

***ARBORICULTURAL ADVISORY
and INFORMATION SERVICE***



**Land at Southbrook, 8 Langstone Road, Havant
Hampshire PO9 1RE**

Trees and Development

by
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Trees and Two Detached Dwellings

Report prepared by Derek Patch of the Arboricultural Advisory and Information Service.
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Site visit 28th November 2012

1. Background

1.1 The Arboricultural Advisory and Information Service (AAIS) was asked by hrp architects to undertake a survey of the trees growing on land at Southbrook, 8, Langstone Road, Havant, Hampshire.

1.2 It is proposed construct a two detached dwellings with garaging. and studio.

2. The Brief

- To report on the condition of the trees making recommendations of minimum work considered necessary to reduce to a reasonable level any threat they currently pose to people and/or property.
- To categorise the tree growing on site in accordance with the guidance given in British Standard *BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations*.
- To recommend practices to be adopted that should minimize the potential for conflict between the various interests.

3. The Site

3.1 Southbrook is a residential property located on the west side of Langstone Road, Havant, in an area of individual, mainly detached properties. To the north, south and west of the site there are residential properties..

3.2 The site includes, at its northern end a substantial detached dwelling known as Southbrook, which is not part of this report. The land for the proposed development is to the south of Southbrook.

3.3 There are several trees on the site, mainly close to the boundaries. In addition there are some trees in the adjacent properties.

3.4 The soils of the site have not been investigated in detail but they are understood to include clay.

3.5 The site, which is flat, is visible mainly to users of Langstone Road.

4. The Tree Survey

4.1 The trees on site are reviewed in the Schedule of Trees appended to this report.

4.2 There are no trees considered to pose an immediate threat to either people or property. However, there are recommendations for some pruning to reduce the present and future potential threats, and to improve living conditions in the adjacent properties.

4.3 Trees adjacent to the western boundary and those in the rear gardens of the adjacent houses to the west should be plotted accurately on the plans. Currently there is a mature Copper beech (No. 1983 in the Schedule of Trees).

5. Tree Protection

5.1 Local Planning Authorities have powers under the Town and Country Planning Acts, in the interests of public amenity, to protect trees growing on private land. Tree Preservation Orders (TPO) can be imposed on specific trees, groups of trees, areas of trees or woodlands. Tree Preservation Orders require any works to affected trees to be the subject of consent.

5.2 It is understood that some of the trees on this site are the subject of a Havant Borough Council Tree Preservation Order. This should be confirmed by reference to the Local Planning Authority before any works are commenced that could affect this tree.

5.3 Conservation Areas make it an offence to carry out any works to a tree of over 75mm trunk diameter (measured at 1.5m above ground level) without first giving the Planning Authority 6 weeks' written notice. The 6 week period is to enable a Local Planning Authority, if it so wishes, to make a Tree Preservation Order.

5.4 This site is understood to be not within a Conservation Area but this should be confirmed with the Local Planning Authority before any work is undertaken that could affect the tree in this property.

5.5 “*Trees which are dead, or have become dangerous*” are exempt from the need for TPO consent or in the case of Conservation Areas, 6 weeks’ notice of intended works, but the Local Planning Authority should be given 5 working days’ written notice of any intended works.

5.6 The removal of deadwood from a living tree or removal of a dead tree should be notified, in writing to the Local Planning Authority at least five working days’ before the work is commenced. Trees removed because they are dead will invoke a requirement for replanting.

5.7 Tree works (e.g. felling or pruning back branches) necessary to implement a development for which detailed planning consent has been given can be carried out when the development is being undertaken. They do not need any additional consent from the Local Planning Authority. Other works to trees on development sites must go through the normal consent or notice procedure.

6. Wildlife

6.1 Wildlife issues are a significant concern to the general public. To ensure the protection of valuable wildlife habitats, care should be taken to balance these interests with the need for safety when managing trees.

6.2 The Wildlife and Countryside Act (1981) and associated legislation gives statutory protection to wild birds and bats and some mammals, invertebrate species and plants. It is important to ensure that this legislation is properly considered when carrying out any works to the trees. It is normally considered necessary to undertake a bat and dormouse survey prior to carrying out any works to trees with significant cavities and to check carefully for nesting birds before carrying out any surgery. (See note 6).

6.3 The trees on this site do not have characteristics that would make it attractive for use as a bat roost. Also there is nothing to suggest that these trees provide an important or significant habitat for other wildlife.

7. Risk

7.1 The trees are within falling distance of either buildings on the adjacent sites or Langstone Road . A recommendation is made for preventative tree works.

7.2 Where, as on this site, trees pose a threat to users of a site, adjacent properties and public thoroughfares there are important responsibilities that must be considered.

7.3 In the event of an accident, the courts will seek evidence that the owner has acted reasonably in so far as the trees have been inspected on a regular basis and that the risks have been properly assessed and addressed.

7.4 If a site is redeveloped the trees should be transferred to any new owner in a safe and stable condition.

7.5 A scheduled tree inspection regime should be set in place with a detailed inspection carried out at intervals not greater than 5 years and with annual visual checks made to identify any situations that may require further investigation by a specialist arboriculturist.

7.6 Subsequent to any unusually strong winds, heavy snowfall or the appearance of fungal fruit bodies on the trunk or main branches the trees should again be inspected. They should also be inspected following any site works within a tree's branch spread.

7.7 Details of all inspections and any works carried out should be kept as a formal record.

8. Development Proposals

8.1.1 It is proposed to construct two detached dwellings on land to the south of the house known as Southbrook (see hrp architects drawing 8299 02).

8.2 Access to the dwellings

8.2.1 Access to the new dwellings will be along the existing drive from Langstone Road, and it will be unaltered.

8.2.2 A new access will be formed to cater specifically for Southbrook (see hrp architects drawing 8299 02).

8.3 Trees on site

8.3.1 Of the trees subject of the Tree Preservation Order it will be necessary to remove the Sweet chestnut, T27, from the frontage of the site.

8.3.2 It should be possible, with attention being paid to detail, to retain all the other trees that are subject of the Order. This will include several additional trees that currently have a more shrub-like form.

8.3.3 The Sycamore in the south east corner of the site (1988 in the Schedule of Trees) will have to be removed. While this specimen contributes to a group of trees its crown warrants pruning to protect the safety of the adjacent property. Furthermore, removal of this tree will allow the other trees in the vicinity to develop more fully.

8.4 Trees Off Site

8.4.1 The trees on the adjacent properties are generally remote from the proposed development and so should not be affected by it.

8.4.2 Trees in the Langstone Road verge are remote from the existing access.

8.4.3 The tree in the vicinity of the proposed new access to serve Southbrook appears to be plotted in the pavement when it stands in the grass verge. The actual location of the tree

should be checked. The drive should then be located about 4m away from the centre of the trunk of this tree.

9. Trees and Development

9.1 The trees on site have been assessed with detailed reference to British Standard BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

9.2 This British Standard gives guidance on the inter-relationship of development and trees. The British Standard also gives guidance on the minimum distances that should be kept undisturbed around trees to minimise the risk of significant damage to them – the Root Protection Area.

9.3 The tree categories used in this report and shown in the Tree Schedule are defined in Table1 – Cascade Chart of the British Standard (*ibid.*) and are summarised as:

A	<i>Trees of high quality and value</i>
B	<i>Trees of moderate quality and value</i>
C	<i>Trees of low quality and value</i>
R	<i>Trees for removal</i>

10. Arboricultural Impact Assessment

10.1 The principle view of this site for the public is from Langstone Road which has trees growing in the verge between the carriageway and the footpath. However, the group of trees in the south east corner of the site provide a notable complement to these trees. Other trees on the site have low profile for the public because of intervening trees and buildings.

10.2 The trees in the south east corner and those trees in the frontage that could develop to provide a significant contribution are generally categorised as ‘B’. Other trees are categorised as ‘C’ grade.

10.4 Removal of the Sycamore (1988) would not materially alter the streetscene.

10.5 The recommended pruning (see the Schedule of Trees) will not have any material effect on either the appearance or the health and stability of the trees.

11. Conflicts Between Trees and Development

11.1 Trees are generally robust and they can respond to slow changes in their environment, whether above or below ground. However, the older the tree the less well it is able to respond particularly if the changes are sudden.

11.2 Construction works, particularly vehicle movements, ground works, and the installation of underground services can cause serious harm to the roots of trees and thus affect the health and stability of trees and, in severe cases, can lead to their physical failure and death.

11.3 The British Standard (*ibid.*) recommends that an area around each tree to be retained should be designated a Root Protection Area and enclosed with temporary fencing during the development works.

11.4 Distances for Root Protection Area fences are shown in the Schedule of trees attached to this report.

11.5 The Two dwellings

11.5.1 On this site ground works for the two dwellings should be remote from the trees. Nevertheless, the roots of the trees should be protected against movement of vehicles and machinery.

11.5.2 Services for the new buildings will be connected either into those serving the existing dwelling or into those in the road. Any trenching necessary should be remote from trees.

11.5.3 Surface water drainage from the buildings will be directed either into the existing surface water drainage system, or into soak-aways located remote from the trees..

11. 5.4 In the longer term the physical size of a tree can dominate a building. Concerns for safety and the inconveniences caused by shading and leaf fall along with continued growth can lead to pressure being put on a Local Planning Authority to allow the removal of trees.

11.5.5 Looking specifically at the proposals for two detached dwellings, the buildings and works will be to the north of the group of trees in the south east corner of the site. The southern dwelling will, therefore, be shaded during the second half of the morning and early afternoon, but by about 15.00 GMT full sunlight should be restored. The northern dwelling should experience virtually no significant loss of direct sunlight.

11.6 The new access to Southbrook

11.6.1 as indicated above there is need to clarify the exact position of the tree growing in the Langstone Road. Then the access should be designed to be at least 4m from the trunk of the tree.

12. Protection of the Trees during Development

12.1 British Standard *BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations* recognizes the importance of the root systems of trees and recommends that an area related to the trunk diameter should be left undisturbed around each tree. The radii of such Root Protection Areas are shown in the Schedule of Trees attached to this report.

12.2 The specifications set out in the British Standard (*ibid.*) provide a suitable minimum standard for protective barriers around trees. Section 9.2.1 indicates barriers should be rigid, complete and fit for the purpose of excluding construction activity. A specification for one form of suitable fencing is given in paragraph 9.2.2. of the Standard.

12.2 The Standard also states that the protection should be appropriate for the degree of risk that will exist during the development works.

12.3 Details of the location for protective fencing around the trees on this site are included in the Arboricultural Method Statement attached to this report.

13. Landscape Appraisal

13.1 The proposal requires removal of one tree subject of a Tree Preservation Order. This should have a low impact on the visual amenity of Langstone Road in the short term, but the effect will be quickly eliminated by growth of the adjacent trees.

14. Conclusions

- There are trees on the site of the proposed dwellings.
- Some of these trees are subject of a Tree Preservation Order, but the site is reported not to be within a Conservation Area.
- The proposal is to construct two detached dwellings with garaging serviced from the existing drive access.
- A new drive access will be constructed to serve the existing house known as Southbrook.
- The proposals for the two dwellings will have no impact on the visible skyline of trees inspite of requiring removal of one tree subject of the Tree Preservation Order..
- The location of the roadside tree and thus the access to Southbrook requires clarification.
- An Arboriculture Method Statement is attached herewith detailing the precautions that should be taken to protect the trees to be retained on site.

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6th December 2012

Notes:

1. If the trees that are the subject of this report are the subject of a Tree Preservation Order made under the Town and Country Act then the work described in this

report and Schedule of Trees should not be undertaken without the Local Planning Authority's permission.

2. If the trees stand in a Conservation Area designated under the Town and Country Planning Act the Local Planning Authority should be given 6 weeks' written notice of any intended works.
3. If a tree is considered to be dangerous then the Local Planning Authority should be given five working days' written notice of the intended work. If the danger is considered so immediate that a five day delay is unacceptable necessary work to make the tree safe may be undertaken but the Local Planning Authority should be notified that action has been taken.
4. Removal of either a dead tree or dead branches from a live tree does not require the Local Authority's permission, but the Local Planning Authority should be given 5 days' written notice of the intended work.
5. Work to trees required to fulfill either permission, or a condition attached to permission granted under the Town and Country Planning Acts by the Local Planning Authority do not need any additional authorisation.
6. Wildlife issues are of significant concern to the general public. To ensure the protection of the valuable wildlife, care should be taken to balance these interests with the need for safety when managing the trees. The Wildlife and Countryside Act (1981) and Countryside and Rights of Way Act (2000) give statutory protection to wild birds, bats, mammals, some invertebrate species and plants and it is important to ensure that this legislation is properly considered when carrying out any works to the trees. It would be prudent to undertake a bat survey prior to carrying out any works to trees with significant cavities and to avoid works at times when birds are likely to be nesting.