

ARBORICULTURAL REPORT

108a Lovedean Lane,
Waterlooville PO8 9SN –
variation of condition

Prepared by

Jonathan Rodwell Cert Arb L4(ABC); TechArborA

October 2024



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1- Tree protection plan. 2- Site visit and arboricultural supervision record. 3 - Arboricultural monitoring.

SUMMARY

- Prepare a revised arboricultural method statement and tree protection plan to reflect a change of foundation type for permitted development (**App/24/00381**).

Details

- Date of survey - 7th April 2022
- Present at survey - Jonathan Rodwell Cert Arb L4(ABC); TechArborA
- Date of report - 16th October 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

16th October 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 permitted development at 108a Lovedean Lane, Waterloooville PO8 9SN.

1.2 The purpose of the instruction was to:

- Revise the method statement and tree protection plan to reflect a variation of condition for permitted development (**App/24/00381**).

1.3 **Condition 2** states *"The development hereby permitted shall be carried out in accordance with the following approved plans". Which include:*

- 14th August 2024 - amended tree survey and report.

1.4 **Condition 6** states *"The development shall be carried out in accordance with the Arboricultural Report uploaded 14.08.2024.*

1.5 The revised arboricultural method statement and tree protection plan informs on tree protection measures at the site and was prepared with reference to:

- the documents and plans provided;
- the tree survey & details recorded at my site visit of the 7th April 2022, sections 3 to 11 of the approved arboricultural report (**Beechdown ref: B/0506/24**) and appendices 1-5 of the same report;
- the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations";

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

1.7 **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_001	Approved block plan	1:500@A3
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3.0 Comment

- 3.1 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.
- 3.2 The approved arboricultural report (**B/0506/24**) considered the use of a screw pile foundation to support a timber frame above ground level as an appropriate base for the annexe and that would have required no excavation within the RPA and left the ground level unaltered and intact. Subsequent engineering assessments could not establish a bearing strength for the screw piles to be able to support the annexe and there is not enough room for a piling rig to access the back garden.
- 3.3 The proposed new foundation – and variation of condition – is for a 1200mm by 600mm concrete foundation positioned outside the RPA and supporting a cantilevered slab over the RPA.

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

- 4.1 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.

5.0 Construction Exclusion Zone & Ground Protection

- 5.1 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.

- 5.2 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.

6.0 Foundation Construction

- 6.1 Foundation depth should be determined by the architect or a structural engineer and with reference to NHBC Chapter 4.2 – Building near trees.
- 6.2 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.

6.3 Excavation and construction of foundations to support the cantilevered slab will take place outside the nominal RPA, however; 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.

7.0 Infrastructure Requirements

7.1 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.

8.0 Additional Precautions

- 8.1 No storage or mixing of materials to take place within the construction exclusion zone.
- 8.2 No storage or mixing of materials will take place in any location where they may leak into the construction exclusion zone or RPA.
- 8.3 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.

9.0 Supervision and Monitoring

- 9.1 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.
 - 9.2 An arboriculturalist will be appointed to monitor tree protection measures and address any arboricultural issues that may arise.
 - 9.3 In addition to any scheduled supervision, regular site visits to inspect any protective measures 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.
 - 9.4 A copy of a site visit and arboricultural supervision record is shown at Appendix 2.
 - 9.5 A copy of an arboricultural monitoring record is shown at Appendix 3.
 - 9.6 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.
 - 9.7 The main contractor will ensure that the build sequence is appropriate to ensure that no damage occurs to the trees during the development process.
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108a Lovedean Lane
Appendix 1 - tree protection plan

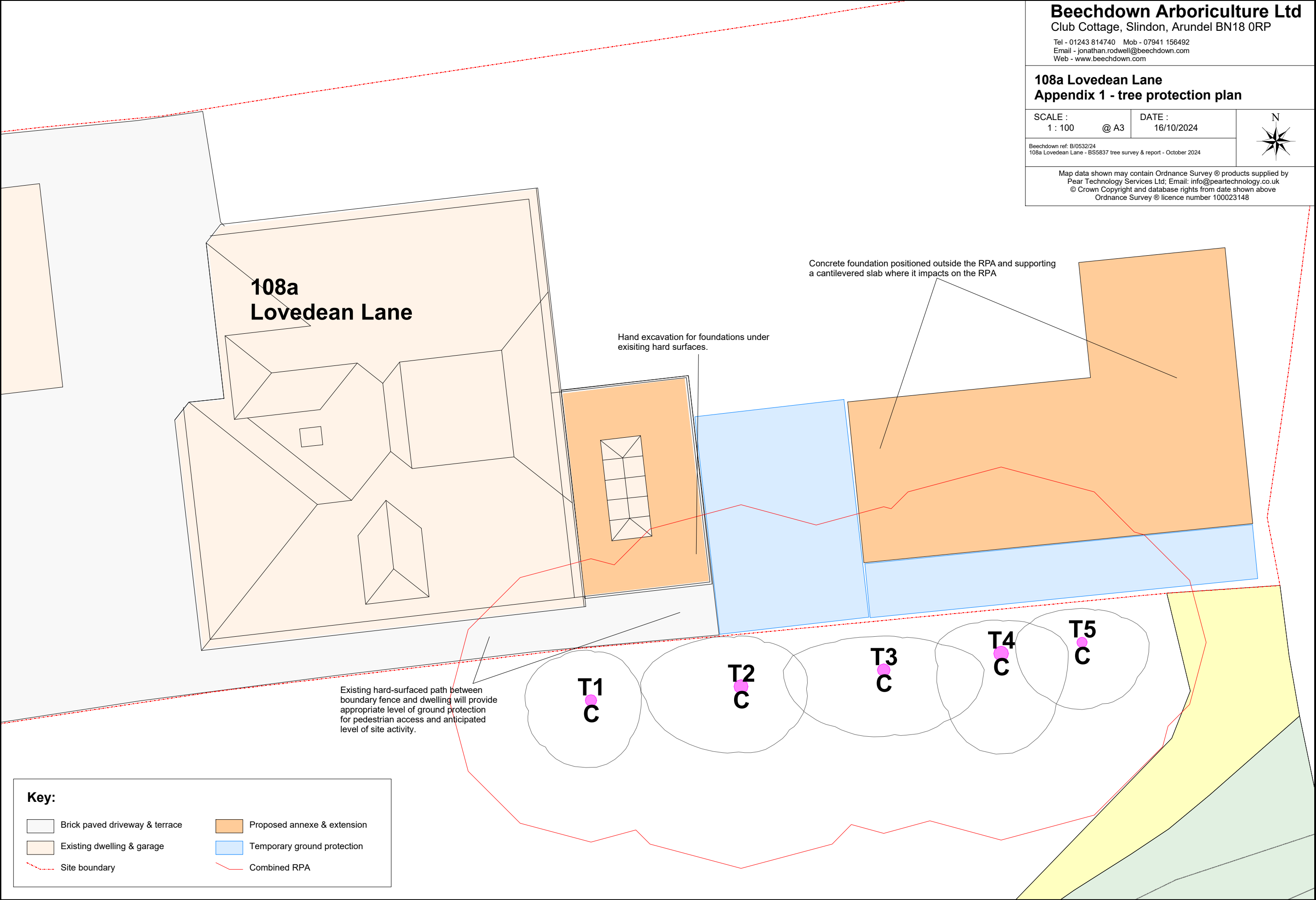
SCALE :
1 : 100 @ A3

DATE :
16/10/2024



Beechdown ref: B/0532/24
108a Lovedean Lane - BS5837 tree survey & report - October 2024

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Appendix 2 - 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	App/24/00381		
Permitted development	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 3 - Arboricultural Monitoring Form

Client		Location	
Mr and Mrs Bone		108a Lovedean Lane, Waterloooville PO8 9SN	
Local planning authority	Havant Borough Council		
Planning application	App/24/00381		
Permitted development	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	

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