



Mrs Alexandra Webb
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
WINCHESTER
SO21 1NN

My Ref: HBD1409AMSL1

7th May 2014

Dear Mrs Webb,

**RE: FORMER BEDHAMPTON ARTS CENTRE, 29 BEDHAMPTON ROAD,
HAVANT PO9 3EY. PLANNING REF: APP/14/00008**

In accordance with your instructions and behalf of your client Mr Graham Parrett, I visited the above site on 7th May 2014 and collected relevant tree information. The weather was overcast with a light easterly breeze. Visibility was good. This letter is written in connection with Havant Borough Council grant of planning permission dated 4th March 2014, and relates to Condition 15 attached to that consent.

1.0 Preamble

- 1.1 This letter provides the relevant arboricultural information as required in Condition 15 of the planning permission. It should be read in conjunction with the tree protection plan HB1 based on the consented proposed layout plan drawing number BSI/SEP/01 dated 17th December 2013.

2.0 The proposal

- 2.1 **Background:** The site is situated in the centre of Havant and is surrounded by housing and shops with a car park to the southwest and a commercial garage to the east. The site is currently accessed from Bedhampton Road.
- 2.2 **Development:** The proposal is to build 3 No. 2 bed terraced houses incorporating parking, with access from Kingscroft Lane.
- 2.3 **Formal tree controls:** I have not contacted Havant Borough Council to ascertain whether the oak tree situated on the eastern boundary of the site is protected by a tree preservation order however, given the content of condition 15, this tree

information has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process.

3.0 Planning condition relating to trees:

Only Condition 15 relates to trees. This Condition is given verbatim in full below:

Condition 15	The development hereby permitted shall not commence unless and until an Arboricultural Method Statement including a Tree Protection Plan both in compliance with BS:5837 (2012) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out and maintained solely in accordance with the approved details. Reason: To ensure that the development does not harm a significant off site tree having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
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4.0 Trees

- 4.1 **Trees:** The most significant tree on this site in planning terms is the oak T1, located along the south eastern boundary and which is the subject of this report. This is an early mature specimen, with a well balanced upright canopy and is situated on the boundary line with the adjacent property. At present there is a 2m closed board fence running along the boundary to the west of the tree base, which could afford some protection if retained. There is also a gravelled parking area to the south west of the tree. A single storey building and a shipping container are situated under the tree's canopy on the neighbouring land to the east.
- 4.2 **Tree removals:** No trees are to be removed in order to accommodate this development.

5.0 Issues relevant to the trees

- 5.1 **Demolition:** There is no demolition programmed as part of this development.
- 5.2 **Surface drains and soakaways:** Surface drains will link to the existing drains on Kings Street and Bedhampton Road which means they will be located well away

from T1. Soakaways will link to the existing soakaway structure where possible but in any event will avoid the root protection area (RPA) of T1.

- 5.3 **Services:** The RPA of T1 will be avoided when connecting new services. In the unlikely event that this is not possible and service trenches need to be excavated within the RPA, those trenches will be hand dug and the recommendations of NJUG 10: *Guidelines for the planning, installation and maintenance of utility services in proximity to trees* (National Joint Utilities Group 1995) will be followed. Existing and new trenches will be excavated by hand and any roots over 2.5 centimetres in diameter will be retained undamaged. The trench backfill round the roots will be a granular material that can be compacted to the point where it can bear any new surfacing without subsiding but without abrasion of tree roots and without raising the soil bulk density to the point where root growth cannot take place.
- 5.4 **Storage and handling of materials:** This site has sufficient space for materials to be stored and handled in a bunded area outside the tree root protection area. Provided that materials storage and handling is limited to these areas; outside the tree protection area and downhill from it to avoid run off into the RPA, there will be no significant adverse effects on trees from this aspect of the development. Additional safeguards include no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The mixing area will be bunded with heavy duty plastic secured in place with scaffold boards to ensure any run-off from the concrete mixing area does not percolate into the tree's rooting system. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.
- 5.5 **Protective fencing:** Protective fencing will be erected prior to commencement of any development activity and will be retained in the positions shown on the annotated site layout plan AC1 until the completion of development. The location of the fencing is shown on the plan by red diagonal hatching and encompasses the root protection area or canopy spread, whichever is the greater, of the retained trees. The fencing will be to the BS 5837:2012 '*Trees in relation to design, demolition and construction – recommendations*' (section 6.2) i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. A specification for protective fencing is attached as Appendix 2.
- 5.6 **Temporary ground protection:** Temporary ground protection will not be required provided that the protective fencing remains in place throughout the development phase, or the car park surface is laid prior to the development phase as detailed in 5.7 below.

- 5.7 **Installation of new driveway and parking surface:** A new car park is proposed as shown on plan AC1 and is to be surfaced with shingle and block paving. Where the new surface is within the RPA of T1, excavation of the driveway within the RPA will be limited to the removal of a nominal soil layer 10-15cm deep, to be carried out by hand. There will be no further excavation. The levels allow these areas to be installed using a no-dig form of construction and will allow the use of a cellular confinement system e.g. 'Geoweb' or similar. For the avoidance of doubt, this method of construction will be used for all the areas indicated on plan AC1 by diamond hatching. Where new surfacing is proposed in these areas, a geotextile membrane will be installed over the existing ground level, with the cellular confinement system laid over the membrane and infilled with a no-fines granular material. The final surface layer, which must be breathable - for example, pea shingle or block paving will then be laid over the filled cellular material and retained by an edging of wooden boards secured by driven wooden pegs. The restrictions on excavation and the use of a geotextile membrane and cellular confinement system in accordance with the guidelines in Section 11 of BS 5837 will limit the risk of damage to tree roots to an acceptable level. A specification for driveway construction using cellweb is attached as Appendix 3.
- 5.8 **Tree works:** Pruning works required to enable the planning permission to be implemented are effectively consented by virtue of the grant of planning permission. At the time of writing, no tree work is needed, with the exception of some light pruning to raise minor branches to 3 metres over the proposed car parking area. Should the situation change however, work shall be carried out in accordance with BS 3998:2010 *Tree Work - Recommendations*.
- 6.0 **Summary:** The details given in this letter describe the potential impact of the proposed development and the protective measures that should be put in place in order to safeguard the trees on site. The arboricultural information as required by Condition 15 has been provided and the implementation of the recommendation will ensure that the retained trees are adequately protected, that their long term viability is ensured as far as is reasonably practicable and that the impact of construction activity is minimised. Accordingly this letter should satisfy Condition 15 and allow the Condition to be discharged.

Please call me if you would like to discuss any of these points further.

Yours sincerely



Helen Brown
MSc For. Tech Cert Arb

APPENDIX 1
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	Estimated remaining life span in years	General observations	BS 5837 cat	Root protection area (m)
1	Pedunculate oak (<i>Quercus robur</i>)	9	63 (over ivy)	4	5	2 m (minor branches)	Early mature	30+	Good vitality; ivy coverage at base and half way up main stem; epicormic growth on branches; fastigate habit	B1	7.5
				3	4						

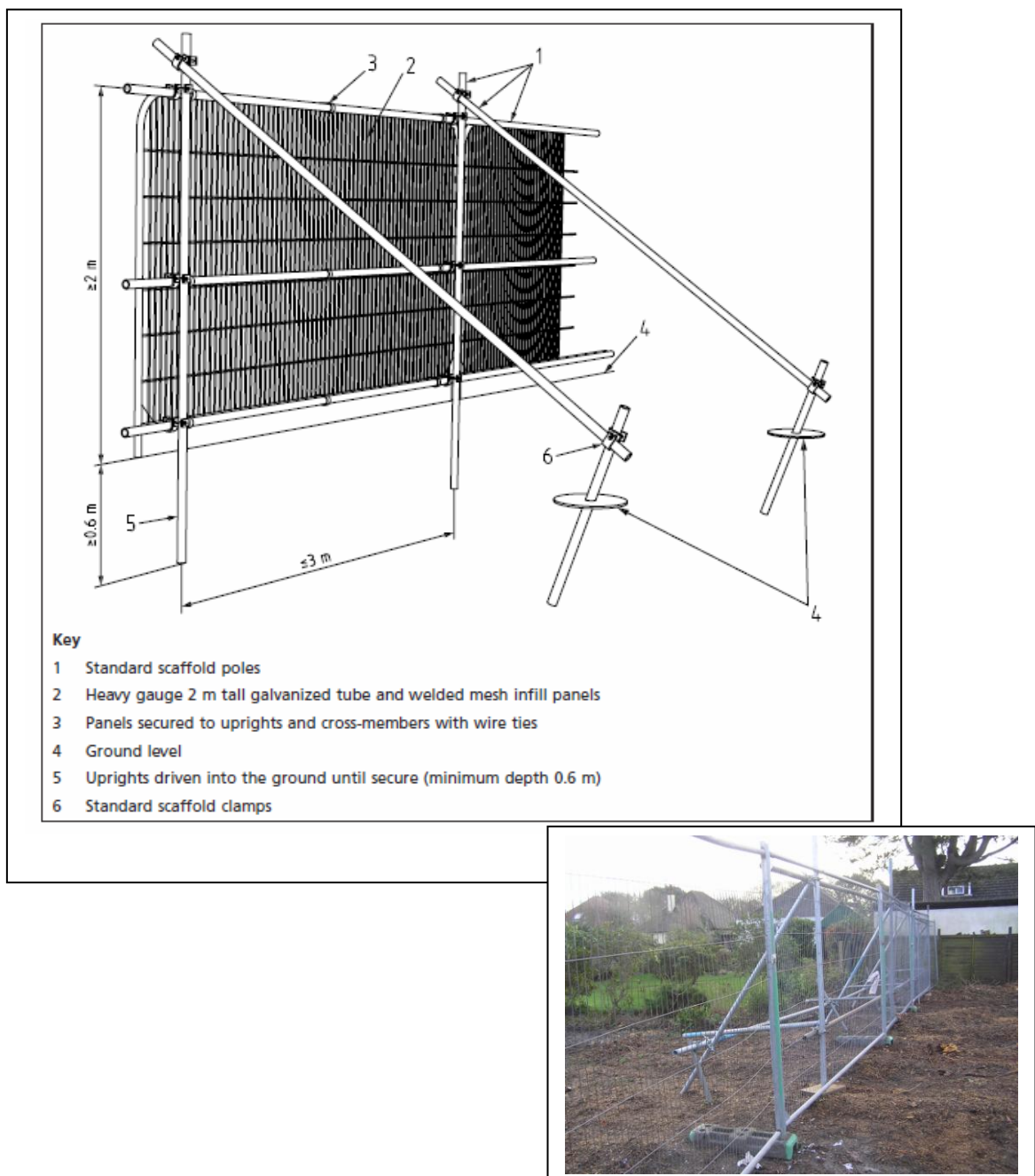
APPENDIX 2

Tree Protective fencing

Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition.

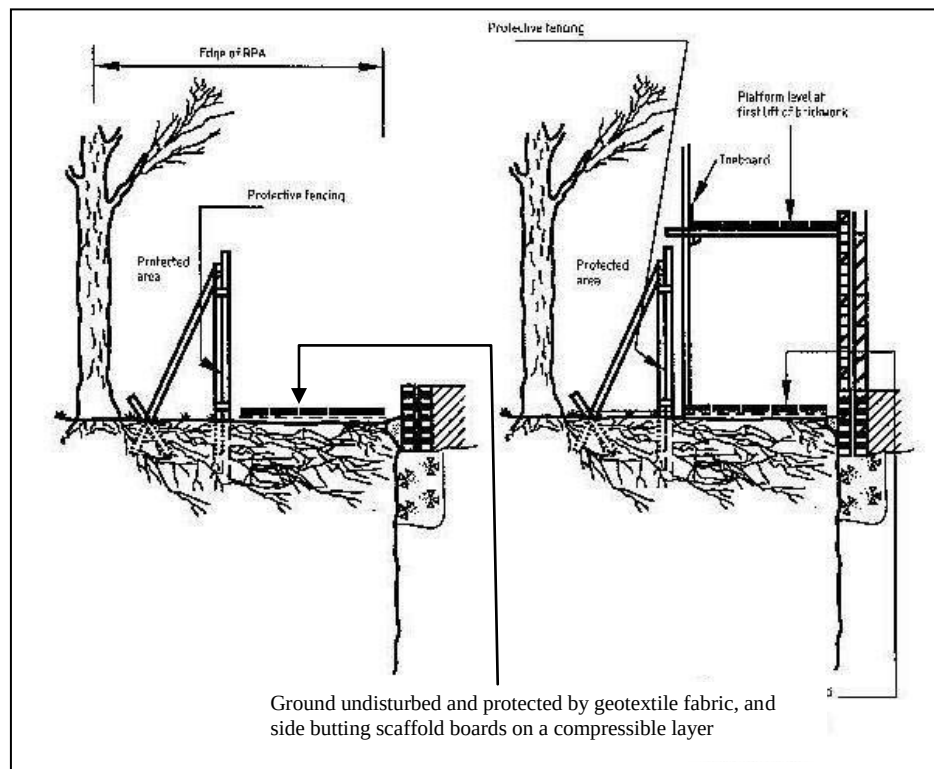
Protective fencing should stay in position until all construction activity has finished.

Fencing should be established at the minimum distance set out in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', or a greater protective distance should be provided. Excavations should not encroach to the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.



Where ground protection measures are necessary they can be provided by laying a geotextile mat onto the existing ground level and adding to this compressible materials, such as bark mulch or sharp sand to form a safe, level surface. Onto this surface is laid scaffold boards which become the working surface for the duration of the construction phase.

Where scaffolding is proposed above the area requiring protection the footway can be suspended above ground level using the upright scaffold poles onto which horizontal supports can be attached and then boards used to form the footway surface. A geotextile mat should be laid on the ground beneath to prevent contamination from materials dropped through the footway.



APPENDIX 3

Cellweb installation

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| • Remove surface vegetation | Use a suitable herbicide suitable for the specific vegetation and not harmful to the tree root system |
| • Place geotextile separation filtration layer | Use a Fibretex F4M non woven Geotextile over the prepared sub-grade. Overlap dry joints by 300mm. |
| • Cellular Confinement System | The three dimensional cell structure, is formed by ultrasonically welding polyethylene (perforated) strips which fits together to create a three dimensional network of interconnecting cells. A high degree of frictional interaction is developed between infill and the cell wall, increasing the stiffness of the system |
| • Edge restraint | A treated timber edging is usually acceptable. |

Cellular Confinement and Backfill Material



Expand the Cellweb 2.56m wide panels to the full 8.1 metre length. Pin the Cellweb panels with staking pins to anchor open the cells and staple adjacent panels together to create a continuous mattress. Infill the Cellweb with a no fines angular granular fill (typically 40-20mm) within each open cell. The use of cellular confinement reduces the bearing pressure on the subsoil by stabilising aggregate surfaces against rutting under wheel loads. Comparisons between cellular

confinement and traditional aggregate and geogrid-reinforced structures demonstrate a 50% reduction in construction thickness of the granular material.

Surfacing

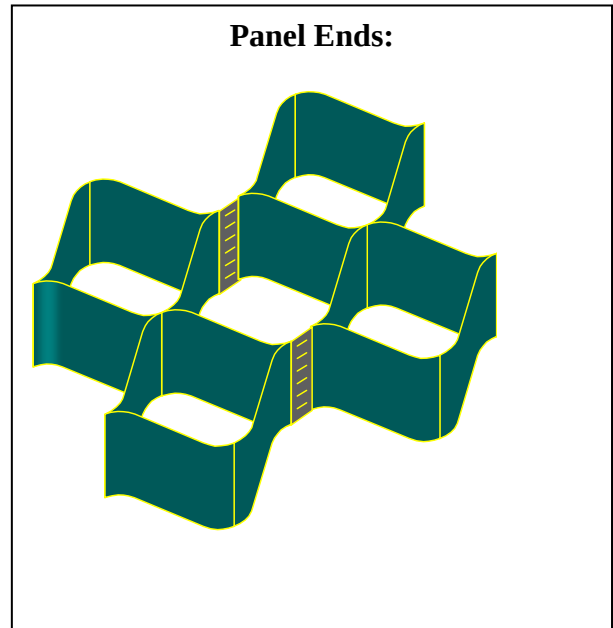
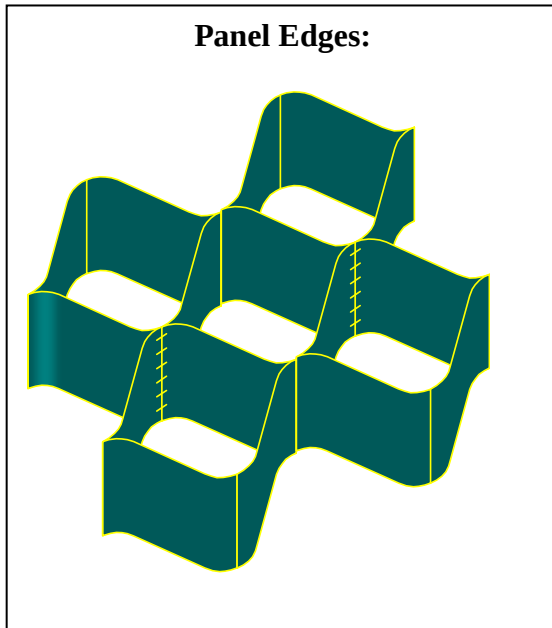
Loose Gravel or scalpings:

- Place second layer of Fibretex F4M Geotextile separation fabric over the infilled Cellweb sections
- Place decorative aggregate to required depth
- NOTE: A treated timber edge should be provided to restrict gravel movement.

APPENDIX 3

Cellweb Tree Root Protection System

Below are illustrations of the correct stapling procedure for joining both edges and ends of panels together;



APPENDIX 3

Cellweb Tree Root Protection System: gravel or pea shingle section diagram

