



QA

Dunsbury Park, Plots 500-502. Arboricultural Method Statement and Tree Protection Plan for Discharge of Planning Condition 10 (Reserve Matters Application (RMA))

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Comments:		
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1.0 EXECUTIVE SUMMARY

- 1.1 Greengage Environmental Ltd ('Greengage') was commissioned by Portsmouth City Council to prepare an Arboricultural Method Statement in accordance with the *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*¹. The method statement refers to the development of Dunsbury Park Plots 500-502, (which forms a sub-section of the wider Dunsbury Park Masterplan area) within the administrative boundary of Havant Borough Council.
- 1.2 This Arboricultural Method Statement (AMS) then presents those proposed tree protection measures required to ensure all trees to be retained are adequately managed and protected throughout the development.
- 1.3 The Tree Protection Plan (Appendix 2.0) then details the tree protection measures to be employed for retained trees.
- 1.4 The AMS report has been produced to support a Reserved Matters Application (RMA) for the site which seeks the construction of three industrial units with associated landscaping and parking.
- 1.5 Specifically, the report then demonstrating that the following planning condition can be discharged.

Planning Condition 10 Tree Protection

Prior to the commencement of each phase of development a full Tree Protection Plan for that phase must be submitted to the Local Planning Authority for approval, (unless agreed otherwise in writing by the Local Planning Authority)

No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing, the extent of which shall first be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2012.: Trees in relation to construction and be of a minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: *To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.*

2.0 BACKGROUND

BS5837 TREE SURVEY

- 2.1 The BS5837 tree survey for the site was undertaken by Greengage on 27th August 2021 and involved a ground level visual tree assessment to collect information about the existing tree stock within and immediately adjacent to the survey site. This survey included the trees within and adjacent to the proposed development site.
- 2.2 During the tree survey, all accessible (onsite) trees were measured according to the BS 5837 methodology; stem diameter measured at 1.5 m and used to calculate RPAs, crown spread measured at 4 cardinal points (NESW) to the nearest 0.5 m, as well tree height measured.
- 2.3 The trees were assessed for their quality and value within the existing site and in the context of the proposed development.

SITE LOCATION

- 2.4 The survey area extends to approximately 3.58 hectares (ha) and is centred on National Grid Reference SU 69860 09290.
- 2.5 The site is located approximately 2.5km north-west of the centre of Havant, and approximately 150m east of the main carriageway A3(M). The immediate site surroundings comprise young, recently planted woodland to the west, bare ground and commercial / industrial units associated with the wider Dunsbury Park area to the east and south, and open green space to the north. The wider surroundings comprise pockets of woodland and areas of grassland, and the urban environments of Havant and Waterlooville. A small, flowing watercourse is present approximately 125m south.
- 2.6 The site largely comprises bare ground and young plantation woodland, with small areas of hardstanding and introduced shrub, and hedgerow forming the eastern boundary. Within the hedgerow are a number of larger broadleaved trees that are now well established.

DESCRIPTION OF DEVELOPMENT

- 2.7 The development of plots 500-502 within Dunsbury Park to construct three industrial units with associated landscaping and parking.

SITE TREES

- 2.8 In line with the BS5837 guidelines, five individual trees, three woodland groups and one hedgerow section were recorded, all of which have the potential to be affected by the development. The surveyed trees and woodland groups are all located around and beyond the development site perimeter and as such will be retained and protected as

detailed within this method statement. Full details and descriptions are given within the Tree Schedule (Appendix 1.0), with locations (including RPA and crown spreads) shown on the Tree Protection Plan at Appendix 2.

TREE LEGAL PROTECTION

- 2.9 Trees within Havant Borough Council can be protected by Tree Preservation Orders (TPOs) or by virtue of being in a Conservation Area, with the council generally requiring the retention of trees that contribute to the area's character and appearance.
- 2.10 Through a desktop review of the Council's website (Figure 2.1) it was identified that none of the trees covered within or directly adjacent to the survey area (Figure 2.2) are designated under a TPO or within a conservation area.

Figure 2.1. Conservation Area and TPO search (Havant Borough Council)

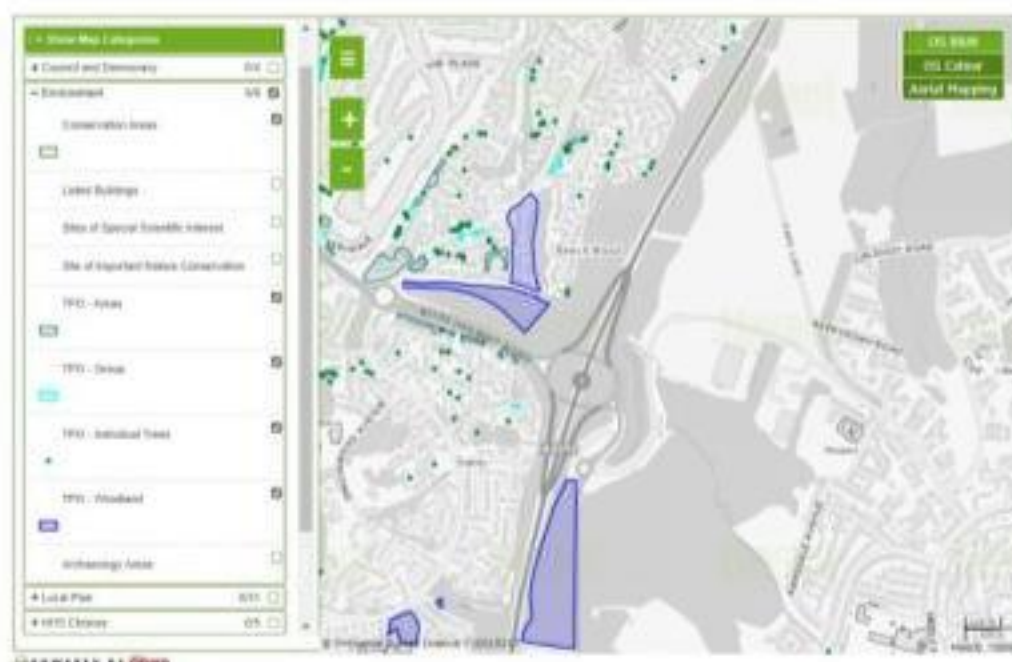


Figure 2.2. Plot 500-502 Dunsbury Park



- 2.11 Accordingly, there is no additional legal protection covering any of the trees within the scope of this report.

3.0 ARBORICULTURAL METHOD STATEMENT

- 3.1 The Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) sets out how site works will be carried out near trees to avoid accidental damage. In doing so, the statement details all recommendations for pre-development tree works, including facilitation pruning and ground works for vehicle and pedestrian construction access (as required). Special construction techniques (as required) and restricted access fencing of crowns and root protection areas (RPA's) are also presented.
- 3.2 The proposed approach to tree protection (as set out in this report), has been drawn up based on the wording of Planning Condition 10.

WORKS PHASING

- 3.3 This method statement makes a number of recommendations for the development proposals to ensure tree protection through the construction phase. For convenience, all the key recommendations have been listed in Appendix 3. In order to ensure successful tree retention and development, it is imperative that all of these recommendations are carried out in accordance with the structure outlined.

ARBORICULTURAL CLERK OF WORKS

- 3.4 A suitably qualified arboriculturist will be appointed to act as an Arboricultural Clerk of Works (ACoW). The ACoW will be engaged to monitor and oversee the implementation of the works required in this method statement.
- 3.5 The role of the ACoW is a formal one with onsite presence and site visits to allow for decisions to be made quickly. In the case of this development the following work elements are expected to require an ACoW presence:
- **Initial meeting (usually the pre-commencement meeting)** – to ensure any required tree protection is in place, and to discuss any required amendments with the local planning officer or tree officer;
 - **Monitoring visits** – formal inspections (as required) to ensure that all tree protection measures are being maintained, and to inform the site manager where appropriate measures are not in place; (these are only proposed as 3 monthly inspections given the low impact potential of site works on retained trees); and
 - **Completion meeting** – to inspect trees to assess for any required works, to confirm that the development works have been sufficiently completed and that any tree protection measures can be removed.
- 3.6 Other than routine monitoring visits (as described above), the need for supervisory watching briefs has not been identified given there are no works proposed within the immediate vicinity of the retained trees canopies or root protection areas (RPA's).

- 3.7 The ACoW will also be the first contact for arboricultural advice for any issues that arise which are not detailed in this report. Including extra tree works, any required work within the Root Protection Areas (RPAs) of the trees, any damage that has occurred to any of the trees or any breach of the tree protection measures. Any additional works would first be agreed with the Council Tree Officer.

Pre-Commencement Site Meeting

- 3.8 A pre-commencement site meeting will be undertaken prior to any onsite works. This meeting will enable the planning officer/tree officer (as required) to visit the site with the Arboricultural Clerk of Works (ACoW) and inspect the tree works to be undertaken, any protective fencing or ground works (as required), and to ensure all parties are satisfied that the proposals will not impact the trees to be retained.
- 3.9 Follow up site visits will then be undertaken (likely to be three-monthly as described above) following this by the ACoW to ensure protective measures are in place.

Reporting Process

- 3.10 If during the construction any damage to either the trees or the RPA's is sustained, this should be reported to the site manager immediately. At the earliest possible time the site manager will inform the ACoW, who will undertake a site visit to assess the impact on the tree(s) and make recommendations for any required works.
- 3.11 Possible damage to trees or RPAs can include: collision damage to crowns of retained trees by site vehicles; excavation within an RPA; dumping of soil/materials within the RPA; chemical/cement spillage into RPA's or fire damage to the crown/stem of the trees.

TREE REMOVALS

- 3.12 No tree or hedge section removals are to be undertaken to facilitate the development proposals.

CONSTRUCTION WORKS WITHIN ROOT PROTECTION AREAS

- 3.13 As shown on the Tree Protection Plan in Appendix 2, no construction or hard landscaping works within the RPAs of retained trees or directly adjacent to retained hedgerow sections are proposed.

Root pruning

- 3.14 With no works within the RPAs of retained trees or directly adjacent to retained hedgerow sections proposed, construction constraints relating to tree roots are therefore not anticipated. That said, best practice for root pruning is set out below.

- 3.15 Isolated roots of a size <25 mm, may be pruned back via a clean cut with a suitable sharp tool. If larger roots are located then the advice of the ACoW must be sought.
- 3.16 During these works (if not immediately re-covered), exposed roots that are not proposed to be pruned should immediately be wrapped or covered with a wet hessian cask (or similar), to prevent desiccation. Any wrapping should be removed prior to backfilling, which should take place as soon as possible.
- 3.17 Prior to backfilling, retained roots should be surrounded with topsoil or uncompacted sharp sand (builders' sand should not be used because of its toxic high salt content), or other loose inert granular fill, before soil is replaced.

FACILITATION PRUNING

- 3.18 With no noted overhang of the site development boundary area, the need for facilitation pruning has not been identified.
- 3.19 Whilst not apparent, any changes to this should be discussed and agreed at the pre commencement meeting with the Site Manager. ACoW and Tree Officer, (if in attendance).
- 3.20 It is essential though that arboricultural best practice as set out in *BS:3998 Tree work – Recommendations⁴*, is adhered to for any required tree work.

TREE PROTECTION

- 3.21 Prior to any demolition/construction works (including vehicular movements) taking place, all relevant tree protective measures will be in place around all retained trees within the construction vicinity of the site.
- 3.22 These protective measures ensure suitable protection of trees and associated soils, with the key method being through the use of specified tree protection fencing and ground protection (where required).

Tree Protection Fencing

- 3.23 Given there is no requirement for site works, developments works, or site storage within the RPAs of retained trees or hedgerow sections, the specified tree protection fencing can be located to completely enclose the RPAs and canopy sections.
- 3.24 It is noted that the requirements of Planning Condition 10 stipulate a fencing standard specification of 2.4 metres high (minimum), comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.
- 3.25 Once erected, this will not be moved or relocated without approval from the project ACoW or the council tree officer.

- 3.26 The tree protection area behind the Heras fencing (the Construction Exclusion Zone) will be sacrosanct throughout development and no access will be allowed to this area including (for example) the storage of or moving of materials or machinery.
- 3.27 In the Construction Exclusion Zone, there will be no excavations or increases in soil level without prior approval from the Council Tree Officer.
- 3.28 The Heras fencing will be secured using footings to prevent movement of the protective fencing and ensure its rigid installation. Details of this are given on the Tree Protection Plan.
- 3.29 There will be clear and visible signs attached to the protective fencing with the wording, "Tree Protection Area – Keep Out". This area will be checked prior to the commencement of work by the ACoW and throughout the course of development.
- 3.30 The tree protection fencing denotes the Construction Exclusion Zone. Therefore, careful consideration must be given when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times.
- 3.31 Material that will contaminate the soil such as concrete mixing, diesel oil and vehicle washing should not be discharged within 10 m of the tree stems. Furthermore, no fire shall be lit or liquids disposed of within 10 m of an area designated as being fenced off or otherwise protected in the scheme.
- 3.32 At the end of the project the Heras fencing will be removed only after confirmation by the ACoW.
- 3.33 A copy of the Tree Protection Plan(s) will be located within the site cabins throughout the course of development works. This will include details of the fencing specification and location for which the fence will be erected. This plan will be printed at no less than A1 in size to ensure easy reading of all the detail contained within.
- 3.34 For the duration of works the Tree Protection Fencing will be fixed around the calculated RPA for on site trees to be retained. This is as shown in Appendix 2.

Permanent or Temporary Ground protection

- 3.35 As shown on the Tree Protection Plan in Appendix 2, no construction or hard landscaping works within the RPAs of retained trees or directly adjacent to retained hedgerow sections are proposed. Furthermore, as no construction access (vehicles, pedestrian or storage) is required within the RPA's, no requirements for permanent or temporary ground protection has been identified.

PROPOSED SITE WORKS WITHIN ROOT PROTECTION AREAS

Ground level changes

- 3.36 No ground level changes are proposed with the RPA's of retained trees. Furthermore, all such areas will be protected by the use of tree protection fencing as specified within this report.

Installation of subterranean utilities

- 3.37 Given the destructive impacts that trench excavation can have on tree roots and the subsequent physiological and structural health of trees, all subterranean utility lines across the site have been located to avoid the RPAs of retained trees and hedgerow sections.

Soft Landscaping within RPAs

- 3.38 With no works within the RPAs of retained trees or directly adjacent to retained hedgerow sections proposed, construction constraints relating to soft landscaping proposals are therefore not anticipated. That said, best practice for root pruning is set out below.
- 3.39 Heavy mechanical cultivation such as rotavating should be avoided. Any such cultivation operations should be undertaken carefully by hand in order to minimize damage to tree roots. The introduction of additional new shrubs and small planting within the RPA's of retained trees and hedge sections will not therefore negatively impact their long-term health.

SITE OFFICE, DELIVERIES & TEMPORARY SITE STORAGE

- 3.40 All site office, storage and welfare facilities required to facilitate the development and construction of the site, will be located outside the RPA's of retained trees.

4.0 CONCLUSIONS

- 4.1 This method statement has been produced in support of a Reserve Matters Application (planning condition 10) for the development of Dunsbury Park Plots 500-502, of the wider Dunsbury Park Masterplan area.
- 4.2 As detailed within this report, all trees and hedges included in the survey are to be retained and will be subject to the stated tree protection measures with respect to both crowns and rooting zones.
- 4.3 This method statement provides detail of the measures and steps required to retain the trees throughout the construction phase.
- 4.4 If the recommendations in this report are adhered to, all retained trees will be suitably protected throughout the development to form a key part of the post development landscape.

References

- 1. BS 5837:2012 Trees in relation to design, demolition and construction – Recommendation. (<https://shop.bsigroup.com/ProductDetail/?pid=000000000030213642>).
- 2. BS:3998 Tree work – Recommendations. (<https://shop.bsigroup.com/ProductDetail/?pid=000000000030089960>).

- END -

APPENDIX 1: TREE SCHEDULE

a

Tree No	Species	Height (m)	Stem Diameter (mm)	Crown Spread				Age Class	Condition		General Notes	Estimated years remaining	Grade Category
				N	E	S	W		P	S			
H1	Hawthorn (with young mixed broadleaved trees)	4	150	See tree constraints plan				SM	G	F	Formally planted but unmanaged hedgerow section. Provides good visual demarcation between site 500-502 and the adjacent site to the east. Primarily consists of hawthorn of good physiological health that provides good habitat cover. Incomplete in isolated locations along its length as a result of either naturally formed or manmade gaps. Generally, interspersed with a mix of young broadleaved trees, with a number of ground level shrub and grass species, including along its length a number of larger early mature specimens noted separately as T2 to T6 below.	>20	B2
T2	Goat willow	7	590	10	6	11	8	EM	G	P	Partially collapsed and failed structure within H1. Unmanaged and unpruned specimen that forms a clashing shared crown area with T2-T5.	>10	C2
T3	English oak	10	650	3	8	7	8	EM	G	F	Well-structured albeit asymmetrical tree within H1 that forms a clashing shared crown area with T2-T5.	>20	B2
T4	English oak	10	450	6	7	4	7	EM	G	F	Well-structured albeit asymmetrical tree within H1 that forms a clashing shared crown area with T2-T5.	>20	B2
T5	Goat willow	6	320	8	7	0	7	EM	G	P	Poorly structured twin stem tree, growing directly adjacent to T4, showing a heavily suppressed crown form as a result. Forms a clashing shared crown area with T2-T5.	>10	C2
T6	English oak	9	590	5	6	6	6	EM	G	G	Well structured tree with good health and crown form. Sits at the northern tip of H1 and shows as an important landscape feature.	>20	B1
G64	Mixed broadleaf woodland	20	1000	See tree constraints plan				M	G	G	Large woodland section that sits between the western edge of the site and the A3(M). An important arboricultural, ecological and landscape	>40	A2

Project: Dunsbury Park
 Client: Avison Young
 Project Number: 551772
 Greengage Environmental

G: Good
F: Fair
P: Poor
SM: Semi mature
EM: Early mature

b

Tree No	Species	Height (m)	Stem Diameter (mm)	Crown Spread				Age Class	Condition		General Notes	Estimated years remaining	Grade Category
				N	E	S	W		P	S			
											feature with many mature high value trees of mixed species.		
G66	Mixed broadleaf woodland	8	250	See tree constraints plan				EM	G	G	Small woodland strip that forms a large informal hedge structure, running from the G64 woodland across the north of the site boundary.	>10	C2
G67	Mixed broadleaf woodland	2	>100	See tree constraints plan				Y	G	G	Newly planted woodland that buffers the site to the west and the mature G64 woodland.	>10	C2

APPENDIX 2: TREE PROTECTION PLAN

Arboricultural
Method Statement

ACoW- A suitably qualified arboriculturist will be appointed to act as an Arboricultural Clerk of Works (ACoW). The ACoW will be engaged to monitor and oversee the implementation of the works required in the method statement.

Tree Removals- No tree or hedge section removals are to be undertaken to facilitate the development proposals.

Tree Fencing- It is noted that the requirements of Planning Condition 10 stipulate a fencing standard specification of 2.4 metres high (minimum), comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

The stated tree protection fencing will remain in place around the entirety of the RPAs of retained trees for the duration of the construction phase.

Once erected, this will not be moved or relocated without approval from the project ACoW or the council tree officer. The tree protection area behind the Heras fencing (the Construction Exclusion Zone) will be sacrosanct throughout development and no access will be allowed to this area including (for example) the storage of or moving of materials or machinery.The Heras fencing will be secured using footings to prevent movement of the protective fencing and ensure its rigid installation (Fig. 1). The locations of fencing are as shown on this plan.

Tree Fencing Signage- Clear and visible signage (Fig. 2) will be attached to the protective fencing. This area will be checked prior to the commencement of work by the ACoW and throughout the course of development.

Figure 1. Tree Protection Fencing

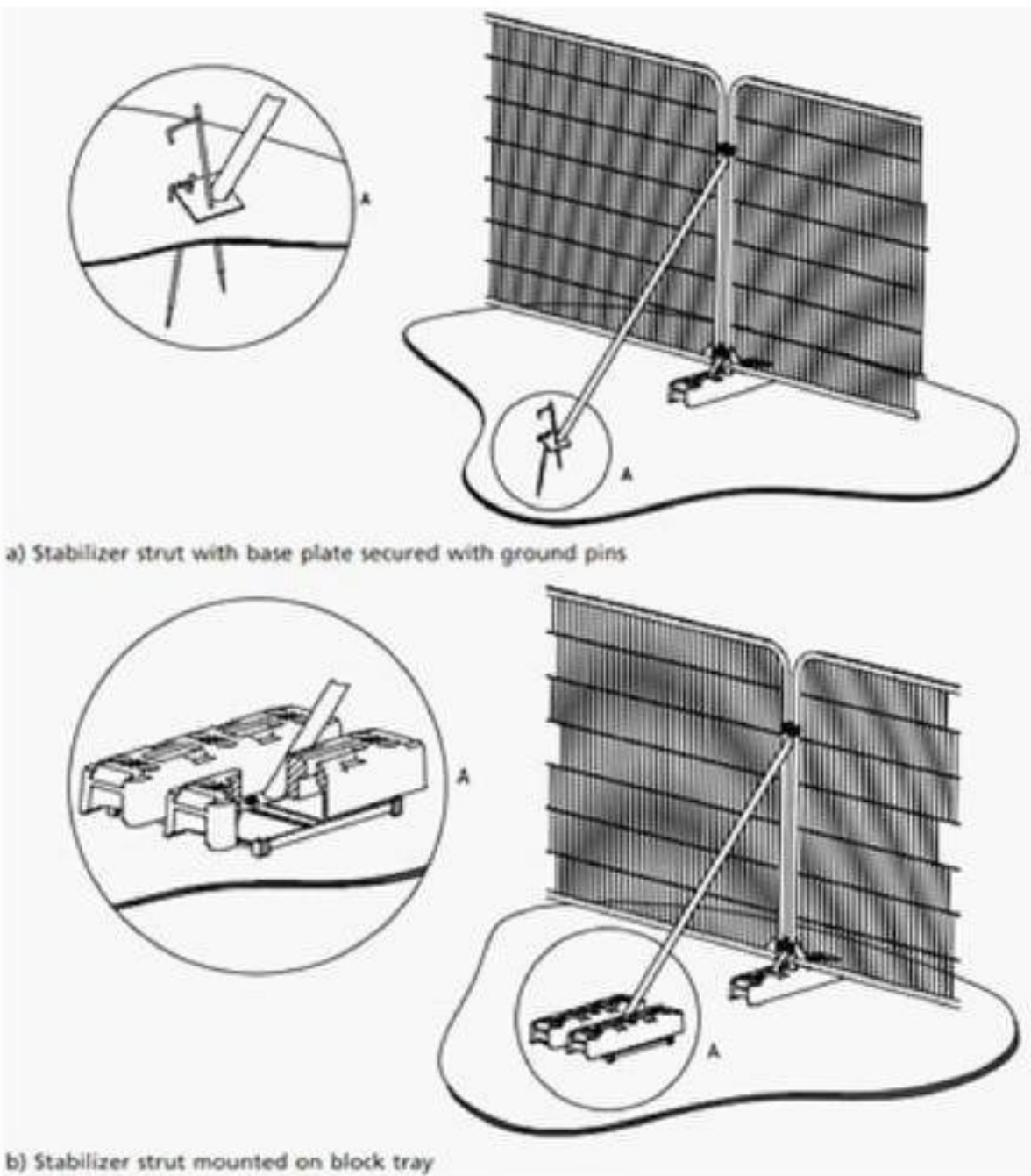
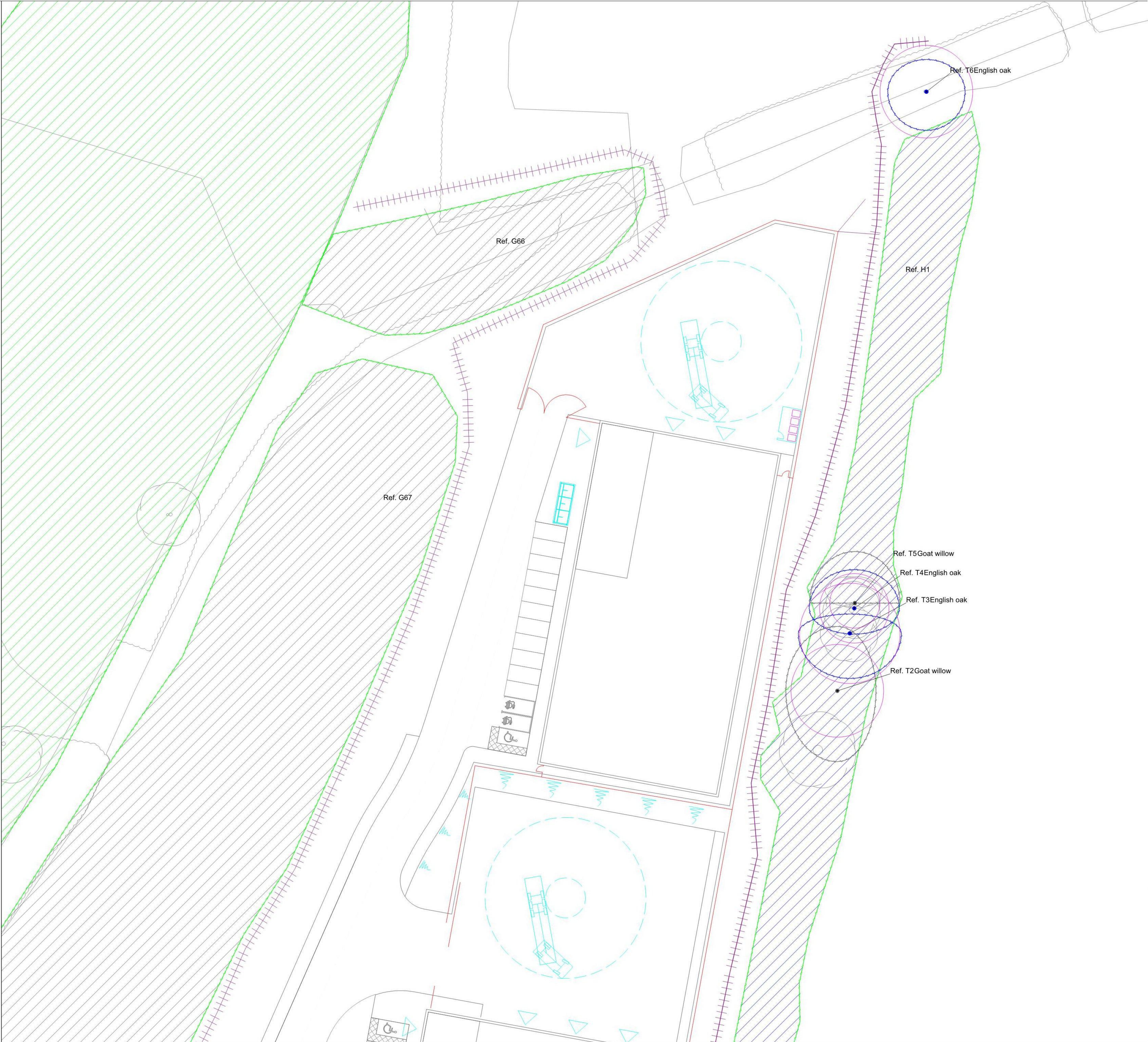


Figure 2. Tree Fencing Signage



Tree Protection Plan
showing proposed
layout against
BS5837:2012 tree
categories & Root
Protection Areas

BS5837 Categories
Canopy and stem colour denotes BS5837 category. Pink denotes Root Protection Area.

- Category A (Green)
- Category B (Blue)
- Category C (Green)
- Category U (Dark Red)

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

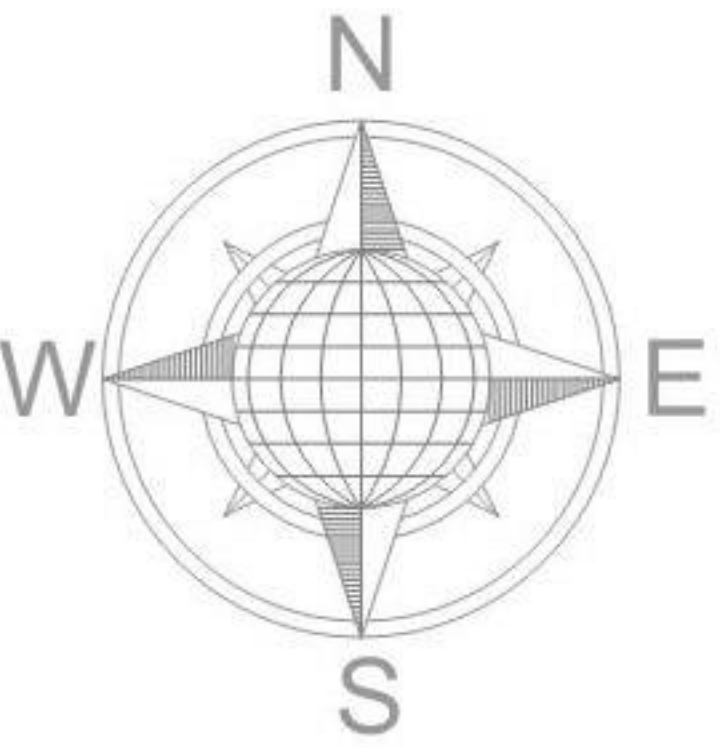
Category B
Trees of moderate quality with an estimated remaining expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or a stem diameter below 150mm.

Category U
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Trees Groups
Hatch colour denotes BS5837 Category.

Trees BS5837 Tree Protection Fencing
Specification details as shown on this plan and within the Arboricultural Method Statement.



Revision No.	551772jr22Sept21_TPP_500-502_FV1
Date	22/09/21



9 Holyrood Street
SE1 2EL
Tel: 0203 544 4000

Project Name and Address
Plot 500-502
Dunsbury Park
Fitzwygram Way
Havant
PO9 4EE

Project Dunsbury Park	Sheet 1 of 2 North
Date 22/09/2021	
Scale 1:200 at A0	

Arboricultural
Method Statement

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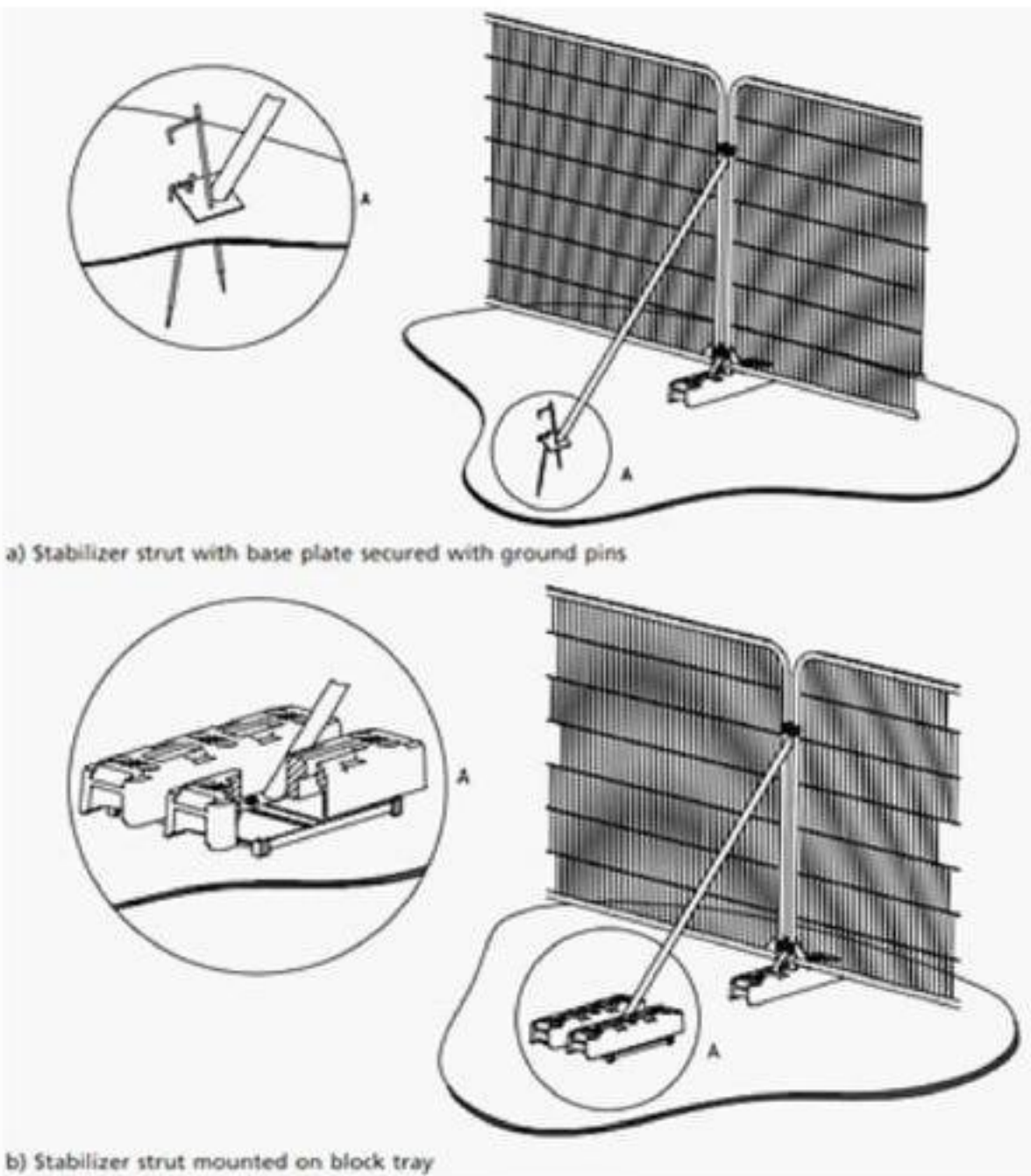


Figure 2. Tree Fencing Signage



Tree Protection Plan
showing proposed
layout against
BS5837:2012 tree
categories & Root
Protection Areas

BS5837 Categories
Canopy and stem colour denotes BS5837 category. Pink denotes Root Protection Area.

- Category A (Green)
- Category B (Blue)
- Category C (Green)
- Category U (Dark Red)

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

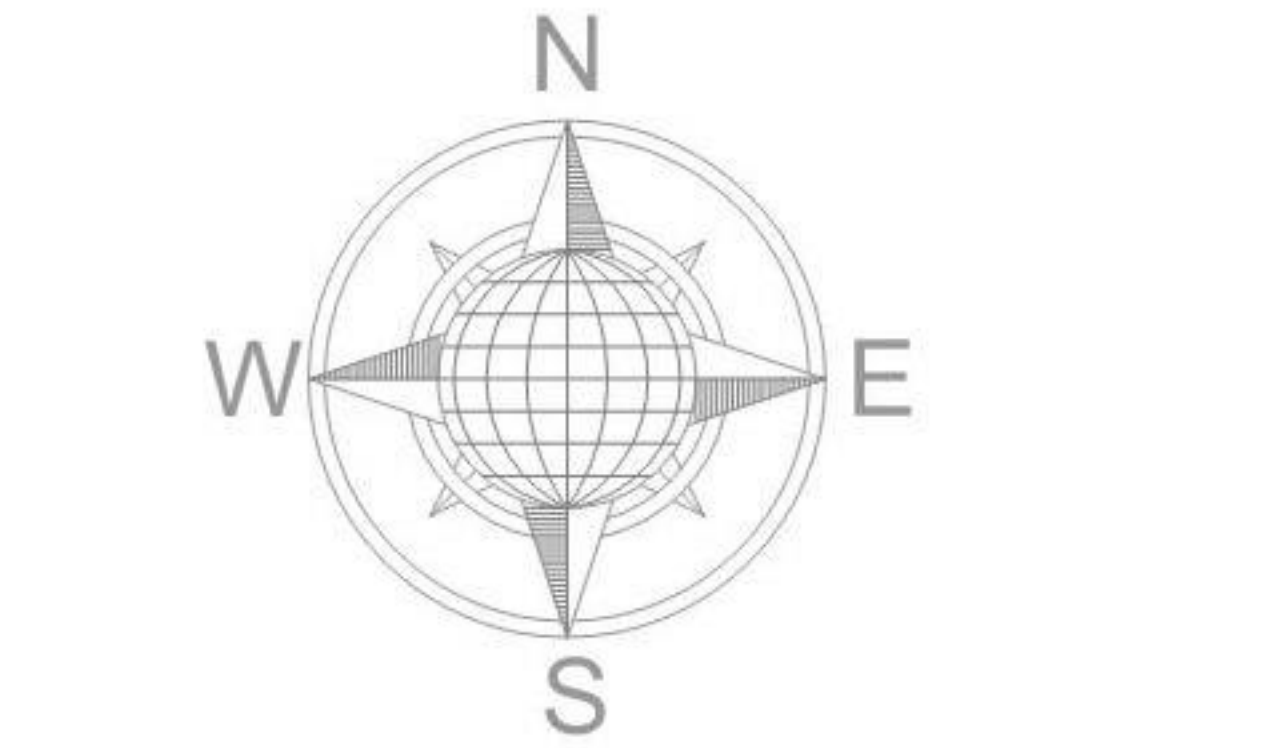
Category B
Trees of moderate quality with an estimated remaining expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or a stem diameter below 150mm.

Category U
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Trees Groups
Hatch colour denotes BS5837 Category.

Trees BS5837 Tree Protection Fencing
Specification details as shown on this plan and within the Arboricultural Method Statement.



Revision No.	551772jr22Sept21_TPP_500-502_FV1
Date	22/09/21

Greengage

9 Holyrood Street
SE1 2EL
Tel: 0203 544 4000

Project Name and Address
Plot 500-502
Dunsbury Park
Fitzwygram Way
Havant
PO9 4EE

Project Dunsbury Park	Sheet 2 of 2 South
Date 22/09/2021	
Scale 1:200 at A0	

APPENDIX 3: TREE PROTECTION PHASING PROGRAMME

Stage	Recommendation	Arboricultural Input
Pre-commencement		
1	Appoint Arboricultural Clerk of Works (ACoW) to oversee all arboricultural issues on site as detailed.	ACoW appointed.
2	On-site pre commencement meeting to discuss tree protection measures/any site issues with proposed works team, site manager, Tree Officer (if required) etc.	Site attendance. Liaison with team.
3	Erect tree protection fencing. To be installed as shown on Tree Protection Plan (Appendix 2).	Site attendance to ensure installation is as agreed.
During Construction Works		
4	Throughout works implement reporting progress for all unforeseen arboricultural incidents.	Prepare reporting document to keep on-site.
5	Monitoring site visits by ACoW to ensure continued compliance (3-monthly).	Site attendance, production of file notes and circulation to team.
Post Construction Works		
6	Post development inspection to identify any required remedial actions.	Site attendance and recommendations.
7	General maintenance remedial tree works if necessary.	N/A.
8	Tree fencing to be removed.	Site attendance to agree removal.