

ARBORICULTURAL REPORT

108a Lovedean Lane,
Waterlooville PO8 9SN

Prepared by

Jonathan Rodwell Cert Arb L4(ABC); TechArborA

June 2024



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1- Tree survey schedule. 2 - Definition of terms. 3 - BS 5837 grading categories. 4 - Tree constraints plan. 5 - Development proposal plan. 6 - Tree protection plan. 7- Site visit and arboricultural supervision record. 8 - Arboricultural monitoring.

SUMMARY

- The quality of 5 trees within influence of a development proposal was assessed;
- an arboricultural impact assessment of the development proposal was prepared;
- the proposal is for a single-storey extension to the rear of the existing dwelling and construction of a single-storey annexe in the back garden;
- implementation of the development proposal does not require the removal of any trees and the arboricultural characteristics of the site remain unchanged;
- precautionary measures will be required to protect off-site trees throughout the development process.

Details

- Date of survey - 7th April 2022
- Present at survey - Jonathan Rodwell Cert Arb L4(ABC); TechArborA
- Date of report - 10th June 2024

Contact Details

<u>Local Planning Authority</u>	Havant Borough Council	Tel – 02392 446513 Email – planning.development@havant.gov.uk
<u>Architects</u>	Manorwood	Tel - 01243 201102 Email – Ben@manorwood.co.uk
<u>Arboricultural Consultants</u>	Beechdown Arboriculture Ltd	Tel – 01243 814740 Email - jonathan.rodwell@beechdown.com

References

Roberts, J. Jackson, N. Smith, M. (2006). *Tree Roots in the Built Environment*. The Stationery Office
BSI British Standards (2012) BS 5837:2012 *Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI

Jonathan Rodwell Cert Arb L4(ABC); TechArborA
Beechdown Arboriculture Ltd

10th June 2024

1.0 Introduction

1.1 I have received instruction from Ben Kirk BSC (Hons) of Manorwood, on behalf of Mr and Mrs Bone, to report on arboricultural matters in relation to proposed development at 108a Lovedean Lane, Waterloooville PO8 9SN.

1.2 The purpose of the instruction was to:

- Assess the quality of any trees that could be affected by the proposed development.
- Prepare an arboricultural impact assessment evaluating the effects of the development proposal.
- Prepare a method statement and tree protection plan.

1.3 The survey was conducted and the report prepared with reference to the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations" and according to good arboricultural practice.

1.4 Contents of the report are exclusively for the use of the client; liability does not extend to any third party without our written consent.

1.5 **Qualifications and experience** – I am a qualified arboriculturist and Technician Member of the Arboricultural Association with over 30 years' experience. I have a National Certificate in Arboriculture, the ABC Level 4 Certificate in arboriculture and the LANTRA Professional Tree Inspection Certificate along with certificates of training/attendance including arboricultural consultancy, veteranisation, valuing & managing veteran trees, subsidence investigation, assessment of tree forks, mortgage reports and risk assessment for commercial arboriculture.

2.0 Documents Provided

2.1 Drawings provided by Manorwood:

220209_R4_000	Existing block plan	1:500@A3
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220209_R4_001	Proposed block plan	1:500@A3
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3.0 Survey Format

- 3.1 Trees included in the survey were those with the potential to be affected by the development proposal and with a stem diameter, at 1.5m high, greater than 75mm. The trees were inspected from the ground only and no specialist decay detection was undertaken. Trees were assessed from within the site or from public areas.
- 3.2 The tree identification numbers used are for the purpose of this report and may not reflect numbering used in previous surveys.
- 3.3 Data was recorded digitally, the individual trees plotted via GPS and their positions marked on the 1:200 @ A3 tree constraints plan (Appendix 4).
- 3.4 A detailed tree survey sheet is shown as Appendix 1 with an explanation of the terms and categories covered as Appendix 2.
- 3.5 The extent of the survey was limited to collecting sufficient data to inform upon the feasibility of the proposed development, it was not a detailed tree hazard or risk assessment and, unless specified, no guarantee, expressed or implied, can be given regarding the safety of the trees or their suitability for safe long-term retention.

4.0 Grading Categories

- 4.1 The quality of the surveyed trees was assessed and they were categorised to reflect the criteria recommended in Table 1 of BS 5837:2012 as detailed at Appendix 3.
- 4.2 The following is a breakdown of the number of trees in each BS category.

Category U	0 trees
Category A	0trees
Category B	0 trees
Category C	5 trees

5.0 Legislation

- 5.1 **Tree Preservation Orders & Conservation Areas** - Local Planning Authority (LPA) online mapping showed that the application site is not within a designated conservation area and that the recorded trees are not subject to a tree preservation order.
- 5.2 **Wildlife legislation** – under Part 1 of the Wildlife and Countryside Act (1981), with only a few exceptions, it is an offence to intentionally take, damage or destroy the nest of any wild bird while the nest is in use or being built. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc.) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. Further specialist investigation may be required before undertaking any recommended works.

6.0 Development Proposal

- 6.1 The proposal is for construction of a single-storey rear extension and a single-storey annexe in the back garden.

7.0 Site Description

- 7.1 108a Lovedean Lane is a detached chalet bungalow with separate double garage set in grounds of around 0.1ha. Access to the property is via a narrow brick-paved driveway that slopes up from Lovedean Lane before widening into a parking area in front of the house and garage. Close-board fences form the north and south boundaries with a 3m high clipped privet hedge on the eastern boundary. Lawns and borders extend to the rear of the property.
- 7.2 The dwelling is in a suburban location with individual trees or small groups as roadside planting, in domestic settings, in copses between areas of development and as amenity landscape features in parks and recreation grounds.
- 7.3 The site geology is recorded as Tarrant Chalk Member chalk sedimentary bedrock while the superficial geology is described by the National Soils Resources Institute as a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil. No detailed analysis of the soil structure, composition or pH was undertaken and these details should not be relied on for design

purposes; however, I understand that from construction of the existing dwelling that the soil profile at the site is a shallow clay soil immediately over chalk bedrock.

8.0 Tree Survey

- 8.1 The recorded trees were all in the grounds of 106 Lovedean Lane. Trees and shrubs too small to be recorded or beyond influence of the proposed development included a Lawson cypress and ash in the grounds of 112 Lovedean Lane, another ash in the old quarry to the south-east of the garden and small-diameter spindle, hawthorn, hazel, elder and ash regeneration along the fence-line interspersed with the recorded trees.

9.0 Tree Appraisal

- 9.1 Details and comments of individual trees and groups are listed in the appended BS 5837 survey schedule detailed at Appendix 1.

10.0 Below Ground Constraints – Root Protection Area (RPA)

- 10.1 Section 3.7 of BS 5837: 2012 states that – *“The Root Protection Area (RPA) is 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. “*
- 10.2 The RPA calculations have been produced using the information gathered from the tree survey and section 4.6.1 of BS 5837:2012. This indicates the RPA in m² and the minimum required all round radial distances for rooting zone protection and allows a view to be taken as to whether the trees can be retained safely without undue damage to their root systems. The RPA calculations are detailed in the appended tree survey and the initial dimensions marked on the 1:200 @ A3 tree constraints plan (Appendix 4).
- 10.3 Tree root morphology can be affected by numerous factors; availability of water, aeration, soil type, temperature and structure, compacted or impervious surfaces and proximity to buildings and other structures all affect the way roots develop and although the RPAs are marked on the plan as uniform polygons the actual root systems will be far more irregular. Root mapping or hand excavation under arboricultural supervision could determine whether significant roots extend beyond the RPAs and require greater protection in relation to construction or whether it may be possible to develop within the RPA without a negative impact on the rooting environment.
- 10.4 The recorded off-site trees are assumed to be growing in unsurfaced ground and have been subjected to a regime of heavy pruning that has resulted in the removal of the original main branch structure and a leaf bearing crown now limited to relatively small-diameter regrowth establishing from dormant buds. Although the crown volume of the trees is smaller than it was there is no obvious decline in physiology so the nominal RPAs shown at Appendix 4 are a fair representation - proximity to the house and existing hard surfaces means the roots of T1 & T2 are probably more developed in open ground to the south.

11.0 Above Ground Constraints

- 11.1 Consideration should be given to the effects that the current tree size, future growth potential, shade levels and leaf and fruit nuisance may have on the proposed development. Tree height and crown spread measurements are

detailed in the appended tree survey; the crown spread of the trees and the shadow pattern through the main part of the day is indicated on the 1:200 @ A3 tree constraints plan (Appendix 4).

12.0 Comment

- 12.1 The 1:200 @ A3 development proposal plan (Appendix 5) shows that the single-storey extension potentially impacts on around 3.5% and 5% of the nominal RPA of T1 and T2 respectively while the annexe extends over the nominal RPA of trees T3, T4 & T5 by 5%, 15% and 4%.
- 12.2 In principle I consider that strip foundations could be considered an option for the extension as the existing hard surfaces and structures at that point are likely to have impeded significant root development. With initial excavation carried out by hand, under arboricultural supervision, it will be simple to determine whether it is a suitable foundation type or whether the risk of potential root damage is too great and an alternative foundation type is required.
- 12.3 The annexe will use a screw pile foundation to support a timber frame above ground level that requires no excavation within the RPA and leaves the ground level unaltered and intact.
- 12.4 Access to the site is via the narrow driveway from Lovedean Lane and with limited access to the rear of the dwelling the majority of the construction will be undertaken by hand. Delivery and storage of materials and removal of waste will be from the front of the house and will have no impact on retained trees.
- 12.5 The shade pattern throughout the day moves from north-west to east and will create some early morning shade but there will be little negligible effect on light levels for the majority of the day. Whether the existing pruning regime continues or the trees are maintained as shorter pollards I do not consider the current or future growth of the retained trees to have a greater impact on the proposed development than on the existing dwelling.
- 12.6 The key to successful re-development of the site with no adverse impact on the condition and health of the retained trees will be a carefully sequenced approach with appropriate tree protection and monitoring for the different phases of the project.

13.0 Conclusion

13.1 With appropriate precautionary measures I consider the proposed development at 108a Lovedean Lane feasible, in relation to the surveyed trees, for the following reasons.

- Implementation of the development proposal does not require the removal of any trees so the arboricultural characteristics of the site remain unchanged.
- I do not consider current or future growth of the retained trees to have a greater impact on the development proposal or to lead to increased pressure for removal or unsympathetic pruning any more for the proposed development than for the existing building and current site use.
- Precautionary measures and arboricultural supervision and monitoring will prevent damage and adverse effects on the current and long-term health of the retained trees

ARBORICULTURAL METHOD STATEMENT

- The development process should follow a sequence that results in the least risk to the retained trees and with tree protective fencing and exclusion zones in place as per the tree protection plan (TPP).
- The arboricultural method statement includes the following tree protection plans.

Appendix 6 – <i>tree protection plan</i>	1:100@A3	• Tree protection plan showing retained trees and protective measures.
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14.0 Sequence of Events

14.1 Sequence of events, tree protection and precautionary measures in relation to phases of development.

<u>Pre-construction</u>	Site meeting	Project arboriculturalist to discuss tree protection measures with architect/developer and local authority arboricultural officer.
<u>Construction</u>	Supervision	Arboricultural supervision of hand excavation for annexe foundations and location of screw piles.
<u>Construction</u>	Monitoring	Arboricultural monitoring every two to four weeks of continuous site activity.

15.0 Construction Exclusion Zone & Ground Protection

15.1 There is no access to the recorded trees and the boundary fence will provide a suitable barrier and protection for the tree stems. The construction exclusion

zone is off-site and inaccessible. The existing driveway will provide a suitable site access point for construction work, delivery of materials and removal of waste.

- 15.2 The narrow path to the rear of the property will naturally restrict construction activity to pedestrian only. With no scope for plant or machinery to access the vulnerable RPA and a restricted working area there is no need for tree protective fencing as temporary ground protection, shown as **pale blue shading** on the tree protection plans, will be positioned over the unsurfaced RPA between the fence and the annexe and adjacent to the existing hard surfaces to provide an appropriate working area that leaves the vulnerable RPA intact. The type of ground protection will reflect the level of site activity - scaffold planks or sterling board placed on a compressible layer of 100mm depth of woodchips over a geotextile membrane suitable for protection of the lightweight or infrequent pedestrian activity or proprietary ground protection sheets.

16.0 Foundation Construction

- 16.1 Foundation depth should be determined by the architect or a structural engineer and with reference to NHBC Chapter 4.2 – Building near trees.
- 16.2 Excavation and construction of foundations for the extension is within an area of existing hard surfaces but within the nominal RPA of recorded off-site trees and must be carried out under arboricultural supervision. If roots are encountered during construction work:
- Careful use of hand tools will avoid bark damage of retained roots at the edge of the foundation if present;
 - exposed roots or fibrous root masses that are to be retained must be immediately covered – with hessian or similar - to prevent drying;
 - individual roots less than 25mm diameter that need to be removed will be cleanly severed, with secateurs or a pruning saw, far enough back from the edge of the foundation (>100mm) that the effects of uncured cement do not impact tree health;
 - the project arboriculturalist will determine whether it is possible to sever roots greater than 25mm diameter, whether bridging with a lintel may be possible or if an alternative foundation type is necessary;
 - use of impermeable membranes to line the excavations before the concrete is poured will help prevent damage by the alkaline properties of cement.
- 16.3 Installation of the screw piles for the timber-framed annexe will be by hand and working from temporary ground protection over the RPA.

17.0 Infrastructure Requirements

- 17.1 Undisclosed siting of service runs, above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary tree pruning or root loss during or post development. Should any infrastructure requirements become necessary post planning their design should be discussed with the project arboriculturalist and, if necessary, the permission of the local planning authority obtained.

18.0 Additional Precautions

- 18.1 No storage or mixing of materials to take place within the construction exclusion zone.
- 18.2 No storage or mixing of materials will take place in any location where they may leak into the construction exclusion zone or RPA.
- 18.3 Materials which may contaminate the soil will not be discharged within 10m of the tree stems or mixed in any location where gradients allow contaminants to run towards RPAs.

19.0 Supervision and Monitoring

- 19.1 It will be the responsibility of the main contractor to ensure that any conditions attached to the planning consent are adhered to at all times and that a monitoring regime with regard to tree protection on site is adopted.
- 19.2 An arboriculturalist will be appointed to monitor tree protection measures and address any arboricultural issues that may arise.
- 19.3 The project arboriculturalist will mark the positions of the protective barriers and inspect them once erected and prior to site work commencing.
- 19.4 In addition to any scheduled supervision, regular site visits to inspect the protective barriers may be required. Frequency of the visits is dependent on the progress of the development but should take place every two to four weeks of continuous site activity.
- 19.5 A copy of a site visit and arboricultural supervision record is shown at Appendix 7.

- 19.6 A copy of an arboricultural monitoring record is shown at Appendix 8.
- 19.7 The main contractor will be responsible for ensuring subcontractors comply with the arboricultural method statement and do not undertake any operation that is likely to impact adversely upon any tree on site.
- 19.8 The main contractor will ensure that the build sequence is appropriate to ensure that no damage occurs to the trees during the development process.
-

BS5837:2012 Tree Survey

Beechdown Arboriculture Ltd

Client: Manorwood
 Project: 108a Lovedean Lane
 Survey Date: 07/04/2022
 Surveyor: Jonathan Rodwell Cert Arb L4(ABC); TechArborA

Club Cottage, Top Road
 Slindon
 Arundel
 West Sussex
 BN18 0RP
 Phone: 01243 814740

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC	
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment				
T1											Estimated Measurements				
Common Ash		15	3	342	(Eq) N	1.5	2	M	A: 52.9	Good	C: Fair				C.1
Fraxinus excelsior					E	1.5	6		R: 4.1		S: Fair				10 to 20
					S	2	2				B: Fair				yrs
					W	2	2								
T2												Estimated Measurements			
Common Ash		17	3	439	(Eq) N	1.5	4	M	A: 87.1	Good	C: Fair				C.1
Fraxinus excelsior					E	2	4		R: 5.26		S: Fair				10 to 20
					S	2	3				B: Fair				yrs
					W	3	3								
T3												Estimated Measurements			
Common Ash		15	2	394	(Eq) N	1	2	M	A: 70.1	Good	C: Fair				C.1
Fraxinus excelsior					E	3	3		R: 4.72		S: Fair				10 to 20
					S	2	2				B: Fair				yrs
					W	3	3								
T4												Estimated Measurements			
Common Ash		15	1	450	N	1	2	M	A: 91.6	Good	C: Fair				C.1
Fraxinus excelsior					E	2	2		R: 5.39		S: Fair				10 to 20
					S	3	3				B: Fair				yrs
					W	2	2								
Age Classifications:		N	Newly planted	EM	Early Mature		Condition:		C	Crown	Stems:		Ø	Diameter	
		Y	Young	M	Mature				S	Stem			(Eq)	Equivalent stem diameter using BS5837:2012 definition	
		SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio		

Appendix 2 – tree survey definition of terms

<u>Tree ID/tag</u> -	Identification number and/or tree tag number.	
<u>Species</u> -	Common and/or scientific name.	
<u>Height (m)</u> -	To the nearest 0.5m below 10m; to the nearest 1m above 10m.	
<u>Ø (mm)/No. of stems</u> -	Stem diameter measured at 1.5m or equivalent with reference to Annex C of BS5837:2012.	
<u>First branch</u> -	Height above ground level and direction of first significant branch.	
<u>Crown spread (m)</u> -	Measured at the cardinal points.	
<u>Canopy height/clearance</u> -	Crown clearance in metres above ground level at the cardinal points.	
<u>RPA</u> -	Root protection area (m ²) and length of radial protection (m).	
<u>Age class:</u>	<i>Young</i> -	Less than approximately 10 years old.
	<i>Semi-Mature</i> -	Less than 1/5 of typical life expectancy.
	<i>Mature</i> -	Between 1/5 and 5/5 of typical life expectancy.
	<i>Over-Mature</i> -	Tree having reached its maximum life span and declining in health and size.
	<i>Veteran</i> -	A tree that is of interest biologically, aesthetically or culturally because of its age, size or condition.
<u>Structural/physiological condition:</u>	General condition of tree crown, stem and basal area structure and form - assessed as:	
	<i>Good</i> -	Good form, structure and vitality; no apparent signs of decay, structural weakness, decline in health, pests or diseases.
	<i>Fair</i> -	Moderate form and structure.
	<i>Poor</i> -	Poor form or structure; significant decay, structural weakness or decline in vitality.
<u>BS 5837 category</u> -	BS grading category detailed at Appendix 3.	
<u>ERC</u> -	Estimated remaining contribution.	

Trees Unsuitable for Retention

Category U 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 – shown in dark red on plans.

Trees To Be Considered for Retention

Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years - shown in light green on plans.

1 - Mainly arboricultural qualities – trees that are good examples of their species, especially if rare or unusual; or those that are essential components of groups, formal or semi-formal arboricultural features.

2 - Mainly landscape qualities – trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

3 - Mainly cultural values, including conservation – trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B Trees of moderate quality with an estimated life expectancy of at least 20 years - shown in mid blue on plans.

1 - Mainly arboricultural qualities – trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant but remediable defects) to the extent that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the particular quality necessary for category A designation.

2 - Mainly landscape qualities – trees present in numbers, usually growing as groups or woodlands, that attract a higher collective rating than they might as individuals; or groups of trees situated so as to make little visual contribution to the wider locality.

3 - Mainly cultural values, including conservation – trees with material conservation or other cultural values.

Appendix 3 – BS 5837 grading categories

Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter under 150mm - shown in grey on plans.

1 - Mainly arboricultural qualities – unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

2 - Mainly landscape qualities – 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 landscape benefits.

3 - Mainly cultural values, including conservation – trees with no material conservation or other cultural values.

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108a Lovedean Lane
Appendix 4 - tree constraints plan

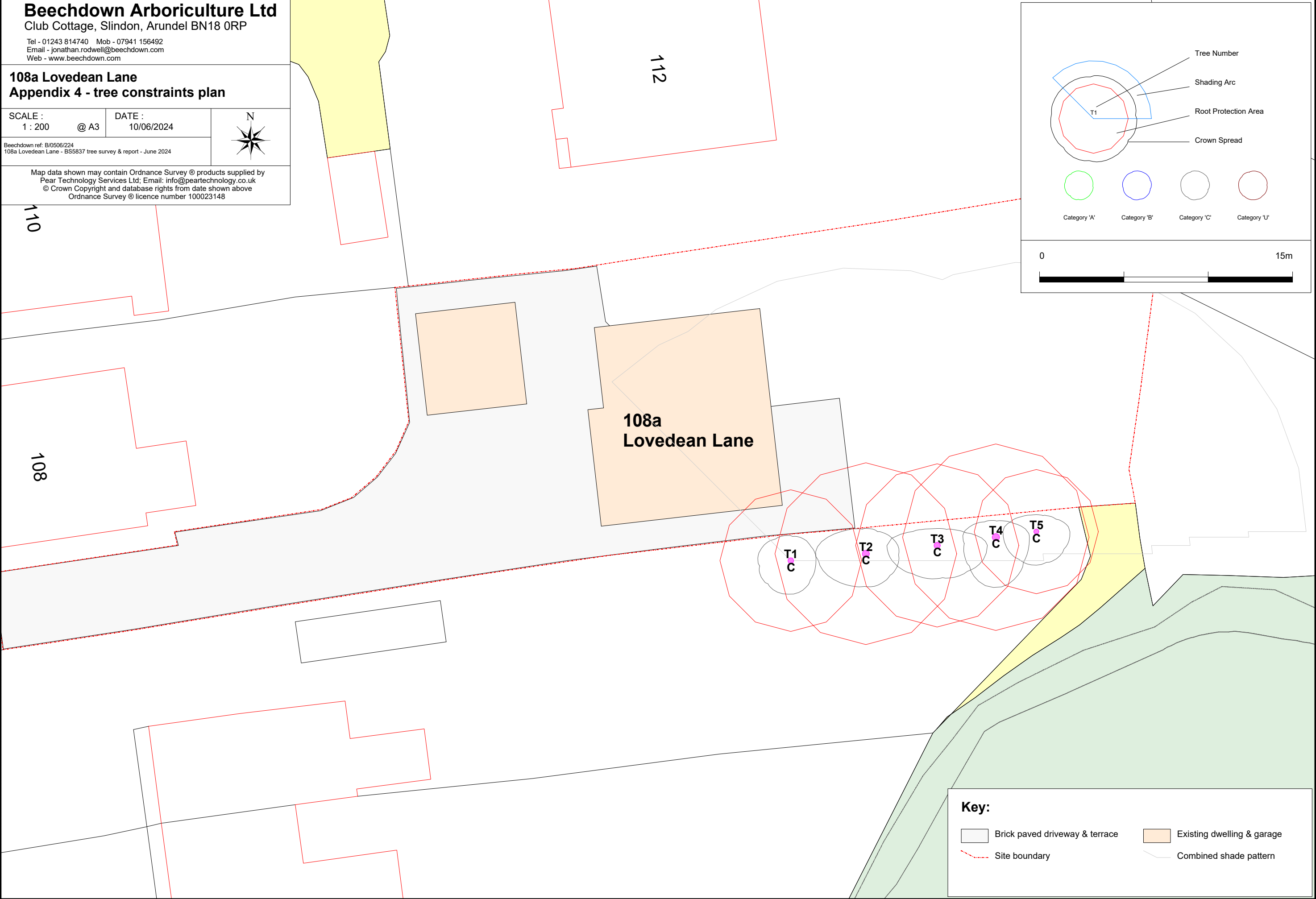
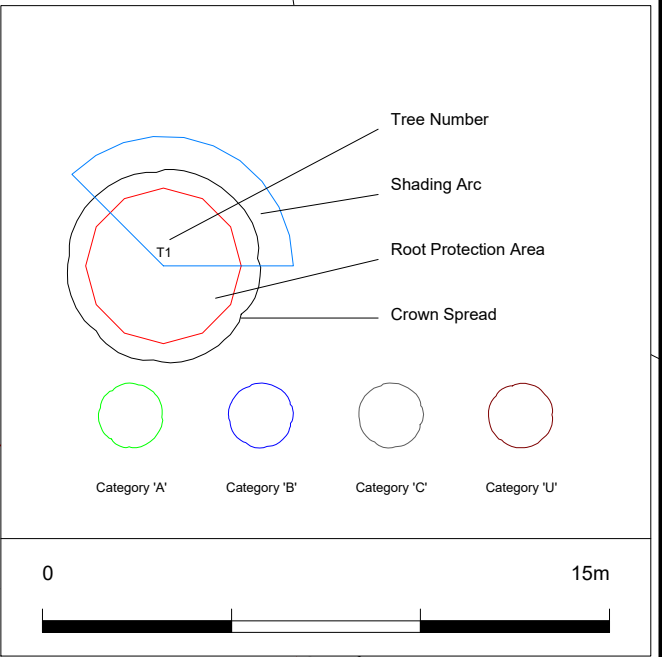
SCALE :
1 : 200 @ A3

DATE :
10/06/2024



Beechdown ref: B/0506/224
108a Lovedean Lane - BS5837 tree survey & report - June 2024

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- Key:**
- Brick paved driveway & terrace
 - Existing dwelling & garage
 - Site boundary
 - Combined shade pattern

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108a Lovedean Lane
Appendix 5 - development proposal plan

SCALE :
1 : 200 @ A3

DATE :
10/06/2024

Beechdown ref: B/0506/24
108a Lovedean Lane - BS5837 tree survey & report - June 2024



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108a Lovedean Lane
Appendix 6 - tree protection plan

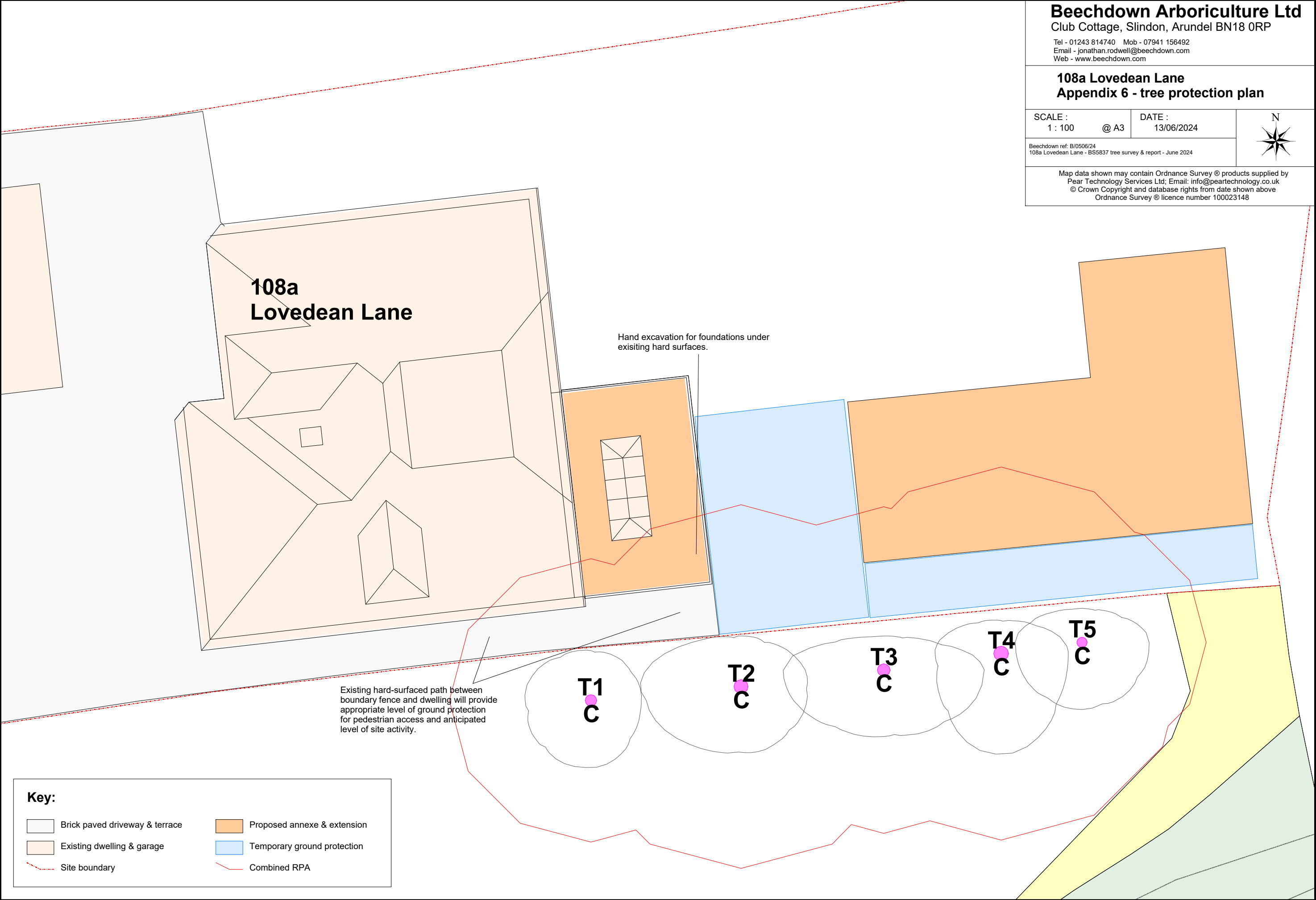
SCALE :
1 : 100 @ A3

DATE :
13/06/2024



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Appendix 7 - Record of Site Visits and Arboricultural Supervision

Client		Location	
Mr and Mrs Bone		108a Lovedean Lane, Waterloooville PO8 9SN	
Local planning authority	Havant Borough Council		
Planning application	-		
Development proposal	Construction of a single-storey rear extension and a single-storey annexe.		

Stage of development	Action required
<u>Construction</u>	Arboricultural supervision of hand-excavation for foundations.

Notes	
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Arboriculturalist	
Signed	
Date	

NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER

Appendix 8 - Arboricultural Monitoring Form

Client		Location	
Mr and Mrs Bone		108a Lovedean Lane, Waterlooville PO8 9SN	
Local planning authority	Havant Borough Council		
Planning application	-		
Development proposal	Construction of a single-storey rear extension and a single-storey annexe.		

Area inspected	Comments	Action required
<u>Protective barriers</u>		
<u>Construction exclusion zone</u>		
<u>Site storage/material mixing</u>		
<u>Other</u>		
<u>Additional Comments</u>		

Arboriculturalist	
Signed	
Date	

NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER