

Arboricultural Statement

Guidance:

BS5837:2012 Trees in relation to design, demolition and construction recommendations

Site:

134 London Road, Waterlooville Hampshire PO7 5SU

OS Grid Ref: SU 67402 08541

Latitude: 50° 52' 20" N

Longitude: 1° 2' 36" W



Introduction:

The Planning Service attended the above site on 20th January 2022, to undertake a property site. The location of the neighbouring property oak tree was reviewed in terms of general assessment of size and the location to the proposed development location for the purpose of producing this document.

Site Assessment:

The site and neighbouring dwellings are residential with a single detached to each property with surrounding gardens I know street parking.

The application site is a gravel and grass front parking area, Faced to the road curtilage A2 metre mature hedge. The rear garden has a mixture of mature shrubs and a single tree.

The neighbouring property to the North 'Heath mention', has within its boundary adjacent to the highway and the application site a single common oak protected with a tree protection order (TPO).

Images:



Above, aerial image looking east and showing the front elevation and boundary of the property.



Above, street View, showing TPO oak tree within neighbouring property boundary.



Above, street View, showing site access.

Tree's:

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area.

Tree	Type	Status	Approximate Size	Observations
T1	Common Oak	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Canopy height 10m	(i) Root ball raised above general ground level by approx. 1m. (ii) Unsympathetic management and storm damage

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (TPO), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Proposed Scheme:

Proposed front extension to existing porch. (Please refer to proposed drawing binder)

Construction Requirement:

Construction requires the excavation of topsoil and substrata material to allow for foundations and oversite.

The preliminary foundation design has allowed for a traditional trench filled foundation to minimum depth of 1m and 600mm wide, or deeper if required by Building Control.

Ground conditions are assumed to be red clay with flints.

Arboricultural Impact:

Proposed extension front elevation wall and foundation will be 12.4 metres from T1. The proposed access steps will be 11.6 metres from T1.



Above, proposed site plan showing T1.

Possible Impacts:

1. The effect and extent of the proposed development on retained tree T1.
 - 1.1 Given the proposed scheme is greater than 12 metres from T1, and T1 is raise 1 metre above the general ground level and the ground conditions are heavy clay, it is assumed any roots within the excavation area will not be seen or be minor incursions at the edge of the T1 root system.
 - 1.2 To reduce any potential impacts, excavations will take place manually and any minor routes will be cut cleanly back from the edge of the trench in accordance with British Standard BS 3998:2010.
 - 1.3 Foundations will be designed by the project structural engineer to accommodate tree tables and the appropriate clay boarding will be added where the design requires it.
2. The potential conflicts of the proposed development deliveries are within the canopy area of T1.
 - 2.1 The existing hard service will be retained to act as ground protection within the area of T1 and for the duration of the development.
 - 2.2 For all deliveries, a watching banksman will be in attendance, to safeguard and prevent no harm is to come to the canopy or ground surface.
 - 2.3 No construction materials or plant equipment is to be stored within 5 metres of T1.

Summary:

- It is thought, the proposed scheme will not affect T1 and is considered minor.
- The development of the construction drawings will accommodate T1.
- The client and construction team will seek all measures to provide adequate protection of T1 and the proposed scheme.
- Where works to T1 are required, permission will be applied for via the local planning authority in consultation with the local authority tree officer and the neighbouring property owner.