

Ref: LAS_641_A
Date: 21.05.2024

Site: Brookfield Hotel, Emsworth

Arboricultural Statement

1 INTRODUCTION

- 1.1 LandArb Solutions Ltd were instructed to carry out a tree survey at Brookfield Hotel, Emsworth; herein referred to as the site, to accompany a planning application for internal and external alterations to the existing hotel.

2 TREE SURVEY

- 2.1 LandArb Solutions visited the site on 04.05.23 to carry out the tree survey.
- 2.2 A copy of the tree survey schedule and tree survey and constraints plan is shown in Appendix 1. A selection of site photographs is shown in Appendix 2.
- 2.3 The following provides a short description of tree cover at the site and should be read in conjunction with the tree survey schedule and tree constraints plan.
- 2.4 At the hotel frontage is a tarmac parking area. To the south-east part of the parking area fronting Havant Road is a mature horse chestnut tree (T4), two mature sycamore trees (T2, T3) and a small early mature lime tree (T1). At the hotel frontage, surrounded by hard surfacing is a mature oak (T5).
- 2.5 On the eastern boundary are two topped small cypress stems (G9). Close to the hotel building are small planting beds with shrubs and a small olive tree (T24). Within the hard surfaced area by the car park is and small copper beech (T10).

- 2.6 At the rear of the hotel is a large mature lime tree (T11) and line of cypress trees on the northern boundary (G13). To the west of the cypress trees is a mature apple (T14) and a cypress tree (T15) and laurel shrub (T16). Within the existing rear garden are mixed garden shrubs and a small holly tree (T17). Towards the north west corner of the rear of the hotel are further cypress trees (G19, T2 and T22) and several small elder and hazel shrubs (G20). Adjacent T22 is a small pittosporum shrub (T23).
- 2.7 On the western boundary of the site are self-set small sycamore stems (G7 and T8) and mixed shrubs (H6).

3 STATUTORY PROTECTIONS

Conservation Area / Tree Preservation Orders

- 3.1 A review of Havant Borough Council's Online My Maps (accessed 04.05.23) shows the Hotel is not within a Conservation Area. However, it does confirm that three trees are subject to a TPO. These are believed to relate to trees T2, T3 and T5 on the tree survey.
- 3.2 Notwithstanding specific exemptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the prior consent of the local planning authority.
- 3.3 Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

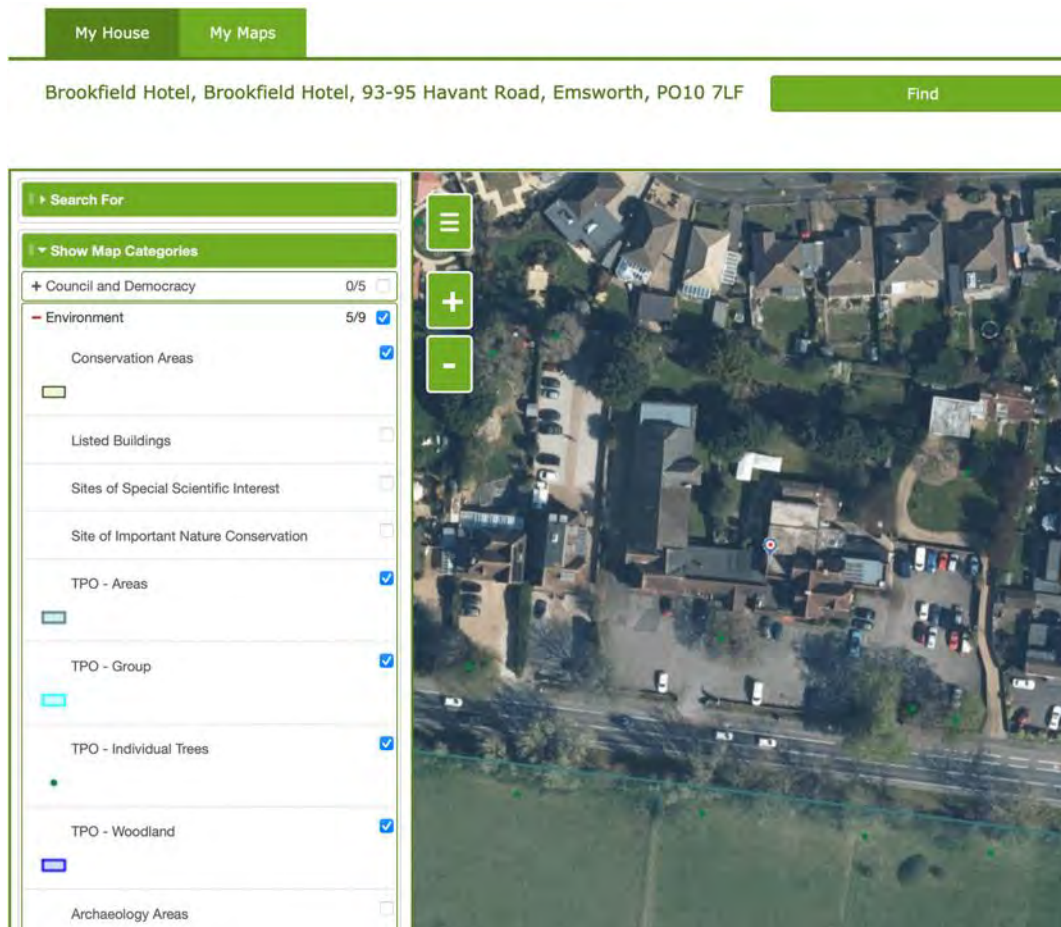


Fig 1: Extra of Havant My Map showing TPO Constraint's.

Statutory Wildlife Protection

- 3.4 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of the survey.
- 3.5 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as

recommended by a Statutory Nature Conservation organisation such as Natural England.

- 3.6 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

4 DEVELOPMENT PROPOSALS

- 4.1 Development proposals comprise internal alterations, creation of an infill entrance lobby, some outdoor seating/decking at the frontage and car park re-organisation.
- 4.2 A copy of the proposed site plan is shown in Appendix 3 and ground floor plan in Appendix 4.

5 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The proposed site plan has been overlaid with the tree survey to prepare a Tree Retention/Loss Plan (Appendix 5) and Tree Protection Plan (Appendix 6). This has been used to inform this assessment in terms of the proposed site plan and relationship with trees.

Tree Retention/Loss

- 5.2 Proposals will require the removal of T10 and existing bamboo and laurel shrubs at the rear of the hotel. T10 is a small beech assessed as Category C, and therefore should not be viewed as a constraint to development. T10 could be replaced.
- 5.3 From a tree retention/loss perspective proposals are considered acceptable because no high-quality trees require removal.
- 5.4 A Landscape Plan is shown in Appendix 7. As shown, proposals retain the majority of existing areas of landscaping, except for the loss of T10 and shrubs at the rear. To replace T10 removed a new tree could be planted in the rear of the hotel by G20 and another replanted at the frontage by H6.

Impact to retained trees

Tree works

- 5.5 No major tree work is required to enable development.
- 5.6 Any further tree works should be actioned through the TPO process, where the tree is subject to a TPO, and for other trees not subject to a TPO, as part of good arboricultural practice as would be reasonably be required by any tree owner.

Rear garden alterations and outdoor seating

- 5.7 At the rear of the hotel it is proposed to create new outdoor seating areas. The location of the new seating avoids the Root Protection Areas (RPAs) of retained tree.

New infill lobby at the frontage

- 5.8 Proposals include for making alterations to the existing frontage to create an infill lobby. This will involve in filling the gap by the existing entrance to create a draught lobby.

This will clip the default RPA of T5 but remains in an area currently comprised of hard surfacing. Creation of the draught lobby is unlikely to have any impact to T5.

- 5.9 It is also proposed to create a new raised timber deck for outdoor seating at the frontage
- 5.10 The raised timber decking will encroach the RPA of T5 by a minor amount. However, The timber decking would be above ground on timber supports. As this area is already covered with hard surfacing, proposals would not introduce built form where it does not already exist. However, this aspect of proposals would allow the existing hard surfacing beneath the proposed timber decking to be removed. Removing the hard surfacing would help create a slightly better rooting environment for T5 by removing an impermeable layer of hard surfacing. Beneath the timber decking removing hard surfacing would allow rain to percolate through and help improve gaseous exchange. It is noted that the area of timber decking also extends outside of the RPA of T5, therefore there would be further hard surface removal in these areas outside / adjacent to the RPA. Construction of the timber decking should avoid strip foundations and utilise lower impact methods such as a screw pile or pad foundation that would limit excavations into the RPA which could sever roots.

Car park organisation

- 5.11 The existing car park is to be re-organised to accommodate disabled parking and motorcycle parking in addition to standard car parking. The re-organisation will largely involve re-painting the existing car park areas. There is no additional hard surfacing proposed in any retained tree RPA. The current car park hard surfacing will be retained in the RPAs of the existing trees.

Levels

5.12 All existing levels in RPAs will be retained.

Summary

5.13 Overall, with regard to proposals the following is noted:

- Proposals would not require any significant tree loss nor any unacceptable tree works to enable development.
- Proposals do not involve significant engineering works in any RPA that would reasonably lead to the loss or deterioration of existing trees.
- Retained trees can be adequately protected using a combination of protection fencing, ground protection and sensitive working methodologies.

6 TREE PROTECTION AND METHOD STATEMENT

6.1 Tree protection measures are shown on the TPP in Appendix 6. Protection measures will rely on fencing, ground protection and sensitive working.

Protection fencing

6.2 In relation to T1-T4 and H6 to G7, it is considered that these trees would be far enough away from construction works that fencing would not be proportionate. However, as shown on the TPP it would be possible to install hears fencing if required to prevent contact with stems. The existing hard surfacing that is retained will act as ground protection for their RPAs.

6.3 In relation to T5 it would not be possible to fence of the RPA as works will occur within the RPA. As such the stem of T5 should be enclosed with a plywood box / hoarding to prevent direct contact.

6.4 At the rear of the hotel, protection fencing is shown as a precaution to protect T17 for creation of outdoor seating.

Ground Protection

- 6.5 No ground protection is considered required as existing hard surfacing will act as ground protection.

General rules for tree protection

- 6.6 Areas excluded by fencing or within an RPA form a construction exclusion zone (CEZ). The following activities, are not permitted within a CEZ (or any RPAs) unless detail in this statement:

- No mixing of cement.
- No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
- No storage of materials, waste materials, spoil, machinery fuel, chemicals or other materials of any other description (unless on ground protection).
- No parking/use of tracked or wheeled machinery unless on ground protection/existing driveway).
- No lighting of fires or disposal of liquids.
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained trees.

- 6.7 All materials are to be dropped off and stored within the existing car park hard surfaced areas.

Working Methods

- 6.8 The final method of tree protection will be carrying out works considerately and being tree aware. All contractors must be made aware that trees at the site are to be retained and protected. All contractors must be made aware of tree protection requirements at the site and ensure works are carried out in accordance with this statement. Contractors must be made aware of TPO trees at the site.
- 6.9 With regard to the works in RPA of T5, the following sets out methods to be followed in relation to hard surface removal and installation of timber decking.
- 6.10 Hard surfacing should be removed to allow the timber decking to be installed.

Removal of hard surfacing and timber decking installation in RPA of T5

- 6.11 Where removing the existing hard surfacing beneath the proposed timber decking the following methods should be followed:
- The existing hard surfacing is to be broken up and lifted out using hand tools or lightweight plant with care not to excavate into the existing sub soil/base.
 - The break up should begin closest to the existing building and work backwards to ensure works breaking and lifting out hard surfacing operates from the hard surfacing and does not proceed over newly exposed ground in the RPA.
 - Following hard surface removal, the subbase is to be scraped back where no roots are visible. If roots are present, the sub-base should be retained in situ and de-compacted (if required) using an air spade.
 - Once hard surfacing has been removed, no machinery or equipment is to enter or be stored in the exposed RPA.
- 6.12 The timber decking to be installed in the RPA of T5, following hard surface removal, must avoid strip foundations and instead adopt a lower impact methods such as small excavated concrete pads to support timber posts or screw/mini piles, or use an above ground foundation block / adjustable pedestal laid at ground level.
- 6.13 Some examples of above ground timber decking support systems are in Appendix 8.
- 6.14 If due to loading, excavated footings are required, the following method should be followed when installing the new timber decking support post / foundation pads:
- Designs for foundation pads or pile must use the smallest practical pile or pad and the smallest number piles or pads.
 - The posthole/pad or screw pile foundation locations are to be marked out on the ground.
 - Post holes/ pad foundations need to be the smallest required or use screw piles if possible.
 - Post holes are to be excavated by hand.

- If roots under 25mm are found these are to be pruned back to the edge of the excavation with a sharp cutting tool.
- Any roots over 25mm are to be retained and an alternative post hole / pad foundation location chosen.
- Each post hole/pad foundation excavation is to be lined with an impermeable membrane prior to concrete pouring to prevent leaching into the surrounding soil.

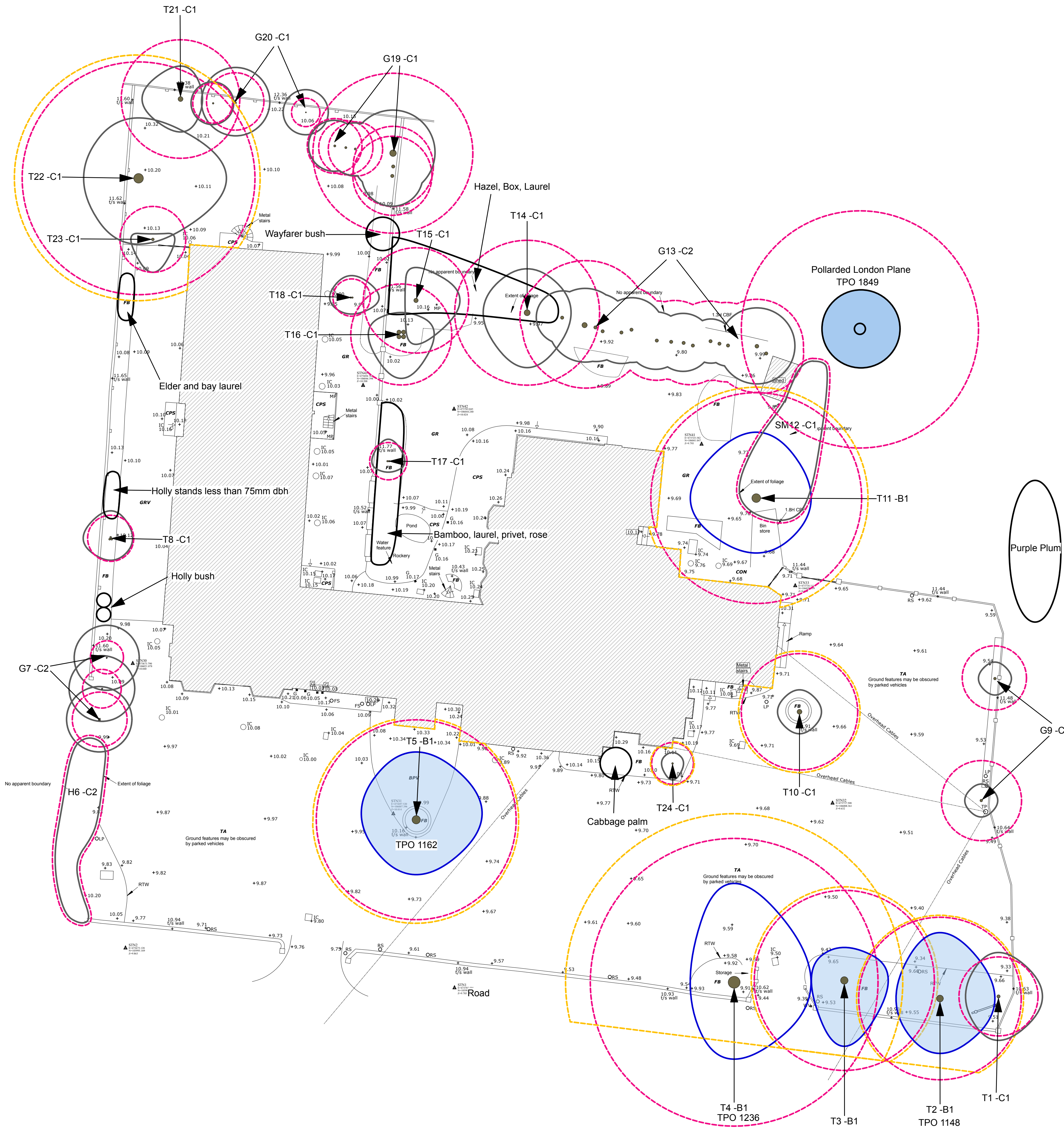
Site Monitoring and supervision

- 6.15 The project arboriculturist will provide advice and support throughout the development process in relation to this Statement and retained trees.
- 6.16 With regard to the above works detailed within this Statement, it is clear works are not complicated engineering operations that will require on site supervision of works.
- 6.17 It is recommended that a pre-commencement meeting is undertaken with the contractor prior to works to ensure protection measures are in place and mainly to discuss the works in the north-west corner of the default RPA of T5 to ensure all are clear on protection requirements and working methods in relation the TPO tree.
- 6.18 When it comes to hard surfacing removal and decking construction, the site manager is to send photographic evidence to the project arboriculturist showing works to remove hard surfacing and install timber decking have not altered the existing levels.
- 6.19 Photographic evidence provided by the site manager will ensure there is an accurate record to demonstrate the effectiveness of tree protection and evidence compliance with this statement.

**Appendix 1:
Tree Survey and Constraints Plan and Schedule**

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	9/5/23

LANDARB SOLUTIONS

Project:
Brookfield Hotel, Emsworth

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale:
1:200 @A1

Job Number:
LAS 641

Drawn I Checked
DP MP

Drawing Number:
01

Date:
09/05/2023

Revision:
-

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Lime	10.0	1	300	3.6	41	C1	4.0	4.0	4.0	3.0	N/A	-	N/A	1.5	EM	20+	Good	Fair	Supressed to the west by large sycamore, crown lifted west side.
T2	Sycamore	15.0	1	620	7.4	174	B1	6.0	5.0	5.0	4.0	N/A	-	N/A	2.0	M	10+	Good	Fair	Dense crown, union from 3m, crossing branches northeast side, set in planting bed, electrical point and metal embedded in stem south side.
T3	Sycamore	15.0	1	680	8.2	209	B1	3.0	4.0	6.0	3.0	N/A	-	N/A	4.0	M	10+	Fair	Fair	Southern branch with wounds and decay, canopy favours south and east side, flood lighting attached to stem, pruned in the past.
T4	Horse chestnut	15.0	1	1090	13.1	538	B1	9.0	7.0	7.0	4.0	N/A	-	N/A	3.0	M	20+	Good	Fair	Large horse chestnut with seven stems from 2.5m, deadwood and canopy thinning in upper crown, pruned in the past and multiple cavities in old pruning wounds, low retaining wall to north, wall to south and east.
T5	Oak	11.0	1	760	9.1	261	C1	6.0	6.0	5.0	5.0	N/A	-	N/A	2.0	M	10+	Fair	Fair	Set in small planting bed, hard surfacing and car park all around stem. Lighting fixed to the stem and hanging in the crown. Pruning wounds north west and south side with decay, crossing branches north east side, upper crown is thinning and there is minor to moderate deadwood and areas of dieback, lower leaves darker green upper canopy leaves yellowing.
H6	Bay laurel, holly, box, bramble	3.5	5+	80	1.0	3	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Boundary vegetation clipped and managed as a hedge.
G7	Sycamore	7.0	5+	80	1.0	3	C2	As on plan				N/A	-	N/A	0.0	SM	10+	Fair	Poor	Self set semi mature sycamore, multiple stems, drawn up, poor quality.
T8	Sycamore	6.0	3	173	2.1	14	C1	2.5	2.0	2.0	2.5	N/A	-	N/A	0.0	SM	10+	Fair	Poor	Self set multi-stemmed sycamore, drawn up, poor form.
T9	Cypress	5.0	1	240	2.9	26	C1	1.5	1.5	1.5	1.5	N/A	-	N/A	1.0	EM	<10	Fair	Poor	Two cypress, northern cypress has been topped and has dead southern stem, south cypress growing by electric pole, topped in past and pruned,
T10	Beech	6.5	1	444	5.3	89	C1	2.0	2.0	2.0	2.0	N/A	-	N/A	1.5	M	10+	Fair	Poor	Twin stem from base, eastern stem splits again and has dead stem and second with large wound with decay, set in brick planter.
T11	Lime	13.5	1	800	9.6	290	B1	6.0	5.0	5.0	6.0	N/A	-	N/A	2.5	M	20+	Good	Fair	Large lime, old historic pollard which appears to have been reduced at a higher point in the past. , washing line attached to stem, cavity west side below knuckle, dense crown.
SM12	Laurel, privet, elder, holly	2.5	5+	100	1.2	5	C1	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Snapped and clipped garden shrubs on boundary.
G13	Cypress	9.0	4	300	3.6	41	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Fair	Line of cypress, lower canopy pruned back, topped in the past,
T14	Apple	9.0	1	550	6.6	137	C1	4.0	4.0	5.0	4.0	N/A	-	N/A	3.0	M	<10	Fair	Poor	U shaped union from 1.6m, pruned in past, cavities in multiple pruning wounds, canopy favouring south, stem sounds hollow, cavity in stem south west side has decay and powdered wood and was probed beyond 500mm into the stem, cavities in old pruning points on stem hollow and probed beyond 500mm.
T15	Cypress	10.0	1	400	4.8	72	C1	3.0	4.0	4.0	1.0	N/A	-	N/A	2.0	EM	10+	Fair	Poor	Supressed to west, pruned in past, may have been topped historically.
T16	Bay laurel	9.0	4	381	4.6	66	C1	2.0	3.0	4.0	3.0	N/A	-	N/A	1.5	M	10+	Fair	Poor	Multi-stemmed, supressed to north, central stem has split in it from branch union, crossing branches
T17	Holly	5.0	2	141	1.7	9	C1	2.0	1.5	1.0	1.5	N/A	-	N/A	1.0	SM	10+	Fair	Poor	Twin stem from base. Small holly in shrub bed.
T18	Magnolia	5.0	2	141	1.7	9	C1	2.0	2.5	1.5	2.0	N/A	-	N/A	1.5	M	10+	Fair	Poor	Small garden magnolia, twin stem from 0.5m, western stem pollarded, poor form.
G19	Cypress	8.0	5+	300	3.6	41	C1	As on plan				N/A	-	N/A	0.0	M	10+	Fair	Fair	Line of cypress, snapped and topped. Stems to 300m with one appearing 600mm but unable to access.
G20	Hazel, elder	5.5	5+	150	1.8	10	C1	As on plan				N/A	-	N/A	0.0	M	10+	Fair	Fair	Two elder bushes and hazel stand adjacent brick wall.
T21	Cypress	12.0	1	450	5.4	92	C1	3.0	2.0	3.0	3.5	N/A	-	N/A	1.5	M	10+	Fair	Fair	Cypress growing by wall, lower crown pruned.
T22	Cypress	13.0	1	880	10.6	350	C1	5.5	8.0	6.0	5.0	N/A	-	N/A	1.5	M	10+	Fair	Fair	Large cypress, crowded union with multiple drawn up stems from 1m,at have been topped.
T23	Pittosporum	6.0	1	250	3.0	28	C1	0.5	2.0	3.0	2.0	N/A	-	N/A	1.5	EM	10+	Fair	Poor	Supressed to north, pruned in past, small, tree by gate.
T24	Olive	4.0	1	160	1.9	12	C1	1.0	1.0	1.5	1.0	N/A	-	N/A	0.0	EM	10+	Fair	Fair	Set in planting bed, shaped crown.

Appendix 2: Site Photos



Photoview 1: View east towards T5.



Photoview 2: View south west along G7.



Photoview 3: View south towards T1-T4.



Photoview 4: View east at G9.



Photoview 5: View north at G13.



Photoview 6: View looking north west towards G13 and T14.



Photoview 7: View south at T11.



Photoview 8: View north at T14-T16.



Photoview 9: View west at G19.



Photoview 10: View north at G19.



Photoview 11: View south at T18.



Photoview 12: View south at T10.



Photoview 13: View west at T24.



Photoview 14: View south at T17.

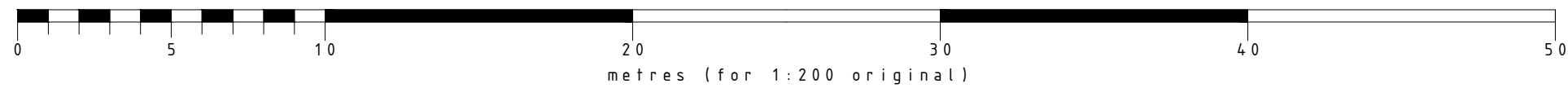


Photoview 15: View west at T17.



Photoview 16: View south at shrubs by T17.

Appendix 3: Proposed Site Plan

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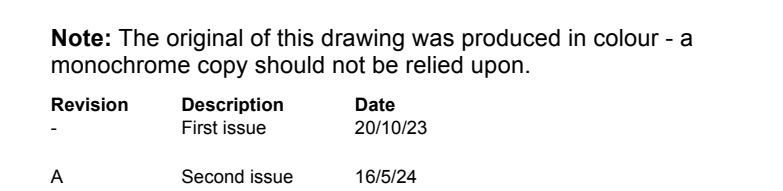
Proposed Site Layout
Scale 1:200

Appendix 4: Ground floor plan



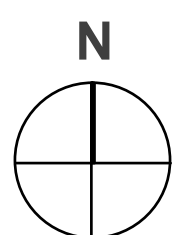
Appendix 5: Tree Retention and Loss Plan

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Survey Item to be Removed

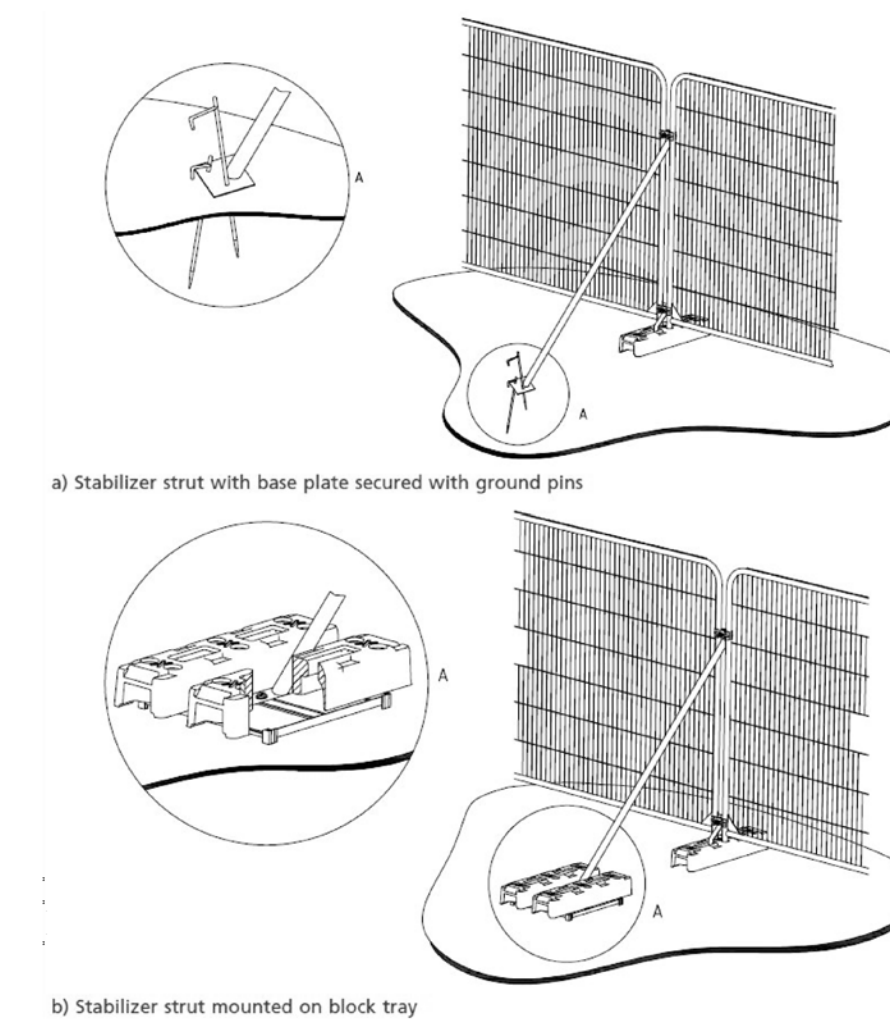


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Job Number: LAS 641 Drawing Number: 02 Revision: A



Appendix 6: Tree Protection Plan



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Tree Protection Barrier to BS:5837:2012
Primary Position/Plywood Box
- Existing surfacing retained
- Area of hard surfacing replaced with raised timber deck



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
First Issue		27/10/23
A	Second Issue	16/5/24

LANDARB SOLUTIONS

Project:
Brookfield Hotel, Emsworth

Description:
Tree Protection Plan

Status:
For Planning

Scale:
1:200 @A1

Drawn I Checked
DP MP

Date:
16/05/2024

Job Number:
LAS 641

Drawing Number:
04

Revision:
A

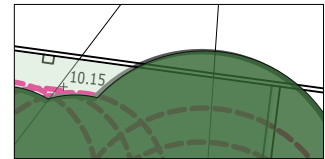
Appendix 7: Landscape Plan

TREE PLANTING

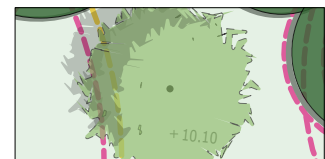
Code	Species	Form	Girth cm	Height cm	Root condition	Quantity
LT	Liriodendron tulipifera	EHS	14-16	425-600	65/85 L	1
TC	Tilia cordata	EHS	14-16	425-600	65/85 L	1

KEY

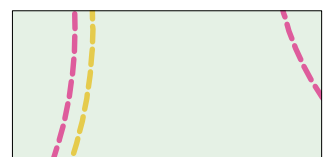
Soft Landscaping



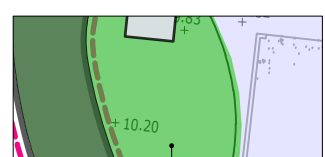
Existing Retained



Proposed Tree Planting



Existing Grass



Existing Shrubs

Hard Landscaping



Existing Tarmac



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	31/10/23
A	Second issue	16/5/24

LANDARB SOLUTIONS

Project:
Brookfield Hotel, Emsworth

Description:
Landscape Proposals

Status:
For Planning

Scale:
1:200 @A1

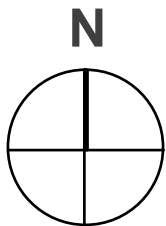
Job Number:
LAS 641

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DP MP

Drawing Number:
03

Date:
16/05/2024

Revision:
A



Appendix 8: Example above ground decking support



Website: https://www.wrekinconcreteproducts.co.uk/products/standard-deckin-block/?utm_source=Google%20Shopping&utm_campaign=Google%20shopping&utm_medium=cpc&utm_term=761&gclid=CjwKCAjw_MqgBhAGEiwAnYOAet0sSPNo2I-LCNNJB7dP-tZkJbIYPP4mNywG9cuxmrCidfxIVv2RoCTd8QAvD_BwE



Website: <https://www.tuin.co.uk/blog/garden-decking-guide/>