

Arboricultural Consultant Site Visit

Company: SJ Stephens Associates Ltd	Site: Langstone Technology Park
Consultant: Simon Stephens	Visit Date: 23.02.2022
Address: Savernake Barn Stokke Common Great Bedwyn Marlborough Wiltshire SN8 3LL	Site Address: Langstone Technology Park 2B Langstone Road Havant PO9 1SA
Representative: Catherine Fforde	Site Representative: Chris Hill, Facilities & Client Manager
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Purpose of Visit: To inspect and advise on tree protection measures
Meetings held while on site: Chris Hill, Facilities & Client Manager, Bellrock Group Jon Mills, Contracts Manager, ADI Buildings & Refurbishment Ltd
Background: 1) Planning permission has been received for the erection of flexible use industrial units, Ref: APP/21/00405. SJ Stephens Associates prepared an Arboricultural Impact Assessment, dated 11.06.2021, together with a Tree Protection Plan, ref no: 1746-01, to support the planning application. The permission is subject to compliance with conditions. Condition 5 relates to tree protection measures and requires that no development take place until all trees that are to be retained within or adjacent to the part of the site subject to that phase have been enclosed with temporary protective fencing. 2) Correspondence was received from the arboricultural officer for Havant Borough Council that the protective fencing, as erected on site, did not appear to be in the correct location. SJ Stephens Associates were instructed by XLB Property on behalf of the appointed project contractor, ADI Building & Refurbishment, to undertake a site visit to inspect the tree protection fencing and to instruct any re-positioning, as necessary.

Discussion/Observations:

- 1) Heras fencing has been erected on site around a part of the root protection area of the willow G25. On the Tree Protection Plan the fence position is aligned along the edge of a soft surface verge within the root protection area, with the residual area outside the fence shown as protected by existing hard surfacing. Since preparation of the Tree Protection Plan the tarmac surface has been removed however the sub base is still in situ.
- 2) The depth of the residual sub base was discussed to see whether this would be sufficient to provide protection to the underlying roots. At the time of the visit there were no digging implements on site to investigate this further. It was decided that as an interim measure that the tree protection fencing would be extended around the entirety of the root protection area within the site.
- 3) The willow tree closest to the site has suffered damage in the recent storm (Eunice). Small broken branches are scattered across the ground and a single upper stem has broken out and is hung up in the crown. Remedial works were discussed and it was agreed that the broken stem would be removed by tree surgeons whilst undertaking other works on the site. Clearance pruning work was discussed, as required to facilitate construction of the building. It was agreed that the lower crown branches could be cut back by 2m to provide clearance. Further works were discussed with Chris Hill to reduce the risk to people and property from future stem breakage. It was suggested that the trees' owner be contacted to discuss reducing the height of the willow to reduce the loading on the trees during high wind events.
- 4) Work on site is due to commence on Monday 28th February however no works are proposed in the vicinity of the willow G25 in the short term, with works being concentrated in another area of the site. It was decided that once work on site commences that the depth of the sub base would be investigated, by hand digging until the sub soil layer was reached, and the findings reported to the SJ Stephens Associates.
- 5) The proposed development works within the root protection area of G25, including the hand digging of the foundation trench, were discussed with Jon Mills. Jon Mills advised that there was no proposal to remove the residual sub base and that the level may be slightly raised with additional hard core to provide a uniform level around the new building. It was agreed that if it can be established that there is sufficient sub base to protect underlying roots then the additional ground protection specified in section 5.6.2 of the Arboricultural Method Statement would not be required.
- 6) The tree protection fence was then extended to encompass the entirety of the root protection area of G25, and signage attached to the fencing identifying it as a tree protection zone.

Recommendations:

- 1) The tree protection fence must be maintained in situ until site investigation is undertaken to determine the depth of the residual sub base. To establish this, a hole must be excavated to the depth of the sub base, using only hand tools. If roots are found in the sub base then these must be left in situ and their depth noted. Once this work has been undertaken SJ Stephens Associates must be contacted for confirmation that the fence can be set back to the position shown on the Tree Protection Plan.

Date of Next Visit: Only if required.

Langstone Technology Park



Tree protection fencing erected outside root protection area of willow G25.

Tarmac surface has been removed but the sub base is still in situ over the root protection area. Willow closest to the site has suffered storm damage, including breakage of one large stem which is hung up in the tree.

