



Arboricultural Report

JINGLES HOTEL
77 HORNDEAN ROAD
EMSWORTH
HAMPSHIRE
PO10 7PU

SEPTEMBER 2015

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1.0 INTRODUCTION

- 1.1 This report was instructed by Mr Sahota with regard to the proposed development at Jingles Hotel, 77 Horndean Road, Emsworth, Hampshire. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the site plan.
- 1.2 The existing tree stock has been identified and graded in line with the current British Standard BS 5837 2012: Trees in relation to design, demolition and construction - Recommendations to enable informed decisions to be made regarding tree retention. The report also details methods of construction to be implemented to safeguard the retained trees.
- 1.3 This report details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by their size and position.
- 1.4 This report will therefore inform the planning process for the proposed development to minimise any negative impact on the existing tree stock and ensure that retained trees shall be in harmony with the new development enabling their long-term retention.

2.0 SITE VISIT

- 2.1 The site visit was undertaken on 3rd September 2015. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were overcast, dry and still

3.0 SITE DESCRIPTION

- 3.1 The site is located to the north of Emsworth centre within a predominately residential area. The site currently comprises a detached hotel with associated parking area. There are a few trees on site as well as a boundary hedge to the south west.

4.0 TREE SURVEY DATA

In accordance with BS 5837 2012: Trees in relation to design, demolition and construction – Recommendations, the characteristics of single-stemmed trees over 75mm stem diameter measured at 1.5m above ground level have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the legend on the page following the tables.

Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
T1 Corsican Pine <i>Pinus</i> sp.	23	800	3	10	4	5	6 8 South	M	20 – 40 Good	Along front boundary. Subject of a TPO. Sound base and lower stem with no obvious signs of defects. Lean 20° south, no evidence of root plate movement. Two brackets attached to stem on south side at 2m. Asymmetric crown. Good vigour. Deadwood typical of species. No immediate work required.	A1 Retain and protect	290	9.6
T2 Corsican Pine <i>Pinus</i> sp.	25	1060	7	7	7	8	5 4 Northeast	M	20 – 40 Good	Along front boundary. Subject of a TPO. Sound base and lower stem with no obvious signs of defects. Hotel sign attached at 2-3m. Form typical of species. Good vigour. Deadwood typical of species. Telephone cables adjacent to west side of crown. No immediate work required.	A1 Retain and protect	519	12.9
T3 Oak <i>Quercus</i> sp.	18	1030	8	9	13	8	2 5 South	M	40+ Good	Sound base and lower stem with no obvious signs of defects. Culvert runs along south of stem. Previous management, crown raise, good wound occlusion. Form typical of species. Historical storm damage. Minor deadwood. Good vigour. Minor die back evident on a few branchlet tips. No immediate work required.	A1 Retain and protect	475	12.3

Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
T4 Unknown	6	160	2	2	2	2	2 2.5 West	M	10 Fair	Originally three stems, now one. Two kinks in stem at 1m and 1.5m, poor form, low vigour.	C1 Remove	10	1.8
T5 Cordylane <i>Cordylane</i> sp.	5	180	2	2	2	2	4 2 North	M	10 Fair	In lawn area not visible from outside of site. Good condition. Small bark tear on stem. Form typical of species.	B2 Remove	14	2.2
T6 Cordylane <i>Cordylane</i> sp.	5	250	2	2	2	2	4 2 North	M	10 Fair	In lawn area not visible from outside of site. Good condition. Small bark tear on stem. Form typical of species.	B2 Remove	28	3
H1 Laurel, Hawthorn and Holly	2	M/S Max 70	2				0 0	M	10 – 20 Fair	Managed hedge along boundary with 75 Horndean Road. No immediate work required.	B1 Retain and protect	3	0.9

Key to Terms

- Identification numbers have been used and correspond to the site plan shown at **Appendix 1**.
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (G), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been recorded to the nearest half metre.
- Stem diameter has been measured at 1.5m and recorded in millimetres, except where forking or swelling has meant that this is not possible, stem diameter has then been recorded at the narrowest point below these features. Multi-stemmed trees have had individual stems measured at 1.5m. Where this was not possible the actual height where the diameter was measured is recorded. G.L. = Ground Level.
- Crown spread has been recorded to the nearest half metre. Rounded up for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
- Age class has been recorded as follows:

Y	Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth.
S/M	Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential.
E/M	Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy.
M	Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy.
O/M	Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.
- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

5.0 TREE QUALITY ASSESSMENT

- 5.1 The trees have been categorized according to BS5837: 2012 as a guide to their condition and value in terms of visual amenity.
- 5.2 The trees are coloured on the plan attached at **Appendix 1** and the colours are explained in the key of the plan.

6.0 ROOT PROTECTION AREAS

- 6.1 In accordance with BS5837: 2012, the root protection area (RPA) of the trees has been calculated and shown in the following table and on the plan attached at **Appendix 2**.

Table 2 Root Protection Area

Tree No.	RPA in m ²	Recommended radial distances for RPAs (in metres from the centre of the tree to protective fencing)
T1	290	9.6
T2	519	12.9
T3	475	12.3
T4	10	1.8
T5	14	2.2
T6	28	3
H1	3	0.9

7.0 LEGAL CONSTRAINTS

- 7.1 Havant Borough Council has verbally confirmed that the two Pines to the front of the property are subjects of a Tree Preservation Order but were unable to provide any further details. The site is not within a Conservation area.

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 Description of Proposed Development

It is proposed to build a two storey rear extension to provide 14 en-suite bedrooms, a single storey extension to provide a dining room and associated parking.

8.2 Drawings Used

A topographical plan scale 1: 200 was made available at the time of survey showing the existing and proposed site layout. This was used to prepare the Tree Quality Assessment Plan **Appendix 1**, the Root Protection Area Plan **Appendix 2** and the Tree Protection Plan found at **Appendix 3**.

8.3 Direct Loss of Trees

The proposal will require the removal of three small trees internal to the site T4, T5 and T6. Their loss will be mitigated with new planting once the development is complete. The remaining trees will not require any remedial work.

8.4 Position of Trees in Relation to Proposed Development

It is not considered that the proposal will increase future pressure to fell any trees retained on the site.

8.5 Protective Barriers and Ground Protection

Protective Barriers

Protective barriers in accordance with Figure 2 of BS 5837: 2012 (**Appendix 4**) should be erected around the trees to be retained. The fencing is to be supported with an appropriate stabilizing system (**Appendix 5**). Where possible, the positions of these fences should be based on a distance equivalent to the radius of each tree's RPA. All site personnel shall be made aware of the importance of root protection areas and shall ensure that they are properly maintained at all times. Once established the fencing will define the boundary of the Construction Exclusion Zone (CEZ).

Once erected all weather signage should be displayed stating 'Construction Exclusion Zone'.

No development works shall commence within the CEZ until written confirmation has been obtained from the Local Planning Authority. The project Arboriculturalist shall supervise all work within the RPAs.

Ground Protection is not considered necessary for trees T1-T3 as the existing driveway is tarmacadam or concrete with a gravel top dressing. The car park has been used frequently by coaches and cars for many years with no detriment to the trees' health or longevity.

8.6 Changes in Ground Surface within RPAs

There is no proposed change to ground surface within the RPA of any retained tree.

8.7 Changes in Ground Level within the RPAs

There is no proposed change to ground level within the RPA of any retained tree.

8.8 Foundations within the RPAs

There are no proposed foundations within the RPAs of the retained trees but there will be adjacent to the RPA of H1. Protective barriers will ensure the hedge is protected from damage during the development process.

8.9 Access for Contractors and Storage of Materials.

There is an existing access driveway that serves the property so no vehicular access will be required within the RPAs and all materials can be stored outside of the RPAs.

8.10 Services

No overhead services are proposed.

At the time of writing there it is proposed that all services will be established from existing runs outside of the RPAs of T1 – T3. If this changes the report will be revised detailing their location and methodology for installation.

9.0 CONCLUSIONS

9.1 The trees on the site are predominately of a high quality providing a screening/softening role.

9.2 Three small trees within the site are to be removed to enable the development. It is considered this will have no adverse effect outside of the site in terms of visual amenity and it is proposed that to negate their loss replacement trees will be planted once the development is complete.

- 9.3 The establishment of the protective barriers should be supervised by the Project Arboriculturalist and confirmation of adherence with the Arboricultural Method Statement and Tree Protection Plan should be made to the Local Authority Tree Officer before any development starts.
- 9.4 Ground protection will be installed to ensure that soil compaction is kept to a minimum where pedestrian access is required within the RPA of H1.
- 9.5 Given these conclusions the following section 'Arboricultural Method Statement' details the recommendations/methodology for the construction of the proposed works in terms of the effect on trees on the site.

Details within this AIA are considered correct at the time of writing but modifications may need to be made as more information becomes available.

Important Notes

The comments made with regard to the health and stability of the trees within this report were correct at the time of inspection. It should be recognized that trees are dynamic structures that can never be completely predictable and may become unstable or partially unstable even in average weather conditions. Changes can occur not only to environmental triggers but also in response to biological or mechanical events.

Inspection Caveats

The inspection was carried out from ground level. Binoculars were used to observe features higher in the canopies.

Foliage, extension growth and/or bud proliferation were assessed visually.

No soil or tissue samples were taken during this inspection.

No invasive diagnostic equipment was used to detect decay.

A nylon hammer was used to test for possible decay and dead or loose bark around the lower stems and bases of the trees.

Ivy has been removed during the inspection process only where reasonable and practicable. Where this has not been possible it has been noted as a recommendation to be removed to allow detailed re-inspection.

No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

ARBORICULTURAL METHOD STATEMENT**1.0 CONTACT DETAILS**

Developer	Unknown at Present	
Architect	Jeffery Douglas Chartered Architect	Jeffery Douglas 60a Sinah Lane, Hayling Island, Hampshire, PO11 0HH 07725 504799 jd@jefferydouglas.co.uk
Arboricultural Consultant	Sarah Johnston M.Arbor.A. B.Sc. (Hons.) Arboriculture	Johnston Tree Consultancy 16 Manor Close, Wickham, Hampshire, PO17 5BZ 07814 403146 johnstontreeconsultancy@gmail.com
Local Authority Case Officer	Unknown at Present	Havant Borough Council Public Service Plaza, Civic Centre Road, Havant, PO9 2AX 02392 44 60 19 planning.development@havant.gov.uk
Local Authority Tree Officer	Jamie Gargett	Havant Borough Council Public Service Plaza, Civic Centre Road, Havant, PO9 2AX 02392 44 60 19 jamie.gargett@havant.gov.uk

2.0 INTRODUCTION

- 2.1 This Arboricultural Method Statement (AMS) has been produced in line with BS 5837 2012: Trees in relation to design, demolition and construction-Recommendations to aid the successful retention of trees on and adjacent to the proposed development at Jingles Hotel, 77 Horndean Road, Hampshire. No development shall take place on the site until this document has been submitted to and approved in writing by Havant Borough Council.
- 2.2 This document sets out the methodology for all proposed works that affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available on site for inspection.
- 2.3 For details of trees to be retained and location and types of special protection methods, reference should be made to the Tree Protection Plan (TPP). A copy of which should be displayed prominently on site.

3.0 PHASING OF DEVELOPMENT

3.1 Phase 1 – Pre Development Phase

Schedule of Works for Trees

Tree	Work
T4 – T6	Fell at ground level and remove stumps.

All tree work is to be carried out in line with BS3998: 2010 Tree Work – Recommendations.

Protective Barriers

Tree protection measures to be installed under the supervision of the retained Arboriculturalist for all the trees, as per the Tree Protection Plan **Appendix 3**.

The protective barriers erected will be in accordance with Figures 2 and 3 of BS 5837:2012 (**Appendix 4 and 5**) and will form the boundary of the construction exclusion zone (CEZ). Where feasible, the positions of the fencing will be based on a distance equivalent to the radius of each tree's RPA. Once erected all weather signage should be displayed stating 'Tree Protection Area Keep Out'.

Storage Area

Materials and machinery are to be stored on the driveway area outside of the RPA of any retained tree as shown on the Tree Protection Plan, **Appendix 3**.

3.2 Phase 2 – Construction Phase

Protective Barriers

Once established the protective barriers are not to be moved without written consent from Havant Borough Council.

4.0 GENERAL ARBORICULTURAL CONSIDERATIONS

- 4.1 Protective barriers must be regarded as sacrosanct, and must only be moved under direct supervision of the LPA or named Arboriculturalist to enable the undertaking of works within the RPAs of trees, as set out in this AMS, and approved in writing by the LPA. It is of paramount importance the fencing is repositioned correctly after any agreed operations.
- 4.2 No materials, chemicals, machinery or vehicles must be stored within the RPAs as defined on the TPP and identified on site by protective fencing and aboveground root protection.
- 4.3 Ground protection must not be lifted or removed without prior consultation with the LPA or named Arboriculturalist.
- 4.4 Damage caused to protective fencing or ground protection must be reported to the site supervisor and the named Arboriculturalist to ensure appropriate repair.
- 4.5 Any damage to retained trees must be reported without delay to the site supervisor, the LPA and the named Arboriculturalist so appropriate remedial work can take place without delay.
- 4.6 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 5 metres of the trunk of the retained trees or any other trees on the site.
- 4.7 No fires will be lit on site.
- 4.8 Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees.

5.0 SUPERVISION AND MONITORING

- 5.1 The project Arboriculturalist shall be responsible for monitoring/supervising the following works.

- Establishment of protective barriers to form the CEZ.

5.2 The project Arboricultural Consultant will be responsible for periodical monitoring and will inspect the protective fencing to ensure the CEZ is intact and monitor any works necessary within the exclusion zone. A record of site visits will be maintained for inspection on site and copies forwarded to the agent and planning authority when requested.

Please note this AMS is not a contract. The retention and services of a project Arboriculturist for supervision and monitoring must be agreed prior to commencement of construction operations.



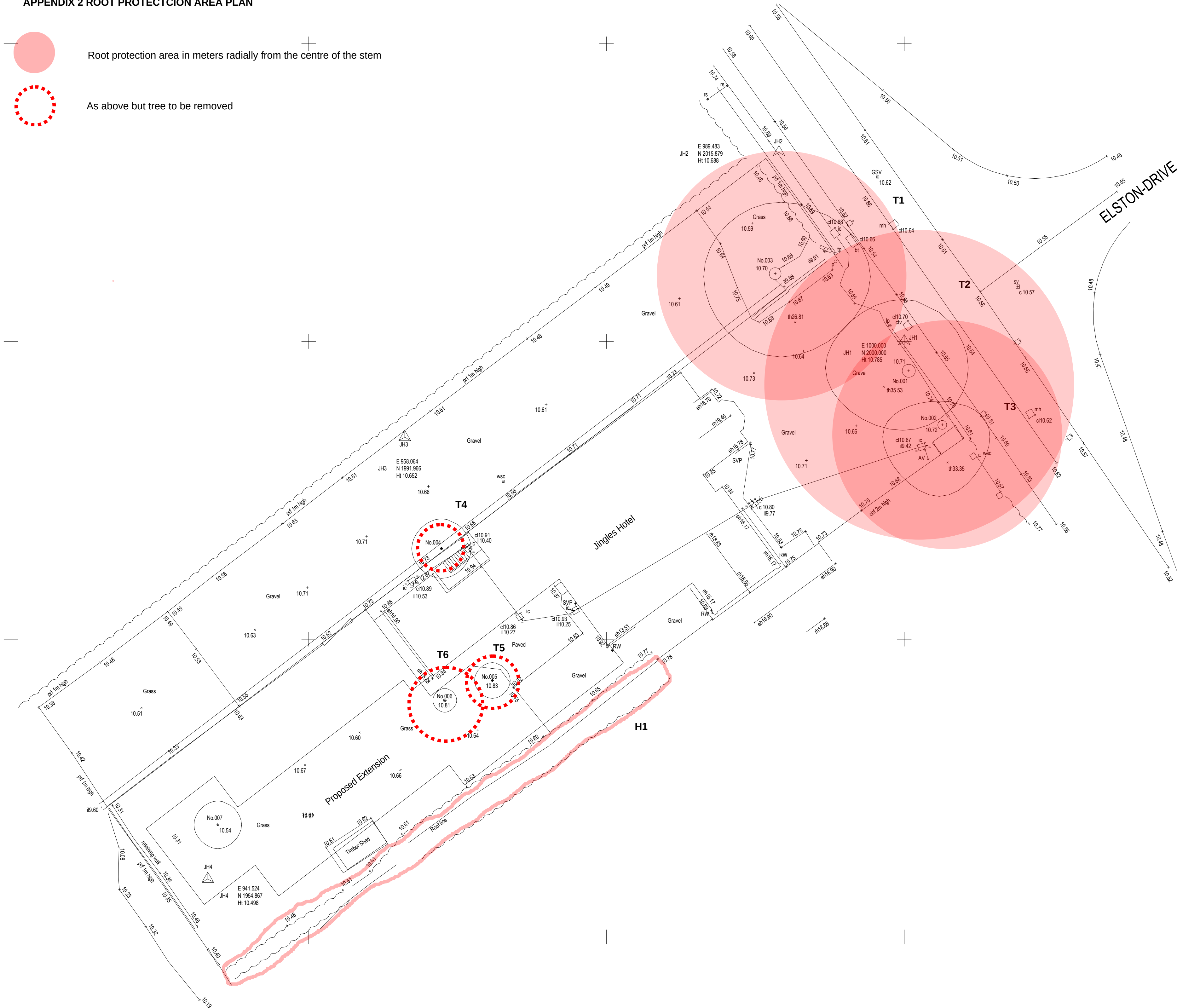
CREDENTIALS OF THE AUTHOR

Sarah Johnston M. Arbor. A., B.Sc. Arboriculture has worked in the Arboricultural profession for thirteen years. Her experience has been gained from undertaking practical tree work as well as working as an Arboricultural Surveyor and Tree Officer for Eastleigh and Havant Borough Councils respectively. In addition Sarah worked as a consultant for Marishal Thompson for two years from 2005 when she became self-employed. Sarah is a Professional Member of the Arboricultural Association and holds both Professional Indemnity and Public Liability insurance cover trading as Johnston Tree Consultancy.

Removal of this block also removes all warranties
This drawing has been created for use at a scale of 1:200
All critical dimensions, positions and levels to be checked on site

APPENDIX 2 ROOT PROTECTCION AREA PLAN

- Root protection area in meters radially from the centre of the stem
- As above but tree to be removed



Ref No	Name	mm	Trunk	North	South	East	West	Height	Comments
No.001	PINE	1100	6.0	5.0	5.0	7.0	0.0		
No.002	PINE	750	2.0	6.0	4.0	5.0	0.0		
No.003	CHM	1000	8.0	7.0	8.0	6.0	0.0		
No.004	CHY	200	2.5	2.5	2.5	2.5	5.0		
No.005	PALM	180	1.5	1.5	1.5	1.5	3.0		
No.006	PALM	250	1.0	1.0	1.0	1.0	3.0		
No.007	CHY	170	2.0	2.0	2.0	2.0	4.0		

Stations List

Abbreviations

Service covers indicated where visible at time of survey
Pipe inverts / details surveyed from surface inspection only
Damaged covers and covers within highway will not be fixed

1000 pipe size

flow direction

1-Invert Lev. d+Cover lev.
bd=Back drop UTL=Unable To Lift
d= diameter

Generic tree canopy
The tree canopy circle shows the average position of the canopy and should not be treated as exact

Edge of canopy Direction which trunk leans

Tree number Trunk position at ground level

Multi bole

Multi directional tree canopy
The tree canopy shape is measured in four directions
This is a more accurate description of the canopy at the time of survey

Tree species should be confirmed by a arboricultural consultant if critical
Trunk sizes are taken at 1.5m above ground level

Hedge row / Edge of canopy Butters

Ridge height Eaves height
Rd 0.00 Rd 0.00

Eaves heights (where shown) are taken at the end of the tile / top of guttering
Ridge heights are taken at the top of the ridge tile.

Building Edge of surface

Wall Top of bank

Fence line Bottom of bank

Face of bank (Drop bank)

Grid North

J. Brotherton & Partners
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Client P Salons
Drawing Title Topographic Land Survey
Location Jingles Hotel, 77 Horndean Road, PO10 7PU

Revisions / Status / Notes

The levels on this drawing relate to the OSBM on the wall on Horndean Road. J Brotherton and partners have not checked the accuracy of this Benchmark.

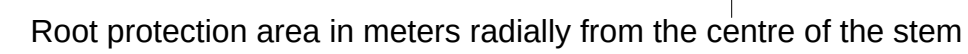
13009

REVISIONS

SCALE 1:200 Date 17th January 2013

Removal of this block also removes all warranties
This drawing has been created for use at a scale of 1:200
All critical dimensions, positions and levels to be checked on site

2025N



Construction exclusion zone

Area for contractor parking and storage of materials



1975N

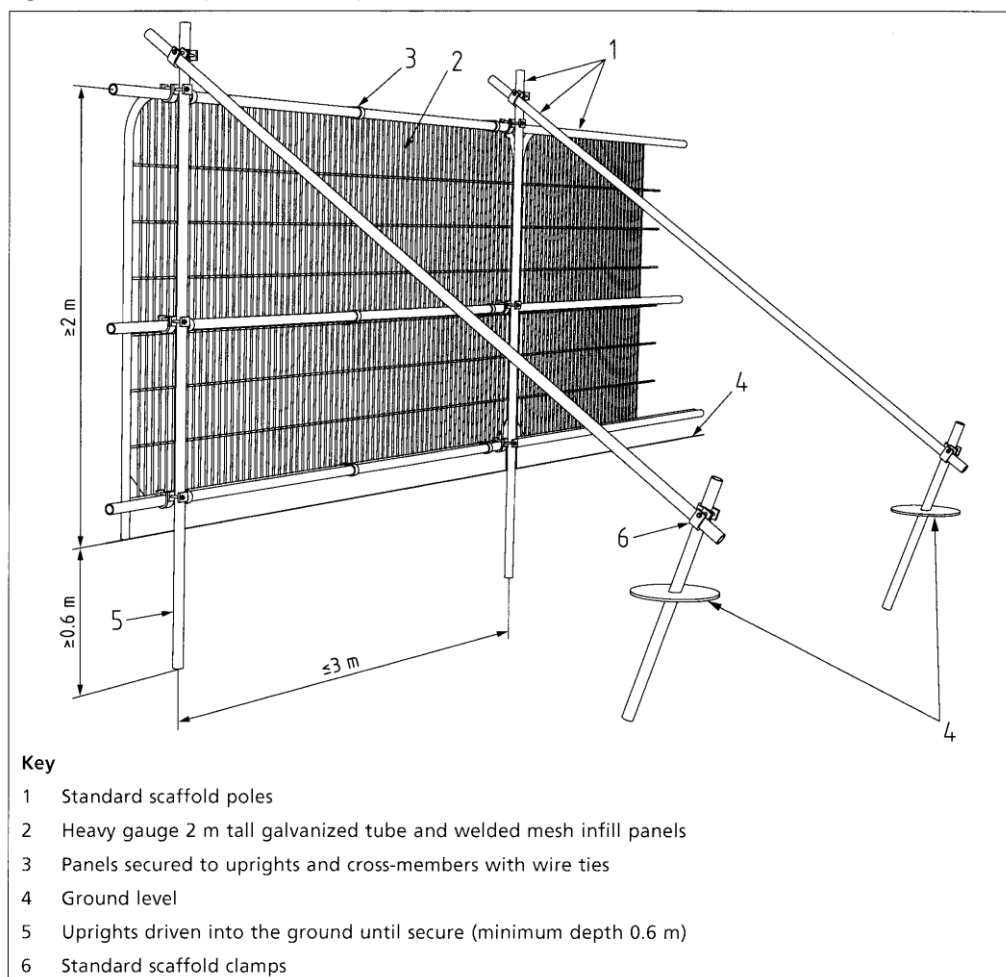
1950N

This drawing has been created for use at a scale of 1:200
All critical dimensions, positions and levels to be checked on site

Ref No	Name	Trunk	North	South	East	West	Height	Comments
	mm	Spreads in meters						
No.001	PINE	1100	6.0	5.0	5.0	7.0	0.0	
No.002	PINE	750	2.0	6.0	4.0	5.0	0.0	
No.003	OAK	1000	6.0	7.0	8.0	6.0	0.0	
No.004	CHY	200	2.5	2.5	2.5	2.5	5.0	
No.005	PALM	180	1.5	1.5	1.5	1.5	3.0	
No.006	PALM	250	1.0	1.0	1.0	1.0	3.0	
No.007	CHY	170	2.0	2.0	2.0	2.0	4.0	

Appendix 4 – Default Specification for Protective Fencing

Figure 2 Default specification for protective barrier



APPENDIX 5 – Examples of Above-Ground Stabilizing Systems

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems

