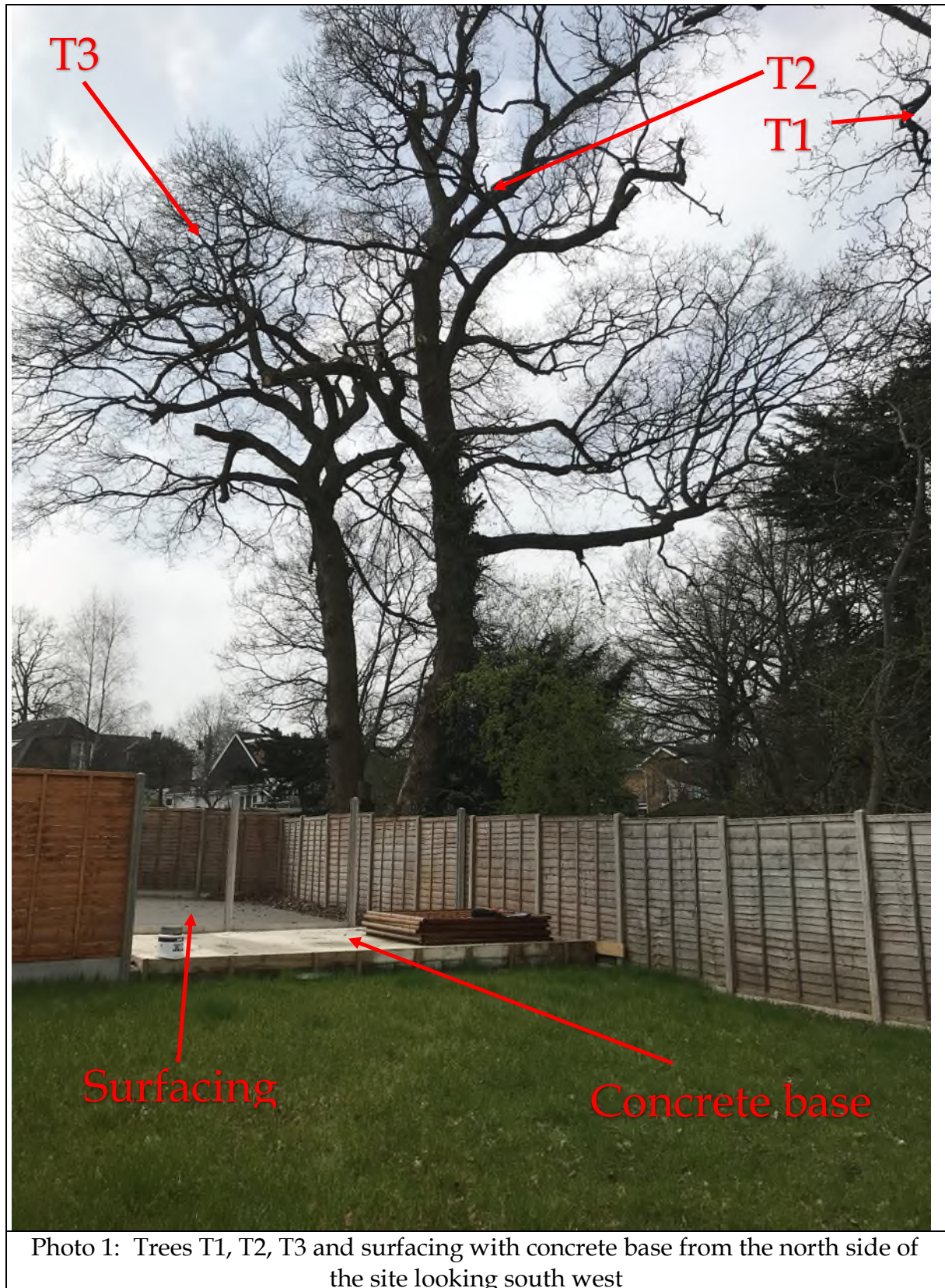


Photo 1: Trees T1, T2, T3 and surfacing with concrete base from the north side of the site looking south west

APPENDIX 3
Photographs

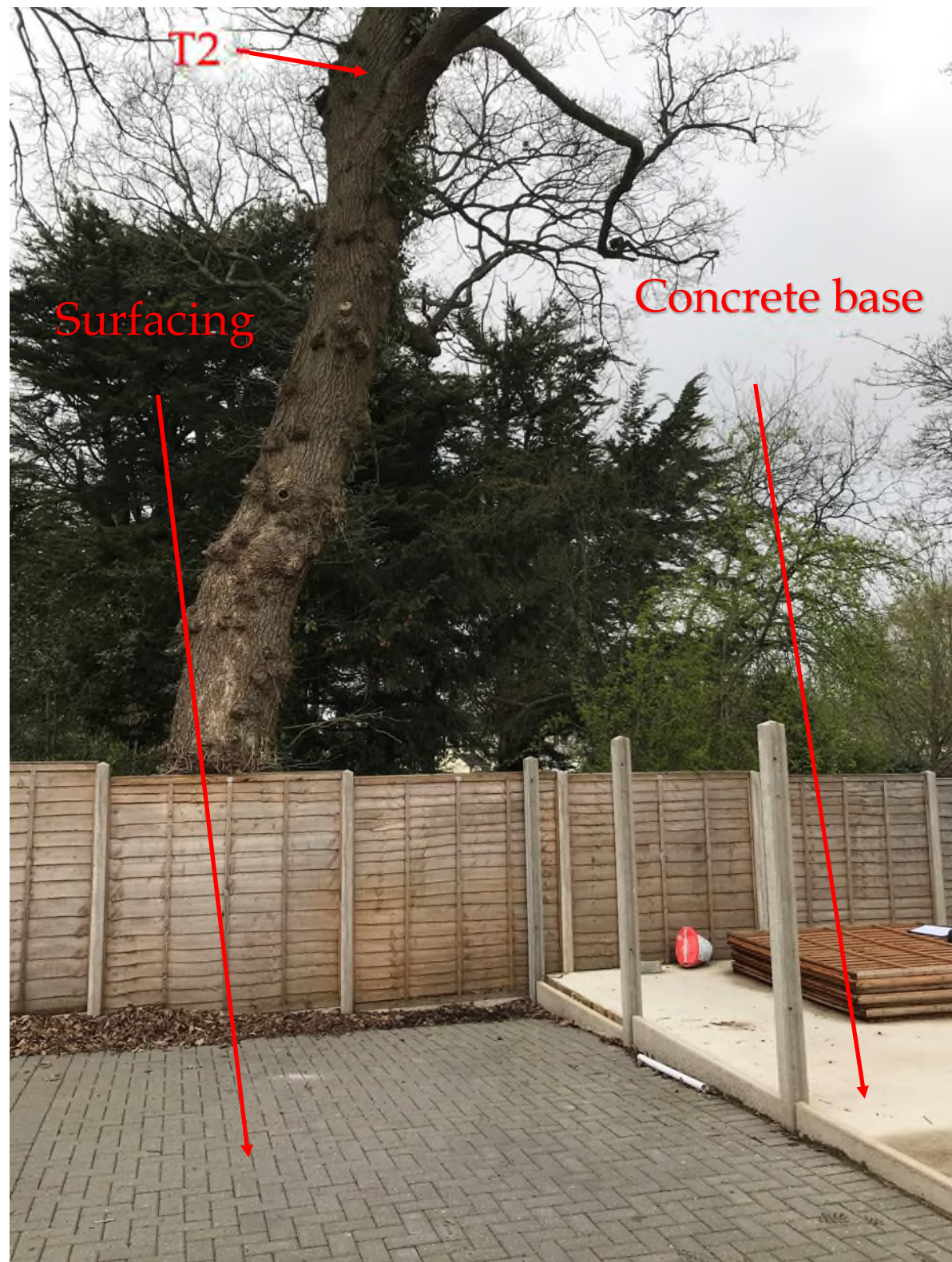


Photo 2: Tree T2 , surfacing and concrete base from site access looking west

APPENDIX 3 Photographs

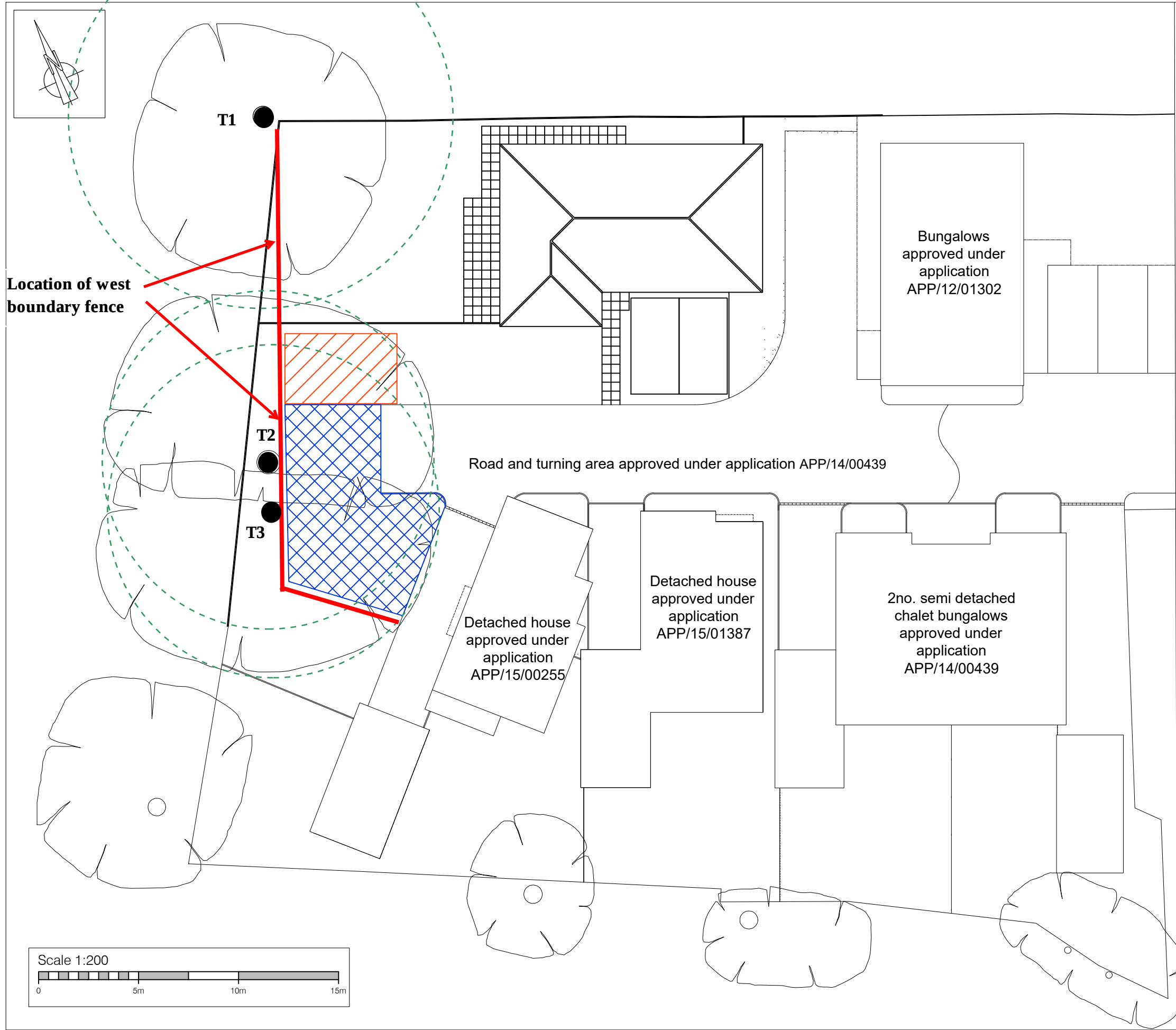


Photo 3: Concrete base from north east side of site looking south west

APPENDIX 3
Photographs



Photo 4: Concrete base showing wood shuttering and relationship with rear boundary fence



KEY	
	Concrete Slab
	Block Paved Area



Plan AC1

Proposed development at
109 London Road,
Cowplain

Report Ref:
D1826AIA

Location of trees with tree schedule numbering
indicating extents of BS5837 root protection areas



Key
Location of trees indicating
extent of BS5837 recommended
root protection areas

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

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**kalotec**
Residential Development Solutions

CLIENT Sovereign Land Developments			
SITE Plot 1 – Land to the rear of 111 London Road			
TITLE Marked up – Technical Plan			
SCALE 1:200(A3)		DRAWING NO. 2016.LR.06	REVISION
DATE March 16			
DRAWN PDB	CHECKED		
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