



Mr B Levy
Broadoak
Copse Lane
HAYLING ISLAND
PO11 0QB

My Ref: D1908AIAL1

12th April 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 BS 5837:2012.

1 The proposal

- 1.1 Redevelopment:** The proposal is to erect a boundary fence along the Copse Road frontage of the curtilage of Broadoak. The proposed layout is shown on the Critchley Architecture and Design Ltd site plan drawing no. 1413-462, revision A dated 08/04/19. 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 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 looks to demonstrate that the potential adverse effects can be managed down to a small and acceptable level. This is a domestic-scale fence 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 3 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 because the process and protection measures for the three identified trees will also apply to and be effective for the other trees. The trees are shown on the attached plan AC1. The proposal is to retain and protect the trees included in the tree schedule.
- 2.2 **Formal tree controls:** The 'My Maps' page of the Havant Borough Council shows two trees near the road frontage of Broadoak to be individually identified as protected by a tree preservation order (TPO). The page also shows the whole of the curtilage of Broadoak to be included in an 'area' designation of a TPO. The page does not otherwise give TPO details. 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:** 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 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 pads or piers will support steel or precast concrete lintels which will themselves support the masonry spans between the gate columns and piers. The undersides of the lintels will be at or just above ground level, with no additional excavation. The small size of the post and pier holes and the excavation by hand 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 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 retained for the duration of the development and provide access for site deliveries and the storage of materials. There will be no significant adverse effects on trees from issues relating to the use of the existing access.
- 3.7 **New surfacing:** A new secondary access is proposed, approximately equidistant between trees T2 and T3, and partly within their root protection areas. Special surface construction is proposed for this access. The vegetation layer, a nominal 50mm, will be removed. A geotextile membrane shall be installed on the newly exposed surface with no further excavation. A cellular confinement layer shall be installed over the geotextile and filled with an angular fill. 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:** This is a domestic-scale project, with minimal materials and no requirement for site plant. There are no proposals for temporary tree protective fencing.
- 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



Jonathan Fulcher DipArb FArborA

Encs

Appendix 1
Broadoak, 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						
T3	Oak	16	84	10	10	2	EM	Slightly thin crown, minor dead wood	20+	B	10.2
				10	10						

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.