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ARBORICULTURAL ADVISORY and INFORMATION SERVICE

THE TREE ADVICE TRUST

Land at 325, Milton Road, Cowplain, Waterlooville, Hampshire .

Proposed Development of Residential Accommodation

by
Derek Patch, MSc., NDArb(RFS).

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THE TREE ADVICE TRUST

Land at 325, Milton Road, Cowplain, Waterlooville, Hampshire .

Proposed Development of Residential Accommodation

Report prepared by Derek Patch of the Arboricultural Advisory and Information Service.
Consultant advisor with the Arboricultural Advisory and Information Service, Fellow of the Arboricultural Association and professional arboriculturist for over 40 years

Site visits 20th October 2011

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1. Background

The Arboricultural Advisory and Information Service (AAIS) has been asked by GMK Associates to undertake a survey of the trees growing on land at 325, Milton Road, Cowplain.

2. The Brief

- To report on the condition of the trees on site 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 trees growing on and close to the site in accordance with the guidance given in British Standard *BS 5837: 2005 Trees in Relation to Construction – Recommendations.*
- To provide guidance on the Root Protection Area required for each tree that it is proposed to retain.
- To prepare an Arboriculture Method Statement giving instructions on the steps that should be taken to protect the trees during the development process.

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3. The Tree Survey

3.1 General

3.1.1 Reference in this report to trees by numbers relates to the numbers shown on the plan attached to this report [Survey Solutions drawing number 500380-01(?)].

3.1.2 The Schedule of Trees attached to this report lists the trees and comments on their condition.

3.1.3 Recommendations are made in the Schedule of Trees for minimum works necessary to reduce to a reasonable level the threat the trees currently pose to people and property.

3.1.4 The overall impression of the site is that it the trees were planted relatively recently, possibly in association with the immediately past site use. As a result all of the trees are probably less than midway through their average life expectancy.

3.1.5 All of the trees are located around the boundaries of the site.

3.2 The Trees

3.2.1 The most prominent trees are in the wide grass verge between the edge of the Eagle Road footpath and the fence around the site. Some of these trees have potential to develop into significant features, but they could benefit from some formative pruning to develop suitable crown forms. Some selective felling is suggested to remove those trees with the poorest form and condition – that is Nos. 2 and 3. The retained trees are categorised (*BS6837 Trees in Relation to Construction – Recommendations*) 'B' grade.

3.2.2 The trees along the western boundary generally have very poor quality, but they provide some screening between the site, the public footpath and adjacent residential properties. Because of the advanced poor condition of these trees it is unlikely that they will respond to cultural practices, and as a result they are all (Nos. 23 – 30) recommended for removal ('R' grade).

3.2.3 The boundary between the site and No. 323 is marked by a row of over grown Cypress trees (Nos. 11 – 16) that have all been pollarded. Removing all of the green foliage from a tree of this type effectively kills the tree. The stumps of these trees are recommended for removal.

3.2.4 At the western end of the boundary with 323, Milton Road, and in the western corner of the site there is a group of trees (Nos. 17 – 22). Apart from the Sycamore and Hawthorns (Nos. 18, 20 and 21) the trees appear to be ornamental varieties – an upright form of Pear, and Raywood ash that have suffered from severe neglect such that they are now beyond redemption as specimen trees or even contributing to a general screen. These trees are all classified as 'C' or 'R' grade.

3.2.5 The 'C' grade is appropriate with the site in its current usage. However, if the site is developed the potential for a failing tree to cause damage to property and/or injury to people is greatly increased. The 'C' grade trees, with the exception of the Sycamore (No. 18) are then downgraded to 'R' grade for safety.

4. Impact of the Proposed Development on the Trees

4.1 The Development Proposal

4.1.1 It is proposed to construct a multiple occupancy residential block including 1, 2 and 3 storey elements (see GMK Associates Design and Access Statement dated 24th August 2011).

4.1.2 Access to the site will be from Eagle Road along the route of an existing concrete drive between Norway maple trees numbered 1 and 4 on the attached plan. There will be car parking along the northern boundary and in the north west corner of the site.

4.2 Trees On-Site

4.2.1 Access to this site will require removal of the lower branches of the trees immediately adjacent to create a headroom clearance of 5m to allow for passage of high sided vehicles. This will have a dramatic appearance on the two Norway maples (1 and 4) but that can be balanced by careful reduction of the other parts of the crown. Both trees should be capable of accommodating such pruning.

4.2.2 With regard to the area designated for car parking there should not be any conflict because the trees should be removed and new planting implemented at completion of the development.

4.2.3The buildings will be outside the Root Protection Areas indicated in BS5837 (ibid) and shown in the Schedule of Trees attached to this report.

5. Protection of the Trees during Development

5.1 The specifications set out in British Standard *BS 5837:2005 Trees in Relation to Construction - Recommendations* 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.

5.2 On this site the trees worthy of protection, and those that may be most vulnerable are tree Nos. 1 – 10, and particularly the Norway maples Nos. 1 and 4. These trees should be protected during the development process.

5.3 Details of the locations for protective fencing are included in the Arboricultural Method Statement attached to this report.

Conclusions

- The trees on this site are of generally young age, but they have very variable quality.

- The visually most significant trees, while being the most suitable for retention are located along the Eagle Road frontage.

- All of the other trees have significant structural problems rendering them unsuitable for retention where there is likely to be increased usage of the land.

- Access to the site will be along an existing concrete drive. The trees adjacent to this access will need their crowns lifting to create a 5m headroom clearance.

- An Arboriculture Method Statement is attached herewith setting out precautions that should be taken to minimise any threat to the trees.

Derek Patch, MSc., NDArb(FS)., MICFor., F.Arbor.A.
21st October 2011

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 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 notice of any intended works.

3. If a tree is considered to be immediately dangerous then work necessary to make it safe may be undertaken but the Local Planning Authority should be notified that action has been taken.

4. 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.

5. 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.

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THE TREE ADVICE TRUST

Schedule of Trees
for

Land at 325, Milton Road, Cowplain, Waterlooville, Hampshire .

Proposed Development of Residential Accommodation

(October 2011)

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Tree Schedule

The British Standard BS 5837: 2005 "Trees in Relation to Construction - Recommendations" 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 tree categories used in this report and shown in the Tree Schedule are defined in Table1 – Cascade Chart of British Standard BS 5837:2005 Trees in Relation to Construction - Recommendations and are summarised as:

A	*Trees of high quality and value*
B	*Trees of moderate quality and value*
C	*Trees of low quality and value*
R	*Trees for removal*

The British Standard states in the footnote to Table 1 that C grade trees should not be considered to be a constraint on development.

Age class: OM = Over mature (crown breaking up or declining)
M = Mature (fully developed crown with limited further growth in height likely)
EM = Early maturity (well developed crown but with significant further crown development likely)
Y = Young (established tree, still to develop a full crown.)

L/E is useful life expectancy. A life expectancy of 40 indicates that the tree can typically be expected to remain alive and healthy for more than 40 years.

Dbh is trunk diameter at 1.5metres above ground (in millimetres).
'e' indicates this has been estimated because access was restricted
'i' measurement over ivy growth.
Hght is height (in metres).

Where no details of height, diameter and crown spread are identified in this schedule they are as stated in the schedule undertaken for the land survey.

Where no recommended action is identified the trees should be routinely inspected as identified in the written report.

The numbers in this schedule relate to circular aluminium number tags secured to the trees on site.

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hgt (m)	Crown spread (m) Condition	Rec works BS Class.
1	Norway maple *Acer platanoides*	M 20+	480 8	N 5; E 7; S 6; W 6. A tree with a short (3.5m) trunk supporting a low wide spreading , but balanced crown. The root system appears to be very superficial and being damaged by grass cutting machinery.	 B 5.5
2	Ash *Fraxinus excelsior*	EM <10	160 5	Overtopped by No. 1. Very poor form. As a light demanding species it is unlikely to respond to additional light. Not worthy of retention.	 R
3		IM <10		Coppice regrowth shoots. Poor form and not worthy of retention.	 R
4	Norway maple *Acer platanoides*	M 20+	410 10	N 4; E 3; S 4; W 4. The 3.5m tall trunk forks into three upright stems. The lowest whorl of branches is at the main fork consist of spreading branches with foliage down to 1.5m above ground level.	 B 5.0
5	Ash *Fraxinus excelsior*	IM 20+	50 6	A sapling with potential to develop.	 B 2.0
6	Norway maple *Acer platanoides*	EM 20+	140 6	Growing against the boundary fence. A young specimen with potential to develop. The lowest branch at about 1.3m should be removed as formative pruning.	Remove lowest branch B 2.0

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hgt (m)	Crown spread (m) Condition	Rec works BS Class.
7	Ash *Fraxinus excelsior*	M 20+	290 8	N 3; E 3; S 4; W 4. A tree with potential to develop. The main crown begins at about 2.5m, but lower branches should be removed as formative pruning..	Remove branches below 2.5m B 3.5
8		M 20+	250 8	N 3; E 4; S 3; W 2. Branching commences at about 2.5m but the foliage hangs down to 1m above ground level.	Lift crown base to 2.5m B 3.0
9		M 20+	270 8	N 3; E 3; S 3; W 3. Crown forms above 2.5m.	 B 3.2
10	Cherry *Prunus* species	EM 20+	140 6	N 1; E 1; S 1; W 1. A fastigiate crown form but with one branch extending at mid height that could become subject to failure in the future.	Prune out or shorten the long branch to the east. B 2.0
11	Cypress			An overgrown hedge that has been stripped of its branches leaving only dead stumps.	Fell R
12					
13					
14					
15					
16					
17	Pear *Pyrus* species	M 20	220 8	N 3; E 2; S 1; W 1. An upright form, but branches have become floppy. The lowest branch arises at 1.3m above ground level.	C

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hgt (m)	Crown spread (m) Condition	Rec works BS Class.
18	Sycamore *Acer pseudoplatanus*	M 20+	220 8	N 3; E 2; S 2; W 3. Probably a natural seedling growing between the fences. A tree with an open sparsely branched crown. The main fork at about 5m ha a potentially weak form.	C 2.7
19	Pear *Pyrus* species	M 10	220g 8	N 3; E 3; S 0; W 2. Two stems from 0.5m. Crown ha developed in competition hence the imbalance.	C
20	Hawthorn *Crataegus* species	OM 10	 6	N 2; E -; S 3; W 3. Multiple stems from ground level. All very heavily clothed in Ivy..	C
21	Hawthorn *Crataegus* species	OM	 6	N 3; E 1; S 1; W 3. Three stems from ground level. Clothed in dense Ivy	C
22	Pear *Pyrus* species	M <10	 8	N 0.; E 6; S 2; W 0. An overtopped tree with a dreadful form. The lowest branch to the site is resting on the ground. The lowest to the south ahs broken out.	C
23	Raywood (?) ash *Fraxinus excelsior* 'Raywood'	M <20	450 14	N 2; E 5; S 5; W 4. A very poor form, but typical of the variety with branches descending – three lowest on the southern stem and two on the northern. The main fork is at 1.5m. An on-going, untameable problem.	Fell R
24	Ash *Fraxinus excelsior*	EM 10	 12	Two stems from ground level supporting a cown that is all sprawling towards the east. Remove a s a cultural thinning.	Fell R

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hgt (m)	Crown spread (m) Condition	Rec works BS Class.
25	Raywood (?) ash *Fraxinus excelsior* 'Raywood'	M <20	410 14	N 3; E 7; S 3; W 5. Was two stems from ground level, but one has fractured and resting on the wooden boundary fence. Resultant scar is to 1.3m. Remaining crown is typically floppy and likely to shed more branches.	Fell R
26	Leyland cypress *Cupressocyparis leylandii*	M 20	 10	Overgrown hedging Two stems from ground level. Very poor crown form. Very little effective foliage on west.	R
27		M 20	 10	Overgrown hedging Base very open to the west. Lower trunk damaged on south west and west up to 1m.	R
28		M 10	 10	Overgrown hedging Three stems from ground level. Trunk without foliage to 1.5m. Lower 1.5m of trunk damaged on south west.	R
29		M		Overgrown hedging Open lower crown. Upper crown suppressed by No. 1.	R
30		M <10	 10	Overgrown hedging. Two stems from ground level. Crown dead on the north. Overtopped by No. 1.	R

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Arboriculture Method Statement for

Land at 325, Milton Road, Cowplain, Waterlooville, Hampshire .

Proposed Development of Residential Accommodation

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ARBORICULTURAL ADVISORY and INFORMATION SERVICE

Arboricultural Method Statement for Land at 325 Milford Road, Cowplain, Waterlooville, Hampshire

October 2011

Principles

This Arboriculture Method Statement is prepared to detail measures that will be taken to ensure that the trees to be retained on site are not damaged during construction of residential accommodation.

The trees will be protected to prevent mechanical damage and ground compaction around their major roots during the development works.

Order of Working

1. *Tree Works*
2. *Construct Tree Protection*
3. *Site facilities*
4. *Ground works*
5. *Construction works*
6. *Services*
7. *Completion*

1. Tree Works

The following trees (as numbered on the Tree Protection Plan) will be felled:-

Ash:	*2, 3, 23, 24 and 25*
Cypress:	*11, 12, 13, 14, 15, and 16*
Leyland cypress:	*26, 27, 28, 29 and 30.*
Pear:	*17, 19, and 22*

The crowns of trees Nos. 1 and 4 will be pruned by a competent tree surgeon working to the requirements of BS3998 Recommendations for tree work. *This will involve lifting the*

bases of the crowns over the access drive to create a 5m headroom clearance over the drive.

The remainder of the crown, that is not over the access drive, will be reduced and reshaped to balance the crowns.

2. <u>Tree Protection</u> - See the attached Tree Protection Plan 1201/2011/AAIS.

i). *<u>North west corner</u>*
Tree No. 1 will be surrounded with a protective fence. This will be made of either Heras panels or exterior quality plywood panels and will be constructed along the rear edge of the Eagle Road footpath and the pedestrian access along the western boundary of the site.

The fence will extend along the west side of the drive access following the edge of the existing concrete.

The box of fencing will be closed around this tree with a similar fence extending along the site boundary to the protection fence constructed along the footpath to the west of the site.

ii). *<u>South of the access drive</u>*
A fence of either Heras panels, or exterior quality plywood panels constructed along the rear edge of the Eagle Road footpath from the access drive to the site to the rear of the Milton Road footpath.

The fence will extend along the rear of the Milton Road footpath and then north west along the north eastern boundary of the site.

The box around these trees will be closed by extending the fence along the access drive to the rear of the Eagle Road footpath.

iii). *<u>Around Tree No. 18 - Sycamore</u>*
A fence of either Heras panels, or exterior quality plywood panels constructed from the south western boundary fence such that it is not less than 2.7m from the trunk of the Sycamore Tree No. 18.

iv). *<u>West Corner of the site</u>*
A fence of either Heras panels, or exterior quality plywood panels constructed across the corner of the site such that it is not less than 3m from the trunks of Hawthorn trees Nos. 20 and 21.

The panels bounding the work area, including along the drive, will be provided with cross bracing to provide extra strength against vehicle damage.

Notices will be attached to the fences stating that their purpose is:-

"Tree Root Protection – Not To Be Removed"

There will be no fires within the areas enclosed by the fences, or within 10m of any retained tree.

There will be no parking of any vehicles, materials or equipment within the areas enclosed by the Root Protection Area fences.

3. Site facilities

Temporary site facilities will be located within the work area and away from the Root Protection Areas around retained trees.

4. Ground Works

All ground works will be undertaken from within the work area.

5. Construction

Construction works will be undertaken from within the designated work area. If this is not feasible the ground from which work will occur will be covered with a geotextile and scaffold boards secured to prevent them from creeping to create a work platform.

Where scaffolding is needed within the root protection area it will be constructed over the work platform.

6. Services

Services for the new building will be connected into the existing services. If new connections are needed (e.g. for surface water drainage) excavations within the tree root protection areas will be undertaken only with the guidance of a competent arboriculturist.

7. Completion

On completion of the construction works the protective fences will be removed and necessary remediation made to the ground within the root protection area.

Approved landscape works will be undertaken using best horticultural practices, particularly within the areas around trees and within 5m of their trunks.

Notes:

1. If the trees that are the subject of this Arboriculture Method Statement are the subject of a Tree Preservation Order made under the Town and Country Act then the work described should not be undertaken without the Local Planning Authority's permission – either a formal Planning Permission or a tree Preservation Order Permission.

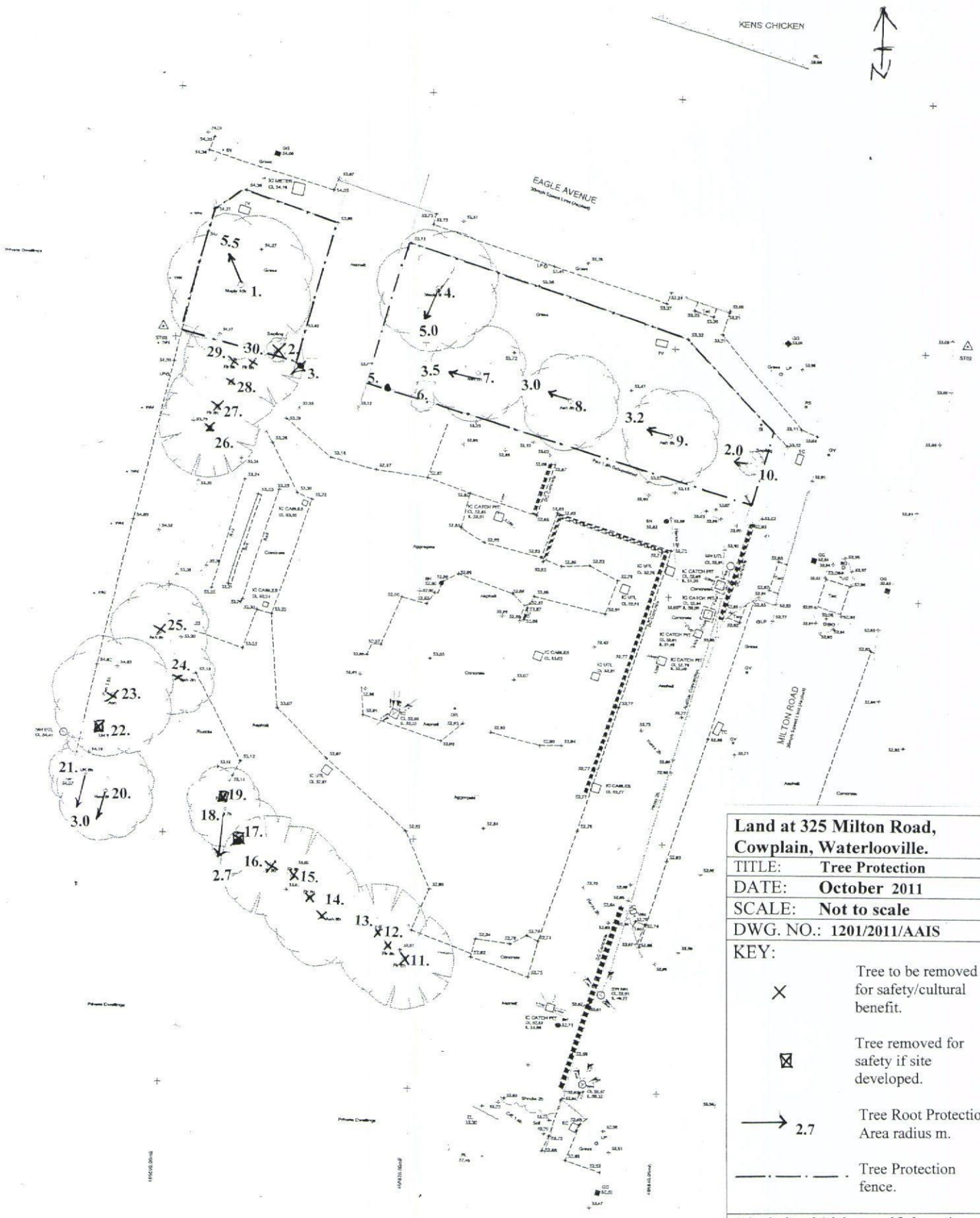
2. If the trees stand in a Conservation Area designated under the Town and Country Planning Act the Local Planning Authority should be given 6 weeks notice of any intended works unless the work is needed to implement a formal Planning Permission.

3. If a tree is considered to be immediately dangerous then work necessary to make it safe may be undertaken but the Local Planning Authority should be notified that action has been taken.

4. Work to trees required to fulfil 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.

5. 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.

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Land at 325 Milton Road, Cowplain, Waterlooville.

TITLE:	**Tree Protection**
DATE:	**October 2011**
SCALE:	**Not to scale**
DWG. NO.:	**1201/2011/AAIS**

KEY:

×	Tree to be removed for safety/cultural benefit.
⊠	Tree removed for safety if site developed.
→ 2.7	Tree Root Protection Area radius m.
—·—·—	Tree Protection fence.

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