



ARBORICULTURAL REPORT

IN RELATION TO TREES

AT

**38-44 LONDON ROAD,
PURBROOK, WATERLOOVILLE**

**Our Reference
IJK/8817/WDC**

CLIENT

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1. Introduction

- 1.1 Instructions were received from McCarthy & Stone Retirement Lifestyle Ltd to assess and comment on any trees on or close to the site boundaries.
- 1.2 A site inspection was made by Ian Keen on the 14th April 2015. The inspection was made from ground level and from the site or any adjacent public place. No access was gained to adjacent private spaces.
- 1.3 The assessment followed the guidance provided by BS 5837:2012.

2 Site description

- 2.1 Located at the junction of London Road and Stakes Road the site consists of a mix of industrial premises and open storage areas in multiple occupation.
- 2.2 Stakes Road has been blocked for vehicular traffic entering or leaving London Road and all vehicles currently enter the site do so from the southern end of Strakes Road.
- 2.3 A public footpath passes along the outside of the eastern boundary. The beer garden of the Woodsman public house abuts part of the southern boundary and the rear garden of mixed retail and residential property fronting on London Road adjoins the western end of the southern boundary.
- 2.4 There is only one very small young self-sown sycamore sapling adjacent to the footpath within the site on the eastern boundary. The sycamore has arisen through neglect and is entangled and enmeshed within the boundary palisade security fence.
- 2.5 There is an early mature Monterey cypress within the Woodsman public house garden to the south and an early mature sycamore tree probably in the rear garden of the retail/residential property to its west.
- 2.6 In both these latter two trees their root geography is restricted to areas outside the site as there are substantial buildings extending right up to the boundary and close to the base of the trees. The foundations of those buildings will act as a significant restraint to root growth beneath the site.
- 2.7 Greater details of the three trees is included in the schedule attached to the report and their approximate locations annotated on the OS plan.

3. Impact of Development.

- 3.1 The small self sown sycamore adjacent to the eastern boundary is of no significant amenity value and will need to be removed if the boundary fencing is to be changed. Its removal will cause no loss of public amenity.

- 3.2 Rooting conditions for the two off site trees to the south will likely be improved by the removal of the buildings and their replacement with landscaping areas and car parking serving the new development.
- 3.3 Opportunities for increased and improved landscaping will come forward with the development of a scheme of flats for the elderly. It is in the developers interests to provide well designed gardens maintained to a high standard for the elderly residents that will occupy the building. Those high value landscape areas will also be in the public eye around the outer periphery of the site and the development is likely to bring significant improvement to the locality.

4. Conclusions

- 4.1 There are no trees of significance within the site.
- 4.2 The two trees outside the southern boundary will be unaffected by the development and indeed their growing conditions might improve as a result of these proposals.
- 4.3 New landscaping will enhance the development and bring substantial benefit to the locality.
- 4.4 There are no arboricultural reasons for withholding planning consent and there will be public benefits arising from the change of industrial/retail usage to a residential development with associated high quality landscaping.



Signed:

Date: 14TH April 2015

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Appendix 1

SCHEDULE OF TREES
UPON
LAND AT
38-44 LONDON ROAD,
PURBROOK, WATERLOOVILLE

Our Reference
IJK/8817/WDC

Key to Schedule of Trees

Column Heading	Explanation
TPO No	If applicable and where known
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

SURVEY OF TREES AT 38-44 LONDON ROAD, PURBROOK, WATERLOOVILLE

Tree No.	Species	Ht (m)	Branch spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
1	Sycamore	5	1	1	1	1	19								3	2.5SE	Y	C1	>10	Self sown sapling of no merit.		2.28	16
2	Monterey Cypress	8	3	3	3	3		30	26	27	22				2	-	E	C1	>10	Northern root pattern restricted by building, Canopy overhanging building.		6.34	126
3	Sycamore	10	3	3	3	3	50e								4	-	E	B1	>20	Rooting contained by building.		6.00	113

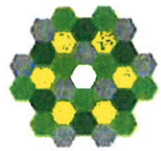
Appendix 2

TREE LOCATION PLAN
UPON
LAND AT
38-44 LONDON ROAD,
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Our Reference
IJK/8817/WDC

Land Registry
Official copy of
title plan

Title number **SH18885**
Ordnance Survey map reference **SU6707NW**
Scale **1:1250**
Administrative area **Hampshire : Havant**



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