



Mr B Levy
Broadoak
Copse Lane
HAYLING ISLAND
PO11 0QB

My Ref: D1908AIAL2

30th September 2019

Dear Mr Levy,

**RE: BROADOAK, COPSE LANE, HAYLING ISLAND PO11 0QB
PROPOSED REDEVELOPMENT**

In accordance with your instructions I have visited the above site and collected 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 effective as an Arboricultural Impact Assessment as recommended in 5.4 of BS5837:2012.

1 The proposal

- 1.1 Redevelopment:** The proposal is to erect a boundary fence along the Copse Road frontage of the curtilage of Broadoak, with an in/out access from Copse Road and with access and parking surfacing within the site. The proposed layout is shown on the Critchley Architecture and Design Ltd site plan drawing no. 1413-163, revision A dated 07/03/19. This is based on a survey of the site and shows trees on and closely adjacent to the site. This drawing has been annotated with tree numbers and tree protection zones, and a copy is attached as plan AC1.
- 1.2 Planning context:** Typically, proposals for boundary fences and surfacing do not normally require a planning application. In this case Havant Borough Council is concerned about the potential effects of the proposals on trees protected by a tree preservation order. This impact assessment letter steps through the potential process for the installation of the fence and surfacing and looks to demonstrate that the potential adverse effects can be managed down to a small and acceptable level. This is a domestic-scale fence and surfacing installation and in these circumstances,

protection measures should be proportionate. The letter covers matters usually of concern to the Council for the avoidance of doubt, even if there are no significant adverse consequences.

2 Trees

2.1 **Trees:** There are two trees identified individually in the tree schedule attached to this letter. These trees stand between the road frontage and the dwelling. There are more trees on the site than are included in the tree schedule. These other trees are not included in the tree schedule because at the time of my site visit, they were distant from the proposals at the time and details were not needed. For the avoidance of doubt the additional trees shown on the plan AC2 have been designated BS category B and given a notional trunk diameter at breast height of 80cm, similar to the trees referred to in the schedule, with BS5837 root protection areas accordingly. The trees are shown on the attached plan AC2. The proposal is to retain and protect the trees included in the tree schedule and shown on the plan AC2.

2.2 **Formal tree controls:** The 'My Maps' page of the Havant Borough Council shows three trees near the road frontage of Broadoak to be individually identified as protected by a tree preservation order (TPO), with the reference TPO Number 2095. The page shows other individual trees protected by TPO within the curtilage of Broadoak. The page does not otherwise give TPO details. The assumption is that all four trees shown on the plan AC2 are included in the TPO 2095 and that these four trees will be retained and protected during the proposed installations. The site is not in a Conservation Area. In any event, 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 – dwelling/structures:** There are no existing buildings or structures within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities 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 with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.

- 3.2 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. There are no proposals for services in respect of the fence/surfacing installation and no adverse effect on retained trees from this aspect of the proposals.
- 3.3 **Fence installation:** The fence will be of 'conventional' installation i.e. fence posts with fence panels between. The fence panels will be proprietary products with a 1850mm span, putting the fence posts at 1850mm spacings. The holes for the posts will be dug by hand and will be approximately 250mm x 250mm and no more than 500mm deep. The posts will be set in a dry- or weak-mix concrete for post security. This installation method will be used for the gate piers, where holes for the piers will be dug by hand, although for the main access there will be concrete pads or piers to support masonry gate-posts. The small size of the post holes will minimise the risk of damage to tree roots.
- 3.4 **Access for construction:** Fence installation access will be pedestrian, with posts and panels moved to location by hand. No special tree protective arrangements are required for construction access.
- 3.5 **Materials 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, on the existing access. Provided that materials storage and handling is limited to this area, on the existing/proposed surfacing, 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.
- 3.6 **Existing surfacing:** The existing access drive and hard-standing across the front of Broadoak will be taken up and replaced. Within the RPAs of retained trees, the existing surface will be broken up using hand tools that may include pneumatic chisels and the arisings removed by hand. There will be no excavation into ground previously undisturbed i.e. below any previously installed sub-base or bearing course. Bearing courses/sub-bases will also be removed by hand. Areas of existing surfacing outside RPAs to be replaced with new surfacing will be replaced without the need for special installation, although in practice and to avoid differential installation, such special installation measures may extend to all areas where new/replacement surfacing is proposed. Areas of existing surfacing within RPAs and not proposed for replacement surfacing will be returned to open ground or turfed.

- 3.7 **New surfacing:** A new access is proposed, some 17m to the north east of T2, allowing an in/out access; and 'formal' parking spaces are shown, against the dwelling and on the ground between the access and the front Copse Road boundary. Parts of the revised access and parking are within the RPAs of trees proposed for retention. Special surface construction is proposed for these areas. For areas not currently surfaced, the vegetation layer, a nominal 50mm, will be removed. For areas where existing surfacing has been removed, there will be no excavation into previously undisturbed ground. A geotextile membrane shall be installed on the newly exposed surfaces with no further excavation. A cellular confinement layer shall be installed over the geotextile and filled with an angular fill to the manufacturer's specification, typically clean angular stone, Type 4/20mm or Type 20/40mm with no fines. This will be levelled off with an additional bearing course and topped off with a wearing course. For a comparatively narrow domestic drive access the use of tarmac makes little difference to the water regimes in the soil, but the wearing course may be block pavements or gravel for additional permeability. The materials should be installed in accordance with the manufacturer's specifications in relation e.g. to vehicle loading and soil characteristics. The manufacturers provide a design and specification service. The construction can be edged with a pinned timber kerb e.g. sleepers, or by using a soil batter sloping back from the access edges. The use of this installation method will reduce the risk of damage to retained trees from this aspect of the development to a minimal and acceptable level.

4 Protective measures

- 4.1 **Protective fencing:** Temporary tree protective fencing will be erected at the locations shown on plan AC2. It will be to the BS 5837:2012 section 6.2 recommendations i.e. braced preformed galvanised steel mesh panels ('Heras' or similar) facings. A specification is attached at Appendix 2. It will be installed prior to the commencement of any development-related activity including ground works and retained at the locations shown until fence and surface installation is completed. It may be moved or removed only with notice to and consent from the Council. This protective fencing is shown running up to and abutting the proposed boundary fence. It is expected that the boundary fence itself will also provide a degree of tree protection, although as boundary fence installation will be by hand using hand tools, access to the fence location will be pedestrian only in any event.

- 4.2 **Ground protection:** Access to the location of the proposed fence will be pedestrian only, as it is at present, except where there is existing access surfacing and hard-standing. There is no requirement for additional temporary ground protection.

The details given in this letter show that, provided the appropriate precautions during installation are taken, trees will not be adversely affected by the proposed fence. Vegetation on the site will come under dynamic management which will enhance the road frontage and secure an improved amenity in the longer term. For these reasons the proposals should be acceptable to the Council in tree terms and there should be no opportunity or necessity for formal TPO action in respect of trees.

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

Yours sincerely



Encs

Appendix 1
Broad oak, Hayling Island
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Oak (<i>Quercus robur</i>)	14	88	10	10	3	EM	Slightly thin crown, with occasional dead wood and die-back	20+	B	10.5
				10	10						
T2	Oak	16	93	8	8	3	EM	Slightly unbalanced crown, large dead wood, old cavity in trunk	20+	B	11.1
				8	8						

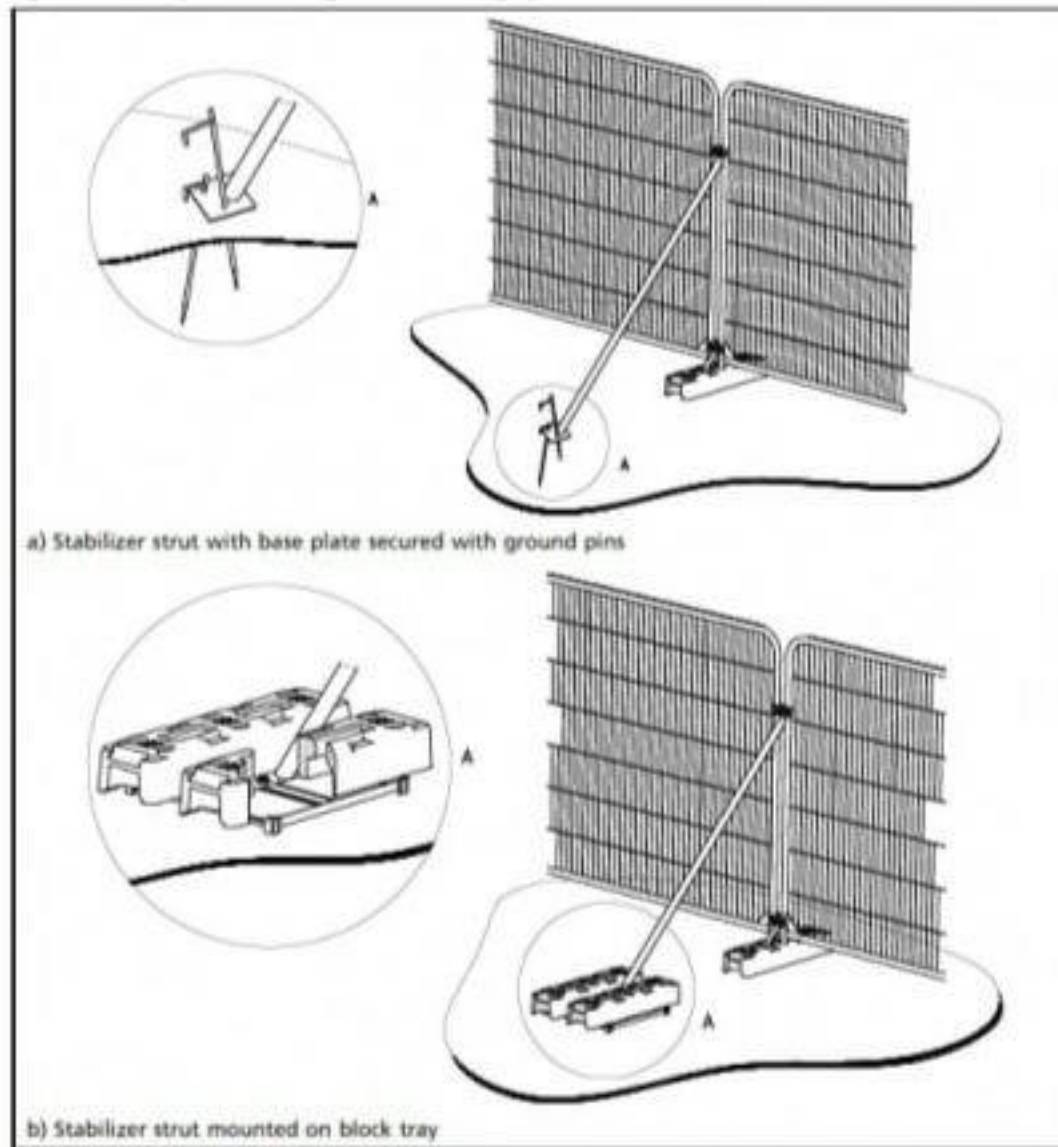
Appendix 1
Broad oak, Hayling Island
Tree Schedule and Explanatory Notes

- **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. For trees not reasonably accessible the trunk diameter is estimated (?). For trees with multiple trunks diameter is measured just above the basal flare; or each stem is measured individually, depending on accessibility.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. For trees at the site edges the crown spread over the site is given, with the spread away from the site not measured (nm). 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.
- **Life stage:** Tree maturity has been assessed as young (Y), semi-mature (SM), early-mature (EM), mature (M) or over-mature (OM) as recommended at 4.4.2.5 of BS 5837:2012.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** As advised at 4.4.2.5 of BS 5837:2012. This grading is based on the estimated remaining contribution in years e.g. 40+, 20+, 10+, <10
- **BS 5837 category:** These categories are as recommended in Table 1 of BS 5837:2012. 'A' trees are of high quality with an estimated remaining life expectancy of 40+ years. 'B' trees are of moderate quality with an estimated remaining life expectancy of 20+ years. 'C' trees are of low quality with an estimated remaining life expectancy of 10+ years. 'U' trees are unsuitable for retention, with an estimated remaining life expectancy of less than 10 years.
- **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.

Appendix 2
Broad oak, Hayling Island
Temporary tree protective fencing



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

- Exclude construction activity
- Be appropriate to the degree and proximity of work taking place around the retained tree(s)
- Be installed in a fashion that makes it difficult to move easily
- Be maintained to ensure that they remain rigid and complete
- 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 5837:2012 and illustrated above. The fencing on this site will be to the standard recommended in BS 5837:2012 i.e. preformed galvanised steel mesh panels ('Heras' or similar) or weldmesh panels braced with stabiliser struts and connected with wires or scaffold clamps.

Location: The location of the fencing is shown on the annotated site layout plan. The fencing will be erected 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.



Plan AC2

Tree Protection Plan for Arboricultural
Impact Assessment

Proposed front boundary
fence, access and parking
at Broad Oak, Copse Lane,
Hayling Island

Report Ref:
D1908AIAL2

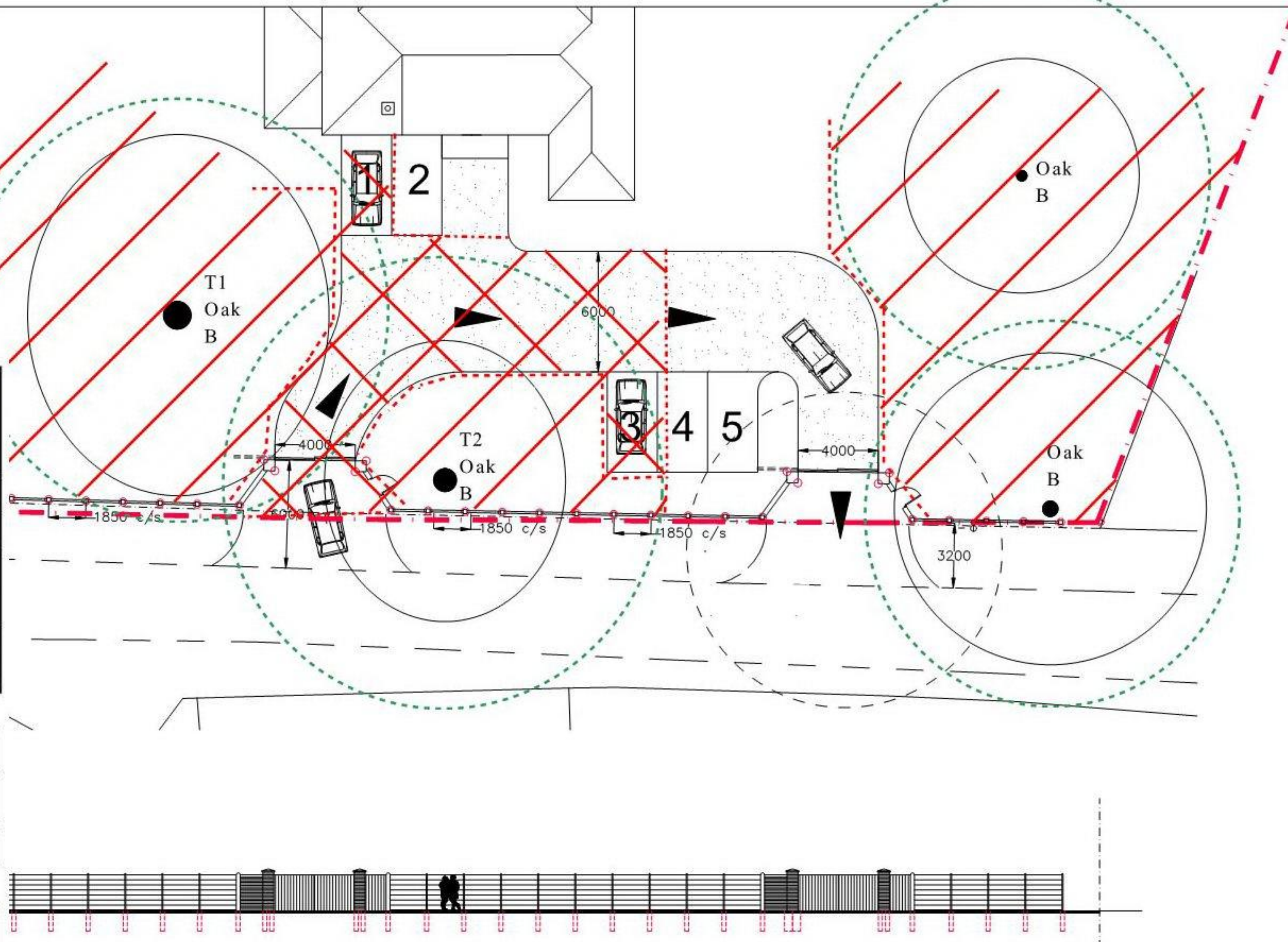
Location of trees with tree schedule numbering
indicating extent of BS 5837:2012 root protection areas,
location of temporary tree protective fencing and special
measures relating to surfacing

Key

	Location of trees indicating species and BS5837 root protection area
	Location of BS5837 recommended temporary fencing and protected areas
	Location of special measures relating to surfacing

The original of this drawing was produced in colour. A
monochrome copy should not be relied upon.

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Broad Oak,
Copse Lane,
Hayling Island,
PO11 0QB

Proposed Fence and Access Plan.

Revisions
a)
b)
c)
d)

CAD

Critchley Architecture And Design Ltd.
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The Old Brewery, 15E South Street, Havant, PO9 1BU



Scale A1=1:100, A3=1:200
Drawn SAR/CAL
Date 07/03/19

1413-163⁰

20m

40m

60m

80m