

Preliminary Arboricultural Impact Assessment



**Tyler
Grange**

**Land South of Saltmarsh Lane
Hayling Island**

12th January 2022

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Summary

- S.1. This report details the findings of the tree survey and the potential impacts towards existing trees to accommodate the proposed new development at Land South of Saltmarsh Lane, Hayling Island, hereafter known as 'the site'.
- S.2. This report supports an outline application for residential development including affordable housing, green infrastructure, landscape buffers and Sustainable Urban Drainage Systems (SuDS), with all matters reserved except for access which is to be taken from Saltmarsh Lane.
- S.3. Existing trees form a key component of the site's overall green infrastructure. They form part of the site's natural landscape, comprising mature trees located along the site's boundaries predominantly to the south and west. Internally, only three trees were found consisting of one large mature oak and two smaller oaks growing adjacent to it.
- S.4. The survey and assessment has been completed by a suitably qualified arboricultural consultant of Tyler Grange Group Limited on behalf of Hayling Island Builders (HIB) Limited. The survey and assessment has been completed in accordance with the British Standard 5837 (2012).
- S.5. Several of the trees around this site are protected by a Tree Preservation Order (TPO). These trees will be retained as part of the proposed development within public open space areas.
- S.6. The proposed development requires minimal loss of trees consisting of only one small (semi-mature) category C tree to facilitate access into the site.
- S.7. Two sections of the proposed road forms small incursions into the RPA's of three trees.
- S.8. All proposed buildings are located outside of RPA's and away from canopies and shading arcs of all retained trees.
- S.9. The opportunities for new tree planting as part of the development is expected to provide a future net gain in tree cover given the limited amount of tree loss. The development is therefore considered supportable in the context of the NPPF and local planning policy as it relates to trees.
- S.10. Further work is recommended to include a full Arboricultural Method Statement detailing procedures for tree protection throughout the construction stage. This can be secured by a suitably worded planning condition.
- S.11. This report is a revision of the original (A) following a revised layout being produced.



Section 1: Introduction

Context

- 1.1 An outline planning application is to be submitted to Havant Borough Council, for the proposed development of up to 60 residential units with all matters reserved except for access. The proposed development is shown on the Indicative Layout Plan included to the rear of this report (see **Appendix 1**).

Purpose

- 1.2 This report:
- Provides the findings of a field-based tree survey, setting out the baseline survey results and the associated tree constraints towards new development; and
 - Addresses the potential arboricultural impacts of the proposed outline development and in the context of local and national planning policy by way of a Preliminary Arboricultural Impact Assessment.
- 1.3 Havant Borough Council (HBC) local planning policy and national planning policy pertinent to trees and the new development is set out at **Appendix 2**. Policy DM8 insists that proposed development protects and incorporates existing features (such as trees) into the overall design.
- 1.4 The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.



Section 2: Tree Survey

Site Description

- 2.1 The site extends approximately 2.506 hectares, and its boundary is demarcated by the red line at **Appendix 1**. The site is located to the south of Saltmarsh Lane, Hayling Island, Hampshire, and is centred on grid reference SU 71253 00200. It comprises of two arable fields bounded by natural features including trees, bushes, and ditches. The north and east side is bordered by rear gardens to adjacent properties.
- 2.2 The trees within the application site are predominantly established along the borders with the main concentration of trees along the southern and western boundaries. Trees in these areas consist of mature ash and oaks with a cluster of elm in the southwest corner. Within the sites interior, one large high-quality oak tree is growing adjacent to a 2m deep drainage ditch and a further two smaller oaks to the south along the ditch.

Tree Survey Summary

- 2.3 A tree survey was completed in accordance with BS5837, and the methodology as detailed at **Appendix 3**. The survey was completed by a suitably qualified Arboricultural Consultant of Tyler Grange in April 2021. A measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context.
- 2.4 The survey area covered a larger parcel of land in terms of baseline assessment than the application site shown at Appendix 1. This included an area to the south of the application area. Therefore the survey summary at table 1 encompasses the whole survey area and not just the application site.
- 2.5 The distribution of the trees surveyed is illustrated on the **Tree Constraints Plan (TCP) (See Plan 1)**, which includes plotted details of their constraints to new development in accordance with BS5837, including:
- Tree quality gradings¹;
 - Root Protection Areas (RPAs)²;
 - Tree canopy spreads³; and
 - Tree shading⁴.
 - Trees protected by TPO
- 2.6 Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (**See Appendix 5**). This provides a tabulated record of the trees surveyed, including; reference numbers, species

¹The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 3.

²a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. See further explanation at Appendix 3.

³Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

⁴Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.



composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.

- 2.7 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (**See Appendix 4**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.
- 2.8 A breakdown of category gradings across the trees and groups surveyed is provided in **Table 1** below.

Table 1: Category Grading of Arboriculture Features by Number

	Category U	Category A	Category B	Category C
Trees	T50	T22, T26	T9, T10, T11, T19, T21, T24, T30, T31, T32, T33, T35, T36, T37, T39, T45, T51, T52	T2, T3, T4, T5, T6, T7, T8, T12, T13, T14, T15, T16, T17, T20, T23, T27, T28, T34, T38, T41, T42, T46, T47, T48, T49
Groups	None	None	G43	G1, G18, G25, G29, G40, G44

- 2.9 Trees of high arboricultural value are denoted by a Green tree canopy outline, as illustrated on the TCP. Such trees have been considered as a priority for retention as part of the proposed development. They include individual trees **T22** (the mature oak growing within the interior of the site) and **T26** (a further mature oak growing in the south-eastern corner). Both these trees are protected by TPO 0750.
- 2.10 Trees of moderate arboricultural value (Category B) are denoted by a Blue tree canopy outline, as illustrated on the TCP. They signify those that provide a moderate (generally unremarkable) arboricultural feature. Category B trees are considered as desirable to retain as part of the development as they include mature trees and others with good future potential. This classification has also been assigned to groups of trees which attract a higher collective rating than they might as individuals.
- 2.11 Trees of low arboricultural value trees are denoted by a Grey tree canopy outline, as illustrated on the TCP. The remaining tree cover is considered to provide limited or transient benefits which may be readily replaced in the existing context. Such trees subsequently present a minimal constraint to proposed development from an arboricultural perspective. This included tree **T23** that was found to be in a diminished condition.
- 2.12 A single tree (T50) was identified to be in such a condition that it cannot realistically be retained as a living tree in the existing context (Category U). This tree is located off-site and is outside of the application site so will not affect the proposed development.



Tree-related Designations

- 2.13 Following a background check using HBC interactive mapping service in April 2021 and email confirmation on 21st May 2021, the presence or absence of tree-related designations is detailed in **Table 2** below.

Table 2: Tree-related Designations

Designation Type	Tree Reference Numbers
Tree Preservation Order ⁶	Two TPO's were found affecting trees on this site: TPO- 0750 & TPO-2083. Trees affected by these are indicated on the TCP.
Conservation Area ⁷	None
Ancient Woodland ⁸	None
Woodland Habitat ⁹	None

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Preliminary Arboricultural Impact Assessment

- 3.1. The assessment of arboricultural impacts has been based on the proposed indicative layout (**See Appendix 1**). Given the outline nature of the design (and in the absence of detailed proposals for layout and engineering etc), this report seeks to present a worse-case scenario of potential tree removal to accommodate the development, based on illustrative design. It is therefore reasonable to expect that, as part of future detailed designs, the implications of the development towards trees will be refined further and could be subject to change.
- 3.2. The assessment is informed by a composite overlay of the BS5837 tree survey information and proposed indicative layout which is shown on the Tree Retention and Removal Plan (TRRP) (**See Plan 2**) located to the rear of this report.

Expected Tree Removals

- 3.3. Only one tree is required to be removed to facilitate the proposed development. This consists of a category C, semi-mature oak growing within the site's interior. Its removal is required to allow for the construction of the proposed access road. This road was angled to avoid conflicting with the RPA of better-quality trees (T21 & T22). This tree is of a quality and maturity that could easily be replaced within a landscaping scheme.
- 3.4. No trees of moderate or high arboriculture value will be removed to accommodate the proposed development parameters. This has been achieved as part of an iterative design process with the master planners, where developable areas have been modelled around the higher value trees.

Potential Works with RPAs

- 3.5. The proposed construction of dwellings is located outside of the RPAs, tree canopies and shading arcs of retained trees, as shown on the Tree Retention and Removal Plan.
- 3.6. The proposed access road is shown within the RPA of category B tree, T21. This incursion as shown equates to 10% of the notional RPA, this level of inclusion will not be detrimental to the trees physiological condition
- 3.7. Within the RPA of category C tree T23, the proposed turning head is shown within the RPA. This incursion has been measured with the use of AutoCAD at 23% of the notional rooting area. It is acknowledged this is over the 20% of new hard surfacing permitted within BS5837. However, this layout is at the outline stage and the proposed surfacing can be modified to reduce the amount within the RPA at a detail or reserved matters application stage.

New Tree Planting Opportunities

- 3.8. Working with TG landscape and ecology teams, a landscape strategy has been developed as part of this application that will seek to plant a diverse mixture of native trees in the landscape buffers to promote biodiversity and visually soften the effects of the built form. Suggestive landscape planting has been shown on the Indicative Layout Plan which includes a new



landscape buffer along the side of the application site in keeping with local boundary patterns. Full soft landscaping proposals will be produced at the reserved matters stage of the application.

Construction Mitigation

- 3.9. Given the indicative nature of the proposed design at this stage, a detailed methodology for tree protection during the site preparation and construction stages has not been prepared.
- 3.10. It is recommended that arboricultural advice continues into the detailed design stage of the development to ensure that trees are duly considered in terms of site layout, engineering, landscaping, and future management. It is therefore recommended that a full Arboricultural Impact Assessment and Arboricultural Method Statement (AMS) is prepared as part of a reserved matters application or to discharge applicable and suitably worded planning conditions, should the application be consented.
- 3.11. An AMS will set out a practical methodology to the protection of retained trees based on fully detailed designs, phasing and construction management. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs (if required)
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 3.12. The proposed development, as presented in outline, demonstrates that important arboricultural features will remain unaffected by the development parameters. No high value trees require removal, and the remaining boundary tree cover will be retained and protected. The strategy for new tree planting across the site's green spaces and internally within the development areas suggest that a net gain in tree cover is achievable.
- 3.13. The proposed scheme is therefore considered to demonstrate accordance with national and local planning policy as it relates to trees. Further work is recommended to include arboricultural liaison through the detailed design stage and the adoption of tree protection measures throughout the construction stages.
- 3.14. An Arboricultural Method Statement and Tree Protection Plan should be secured by a suitably worded planning condition.



Appendix 1: Proposed Indicative Layout



Appendix 2: Planning Policy Context

National and Local Planning Policy

- A2.1. The consideration for existing trees and woodlands in relation to planning and new development is set out within Sections 12 and 15 of the NPPF published in July 2021.
- A2.2. Section 12, paragraph 131 states that “Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”
- A2.3. Section 15, paragraph 174 states that “Planning policies and decisions should contribute to and enhance the natural and local environment by:” Subsection B; “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”
- A2.4. Section 15, paragraph 180 states that “When determining planning applications, local planning authorities should apply the following principles:” Subsection C; “that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.
- A2.5. Havant Borough Council relating to trees is set out within policy SC11 and DM8.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- 2. Protects and where possible enhances the borough’s statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.

DM8 Conservation, Protection and Enhancement of Existing Natural Features

- Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:
 - 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.



- 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.
- 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments



Appendix 3: Tree Survey Methodology, Constraints Mapping and Report Limitations

Field Work

- A3.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A3.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land topography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A3.7. The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.



- A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A3.9. The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A3.10. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

- A3.11. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices.

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



Tree Quality Gradings

- A3.12 The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 4). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.

Root Protection Areas

- A3.13. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.
- A3.14. Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
- A3.15. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:
- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
 - b) topography and drainage;
 - c) the soil type and structure;
 - d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- A3.16. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

- A3.17. The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- A3.18. The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.



A3.19. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

A3.20. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A3.21. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A3.22. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A3.23. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A3.24. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 4: Cascade Chart for Tree Quality Assessment



Appendix 4: Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those 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 that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality.			
	(NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1.Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 5: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G1	Chamaecyparis lawsoniana (Lawson Cypress)	4m	170	0.00	0.00	0.00	0.00	0.00	Early Mature	Good	Fair	C2	Diameter is estimated average. Ownership is unclear. Boundary hedgerow. Appear to have been reduced in height	2.0	13
T2	Betula pendula (Silver Birch)	7m	330	3.00	4.00	4.00	3.00	2.00	Mature	Fair	Fair	C2	Off-site and inaccessible: diameter estimated. Plotted by eye on plan.	4.0	49
T3	Crataegus monogyna (Hawthorn)	4m	106	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	C2	Plotted by eye on plan. Climber in canopy	1.3	5
T4	Malus (Apple)	3m	277	3.00	2.00	3.00	2.00	1.50	Mature	Fair	Fair	C2	Diameter is estimated average. Plotted by eye on plan. Off site domestic fruit tree	3.3	35
T5	Crataegus monogyna (Hawthorn)	5m	680	3.00	4.00	3.00	3.00	2.00	Over Mature	Fair	Poor	C2	Off-site and inaccessible: diameter estimated. Plotted by eye on plan. Dead ivy within crown. Looks to be multiple stems growing in close proximity	8.2	209
T6	Betula pendula (Silver Birch)	7m	320	2.00	1.50	2.50	3.25	2.00	Mature	Fair	Fair	C2	Decay pocket in main stem from historical branch removal. Tree has been topped, witches broom throughout	3.8	46
T7	Fagus sylvatica (Beech)	5m	260	3.00	3.00	2.50	2.50	2.00	Early Mature	Good	Fair	C2	Pruning wounds on main stem	3.1	31
T8	Prunus cerasifera (Cherry Plum)	4m	262	2.50	2.50	2.50	2.50	1.00	Early Mature	Fair	Poor	C2	Plotted by eye on plan. Previously topped: now regrown with several leaders.	3.1	31
T9	Crataegus monogyna (Hawthorn)	7m	412	3.25	4.00	2.00	3.00	3.00	Mature	Good	Good	B2	Stem divides below 1.5m. Dense crown	4.9	77
T10	Quercus robur (Common Oak)	8m	400	5.50	2.00	1.50	4.00	2.50	Early Mature	Good	Fair	B2	Diameter estimated due to undergrowth. Canopy been pruned on South side	4.8	72
T11	Quercus robur (Common Oak)	8m	410	5.00	5.00	4.00	5.00	3.00	Early Mature	Good	Good	B2	Been lightly pruned on South side which has regrown. Seam in bark from fused limbs	4.9	76
T12	Quercus robur (Common Oak)	8m	560	5.75	5.00	5.00	5.00	3.00	Mature	Fair	Poor	C2	Diameter estimated. Growing on edge of 1m+ ditch lower stem kinked to South from 1.5m canopy been pruned back on East side	6.7	142

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T13	Fraxinus excelsior (Ash)	10m	418	5.00	4.50	4.50	0.00	2.00	Mature	Poor	Fair	C2	Ivy on stem. Scattered deadwood. One sided crown: suppressed by adjacent specimen.	5.0	79
T14	Fraxinus excelsior (Ash)	11m	300	6.00	1.00	2.00	3.50	3.00	Mature	Fair	Fair	C2	Scattered deadwood. One sided crown: suppressed by adjacent specimen.	3.6	41
T15	Fraxinus excelsior (Ash)	10m	346	5.00	5.00	5.00	5.00	3.00	Mature	Poor	Fair	C2	Diameter is estimated average. Multiple stems at ground level. Ivy on stem. Scattered deadwood. Cavity within Western stem	4.2	54
T16	Quercus robur (Common Oak)	6m	255	3.00	3.00	3.00	4.00	2.00	Early Mature	Fair	Poor	C2	Diameter is estimated average. Stem divides at 0.5m forming low squat crown	3.1	29
T17	Quercus robur (Common Oak)	4m	210	2.50	3.00	2.00	3.00	3.00	Early Mature	Fair	Poor	C2	Stem divides below 1.5m. Ivy on stem.	2.5	20
G18	Crataegus monogyna (Hawthorn), Acer campestre (Field Maple), Prunus spinosa (Blackthorn), Fraxinus excelsior (Ash)	3m	100	As shown on plan				0.00	Early Mature	Fair	Fair	C2	Diameter is estimated average. Field boundary hedgerow that has been regularly Maintained on the western edge. Rest is patchy in places and dose not maintained	1.2	5
T19	Quercus robur (Common Oak)	11m	610	6.75	5.00	4.50	6.00	2.00	Mature	Good	Fair	B2	Tree has been reduced and regrown	7.3	168
T20	Quercus robur (Common Oak)	5m	160	2.00	2.00	2.00	1.50	1.00	Semi Mature	Good	Fair	C2	Plotted by eye on plan. Kinked stem at 1.5m	1.9	12
T21	Quercus robur (Common Oak)	7m	270	4.00	4.00	4.00	3.75	2.00	Early Mature	Good	Good	B2	Been lightly pruned on East side	3.2	33
T22	Quercus robur (Common Oak)	15m	940	13.00	10.75	11.00	10.00	2.50	Mature	Good	Good	A1	No obvious significant defects.	11.3	400

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T23	Quercus robur (Common Oak)	12m	980	9.00	14.00	9.00	6.00	2.00	Mature	Poor	Fair	C2	Downgraded due to limited life expectancy. Growing on angle to east from bank. Crown has short extension growth and epicormic prescient	11.8	434
T24	Quercus robur (Common Oak)	13m	460	6.00	6.50	7.00	2.00	3.00	Mature	Fair	Good	B2	Large dead wood in crown that's one-sided to east	5.5	96
G25	Ulmus procera (English Elm)	13m	260	3.50	3.50	3.50	3.50	2.00	Early Mature	Good	Good	C2	Diameter is estimated average. Downgraded due to potential for Dutch Elm Disease. Line of approximately 12 trees not all are plotted on top. No evidence of fed yet. Some have ivy growing on stems	3.1	31
T26	Quercus robur (Common Oak)	12m	830	10.00	8.70	5.00	7.00	3.00	Mature	Good	Fair	A2	Growing at angle from ground level, upper canopy compensating. Dead wood in putter canopy	10.0	311
T27	Ulmus procera (English Elm)	8m	110	4.00	0.00	0.00	5.00	2.00	Early Mature	Fair	Poor	C2	Crown distorted due to group pressure.	1.3	5
T28	Ulmus procera (English Elm)	8m	230	3.50	2.00	3.50	3.50	2.00	Early Mature	Fair	Good	C2	Downgraded due to potential for Dutch Elm Disease. Crown distorted due to group pressure.	2.8	24
G29	Ulmus procera (English Elm)	13m	200	3.00	3.00	3.00	3.00	2.00	Early Mature	Fair	Fair	C2	Downgraded due to potential for Dutch Elm Disease. Plotted by eye on plan.	2.4	18
T30	Quercus robur (Common Oak)	12m	787	9.00	8.50	8.00	9.00	3.00	Mature	Good	Fair	B2	Multiple stems at ground level. Ivy on stem. Lower branches on East Side have been pruned back	9.4	280
T31	Quercus robur (Common Oak)	12m	710	4.00	8.50	9.00	9.00	3.00	Mature	Good	Fair	B2	Diameter estimated due to undergrowth. Ivy on stem. One sided crown: suppressed by adjacent specimen. Lower branches been pruned on East Side leaving stubs	8.5	228
T32	Quercus robur (Common Oak)	12m	810	8.00	9.25	3.00	9.00	3.00	Mature	Good	Fair	B2	Diameter estimated due to undergrowth. Ivy on stem. One sided crown: suppressed by adjacent specimen. Lower branches been pruned on East Side leaving stubs	9.7	297

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T33	Quercus robur (Common Oak)	11m	580	5.00	6.00	5.50	5.00	3.00	Mature	Good	Fair	B2	Ivy on stem.	7.0	152
T34	Quercus robur (Common Oak)	10m	280	3.00	4.00	1.50	3.00	3.00	Early Mature	Fair	Poor	C2	Diameter measured over ivy. Plotted by eye on plan. Crown distorted due to group pressure.	3.4	35
T35	Quercus robur (Common Oak)	12m	500	3.00	9.00	6.00	7.00	3.00	Mature	Good	Fair	B2	Diameter estimated due to undergrowth. Minor dead wood in crown, growing in part of linear group	6.0	113
T36	Quercus robur (Common Oak)	13m	520	3.00	10.00	6.00	7.00	3.00	Mature	Good	Fair	B2	Diameter estimated due to undergrowth. Open canopy architecture With scattered dead wood	6.2	122
T37	Quercus robur (Common Oak)	12m	495	4.00	4.00	2.00	4.00	0.50	Early Mature	Good	Fair	B2	Diameter is estimated average. Plotted by eye on plan. Ivy on stem.	5.9	111
T38	Quercus robur (Common Oak)	12m	280	4.00	4.00	0.00	0.00	4.00	Semi Mature	Fair	Fair	C2	Crown distorted due to group pressure.	3.4	35
T39	Quercus robur (Common Oak)	13m	440	2.00	7.00	8.00	8.00	4.00	Mature	Good	Fair	B2	Stem divides above 1.5m.	5.3	88
G40	Crataegus monogyna (Hawthorn), Quercus robur (Common Oak), Prunus spinosa (Blackthorn), Cornus sanguinea (Dogwood)	4m	50	As shown on plan				0.00	Semi Mature	Fair	Fair	C2	Line of vegetation that look to be remnants of old hedgerow. SASS towards the south	.6	1
T41	Prunus cerasifera (Cherry Plum)	7m	190	1.00	2.50	1.50	1.00	1.00	Early Mature	Fair	Poor	C2	Distorted crown shape	2.3	16
T42	Salix sp. (Willow)	12m	320	4.00	5.00	4.00	5.00	3.00	Mature	Good	Fair	C2	Diameter is estimated average. Off site. Been historically reduced and regrown with dense crown	3.8	46

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G43	Salix sp. (Willow)	18m	500	0.00	0.00	0.00	0.00	0.00	Early Mature	Fair	Fair	B2	Diameter is estimated average. Offsite group growing in linear group. Stems not plotted on topo	6.0	113
G44	Prunus cerasifera (Cherry Plum), Prunus avium (Wild)	3m	85	1.00	1.00	1.00	1.00	1.00	Semi Mature	Fair	Good	C2	Diameter is an estimated maximum. Line of sapling trees not plotted on top	1.0	3
T45	Quercus robur (Common Oak)	10m	490	6.00	5.00	8.00	8.00	3.00	Mature	Fair	Fair	B2	Kinked lower stem over drainage ditch	5.9	109
T46	Quercus robur (Common Oak)	7m	420	5.00	2.00	2.00	4.00	2.00	Early Mature	Fair	Poor	C2	Small squat crown covered in dead ivy	5.0	80
T47	Salix caprea (Goat Willow)	3m	208	4.00	0.00	4.00	2.00	0.50	Mature	Fair	Poor	C2	Diameter is estimated average. One sided crown shape, been pruned back historically on West side	2.5	20
T48	Quercus robur (Common Oak)	9m	280	4.00	3.75	3.50	3.50	3.00	Early Mature	Poor	Fair	C2	Diameter measured over ivy. Sass canopy with ivy on stem	3.4	35
T49	Sambucus nigra (Elder)	12m	200	4.00	4.00	4.00	4.00	2.00	Over Mature	Fair	Poor	C2		2.4	18
T50	Unknown (Unknown)	3m	200	2.00	2.00	2.00	2.00	1.00	Mature	Dead	Dead	U	Dead.	2.4	18
T51	Quercus robur (Common Oak)	9m	420	6.00	1.00	4.00	6.00	3.00	Mature	Good	Fair	B2	Inaccessible: diameter estimated. Ivy on stem. Growing on edge of ditch	5.0	80
T52	Quercus robur (Common Oak)	12m	680	6.50	6.50	6.50	6.50	2.00	Mature	Fair	Good	B2	Off-site and inaccessible: diameter estimated. Off site tree dimensions are entered	8.2	209

Plans:



Plan 1: Tree Constraints Plan (13956/P01a)



Survey Boundary

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

Trees protected by TPO

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A

Rev

Updated TPO Data

24.5.21

Date



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Project title

Saltmarsh Lane & The Oysters, Hayling Island

Drawing title

Tree Constraints Plan (Saltmarsh Lane)

Scale

1:500 @ A1

Drawn

RA

Date

16.04.2021

Checked

LS

Drawing number

13956_P01

Revision

A

Plan 2: Tree Retention and Removal Plan (13956/P15a)

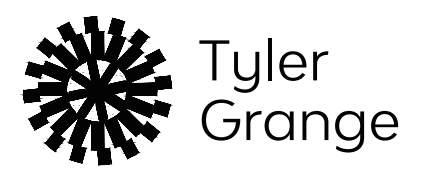




- Application Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints
- Proposed Tree Removals
- Proposed Tree Pruning
- Trees protected by TPO
- Existing Site Features
- Proposed layout

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

A Rev Revised Layout Description 25/10/2021 Date



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Project title
Saltmarsh Lane, Hayling Island

Drawing title
Tree Retention and Removal Plan

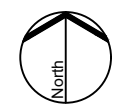
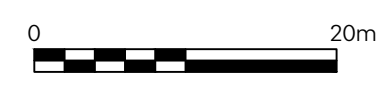
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Drawing number 13956_P15 Revision A

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0 50
metres
(1:1,250)

Site boundary 2.51ha (6.20acres)

Project
Land South of Saltmarsh Lane

Drawing Title
Illustrative Masterplan

Date 07/10/2021	Scale 1:1,250 at A3	Drawn by CT	Check by SR/ML
Project No 1240	Drawing No 005	Revision E	

Mosaic



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