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Our Ref:MH/BeechesTheVillaGardens1/Impct/5873

7th September 2020

Mr Michael Royalton-Kisch
Arcus Consulting LLP
Dalton House
Dane Road
SALE
Manchester
M33 7AR

Dear Mr Royalton-Kisch

TREES AT THE BEECHES, 1 VILLA GARDENS, WATERLOOVILLE, P077RY

Brief: A soakaway and a carparking area has been installed on land adjacent to a pair of Lime Trees which are the subjects of a Tree Preservation Order. Inspect the site and seek to ascertain if the works have had any detrimental impact upon the protected trees.

Date of inspection: 18.08.2020..

Inspected by: Mark Hinsley MSc Res Man (Arb). OND(Arb). F.Arbor.A.

Also present: Mr Dan Fielder of Novus.

Inspection type: Ground level visual based on given information.

Given Information: I have been supplied with a copy of a Tree Preservation Order which appears to indicate that the two Lime Trees adjacent to the carparking area are Trees 8 and 9 of that Order. I have been informed that the Local Planning Authority are concerned that the installation of a soak away and the parking area may have had a detrimental impact upon the trees.

I have been supplied with a photograph of the parking area and the trees which was clearly taken before the trees came into leaf this year (Photo 1). I have added the TPO tree numbers for clarity.

Mr Fielder indicated to me a spot on the ground which he told me was the closest edge of the new soakaway to the trees. It was more than 7.5m from the nearest tree.

Mr Fielder informed me that there was a level differential between the land upon which the trees stand and the carpark area site. He also informed me that prior to the installation of the parking area the site was prone to waterlogging.



Mr Fielder informed me that the reason for the waterlogging was that the carpark area was a low spot on The Beeches site and that runoff rainwater collected there.

Mr Fielder further informed me that, because the carpark area was low, installation of the porous paving had involved little more than the removal of green material across the surface and the building up of the level with a porous paving support base.

Findings on site: There are two Lime Trees as shown in Photo 1 standing on the adjacent property to the carparking area. They have trunk diameters between 500mm and 600mm. This equates to a Root Protection Area radius of a maximum of 7.2m.

On the day of inspection, the trees were in full leaf and appeared to be in a reasonably healthy condition. (Photo 2). I have no reference for the condition of the trees prior to the installation of the carparking.

Findings on Desktop: A perusal of old maps online and online areal images indicatess that these Lime Trees have been through a significant number of changes to their surroundings during the time they have existing in this location.

Discussion: I am not a witness to any of the works which preceded my site visit on the 18th August 2020. However, taking the given information at face value, it would appear that the installation of the soakaway was performed outside the RPAs of the TPO Lime Trees and will have caused them no harm.

A general improvement in the site drainage should also increase the available vertical rooting volume for the trees which will bring gradual benefits into the future.

Lime trees are very tolerant of root disturbance, hence their high degree of success in even intensively used urban environments. We have had some hot and dry spells with a consistent drying wind earlier this summer and I have seen many examples of moisture stressed trees as a result. The impact of root damage that impedes a tree's ability to take up moisture is fairly instant. Given the general health of the crowns in Photo 2, it would appear that no significant damage has occurred from the installation of the parking. It also appears that the porosity is functioning effectively, and the trees are not being deprived of moisture and oxygen.

If there has been some disturbance it does not, as yet, appear to be significant.

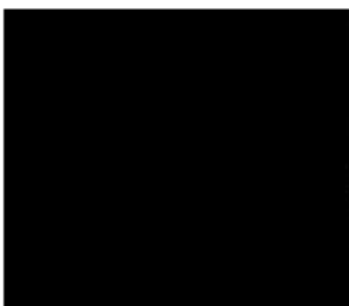
Taking up the new carparking and returning the ground to its former state, with the best will in the world would be bound to cause further damage and disruption to the roots of the Limes.

There are remedial measures which can be inserted into carpark areas to rectify problems of moisture and oxygen penetration. I have had success in the past with the use of gaseous exchange tubes.

Conclusion: The best thing to do for the Lime Trees is to leave everything exactly as it is and make no further changes to their rooting environment. My expectation is that they will be fine. However, just in case they do develop symptoms of loss of root function, a planning approval for the carpark could have a condition attached requiring a further tree condition survey late next spring when the Limes should be in full leaf. If any signs of distress are recorded discussions regarding suitable remedial measures will have to take place between the site owner and the Local Planning Authority to improve the rooting environment for these trees.

Recommendation: Approve the carpark with a follow up survey condition.

If you require any further information at this stage, please do not hesitate to contact us.



Mark Hinsley