

LAND AT  
NEWGATE LANE  
(SOUTH)  
FAREHAM

ARBORICULTURAL  
IMPACT  
ASSESSMENT

for

BARGATE  
HOMES LTD



Ecology  
Archaeology  
Arboriculture  
Landscape Architecture

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## 1. Introduction

- 1.1. ACD was instructed in May 2018 to prepare the following impact assessment by Pegasus Planning.
- 1.2. This report has been revised in September 2019 following a revision to the proposed layout.
- 1.3. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.4. Data is extracted from, and reference should be made to, the tree survey which preceded this report. (ACD Ref: PEG21756trA).
- 1.5. This assessment is based upon the supplied drawing: 'Illustrative Framework Masterplan – Southern Parcel' by Pegasus Design drawing number BRS.4989\_20 Sheet No: 02 Rev H.
- 1.6. According to a search of the Fareham Borough Council online mapping service on 4<sup>th</sup> May 2018 there are no TPOs at the site, and the site is not within a Conservation Area. Trees included in the survey, but outside of the site, in the gardens of the properties on Woodcote Lane.
- 1.7. The controlling authority is Fareham Borough Council, who can be contacted at: Civic Offices, Civic Way, Fareham PO16 7AZ.

## **2. Arboricultural Impact Assessment**

2.1. The site is located the east of Newgate Lane, and to the north of Woodcote Lane. The newly built B3385 is located to the east of the site. The site comprises arable fields bounded by hedgerow. There is residential property (Hambrook Lodge) located at the north west of the site. This report is in support of an outline planning application for the development of up to 115 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.

2.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Where appropriate mitigation is proposed, with details given of any issues to be addressed by an arboricultural method statement to ensure the development is acceptable in arboricultural terms.

### **2.3. Evaluation of impact of proposed tree losses**

2.3.1. T7 will require removal to allow for the entrance from Newgate Lane. This is a C category Elder of relatively low quality which has self seeded on the road edge, and is not a development constraint.

2.3.2. Part of the H1 hedgerow group will require removal to allow for the site access. None of the trees within these groups are estimated to be greater than 150mm in diameter, and are therefore C category. In arboricultural terms therefore they should not be considered a constraint to development. H3 is within the interior of the site, and its removal is unlikely to have an adverse impact on the wider landscape.

2.3.3. Trees T31 – T34 are proposed for removal to allow for development in that area. T31 – 33 are fruit trees of low quality, two of which have extensive basal decay, and therefore limited life expectancy. T34 is an English Elm tree surrounded by sucker shoots. It is inevitable these will succumb to Dutch Elm Disease, and therefore should not be considered a development constraint.

2.3.4. BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

### **2.4. Trees to be pruned**

No pruning works are required as part of the outline application. Should tree work be required as part of the detailed design it should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice, and be approved by the LPA and project arboriculturist prior to any commencement.

## 2.5. **Protection for retained trees**

BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).' As such, protection for all retained trees can be shown on a Tree Protection Plan according to this specification as part of any subsequent detailed application.

## 2.6. **Demolition & Groundworks**

To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. This should be subject to a pre-commencement site meeting between the developer, their project arboriculturist and a representative from the Local Authority. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

## 2.7. **New Hard Surfaces within RPAs**

It is confirmed that the proposed roads within the site do not encroach into the RPAs of retained trees.

## 2.8. **Construction within RPAs**

The layout indicates the positions of proposed structures for illustrative purposes. It can be seen that there is ample scope for development of the site whilst also retaining the important trees on site, without the requirement for construction within RPAs.

## 2.9. **Shade and future pressure to prune**

The site layout has been assessed in terms of shading and future pressure to prune. Given the orientation of the site, and the relationship between the proposed buildings and the retained trees, the juxtaposition is viable for long-term tree retention, and it is considered that shading by trees is unlikely to be a concern to future residents. As a result, it is considered unlikely that there would be any undue pressure to remove trees, or excessively prune from any future occupants.

## 2.10. Services

It is fundamental to tree protection that infrastructure design is sensitively approached, as trenching close to trees may damage roots and affect tree health and stability. Details of services are not known at the time of writing, however there is ample scope for installation of services outside of the RPAs of retained trees.

## 3. Conclusion & Recommendations

- 3.1. This report is based on the tree survey carried out in April 2018. The subsequent tree survey report, and appended plans are limited in that they are not based on a topographical survey. Positions of tree stems on the plan are estimated and shown in relation to available aerial photograph imagery. Access at the time of survey was limited to public view points, and no access was available within the red line of the site. Therefore, and all survey information, including tree dimensions, are estimated. This level of information is deemed suitable for the purpose of identifying broad level tree constraints for an outline planning application. However, for the purpose of any subsequent detailed layout design, it is recommended that a topographical survey is undertaken, and the site revisited to accurately undertake the tree survey.
- 3.2. Once a topographical survey has been produced for the site, it is recommended that an on site tree survey is undertaken and the tree report revised accordingly. Details of tree constraints should then be passed to the project architect to inform the detailed design.
- 3.3. The illustrative layout demonstrates that there is ample scope for development of the site whilst retaining the better quality trees, and without adverse impact on those trees retained.
- 3.4. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Tom Grayshaw *BA (Hons) Dip Arb L6 (ABC) MA ArborA*

Director of Arboriculture

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