



**TREE SURVEY,
ARBORICULTURAL IMPACT ASSESSMENT &
TREE PROTECTION PLAN Rev:0,**

with regard to proposed development at:

**53 Southwood Road,
Hayling Island,
PO11 9BT,**

for:

Mr and Mrs. H. Farmer.

Job no: MJC-15-0113

27th January 2015.

Mark Carter

FICFor. MRICS AARC Dip. Arb. (RFS),

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1.0 Instruction

1.1 MJC Tree Services Limited have been instructed by Mr and Mrs. H. Farmer as follows:

“Re: Development Site Tree Survey & Reports in Accordance With BS5837:2012 at 53 Southwood Road, Hayling Island, PO11 9PT.

To visit the above site and carry out the following works:

- *To carry out a ground level and visual survey of trees on and adjacent to the site that are identified for survey and assessment under the criterion given in British Standard 5837:2012 ‘Trees in Relation to Design, demolition and construction – Recommendations’ (BS5837:2012):*
- *To draw up a Tree Constraints Plan and tree survey schedule in accordance with BS5837:2012, using as a base your plan no. A104, that will need to be supplied, via email, in an electronic (.dwg or AutoCAD) format to the above office before the survey can be undertaken:*
- *To provide explanation of the tree constraints to the design team:*
- *To discuss a proposed development of the site with the design team in the light of the identified tree constraints with a view to arriving at a proposed layout that is acceptable in arboricultural planning terms:*
- *To draw up an Arboricultural Impact Assessment for a proposed development at the above property, using the tree constraints information for reference and a proposed site layout (including all access and service plan details) that will need to be supplied, via email, in an electronic (.dwg or AutoCAD) format to the above office before the report can be completed:*
- *To draw up a Tree Protection Plan and the heads of terms for an Arboricultural Method Statement for the proposed development that will provide adequate protection to the trees identified for retention:*
- *To combine these elements into a single report:*
- *To supply the completed report in an electronic format as a .PDF file, with the plans available as .dwg (AutoCAD) files.”*

2.0 Caveats and Qualifications

2.1 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations.

2.2 Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked on a regular basis, preferably at least once a year. The conclusions and recommendations in this report are based only on the observations made by the author during the tree survey.

- 2.3 The author of this report is a Fellow of the Institute of Chartered Foresters, Arboricultural Association Registered Consultant, Chartered Arboriculturist, Chartered Surveyor and Registered Consultant of the Institute of Chartered Foresters. He also holds the Royal Forestry Society Professional Diploma in Arboriculture.
- 2.4 This report is for the sole use of the above named client and refers only to those trees identified within. It may not be reproduced in whole or in part, or sold, lent, hired out or divulged to any third party not directly involved in the subject matter, without the consent of the client. Use by any other person(s) in attempting to apply its contents for any other purpose renders the report invalid for that purpose.
- 2.5 This report is supplied subject to our terms and conditions in force at the time of our instruction by the client.

3.0 Introduction

- 3.1 This report is presented largely in the form of annotated plans with a tree survey schedule that are intended to be read in the sequence they are presented in, cross referencing as instructed. The reason for this graphical form of presentation is to make its interpretation easier by the greater design team and the demolition/construction team. These teams work in a graphical environment, and if the arboricultural reports involved in the design and demolition/construction processes are to be easily interpreted by these teams they must also be presented in a graphical environment. To do otherwise would create an unhelpful disconnect between the arboricultural information and the design and demolition/construction teams.
- 3.2 The comments and recommendations made in the tree survey schedule are made in the current context of the site, and they do not relate to any proposed development of the site. Tree works and removals required as a result of the proposed development will be detailed on the Arboricultural Impact Assessment plan.
- 3.3 It is proposed to construct a detached dwelling with rear garden and front parking spaces in the southern half of the site.
- 3.4 The purpose of this report and impact assessment is to identify the tree losses and works required as a result of the proposed development, and to establish in principle only how other conflicts with the constraints of retained trees will be overcome. It does not detail specific arboricultural methodologies as these would be included in the arboricultural method statement. In this way, this report complies with the requirements of figure 1 of BS5837:2012, which makes it clear that arboricultural methodologies should be prepared and submitted for approval after planning permission has been granted.

4.0 Summary

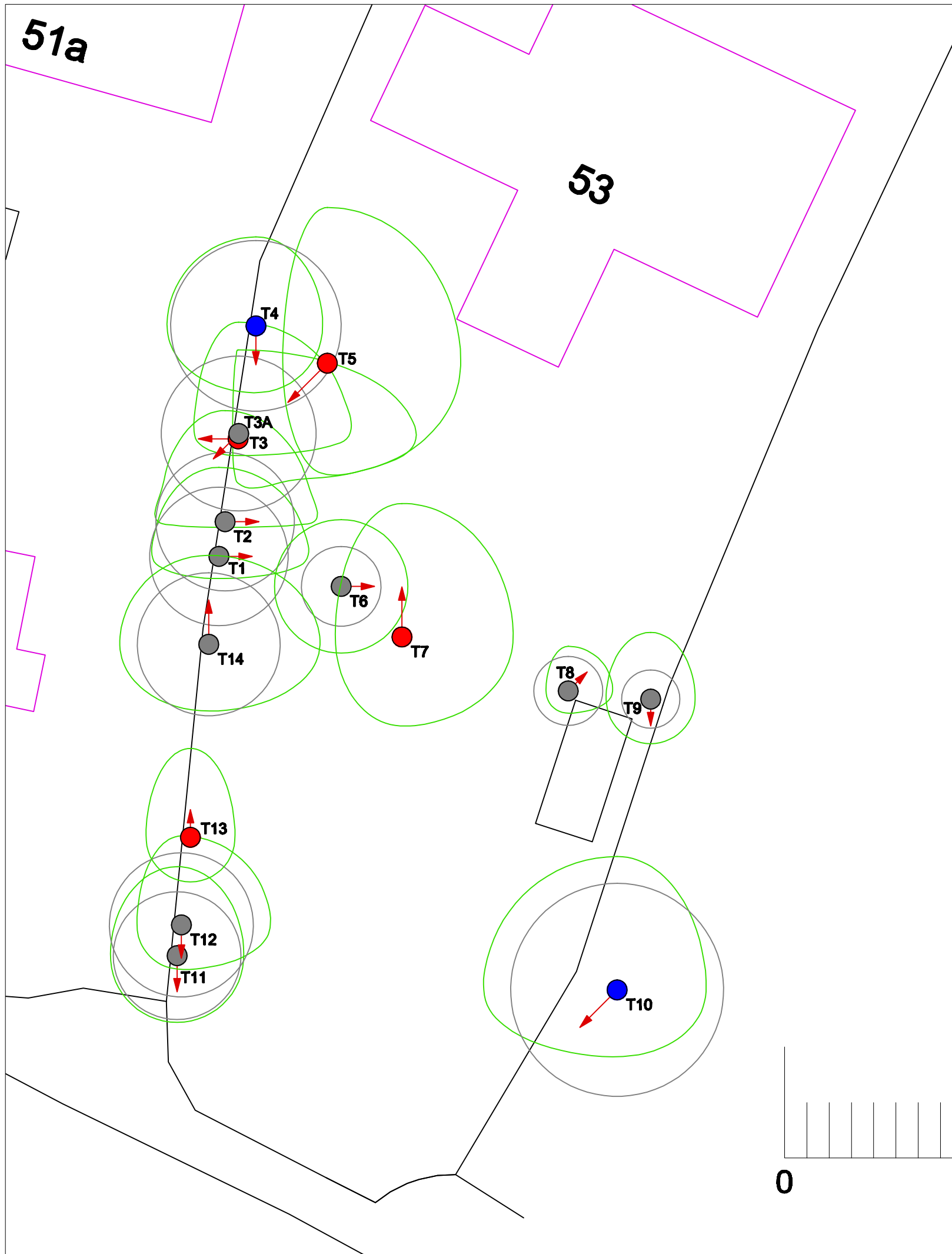
- 4.1 There are no substantive arboricultural reasons to refuse planning permission for the proposed development, providing adequate mitigation planting of new trees is undertaken as suggested above. In order to ensure that these measures take place, it is likely that the LPA will make planning permission for the proposed development conditional on the prior drawing up and approval of the following:
- A comprehensive soft landscaping scheme for the proposed development that includes adequate mitigation planting of new trees and shrubs to compensate for the identified tree losses.
- 4.2 Because there are no complex interactions between the proposed development and the trees to be retained, an Arboricultural Method Statement is not required, and the following Tree Protection plan will provide adequate protection to the retained trees.

Mark Carter

FICFor. MRICS. AARC Dip. Arb. (RFS)

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5.0 Tree Survey Plan



Tree Survey Notes

- Introduction**
- The tree survey was carried out on the 22nd January 2015.
 - The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).
 - The survey was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations section of the tree survey schedule.
 - The works recommended on the schedule are based on the current context of the site, as is required by BS5837:2012. They are not works required as a result of any proposed development. These works will be listed separately on the arboricultural impact assessment plan.
 - Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked on a regular basis. This survey is based solely on the observations made on the day of the survey,
- The Trees**
- The details of the individual tree survey are provided on the following tree survey schedule.
 - The tree constraints have been calculated and are illustrated in accordance with BS5837:2012.
 - The trees were not accurately plotted on the supplied existing site plan and the positions of all the surveyed tree were estimated by eye whilst on site. Other trees were present to the north of the site but these were sufficiently distant from the area of proposed development as to be unaffected by it and these trees had were not surveyed.
 - The area of proposed development contained numerous small and/or topped trees and shrubs especially along the western boundary but these were considered to be no more worth than shrubs and as such not a material consideration in the planning process.
- The Site**
- The site was flat and formed the long front garden of No. 53. An existing access drive was present close to the eastern boundary that led to the existing garage.
 - Surrounding land use was as follows; to the north, east and west was residential development; to the south was public highway with residential development beyond.
 - An internet search indicates that the local soils on site are likely to comprise a mix of sand silt and clay of the Wittering Formation.

MJC TREE SERVICES LIMITED

Site:
53 Southwood Road, Hayling Island, PO11 9PT.

TREE SURVEY PLAN

Plan no. MJC-15-0113-02 rev:0

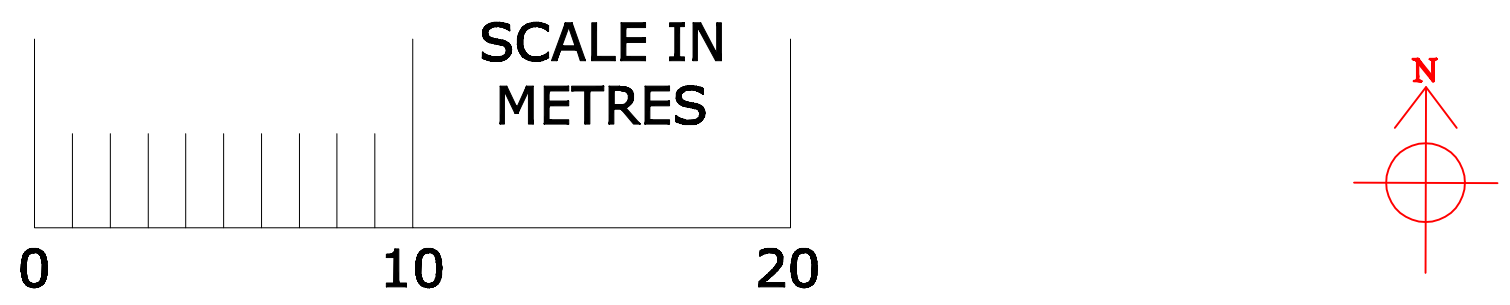
This is based on the supplied plan, amended by MJC on 27/01/2015.

This plan was produced in colour. A monochrome version must not be relied upon.

KEY

- Crown spread of surveyed trees, hedges and shrubs
- Direction of growth of lowest significant limb
- Indicative Root Protection Area (RPA)
- Category U tree
- Category A tree
- Category B tree
- Category C tree

SCALE
1:200 @ A3



6.0 Tree Survey Schedule

TREE SURVEY SCHEDULE

Key:

- **Ht** = Height estimated in metres.
- **Stem Diam** = Stem or trunk diameter, measured and calculated in accordance with Annex C and section 4.6 of BS5837:2012.
 - **oi** = Measurement taken over ivy, which is likely to produce an exaggerated figure.
- **Crown Spread** = Crown spread to the cardinal points in metres, measured by pacing.
- **1st significant branch ht' & direction** = First significant branch height in metres and direction of growth e.g. N = North.
- **Crown base ht'** = Distance between surrounding ground level and the base of the main crown estimated in metres.
- **Life stage** is chosen from the four following and self explanatory categories;
 - Y = Young;
 - SM = Semi mature;
 - EM = Early mature;
 - M = Mature;
 - OM = Over Mature.
- **General observations** = Particularly of structural and/or physiological condition, significant features and defects, and the effect these may have on the health, stability and safe retention of the tree.
- **Preliminary management recommendations** = any significant works identified as necessary in the current context, and not taking into account any development of the site..
- **Rem' cont'** = an estimate, in years, of the remaining period over which the tree can be retained at an acceptable level of risk whilst still providing significant amenity benefits.
- **Reten' Cat'** = Desirability for retention category. Refers to BS5837:2012 which categorises trees on development sites into one of four categories – A, B, C or U, A being very good and U meaning that felling is appropriate regardless of any proposals. The suffix 1, 2 or 3 refers to a subcategory relating to tree, landscape or cultural/ecological values respectively.
- **AGL** = Above ground level
- **#** = Estimated dimension.
- **TYP** = Typical dimension where several are present.

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Silver Birch	10	260	1	4	4	1	3#	4	E	3.5	EM	The tree was an attractive boundary feature but was not publicly prominent and given the noted short life expectancy of this species its very long term retention was not anticipated.	- No works currently identified. - RPA area = 30.6 square metres (radius = 3.1 metre).	10-20	C1
T2	Silver Birch	10	260	1	5	4	0	3#	4	E	5	EM	The tree was an attractive boundary feature but was not publicly prominent and given the noted short life expectancy of this species its very long term retention was not anticipated.	- No works currently identified. - RPA area = 30.6 square metres (radius = 3.1 metre).	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T3	Purple Plum	9	200	1	4	8	2	0	2.3	W	2	M	- The crown was heavily asymmetric and the tree leant significantly to the east as a result of suppression by nearby trees. - One lower side limb attached by a weak attachment fork had been removed in the relatively recent past. - It was considered likely that this tree would be felled as a thinning operation to benefit the neighbouring trees at some point within the next 10 years at least therefore its long term retention was not anticipated.	- No works currently identified. - RPA area = 18.1 square metres (radius = 2.4 metre).	0-10	U
T3A	Hawthorn	8	290	1	5	5	1	2#	1	SW	1	EM	- The tree was an attractive boundary feature but was not publicly prominent. - The western crown had been severely cut back in the past most likely to reduce the overhang across the boundary.	- No works currently identified. - RPA area = 38.0 square metres (radius = 3.5 metre).	10-20	C1

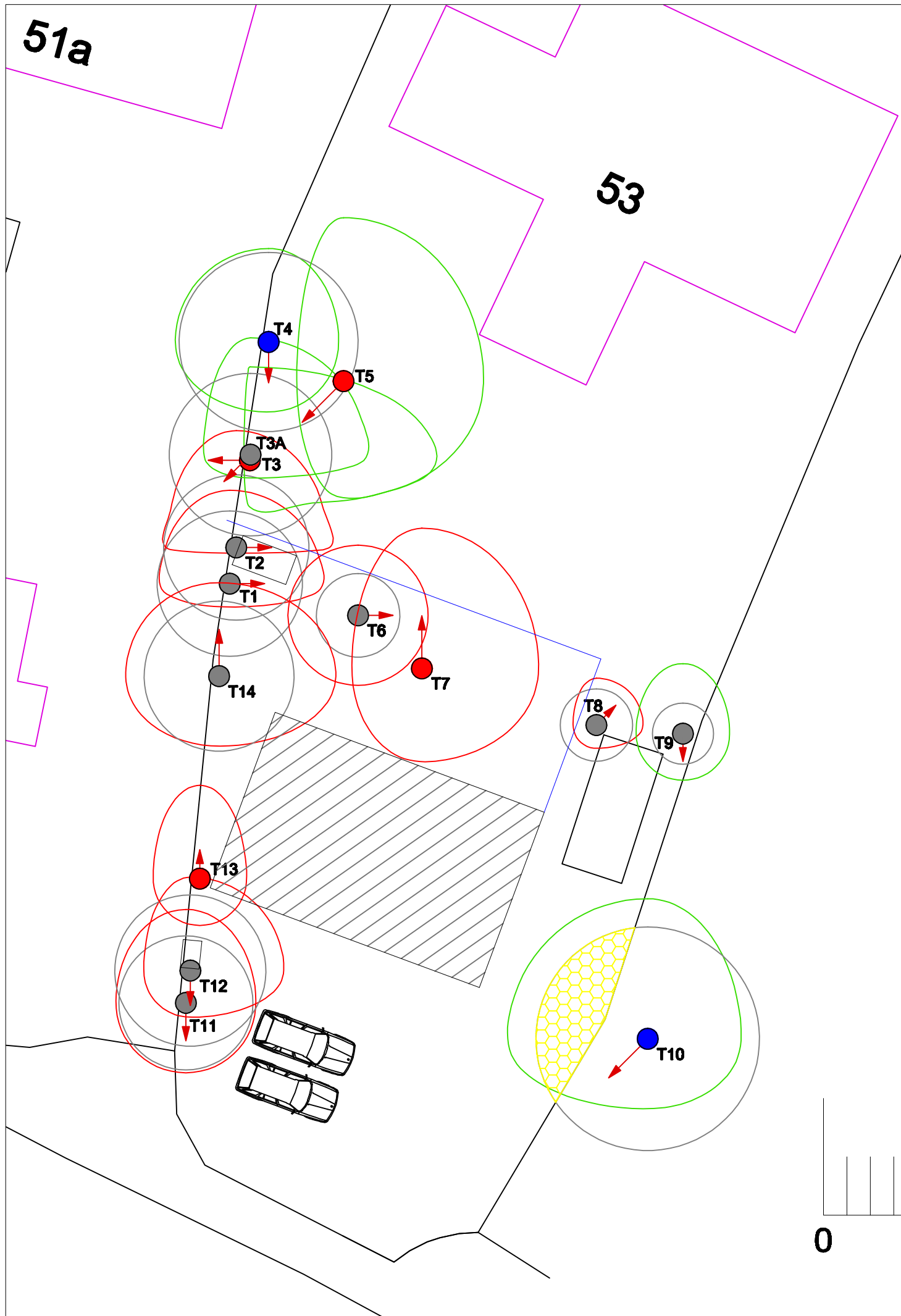
Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T4	Common Oak	11#	320#	1	4#	3#	3#	4#	3.2	S	3	SM	- The tree was inaccessible as it was behind a potting shed therefore all assessments and measurements used were estimates. - The lowest side limb on the south western side had been removed in the past leaving a stub that was now surrounded by epicormic growth. - The immediately lower side limb had grown up to take over the crown and this was forming into an attractive tree that had significant potential for future growth.	- No works currently identified. - RPA area = 46.3 square metres (radius = 3.8 metre).	40+	B2
T5	Silver Birch	10	450 oi	1	7	6	5	2	2.5	SW	2.3	M	- The tree leant significantly towards the property and was a mature example of the species. - Given the noted short life expectancy of this species and its propensity to wood decay it was considered likely to be retained beyond the next 10 years at most as a result of fears of it collapsing onto the existing dwelling.	- Be prepared to fell for safety reasons. - Monitor and assess condition annually for as long as the tree is retained. - RPA area = 91.6 square metres (radius = 5.4 metre).	0-10	U
T6	Silver Birch	7	150 oi	1	3	3	3	3	3	E	1.5	SM	The tree was not a significant feature.	- No works currently identified. - RPA area = 10.2 square metres (radius = 1.8 metre).	20-40	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig' branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T7	Willow	8	190 + 190 = 269	2	6	5	4	3	0.7	N	1	SM	The tree bifurcated immediately above ground level with a weak included bark fork that was considered likely to cause the collapse of the crown within at least the next 10 years, therefore long term retention was not anticipated.	- Fell. - RPA area = 32.7 square metres (radius = 3.2 metre).	0-10	U
T8	Swamp Cypress	7	130	1	2	2	1	1	0.7	NE	0.8	Y	- The tree was well formed with significant potential for future growth and was only downgraded because of its small size. - This future growth may bring it into conflict with the existing garage.	- No works currently identified. - RPA area = 7.6 square metres (radius = 1.6 metre).	40+	C1
T9	Persian Ironwood	5	110	1	3	2#	2	2	1.2	S	1.6	SM	- This species was more generally regarded as a shrub but this one had attained the form of a small tree. - The tree contributed to boundary screening but was not publicly prominent.	- No works currently identified. - RPA area = 5.5 square metres (radius = 1.3 metre).	10-20	C1
T10	Corsican Pine	12#	400#	1	6#	4#	3	6#	4.5	SW	7	EM	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates. - The tree was a significant boundary feature that contributed to boundary screening and was clearly visible from the public highway.	- No works currently identified. - RPA area = 72.4 square metres (radius = 4.8 metre).	20-40	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig' branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T11	Silver Birch	9	240	1	4	3	3	3#	1.6	S	1.7	EM	- The tree was an attractive boundary feature that was visible from the public highway. - However given the noted short life span of this species its long term retention was not anticipated and this devalued its public amenity value. - One basal sucker stem had been removed in the relatively recent past leaving a stub that was considered likely to decay and eventually destabilise the base of the remaining tree.	- Monitor and assess condition annually especially the condition of the basal decay. - RPA area = 26.1 square metres (radius = 2.9 metre).	10-20	C1
T12	Cherry	9	270 @ 1m agl	1	4	4	2	2#	1.1	S	2.5	EM	- The branch bole was low hence stem diameter measurement at 1 metre above ground level used to calculate the root protection area. - The crown was asymmetric as a result of competition for light and space with nearby trees. - The branch bole was congested with numerous weak forks that were considered likely to cause the collapse of the crown within at least the next 10-20 years.	- Monitor and assess condition annually especially the condition of the weak forks in the branch bole. - Be prepared to fell and replace with a better formed specimen tree at some point in the future. - RPA area = 33.0 square metres (radius = 3.2 metre).	10-20	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T13	Silver Birch	7	100 + 80 = 128	2	4	2	2	2#	0.3	N	1.2	SM	- The tree made a minor contribution to boundary screening but was not a significant boundary or public feature. - The lower trunk was prostrate most likely as a result of a past wind throw event and 2 side limbs had now grown up and were beginning to form a co-dominant crown. - The structure of the tree and condition of its root system was such that it was considered viable for long term retention	- Fell and replace with a better formed specimen tree. - RPA area = 7.4 square metres (radius = 1.5 metre).	0-10	U
T14	Silver Birch	9	120 + 240 = 268	2	4	5	3	4#	0.1	N	1.5	EM	- The tree was an attractive boundary feature that contributed to boundary screening but was not publicly prominent. - Given the noted short life expectancy of this species its very long term retention was not anticipated. - One basal sucker stem on the northern side had been topped in the past at approximately 4 metres above ground level.	- No works currently identified. - RPA area = 32.6 square metres (radius = 3.2 metre).	10-20	C1

7.0 Arboricultural Impact Assessment Plan



Arboricultural Impact Assessment

Introduction

- It is proposed construct a detached dwelling with rear garden and front parking spaces, in the southern part of the site, as illustrated in this plan.

Tree Removals.

- The proposed development requires the removal of tree no's. T1, T2, T6, T7, T8, T11, T12, T13 and T14. These are illustrated with red crown margins in this plan.
 - T7 and T13 were 'U' grade with regard to their desirability for retention. BS5837:2012 describes such trees as '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'.
 - The required removal of such low grade trees cannot form a substantive reason to refuse planning permission for the proposed development.
- T1, T2, T6, T8, T11, T12 and T14. were all 'C' grade with regard to their desirability for retention. BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.
 - The required removal of 'C' grade trees should not form a substantive reason for to refuse planning permission for the proposed development. However, the Local Planning Authority (LPA) is likely to take note of the collective loss of these trees and to require the mitigation planting of new trees as part of the proposed development to compensate for this collective loss.
 - The LPA can ensure the adequacy of this mitigation planting by granting planning permission subject to a condition requiring the pre-commencement drawing up and approval of a soft landscaping scheme for the proposed development.

Root Protection Areas (RPA)

- The proposed building avoids the RPA of all the retained trees.
- The drive encroaches over the RPA of off site tree no. T10. However, this drive is already in use and is covered by an existing compacted surface. This surface will be retained intact, and any new drive surface will be placed on top. This measure will ensure adequate protection to the underlying RPA.
- All underground services will be routed outside the RPA of retained trees.
- A very small part of tree no. T3's RPA is encroached by the boundary fence, garden and cycle store, but the size of this encroachment is so small it will not cause any significant or long term biological impact to the tree and it can therefore be disregarded.
- The remaining RPA of retained trees can be adequately protected by the use of tree protection barriers.

Summary.

- There are no substantive arboricultural reasons to refuse planning permission for the proposed development, providing adequate mitigation planting of new trees is undertaken as suggested above. In order to ensure that these measures take place, it is likely that the LPA will make planning permission for the proposed development conditional on the prior drawing up and approval of the following:
 - A comprehensive soft landscaping scheme for the proposed development that includes adequate mitigation planting of new trees and shrubs to compensate for the identified tree losses.
- Because there are no complex interactions between the proposed development and the trees to be retained, an Arboricultural Method Statement is not required, and the following Tree Protection plan will provide adequate protection to the retained trees.

MJC TREE SERVICES LIMITED

Site:
53 Southwood Road, Hayling
Island, PO11 9PT.

ARBORICULTURAL IMPACT ASSESSMENT

Plan no. MJC-15-0113-03
rev:0

This is based on the
supplied plan, amended by
MJC on 27/01/2015.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

Crown spread of
surveyed trees
of be retained

Direction of
growth of lowest
significant limb

Indicative Root
Protection Area
(RPA)

Crown spread of
surveyed trees
of be removed

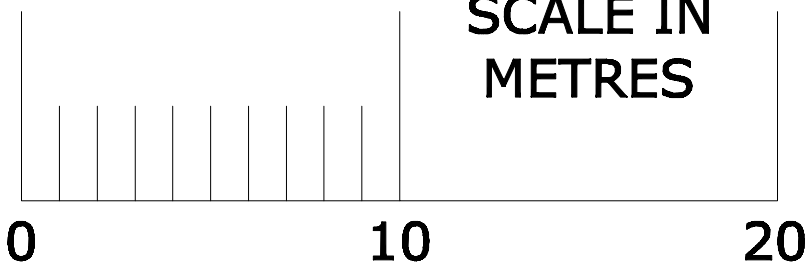
No dig area
where the
existing
compacted
surface will be
retained intact

Category U tree
 Category A tree
 Category B tree
 Category C tree

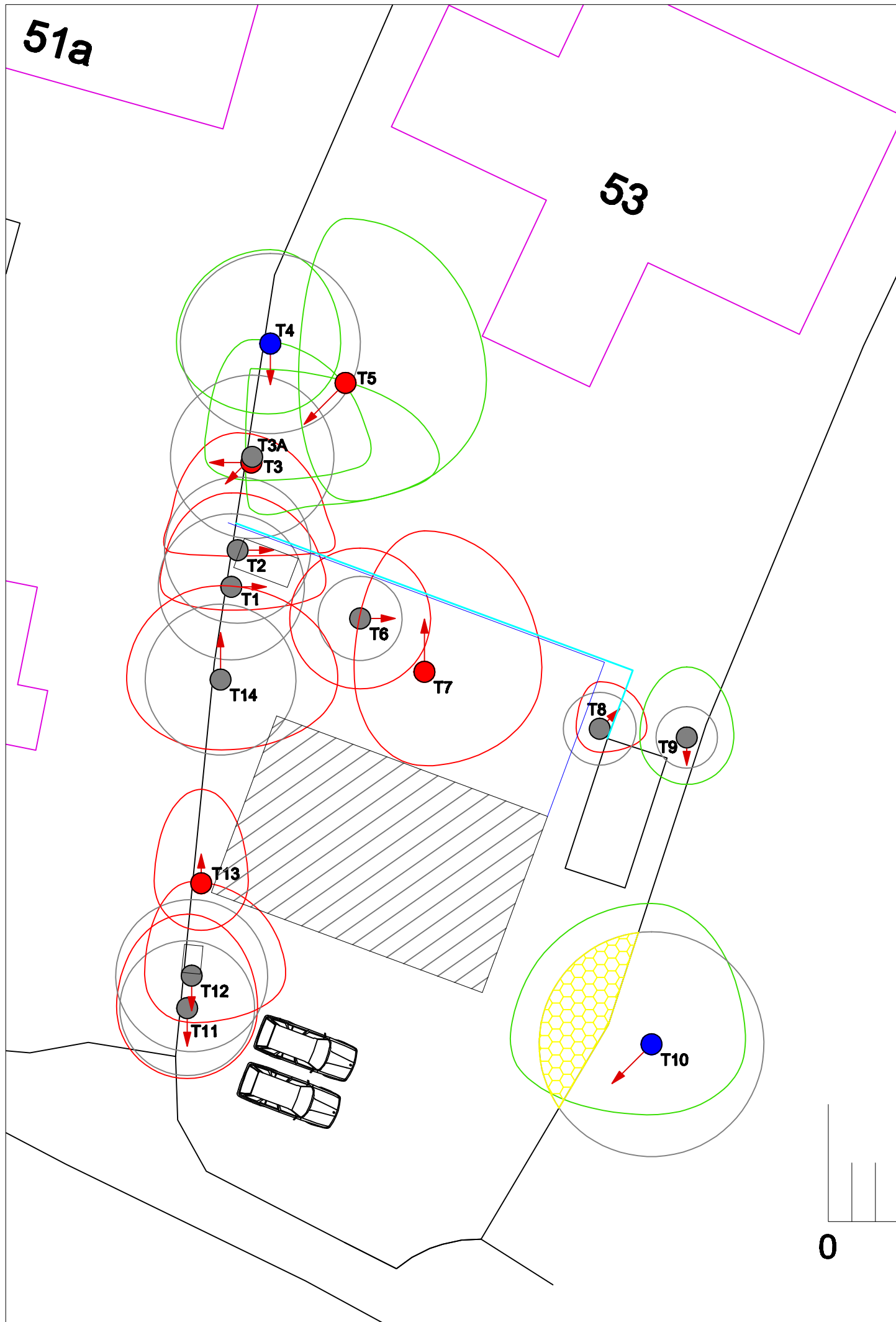
SCALE

1:200 @ A3

SCALE IN
METRES

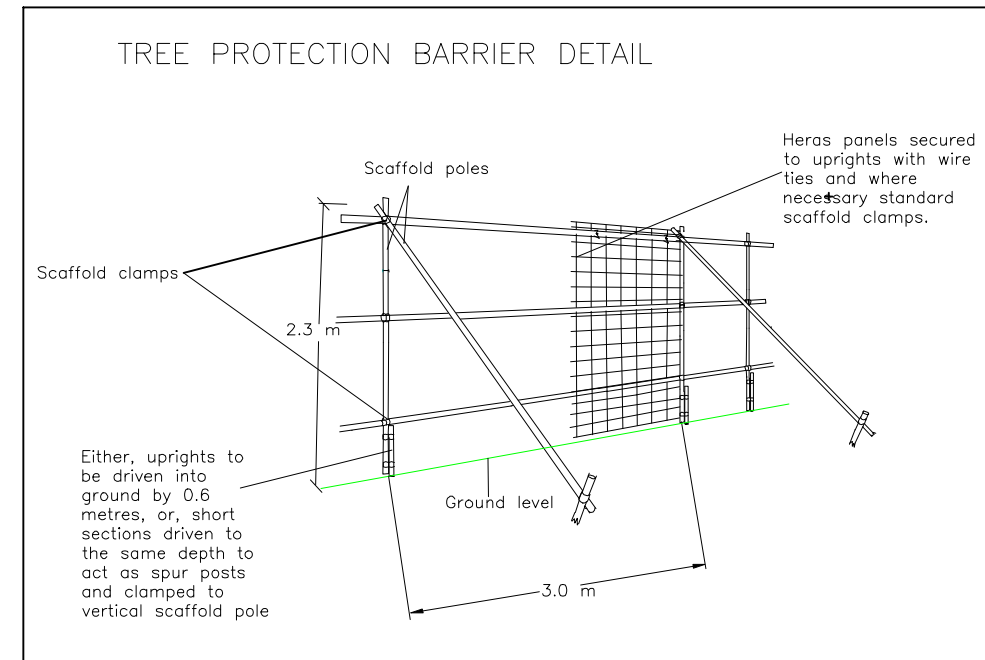


8.0 Tree Protection Plan



Tree Protection Plan

- Before any construction works commence, and before any construction equipment and materials are delivered to site, the tree protection barrier will be erected at the positions shown in this plan, and will comply with the illustration below.
- An information notice will be attached to the construction site face of the barrier explaining its function. An example of a suitable notice follows this plan.
- No construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers.
- The barriers will be maintained in place until all construction works are completed and all construction equipment, materials and spoil have been removed from the site.
- In the 'No-dig' area the existing compacted surface will be retained intact and any new surface will be placed on top.



MJC TREE SERVICES LIMITED

Site:
53 Southwood Road, Hayling Island, PO11 9PT.

TREE PROTECTION PLAN
Plan no. MJC-15-0113-04 rev:0

This is based on the supplied plan, amended by MJC on 27/01/2015.

This plan was produced in colour. A monochrome version must not be relied upon.

KEY

Crown spread of surveyed trees of be retained

Direction of growth of lowest significant limb

Indicative Root Protection Area (RPA)

Crown spread of surveyed trees of be removed

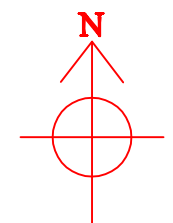
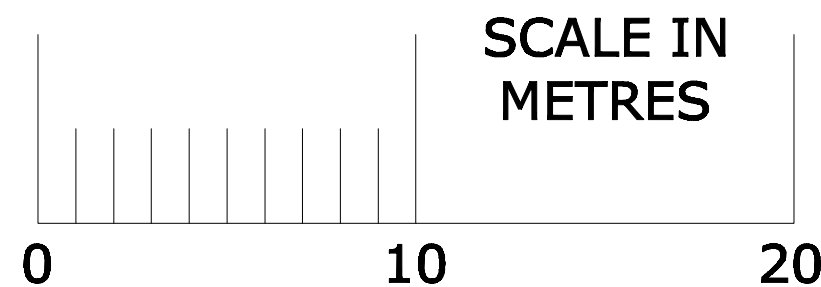
No dig area where the existing compacted surface will be retained intact

Tree protection barrier

• Category U tree
• Category A tree
• Category B tree
• Category C tree

SCALE

1:200 @ A3



9.0 Tree Protection Barrier Warning Sign



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**