



METHOD STATEMENT & TREE PROTECTION PLAN

for land to the rear of 98 Bedhampton Road, Havant

- prepared on behalf of Stirling Estates Limited-

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SITE SPECIFIC - ARBORICULTURAL METHOD STATEMENT

- SITE CLEARANCE & CONSTRUCTION PHASES -

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1.0 INTRODUCTION

- 1.1 The proposal involves the re-development of this site with the existing building fronting onto Bedhampton Road retained and a new extension and associated car parking added to the rear.
- 1.2 There is now a formalised gravel/aggregate surfaced drive to the rear of the site which serves another development and my client has rights of access over this and will utilise same as a joint access point for the proposed redevelopment of No 98.
- 1.3 There are existing early maturing trees (Ash; Sycamore and Birch) to the rear of the property and lining the western boundary.
- 1.4 The site is bounded on two sides by existing residential development with Bedhampton Road forming the southern boundary and Lester Avenue the western boundary.

2.0 CLIENTS BRIEF

- 2.1 I am instructed in this instance by **Mr.Robert Cainer of Stirling Estates** who own the plot.
- 2.2 I have been commissioned to prepare a Method Statement and Tree Protection Plan report providing details of phasing and any need for ground protection measures as appropriate.

3.0 DOCUMENT DISCLOSURE & BACKGROUND

- 3.1 I have been involved with this project for a number of years in the build up to planning submission and have been consulted and commented on various layout options leading up to this finalised version being presented seeking planning approval.
- 3.2 The finalised layout has been made available to me for the purposes of my assessment – **Daniells Harrison – 140139-02 – 1:100 at A1 – 22.05.14** and it is my understanding that no changes have been made to it and it is as per the plan submitted to Havant BC back in 2008.
- 3.3 I have used this as the base plan for all of my own plans Ref: **BJH 01/02 & 03 & 04.**
- 3.4 The original Tree Survey exercise was carried out on **12th October 2007** and has now been updated to meet the current BS5837:2012 recommendations and a copy of the latest **Tree Survey Schedule** is included at [appendix BH1 \[with explanatory notes\]](#).
- 3.5 The data obtained from the Tree Survey exercise has been utilised to update the **Root Protection Area Schedule** and a copy of the latest RPA Schedule is included at [appendix BH2 \[with explanatory notes\]](#).

- 3.6 Plans have been prepared to accompany the schedules and a copy of the combined **Tree Survey and Root Protection Plan - BJH 01/02** is included at [appendix BH3](#).

4.0 ASSESSMENT OF TREE CONSTRAINTS

- 4.1 The **Tree Retentions & Removals Plan – BJH 03** is included at [appendix BH4](#) and this shows that all existing tree cover will be retained.
- 4.2 As part of this assessment, dimensions have been scaled from the development layout drawings provided to me and upon which I rely.
- 4.3 The data is presented here in tabular format:-

Key: UF = Under footprint **YES** = tree can be retained and fully protected **YES (1)** = tree can be retained subject to mitigation measures being applied
NO-RSAM = tree will be removed for sound arboricultural management reasons **NO-RTFD** = tree cannot be retained and will be removed to facilitate development

Tree No	Species	Cat	Stem Diam mm	BS5837:2005 Min.Radial Prot. Zone m	BS5837:2005 Min.Root Prot. Area m ²	Distance from Site Features (see key above)	Can Tree Be Retained
1 TPO'd tree	Common Ash <i>Fraxinus excelsior</i>	B1 / C1	600 #	7.2	163	2m to existing 1m deep pit 5.5m to existing building 2.75m to parking bay	YES (1)
2	Sycamore <i>Acer pseudoplatanus</i>	B1 / C1	350 x 3 300	8.1	207	2m to new access road 2.8m to parking bay	YES (2)
3	Silver Birch <i>Betula pendula</i>	B1 / C1	350 320	5.7	102	0.5m to new access drive	YES (3)

4.4 **YES (1)****T1 Ash –**

- The works to the building in terms of the extension will not impact on this tree as the existing deep pit close to the tree on the south side will have affected and constrained rooting in this direction.
- The new proposal also involves no further excavation outside of the present building footprint as it is intended that the extension be cantilevered out from the main structure.
- This then only leaves the car parking provision which is taking place within the root protection zone and requires special surface treatments that are hand dug and remain porous on completion permitting water percolation and gaseous exchange.
- This can be achieved in this instance and a section drawing is included [at appendix BH4](#) to show how this will work.

4.5 **YES (2)****T2 Sycamore –**

- Although not TPO'd under the terms of the British Standard this is a tree which is shown to be retained and therefore it must be afforded the same levels of protection as T1.
- It is positioned a similar distance away from the car parking bays as T1 and therefore the measures advocated for the protection of T1 are equally applicable and will be applied here as well.
- This species of tree is noted for its ability to survive in hostile environments and I would expect the levels of minor root loss and minor disturbance envisaged to form the parking bays will not adversely impact on this tree.
- However, my client has had no control over the creation of the new access drive to the north side which is not in his ownership and on Appeal the Inspector only made provision for hand digging and not a porous surface treatment and made reference to the fact that any roots over a certain diameter could be cut without further reference to the local authority.
- This work has now been completed and the aggregate driveway laid with no apparent adverse impact on T2 or T3 which if anything are showing better health and vitality than when I originally surveyed them back in 2007.

YES (3)**T3 Birch –**

- A shallow rooted tree species which is normally the first to show signs of dieback under stress.
- This tree is not in my clients ownership and under the auspices of an extant approval a new access drive has been constructed within 0.5m of this tree.
- As referenced above the works have been completed and appear to have had no adverse impact on the health or vitality of this tree.
- If this tree (or indeed T2) was going to suffer dieback then I would have expected this to show up by now.

5.0 PHASING OF OPERATIONS

- Undertake all approved pre-development tree work to provide adequate clearance from scaffolding; the building line and also clear from around existing cables – [see at appendix BH5](#).
- The tree contractors are to be given clear guidelines and a remit that prohibits heavy plant (Lorries, Cranes and Work Platforms) tracking through the site within tree protection zones.
- Spray the vegetation in the rear garden area with Glyphosate taking care not to allow this to drift on to the foliage of the trees. Allow two weeks to lapse so that the vegetation absorbs the chemical taking it down into its root system.
- Then clear the site with **hand operated Strimmers** [**NO MACHINERY ACCESS** will be permitted at this stage] cutting down the existing dense saplings; brambles and general vegetation from the rear of the plot.
- Once this has been cleared away by hand the area can be dug over using forks to remove as much of the root matter as possible. This removal exercise will inevitably clear all root matter including existing tree root material down to a depth of 100 to 150mm depth although this is readily replaceable and will not affect the vigour and vitality of the trees or their stability.
- The ‘pit’ is to be cleared out of all debris and then the concrete sides broken out with a hammer drill and the debris removed before the pit is backfilled with topsoil to encourage new rooting into this zone which will act as a benefit to the tree. Immediately following on from this work the Protective Fencing is to be erected as shown on the Tree Protection Plan to cordon off trees T1 & T2.

- Then lay ground protection as shown on the Tree Protection Plan and form the car parking bays as shown so that these can act to protect the roots from compaction damage. It will then be necessary to cover this area with geotextile membrane 100mm of woodchip and butte dup boarding so that the finished surface is not spoilt during the construction phase of works.
- The following prohibitions shall apply within the whole area designated for car parking provision :-
 - **No** mechanical digging or scraping
 - **No** storage of plant, equipment or materials (unless the ground has first been fully protected)
 - **No** vehicular or plant access(unless the ground has first been fully protected)
 - **No** fire lighting
 - **No** handling, discharge or spillage of any chemical substance, including cement washings
 - **No** action likely to cause localised water-logging
 - **No** change in ground levels other than those approved by virtue of this Method Statement
 - **No** construction of a hard surface other than has been prescribed in this Method Statement

6.0 UTILITY SERVICE CONNECTIONS

- 6.1 Service runs have been laid through the new access drive to the north of T2 as part of the construction of the other development which has been beyond my clients control.
- 6.2 With respect to my clients site to the best of my knowledge there will be no new service trenches excavated within the protection zones for these three trees.

7.0 AVOIDING DAMAGE TO TREE TRUNKS AND BRANCHWORK

- 7.1 Care shall be taken when planning site operations to ensure that the small fork lift can operate without coming into contact with the retained trees.
- 7.2 **ALL** machine operators are required to undergo an induction session prior to being allowed to work on site, where the Method Statement will be explained to them and a copy provided for their reference. In addition a copy of the Tree Protection Plan will be provided or pinned up in the site

hut and the trees which are to be retained and protected will be pointed out to the operator and they will also be shown which trees these are on site before they start work. In this way it is hoped that unnecessary damage, by root disturbance and collision of machinery booms and operating arms with tree crowns can be avoided.

8.0 REPORTING DAMAGE TO TREES AND PROTECTIVE FENCING

- 8.1 Should any damage occur to trees noted for retention either by the above works or as the result of any other action, the damage must be reported to the site manager immediately. The site manager shall report up the chain of responsibility and also to the retained consultant arboriculturist or in the absence of such an appointment to an appropriately qualified arboriculturalist, to enable remedial measures to be specified and implemented as appropriate.
- 8.2 Should protective fencing become damaged so as to impair its function in protecting trees, all work shall cease in the vicinity of the damage until the fence has been returned to its original state.

9.0 SITE MONITORING AND SUPERVISION

- 9.1 It is recommended in BS5837:2012 that an arboriculturist is retained to advise on all aspects of site monitoring and supervision and that an auditable schedule of site visits and reporting takes place.
- 9.2 It is suggested that the Council apply a Condition to this effect requiring that this work should be undertaken by a suitably qualified and experienced arboriculturalist at pre-determined and agreed time intervals and that this is to be agreed in writing by the Council prior to any works taking place out on site.
- 9.3 It should ideally take the form of regular site inspections, ongoing liaison with the Site Manager and all personnel involved in the sites re-development and reporting back in writing to the Local Planning Authority with the findings of each site inspection.

10.0 SOFT LANDSCAPING WORKS

- 10.1 As an arboriculturist my level of expertise does not extend to Landscape design which is a specialist area requiring expert input from a Landscape Architect with a detailed scheme to accompany the planning application. However, in this instance with such a small site and limited space and the retention of three forest type trees no further tree planting is envisaged and it will only be grass and shrubs that are proposed around the hard surfaced areas.
- 10.2 Any soft landscape works within the protected areas shall be carried out in accordance with Section 8 of BS5837 and BS4428 & BS8545.
- 10.3 At this juncture appropriate de-compaction, aeration and mulching should be undertaken on any areas designated for planting, which for practical operational reasons could not be fully protected during the build process.
- 10.4 This is to be hand excavation works only within tree RPA's with no machinery being used unless specific ground protection has been laid. Even then only lightweight mini excavators are to be permitted access.
- 10.5 Excavation works to plant shrubs or to lay grass must be undertaken carefully with the use of forks and trowels only and NOT spades as significant root damage could result from this – any roots that are teased out and exposed during this process may be cut with secateurs provided that they are 25mm or less in diameter and not in clusters where their loss could adversely affect the health and vigour of retained trees.

11.0 CONTACT LIST

- 11.1 It is suggested that clear and concise points of contact and lines of communication are established prior to commencement of the works on site including:-
 - Arboricultural Consultant ; Local Authority Tree Officer ; Local Authority Planning Officer; Site Manager and Foreman
- 11.2 It is advised that the Site Manager establishes his own listing of contact details at the Pre-Start site meeting and pins this up in his office for general use as necessary.

12.0 CONCLUSIONS

- Provided that the methodology prescribed in this statement is strictly adhered to all existing tree stock will be retained and adequately protected and I would expect trees T1; T2 & T3 to survive the re-development that has been proposed and to continue to grow on safely and healthily in the future.
- Where hand digging has been proposed down to a maximum of 150mm depth to clear existing vegetation and remove site features any root matter found is likely to be less than 25mm diameter and can therefore be cleanly severed under arboricultural supervision and will readily regenerate from these cut ends.
- There will be a need for some facilitation tree pruning to T1 to clear back from building lines and scaffolding but this will not have an adverse impact on the visual amenity value or health and vitality of the trees concerned.
- Overall, this is therefore a viable and supportable scheme in arboricultural terms.