Alderwood Consulting Limited

Mr N Kirkby
McAndrew Martin
One Links House
Fairway Business Centre
Dundas Lane
PORTSMOUTH
PO3 5BL

My Ref: D1205AIAL1

8th February 2012

Dear Mr Kirkby

RE: THE RETREAT, CROFT LANE, HAYLING ISLAND PO11 0LT
PROPOSED DEVELOPMENT

In accordance with your instructions on behalf of the applicant I have visited the above site and collected and prepared tree information relevant to the proposed development to the standard normally required by the Local Planning Authority in support of a planning application. My assessment of the impact of the proposals with appropriate protection and amelioration measures is set out below. This letter is written as a part of the formal submissions to the Local Planning Authority.

1 The proposal

1.1 **Alterations and additions:** The proposal is to erect two detached dwellings, one with an attached garage and one with a detached garage on the land of The Retreat; and to erect a detached garage for The Retreat. The proposed layout is shown on your drawing no. 101/P/197.07 dated 081.11.2011, revision D1. This is based on a topographical survey of the site and shows the relevant trees on and closely adjacent to the site. This drawing has been annotated with tree numbers and tree protection measures and a copy is attached as plan JF1.

2 Trees

2.1 **Tree schedule:** Tree information for relevant trees has been collected and presented as recommended in BS 5837:2005 *Trees in relation to construction*. Relevant trees are trees on or closely adjacent to the site that might be affected by the proposed development. The tree schedule is attached at Appendix 1.

2.2 **Trees:** There are 7 trees identified individually in the tree schedule attached to this letter as being potentially affected by the proposals. Of these trees two are large shrubs (T1 and T2) and one is a fruit tree (T7). The pittosporum (T1) is reasonable as a shrub but the poor structure significantly limits its prospects. This shrub has no significant amenity value. For the avoidance of doubt it is shown removed on the attached plan, although it may be possible to retain it

successfully. However, measures for its protection e.g. fencing and ground protection are disproportionate to its amenity value and for these reasons this shrub is shown to be removed. The fig T2 has multiple stems from ground level and is intimately associated with a dilapidated structure in the north east corner of the site. This structure and the fig are not mutually compatible. The structure will be removed, and the fig will be removed at the same time. The fig has no amenity value and its loss will have no significant adverse amenity effects. The plum T7 is in poor and probably declining condition. It is not reasonable to retain this tree and it is shown to be removed. For the remaining 4 tree T3, T4 (on adjacent property), T5 and T6, the proposal is to retain these trees and manage the site and the development accordingly.

2.3 **Formal tree controls:** I have been advised that representatives from Havant Borough Council have visited the site and a tree preservation order (TPO) has been made or will be made shortly. At present I do not know the extent of cover of such a TPO. However, the trees of amenity significance are shown to be retained and protected during development in any case (and see paragraph 3.8 below). In addition this arboricultural implications assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

3 Issues relevant to the trees

3.1 **Demolition:** The existing structures proposed for removal are distant from trees and well outside tree protection zones. With no significant excavation into tree protection zones for demolition purposes, there will be no significant adverse effects from this aspect of the proposals. Additional precautions to be taken shall 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 combination of these measures will reduce any risk of damage to retained trees to an acceptable minimum.

3.2 **Existing surfaces:** The existing access and surfacing is not within or close to tree protection zones and there will be no adverse effects on retained trees from proposals for the existing surfacing.

3.3 **Services:** The site is already fully serviced and the intention is to continue to use those existing services. Surface water will continue to be piped to the existing provisions outside tree protection zones. There are no proposals for trenching or excavation for services within tree protection zones and no provisions for special installation measures for services in respect of retained trees.

3.4 **Construction:** The proposed dwellings on Plot 1 and Plot 2 and the detached garage for The Retreat are outside tree protection zones and no special foundations are proposed in respect of the potential for harm to trees. The detached garage for Plot 1 abuts the protection zone for T4. There are rooting opportunities in other directions to achieve reasonable rooting volume for this tree. The potential adverse effects on this tree from the proposed construction are small and the use of temporary fencing and ground protection will further reduce the risk of harm. The use of special foundations for this structure is not

proportionate to the small risk of harm, and no special foundations are proposed in respect of the potential for harm to T4.

3.5 **New surfacing and access:** The proposed access and parking for both plots is outside tree protection zones. There are no proposals for special surfacing in respect of the potential of harm to tree roots.

3.6 **Construction access:** The southern frontages of the proposed dwellings are comparatively open, with good access into the building footprints for construction access. The installation of fencing and ground protection will limit access to the protection zones of retained trees, which are in any case generally on the peripheries of the site. With the temporary tree protective fencing and ground protection in place there will be no significant adverse effects on trees from construction access. The retained trees will not come under undue pressure or be significantly affected by this aspect of the proposed development.

3.7 **Materials delivery, storage and handling:** The nature of the site, the existing access and the available space suggest that materials storage and handling will take place at the front of the site, off Croft Lane and into the space between The Retreat and the footprints of the proposed dwellings. This is all outside tree protection zones. Materials will be moved manually from here to the rear of the site. Provided that materials storage and handling is limited to the areas outside tree protective fencing and ground protection there will be no significant adverse effects on trees from this aspect of the development. No phytotoxic materials shall be stored or mixed within the protection zones of trees to be retained.

3.8 **Pruning:** The crown of the walnut T3 is comparatively low and lower branches could be removed to improve access to the amenity space at the rear of Plot 2. Raising the crown to give a clearance above the ground of up to 4m would have no significant adverse effects on the appearance and amenity value of the tree because the work would not be visible from any public viewpoint. Where a TPO applies, the acknowledged principle is that when full planning permission is granted there is implicit consent for whatever tree work is required to allow the planning consent to be implemented. For the avoidance of doubt the work proposed is the lifting of the crown of the walnut tree T3 to give a clearance above ground of up to 4m. In addition, dead wood and broken and damaged branches are to be removed wherever applicable. The applicant reserves the right to prune within the terms of a planning permission. Any pruning works would be in accordance with BS 3998:2010 *Recommendations for Tree Work*.

4 Protective measures

4.1 **Protective fencing:** Temporary protective fencing is proposed for trees T3, T4, T5 and T6. The fencing will be to the BS 5837:2005 recommendations 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. The satisfactory installation of the protective fencing may be confirmed in writing to the Council on inspection by a person suitably qualified in arboriculture. A specification for temporary protective fencing is

attached as Appendix 2. The location of the fencing is shown on the annotated site layout plan JF1 by a dashed red line with diagonal hatching.

4.2 **Ground protection:** The cypress T4 is separated from the site by an existing 1.8m wooden boundary fence. The proposed detached garage for Plot 1 abuts the protection zone for this tree. Temporary ground protection is proposed as an adjunct to the existing boundary fencing and the temporary protective fencing. It will be installed along the west rear elevation of the proposed garage between the elevation and the temporary fencing. This temporary ground protection will allow pedestrian access for construction and the movement of small amounts of building materials. The ground protection will also act as a base for scaffolding if such access is required. The ground protection shall be as recommended in BS 5837 i.e. it shall be scaffold planks, or plywood sheets at least 15mm thick, laid butt-jointed over a geotextile membrane installed on a layer of pulverised bark or similar laid on the existing ground surface i.e. with no significant excavation. The minimum area where these measures apply is the protection zone as indicated on the attached plan JF1 by diamond hatching. The satisfactory installation of the ground protection may be confirmed in writing to the Council on inspection by a person suitably qualified in arboriculture. A specification for temporary ground protection is attached as Appendix 3.

5 Other issues

5.1 **Post occupancy:** The location and character of the proposals have been achieved in consideration of all the site factors including the presence of trees. The dwellings on both plots have front southern elevation well clear of trees with no issues of trees blocking sunlight. The walnut in the rear of Plot 2 is a feature tree, and it does not obstruct direct sunlight and is not unduly dominant. There are no issues of blocking direct sunlight or unreasonable skylight obstruction. No trees are unreasonably dominant, and there are no acceptable pruning works that will make any significant difference to direct sunlight to the site. The Council will therefore be able to resist such applications, and could reasonably expect to be supported in their decision at appeal.

The details given in this letter show that, provided the protective measures set out are put in place, trees will not be adversely affected by the proposed development. For this reason, the proposals should be acceptable to the Council in tree terms and there should be no tree-related grounds for a refusal of planning permission.

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

Yours sincerely



Jonathan Fulcher **DipArb FArborA**

Encs

Appendix 1
The Retreat, Croft Lane, Hayling Island
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Age class	Physiological condition	Structural condition and notes	BS 5837 cat	Root protection area (m)
T1	Pittosporum (*Pittosporum* sp)	5	25	3 3	3 3	1m	Maturing	Good	Poor – Multi-stemmed form 1m, with multiple stems above this, all with poor stem junctions – large shrub	R	-
T2	Fig (*Ficus carica*)	3	M<15	4 4	4 4	0	Young	Good	Poor – multiple stems very close to an existing structure – large shrub	R	-
T3	Walnut (*Juglans regia*)	8	55	7 7	7 7	2m	Maturing	Good	Fair – two stems from 1.m, potential point of failure in long term	B	7.0
T4	Cypress (*Cupressus* sp)	13	M<50	4 4	4 4	2.5m	Maturing	Good	Fair – two stems from 0.5m with very tight stem junction – on adjacent property	B	6.0
T5	Sycamore (*Acer pseudoplatanus*)	7	37	5 3	5 5	2m	Maturing	Good	Good – slight lean to east	A	4.5
T6	Oak (*Quercus robur*)	6	27	3 3	3 3	2m	Young	Good	Good	A	3.5
T7	Plum (*Prunus* sp)	5	M<30	5 3	3 4	1m	Mature	Poor – dead wood and die-back	Poor – two stems from 0.5m, misshapen trunks and one-sided crown form	R	-

Appendix 1
The Retreat, Croft Lane, Hayling Island
Tree Schedule and Explanatory Notes

Explanatory Notes

- **Species:** Species identification is based on visual observations.

- **Height:** Height is estimated to the nearest metre.

- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.

- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.

- **Age class:** Tree maturity has been assessed as mature (last one third of life expectancy), maturing (one third to two thirds life expectancy) and young (less than one third life expectancy) to correspond to the classes given in BS 5837:2005. There are no over mature or veteran trees included in the schedule.

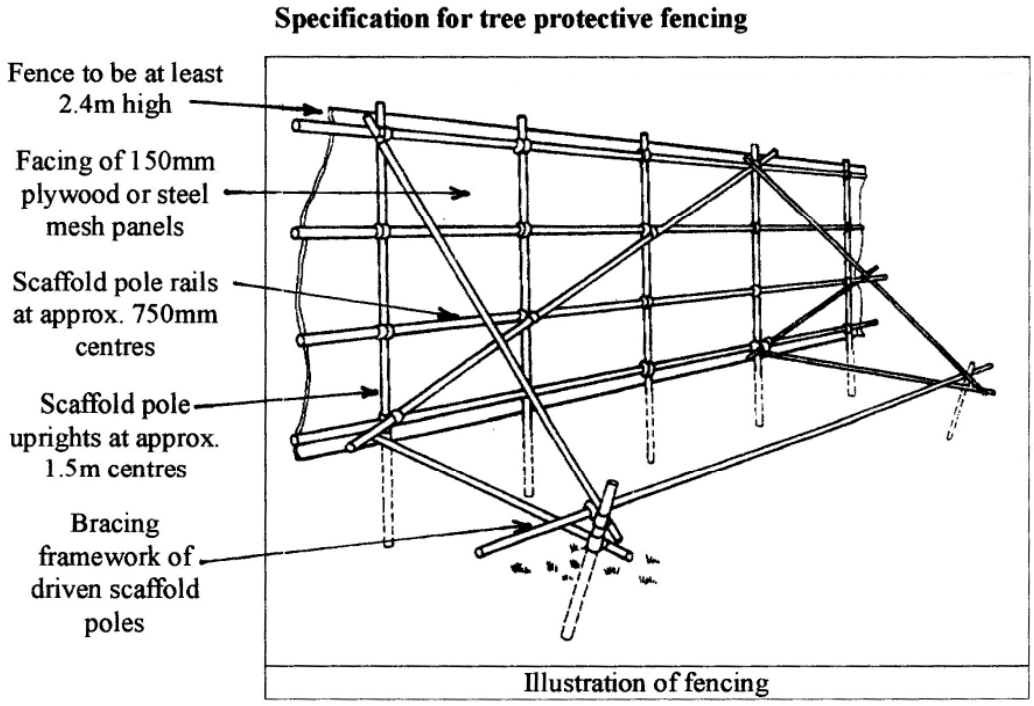
- **Physiological condition:** This is an indication of the health and physiological condition of the tree, using at least the four categories in BS 5837:2005 (good, fair, poor, dead).

- **Structural condition:** This is an indication of the structural condition of the tree.

- **BS 5837 category:** As advised in BS 5837:2005. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B – 20-40; C – 10-20; R – less than 10.

- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

Specification for tree protective fencing



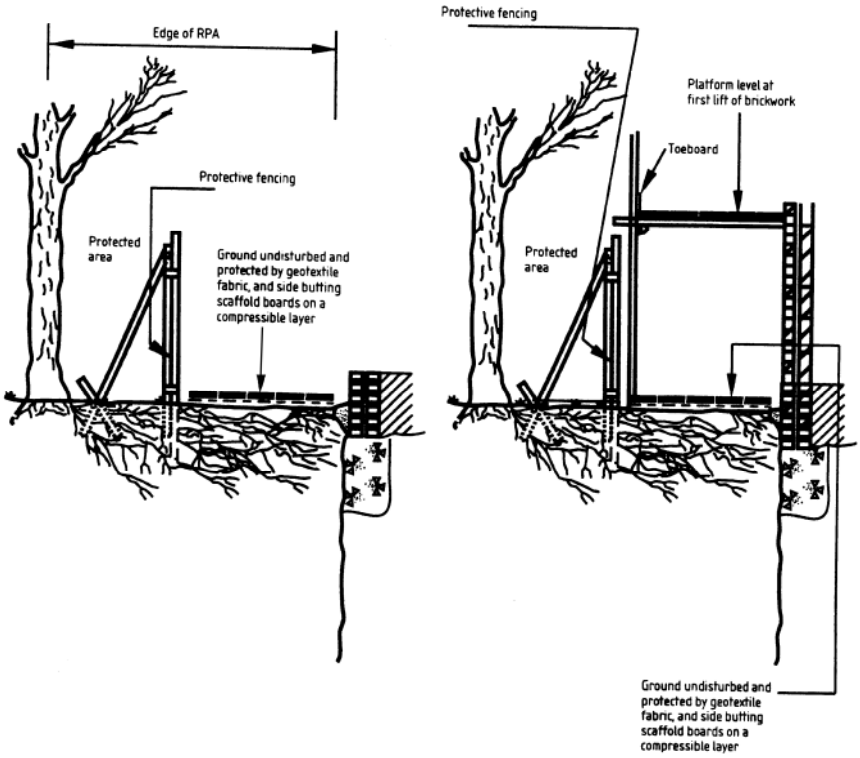
Purpose: Fencing will be installed to protect trees during the development process. Fencing should:

- Prevent pedestrian access into the protected area
- Prevent vehicular access, including site plant, into the protected area
- Prevent the storage of any materials associated with development e.g. top soil, building materials, fuel within the protected area
- Be installed in a fashion that makes it difficult to move easily
- Be installed in a fashion that allows it to remain effective for the life of the development
- Be installed in the positions agreed with the Local Planning Authority and shown on the fencing plan

Specification: Fencing should satisfy the above criteria. A typical construction is indicated in BS 5837:2005 and illustrated above. The fencing on this site will be to the standard recommended in BS 5837:2005 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On this, weldmesh panels should be securely fixed with wires or scaffold clamps.

Location: The location of the fencing is shown on the annotated site layout plan. The fencing will be erected with arboricultural supervision prior to any demolition or development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the fencing shall be altered only with agreement from the Local Planning Authority.

Specification for ground protection



Purpose: Ground protection shall be installed in the locations indicated to protect trees during the development process. Ground protection should:

- Protect roots from compaction, abrasion or other damage during development
- Allow pedestrian access only into the protected area
- Allow the movement of materials by hand only within the area with ground protection
- Allow the installation and use of scaffolding within the area with ground protection
- Be installed in a fashion that makes it difficult to move easily
- Be installed in a fashion that allows it to remain effective for the life of the development
- Be installed in the positions agreed with the Local Planning Authority and shown on the tree protection plan

Specification: Ground protection should satisfy the above criteria. A typical installation is indicated in BS 5837:2005 and illustrated above.

Location: The location of the ground protection is shown on the annotated site layout plan attached to this report. The ground protection will be installed with arboricultural supervision prior to development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the ground protection shall be altered only with agreement from the Local Planning Authority.

Alderwood Consulting Limited

Plan JF1

Proposed development at The Retreat, Croft Lane, Hayling Island

Report Ref: D1205AIAL1

Location of trees with tree schedule numbering showing location of temporary tree protective fencing and temporary ground protection

Key

T2 ●	Location of trees included in tree schedule
T2 ✕	Location of tree proposed for removal
	Location of temporary tree protective fencing
	Location of temporary ground protection

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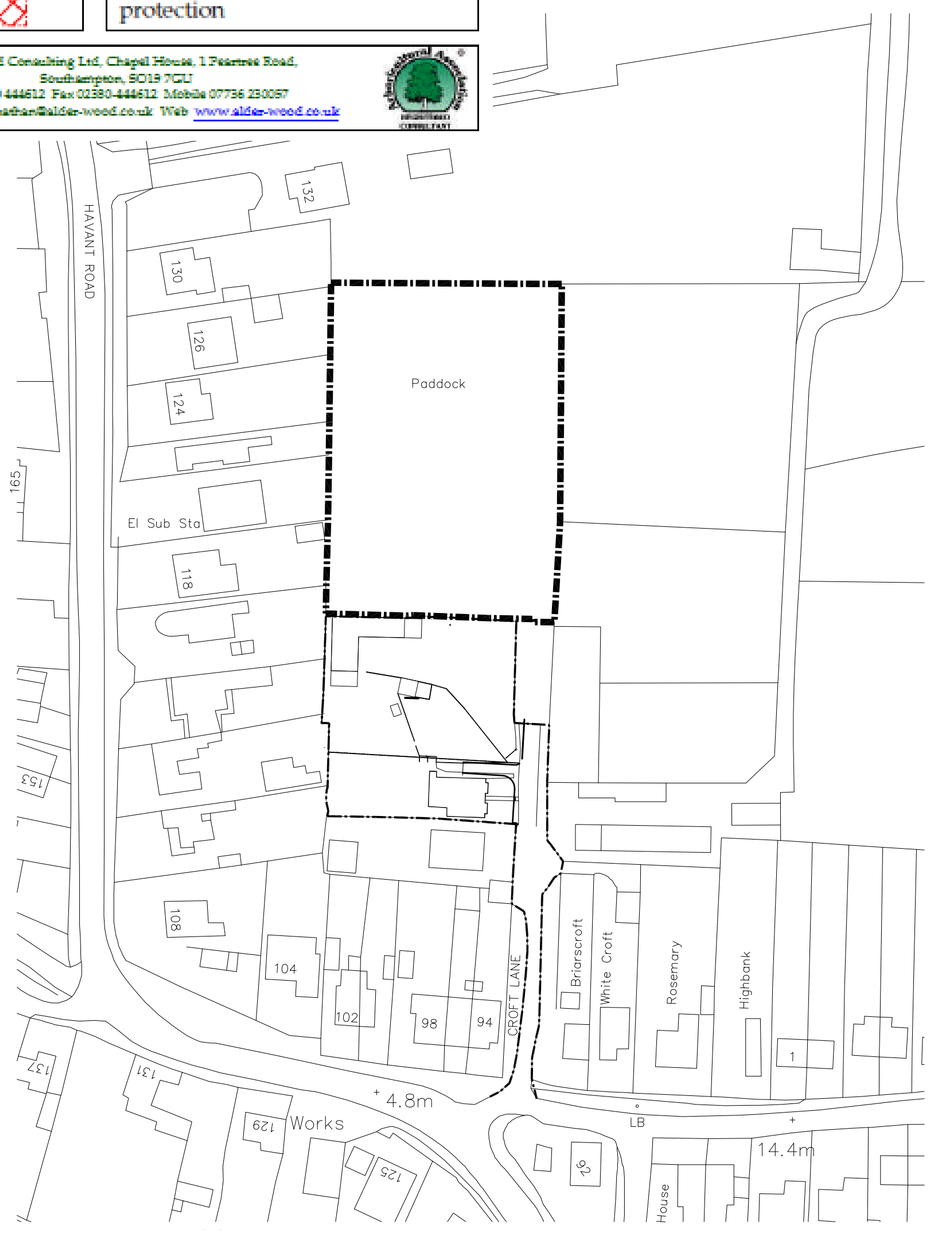

Site Location Plan
SCALE 1:1000



Proposed Site Plan
SCALE 1:400@A3

NOTES

This drawing is the property of McAndrew Martin and must not be reproduced in part or whole or used for the execution of works without their permission.

All dimensions to be checked on site prior to commencement of any construction works and McAndrew Martin notified of any discrepancy via the Supervising Officer.

Figured dimensions are to be used in preference to scaled dimensions. However for Planning purposes scaling is permitted.

No deviation from this drawing will be permitted without the express consent of McAndrew Martin via the Supervising officer.

All works are to comply with the current edition of the Building Regulations and British Standards.

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PROJECT
Proposed Redevelopment of The Retreat
Croft Lane
Hayling Island
Hants
PO11 0LT

DRAWING TITLE
Site Location and Proposed Site Plan

DATE	DRAWN BY
18/11/2011	AJ
SCALE	CHECKED BY
1:200, 1:1000 @ A1	NK

AMENDMENTS		DATE	CHECKED BY
C1	Addition of tree species to proposed site plan	12.12.11	NK
D1	Minimun Driveway Access Amended	07.02.12	NK

DRAWING NO. 101/P/197.07
REVISION D1

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