



Mr B Levy  
Broadoak  
Copse Lane  
**HAYLING ISLAND**  
PO11 0QB

My Ref: D1908AIAL3

12<sup>th</sup> February 2020

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 Development:** 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 C dated 08/01/20. 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 AC03.
- 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 5 trees identified individually in the tree schedule attached to this letter. Four of 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 identified trees will also apply to and be effective for the other trees. The trees are shown on the attached plan AC03. With the exception of T3, 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). When this letter was first produced in April 2019 the page also showed the whole of the curtilage of Broadoak to be included in an 'area' designation of a TPO. The page did not otherwise give TPO details. The page now (as at 5<sup>th</sup> February 2020) no longer shows any 'Area' designation across the site. However, the page includes a caveat that *'TPO information is published for guidance (on the website) and may not be definitive. Havant Borough Council should be consulted before undertaking any work to trees.'* The site is not in a Conservation Area. In any event there are no proposals to remove trees; and 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 **Preliminary matters:** The proposed fence is within the root protection areas (RPAs) of trees to be retained. It is not reasonably practicable to use temporary tree protective fencing or temporary ground protection for the access to and installation of the fence; but the principle of tree protection and acceptable operations within RPAs is stepped through in the paragraphs below.

3.2 **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.

- 3.3 **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.
- 3.4 **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.
- 3.5 **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.
- 3.6 **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.
- 3.7 **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 T1 and T2, 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.

- 3.8 **New surfacing:** A new access is proposed, some 15m 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 AC03. It will be to the BS5837:2012 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. **Note:** For the avoidance of doubt, the proposed temporary fencing is in respect of the installation of the replacement / new surfacing. The new front boundary fence cannot reasonably be installed with temporary protective fencing and other protection measures in place; but in any event, access for the installation of the new boundary fence will be pedestrian only, as at present, with no need for additional protection measures.

- 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

A black rectangular box redacting the signature of Jonathan Fulcher.

Jonathan Fulcher **DipArb FARborA**

**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<br>( <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 |                           |            |                                                                 |                                 |             |                              |
| T4      | Oak                                  | 15         | 83                  | 7                | 7  | 2                         | EM         | Slightly thin crown, minor dead wood                            | 20+                             | B           | 9.9                          |
|         |                                      |            |                     | 7                | 7  |                           |            |                                                                 |                                 |             |                              |
| T5      | Ash<br>( <i>Fraxinus excelsior</i> ) | 15         | 40                  | 5                | 5  | 5                         | EM         | Slightly thin crown, minor dead wood                            | 20+                             | B           | 4.8                          |
|         |                                      |            |                     | 5                | 5  |                           |            |                                                                 |                                 |             |                              |

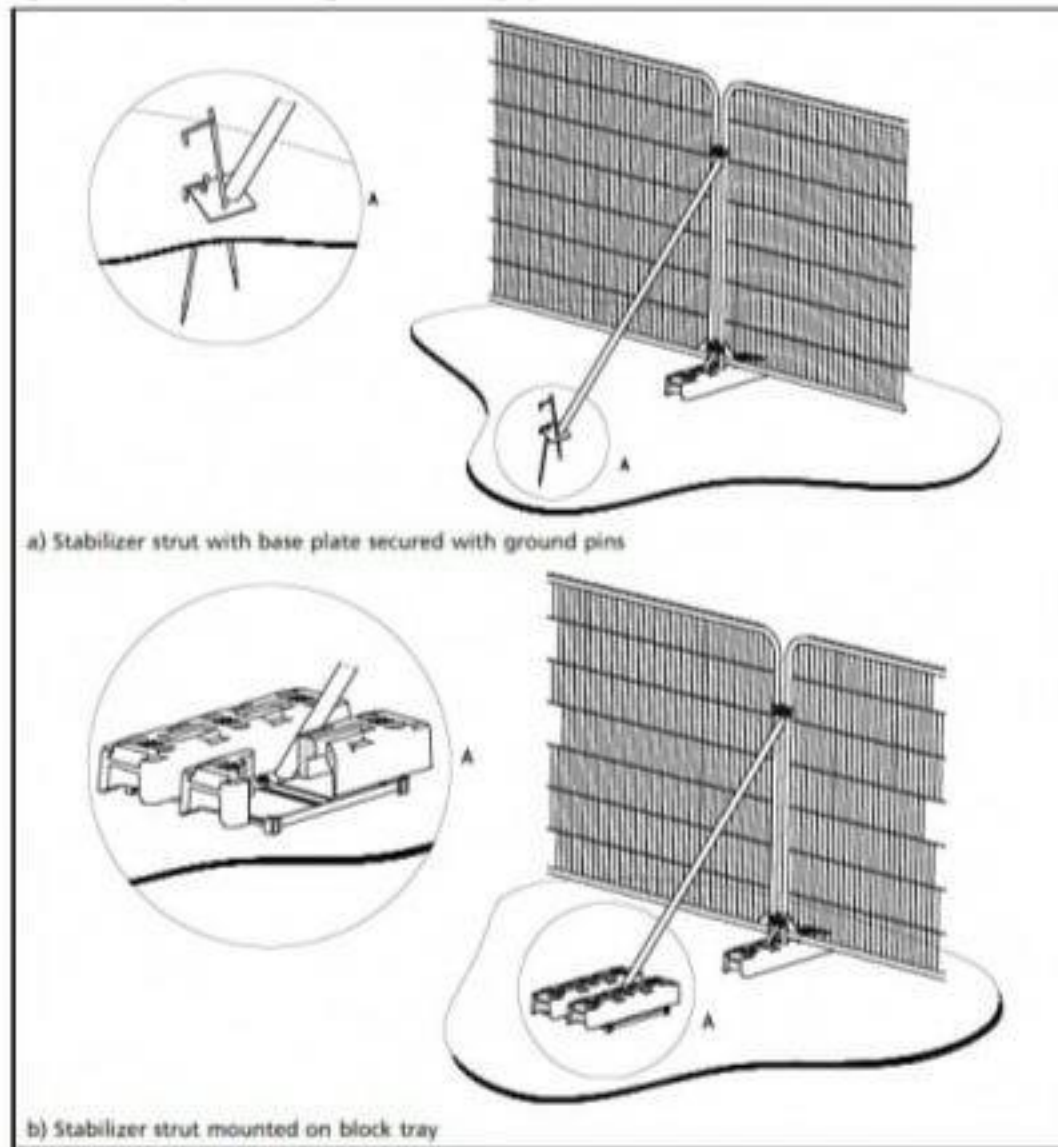
**Appendix 1**  
**Broad oak, Hayling Island**  
**Tree Schedule and Explanatory Notes**

- **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**

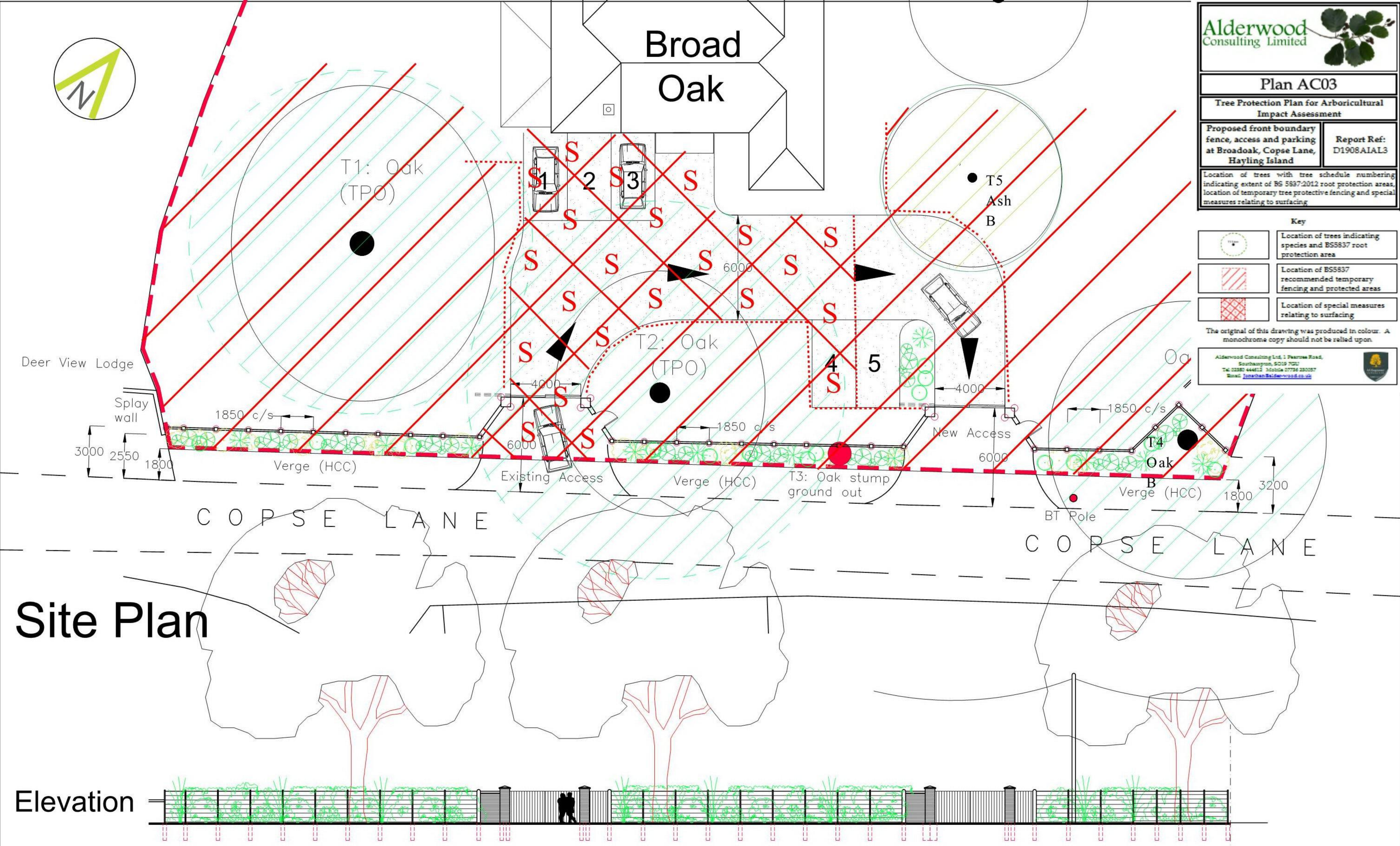


**Purpose:** Fencing will be installed to protect trees during the development process. Fencing should:

- 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.



Alderwood  
Consulting Limited

Plan AC03

Tree Protection Plan for Arboricultural  
Impact Assessment

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

Report Ref:  
D1908AIAL3

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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Site Plan

Elevation

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

| Proposed Fence and Access Plan. |                        |              |
|---------------------------------|------------------------|--------------|
| Revisions                       |                        |              |
| a)                              | Planting Screen added. | 30/12/19 MHC |
| b)                              | Ash/stump/pole amends. | 06/01/20 MHC |
| c)                              | T3 stump removed..     | 08/01/20 MHC |
| d)                              |                        |              |

CAD

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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  
1413-163<sup>C</sup>

