

JOHN SHUTLER
Tree Services



Arboricultural Report

48 Hart Plain Avenue, Waterloooville, PO88RX

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Arboricultural Report

Proposed development on land to the rear of 48 Hart Plain Avenue, Waterloo, PO88RX

1.0 Instructions

- 1.1 I have been instructed by Mr Ben Olds of Landmark Estates to provide a Tree Survey, Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS) in relation to a planning application for the proposed construction of two properties within the curtilage of 48 Hart Plain Avenue
- 1.2 This report is prepared in accordance with the BS 5837 Trees in Relation to Design, Demolition and Construction 2012:
- 1.3 I am asked to prepare:-
 1. An Arboricultural Implication Assessment (Appendix 1).
 2. A Tree Constraints Plan (Appendix 2)
 3. An Arboricultural Method Statement (AMS) to include a Tree Protection Plan (Appendix 3)
 - 4.

2.0 Introduction

- 2.1 The site of the proposed development is within the curtilage of 48 Hart Plain Avenue and will be adjacent to a number of currently unprotected trees of varying significance.

2.2 Trees

- 2.2.1 The significant trees are located to the front and rear of the existing dwelling. A schedule of their condition and category of retention is attached at Appendix 1.
- 2.2.2 The site contains a mix of both young, (trees in the first one third of life expectancy) and middle mature (trees in its second third of life expectancy) species. There are also a selection of small trees and shrubs within the Root Protection Areas (**RPA**) of the retained trees T12 and T15. Details of the species of these small trees and shrubs have not been included in the tree survey schedule as they will be protected by the Construction Exclusion Zone (**CEZ**) created for retained trees.

2.3 Proposed Dwelling

- 2.3.1 The position of the proposed dwelling will place its nearest pointt circa 9m from the nearest retained trees (T.12 and T.15), and to the approximate south of these trees, but at a distance that does not allow shadows of the trees cast at full mature height upon the replacement building. This will allow adequate sunlight during the summer and winter months to reach all the windows.

3.0 Arboricultural Implications Assessment

3.1 Presence of Tree Preservation Orders (TPO) or Conservation Area Designation

- 3.1.1 There are currently no Tree Preservation Orders (TPO) in place on any of the trees within the proposed development site. The proposed development site does not fall within a Conservation Area.

3.2 Affects of new buildings on amenity value on or near the site

- 3.2.1 It is intended that T.1, T.12 and T.15 are to be retained so there is no detrimental effect to their amenity value. Trees lost to this development will be of little to no amenity value as viewed from offsite and of limited useful life expectancy

3.3 Above and below ground constraints

- 3.3.1 No construction of foundations or installation of services are to take place within any RPA.

3.4 Construction processes of the proposed development

- 3.4.1 Development processes that lead to soil compaction in tree rooting zones and physical damage to trees adversely affect long-term tree health. This can lead to unnecessary tree loss if not properly controlled. RPAs will be defined to protect rooting zones.
- 3.4.1 No access to the RPAs of any retained tree will be permitted before or during construction activity thereby negating risk of construction machinery causing damage to rooting zones requiring protection, trunks and low branches.
- 3.4.2 The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming the recommendations made in this report are adhered to at all times by the contractors. The positioning

of a stout fence between the retained trees and construction activities placed prior to commencement of works and to remain intact and in position throughout the duration of the construction activities will protect all surveyed trees and shrubs found within the CEZ

3.5 Modifications proposed to accommodate trees

- 3.5.1 The proposed position of the replacement dwelling dispenses with a need to modify building construction to accommodate retained trees. The retained trees are far enough away from the location of the proposed dwellings to permit light infiltration to windows. This will negate the need for subsequent calls for tree pruning due to shading

3.6 Infrastructure requirements – highway visibility, lighting, CCTV, services etc

- 3.6.1 The installation of services within the rooting zones of trees can have a large detrimental impact on the long-term survival of retained trees leading to their unnecessary loss or root failure in high winds. No services are to be installed within any RPA.
- 3.6.2 Undisclosed siting of above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary pruning of tree crowns or root loss during or post development. There are no such developments planned to take place adjacent or within the RPA of any retained trees.

3.7 Mitigating tree loss/new planting

- 3.7.1 Some tree and shrub loss will inevitably occur during the proposed development. The Trees that will be lost are of little to no amenity value as viewed from offsite or have a limited useful life expectancy. Any trees that are lost to accommodate the proposed development will be replaced with native species of local provenance

3.8 Proximity of trees to structures

- 3.8.1 The impact of trees on buildings and vice versa and allowance for future growth have all been considered in the siting of the new dwelling. Tree size, future growth, light/shading, leaf and fruit nuisance etc have received due attention and are not considered to be an issue due to the distance of the retained trees from the development.
- 3.8.2 The proposed replacement dwelling has been placed outside of the RPAs of trees and therefore exceeds the recommendations of BS 5837.

- 3.8.3 The site of the proposed development adjacent to the retained trees does not in my opinion increase the existing safety risk significantly; It would in any event be prudent to inspect the trees on an annual basis. Construction of the replacement dwelling will not change this.

Arboricultural Method Statement for Tree Protection throughout the Duration of Demolition and Construction Works

Arboricultural Method Statement (AMS) includes a Tree Protection Plan (TPP) to identify:

- Trees recorded on the Tree Survey Schedule identified by a blue, grey or red circle dependant on the classification and number
- Protective fence positions to provide a CEZ identified by an orange line on the plan annexed

1.0 Construction Exclusion Zone

- 1.1 The CEZ required by the current edition (2010) of BS 5837 Trees in Relation to Construction relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. In the circumstances CEZs will afford protection at all times and will be identified by protective fencing. No works will be undertaken within any CEZ that causes compaction to the soil or severance of tree roots.
- 1.2 There is no planned construction of foundations or installation of services within any CEZ.

2.0 Protective Fences

- 2.1 All protective fencing will be erected prior to the commencement of any site works namely before any materials or machinery are brought on site, development or the stripping of soil commences. The protective fencing will have signs attached to it stating that this is a Construction Exclusion Zone and that **NO WORKS are Permitted** within the fenced area. The protective fence may only be removed following completion of all construction works.
- 2.2 The protective fencing is required to be sited in accordance with the Tree Protection Plan enclosed with this method statement at appendix 1. All Protective fencing must ideally be constructed as per figure 2 in BS 5837 2005 and be fit for the purpose of excluding any construction activity (See Appendix 4). Any alternative fence/barrier used must be fit for this purpose.
- 2.3 There are no new areas of planting to be protected during the construction phase.

- 2.3 No access to the site from any other part of the property other than the entrance on Hart Plain Avenue will be permitted for construction traffic or delivery of supplies.
- 2.4 Fencing will protect not only the RPAs of the trees on site, but will also protect areas of shrubs and rooting areas of trees within the boundary of the neighbouring properties.
- 2.5 The neighbouring properties rear gardens are protected on the boundaries by close board fencing

3.0 Precautions in respect of temporary works

- 3.1 If temporary access is required to a CEZ then access may only be gained after consultation with the Local Planning Authority and following placement of materials such as concrete slabs or geo-textile fabrics that will spread the weight of any vehicular load and prevent compaction to the soil. For pedestrian movements within a CEZ a single thickness scaffold board on top of a compressible layer laid onto a geotextile fabric may be acceptable.
- 3.2 No temporary access to RPAs will be required on this site.

4.0 Access Details

- 4.1 There is no requirement for any special measures related to the retained trees as all access for construction vehicles will use the existing driveway, outside of the CEZ.

5.0 Contractors car parking

- 5.1 Only limited space is available on the driveway

6.0 Site Huts and Toilets

- 6.1 These will be sited to the rear of the existing property and positioned after arrangement with the site manager

7.0 Storage Space

- 7.1 Storage space is limited within the site. Materials should be stored within the new parking area for the proposed development

8.0 Additional Precautions

- 8.1 The installation of services near any tree will be undertaken in accordance with the National Joint Utilities Group Guidance note 10 recommendations in relation to trees. There are no services planned to be installed within a CEZ.
- 8.2 No storage of materials or lighting of fires will take place within any CEZ. No mixing or storage of materials will take place up a slope where they may leak into a CEZ.
- 8.3 No fires will be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 8.4 No high-sided vehicles or cranes will have access to the site therefore their movement on the site is not an issue.
- 8.5 No notice boards, cables or other services will be attached to any tree.
- 8.6 Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that, any slope of the ground does not allow contaminants to run towards a tree root area.

9.0 Site Gradients

- 9.1 No alterations of soil levels will take place within any CEZ

10.0 Demolition

- 10.1 Demolition of the existing dwelling will take place as the first phase of the construction process.

11.0 Hard Surfaces

- 11.1 No hard surfaces are to be constructed within any CEZ

12.0 Soft landscaping

- 12.1 No soft landscaping is scheduled to be carried out in any CEZ.

13.0 Use of Herbicides

- 13.1 Herbicides are not intended to be used.

14.0 On site Monitoring Regime

- 14.1 All operations will be monitored by the main contractor.

15.0 Use of Sub-contractors

- 15.1 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

16.0 Contingency Plan

- 16.1 Water is readily available on site and will be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact an Arborist for advice.

17.0 Remedial Tree Works

- 17.1 All tree works (see schedule at appendix 1) will be undertaken in one phase, to take place prior to demolition. All tree works are to be carried out in accordance with BS 3998 (British Standard Recommendations for Tree Work 2010).

18.0 Responsibilities

- 18.1 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime with regard to tree protection is adopted on site.
- 18.2 The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised relating to the trees on site.
- 18.3 If at any time pruning works are required guidance must first be obtained from the consulting Arborist and then carried out in accordance with BS 3998 Recommendations for Tree Works 2010.
- 18.4 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of **ALL** construction works on the site.
- 18.5 All fencing and signs must be maintained in position at all times and checked on a regular basis by an onsite person designated with that responsibility.

Signed :



John Shutler Cert He Arboriculture and Tree Care, TechArborA

Dated 26/08/15

Schedule for Tree Works at 48 Hart Plain Avenue
Phase 1

- Undertake tree works as per recommendations

Appendix 1: Tree Survey Schedule

Tree No on plan	Species	Ht (M)	Crown spread Est. (m)	Trunk Dia @ 1.5m (mm)	Age class	Estimated Remaining Contribution in years	Physiological and Structural condition. Observations- negative and positive	Management recommendations	Category of retention	RPA (Root Protection Area) M2
T1	oak <i>Quercus spp</i>	12	N-4 E-5 S-7 W-5	550	MA	+25	P-Good S-Good	- Crown lift over road to 5.5m and 4.5m over drive - Remove deadwood	B2	137 6.6m radius
T2	Silver birch <i>Betula pendula</i>	9	N-4 E-4 S-4 W-4	430	M	-25	P-Fair S-Fair - Previously reduced - Decay @ old pruning points	Remove	U	81 5.10m radius
T3	Yew <i>Taxus baccata</i>	3.5 m	N-2 E-2 S-1 W-2	Twin stemmed 170 120	Y	+25	P-Good S-Good Included union	Remove	U	14 2.10m radius
T4	Pear <i>Pyrus spp</i>	3	N-2 E-3 S-2 W-3	160	MA	+25	P-Good S-Good	Remove	U	10 1.8m radius
T5	Pear <i>Pyrus spp</i>	3	N-2 E-3 S-2 W-3	220	MA	+25	P-Good S-Good	Remove	U	23 2.7m radius
T6	Apple <i>Malus spp</i>	3	N-2 E-3 S-2 W-3	220	MA	+25	P-Good S-Good	Remove	U	23 2.7m radius

T7	Apple <i>Malus spp</i>	3	N-2 E-3 S-2 W-3	190	MA	+25	P-Good S-Good	• Remove	U	18 2.4m radius
T8	Apple <i>Malus spp</i>	3	N-2 E-3 S-2 W-3	150	MA	+25	P-Good S-Good	• Remove	U	10 1.8m radius
T9	Apple <i>Malus spp</i>	4	N-3 E-3 S-3 W-3	230	M	+25	P-Good S-Good		U	27 2.3m radius
T10	Hawthorn <i>Crataegus monogyna</i>	3	N-2 E-2 S-2 W-2	100	Y	+25	P-Good S-Good		U	5 1.2m radius
T11	Western red cedar <i>Thuja plicata</i>	3	N-2 E-2 S-2 W-2	140	Y	+25	P-Good S-Good	• Remove	U	10 1.8m radius
T12	Willow <i>Salix Caprea</i>	9	N-na E-5 S-4 W-na	460	M	-25	P-Fair S-Fair		C2	92 5.4m radius
T13	Ash <i>Fraxinus excelsior</i>	6	N-na E-na S-na W-na	150	MA	-25	P-Poor S-Fair • Heavily leaning • Damage to stem @ 3m	• Remove	U	10 1.8m radius

T14	Willow <i>Salix Caprea</i>	7.5	N-na E-na S-na W-na	370	M	-25	P-Poor S-Fair • Decay @ base • Pronounced lean towards garden	• Remove	U	64 4.5m radius
T15	Willow <i>Salix Caprea</i>	7.5	N-na E-3 S-5 W-4	600	MA	-25	P-Fair S-Fair • Previously Pollarded/Topped	• Repollard	C2	177 7.2m radius
T16	Ash <i>Fraxinus excelsior</i>	7.5	N-na E-na S-4 W-4	516	M	-25	P-Poor S-Poor • Dieback throughout • Included union @ base	• Remove	U	113 6.0m radius

Tree Survey Schedule notes and limitations

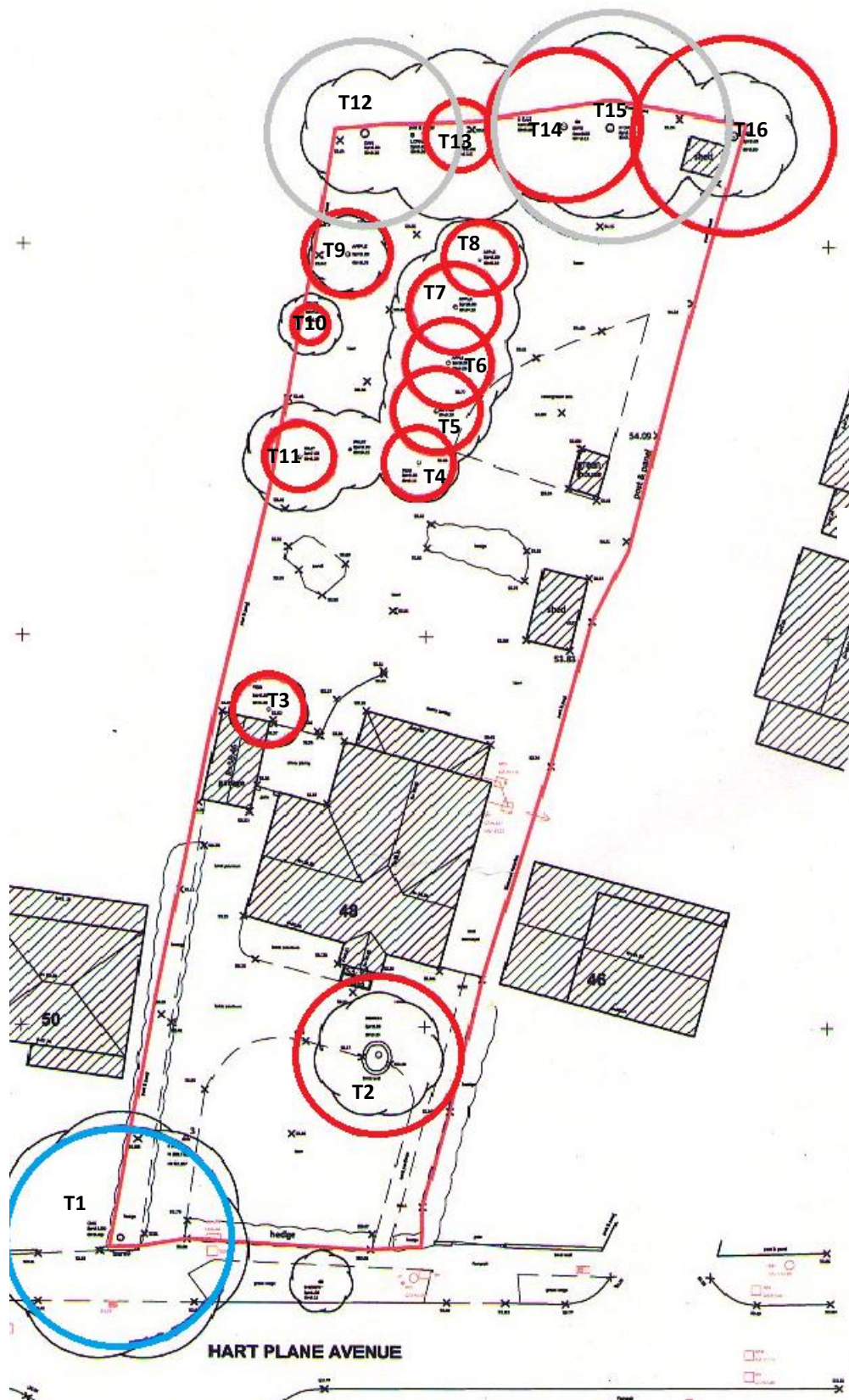
Y – Young **MA** - Middle aged (2nd 1/3rd of life expectancy) **M** - Mature (final 1/3rd of life expectancy) **OM** - Over mature (beyond life expectancy) **V** - Veteran
(over mature and of special conservation value)

Condition: P=Physiological **Good** – no health problems - **Fair** – symptoms remedial of ill health **S**= Structural - **Good** no significant defects **Fair** - remedial defects

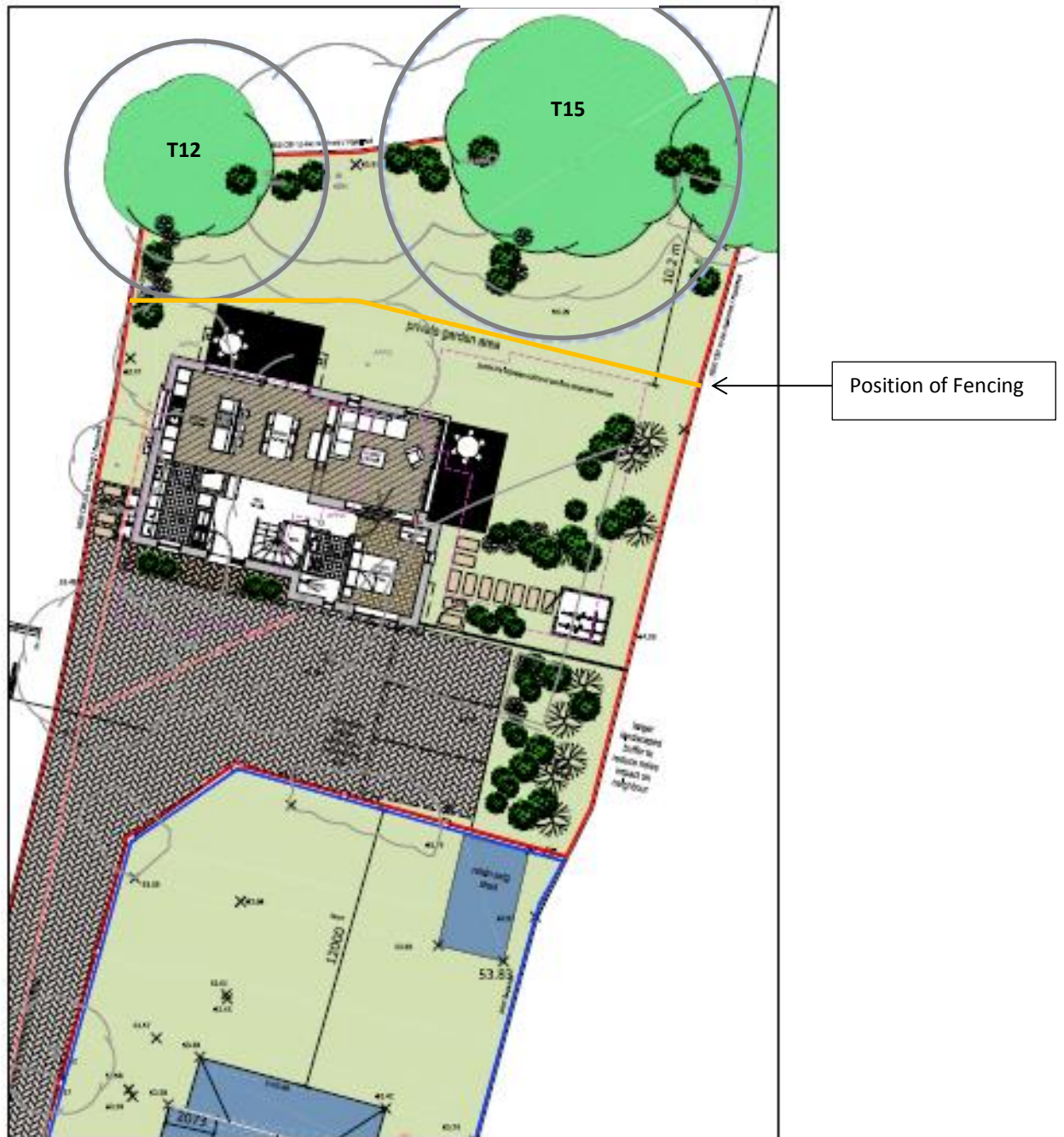
Category of retention: **U – Remove** **A – High quality and value** **B – Moderate quality and Value** **C – Low quality and value** **1** – Mainly Arboricultural values **2** – Mainly landscape values **3** – Mainly cultural values including conservation

- This report relates specifically to the condition of the tree or trees upon the days that the inspection was carried out.
- Inspection was carried out from ground level, with use of binoculars where necessary. No climbing inspection was conducted
- No analysis of soil samples was undertaken. Root areas and possible underground conflict interaction were only investigated insofar as a surface visual inspection. .
- The report is valid only for typical weather conditions. Healthy trees, or parts of healthy trees, may fail in unusually high or unpredictable winds or violent storms and as such the consequences of such weather phenomena are unforeseeable. It follows that John Shutler Tree Services cannot be held liable for any such failures.
- There is no such thing as a safe tree. The law recognises this and focuses upon the concept of 'reasonably foreseeable' incidents. In commissioning this report you fulfil part of your duty of care under common law and the Occupiers Liability Acts 1957 & 1984. Other legislation may also apply.
- These trees may fall under the protection of the Local Council. As such, permission may be required before works begin. It should be noted that the Local Council may not share the views presented in this report.
- Due to the date of the inspection, John Shutler Tree Services accepts no liability for fungal pathogens that may not be evident due to the time of year

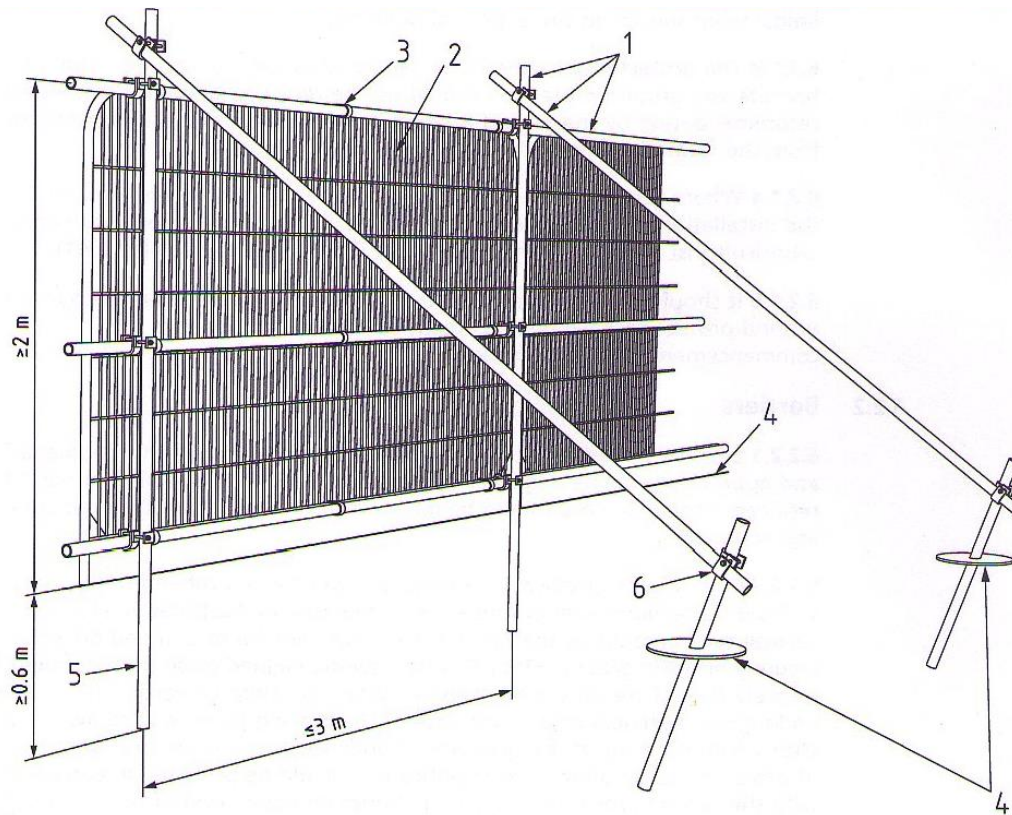
Appendix 2: Tree Constraints Plan



Appendix 3: Tree Protection Plan



Appendix 4: Protective fencing



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

