

Supplementary Tree Report

at

Premier Inn
65 Bedhampton Hill
HAVANT
PO9 3JN

& part of
42 Bedhampton Hill
PO9 3JW

(to be read in conjunction with
Duramen report 1260 (f3)
dated 1st March 2013)



CLIENT:

Whitbread PLC

Ref: 1260 (f4)

Site Visit Date:

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1 Introduction

- 1.1 This brief report considers a proposed development at the site of the Premier Inn, Havant PO9 3JN.
- 1.2 Planning Application 13/00066 to Havant Borough Council was refused on 20th March 2013. This report considers modifications to the original proposal and their impact on trees. The modifications are shown in Axiom Architects plan 2935/P2 Revision E dated 7 January 2013.
- 1.3 The reasons for refusal that concerned trees and vegetation were:

"1) It has not been sufficiently established by the applicant that the required car parking spaces could be constructed without the loss of tree and vegetation screening to both the eastern boundary of the application site and the western boundary of the adjacent dwelling, No.42 Bedhampton Hill. The resultant loss of screening would be likely to give rise to direct overlooking of No.42 to the detriment of the amenities of the occupants of this property. The loss of screening would also be detrimental to the setting of No.42 as a local historical asset.

2) It has not been demonstrated that the layout and siting of the proposed parking would not be likely to result in a loss of trees important in the local landscape and subject to a Tree Preservation Order."

2 Description of the modification in comparison to the earlier proposed development.

- 2.1 In contrast to earlier plans, the current proposal includes no new parking along the entrance driveway running the length of the existing Premier Inn and the proposed extension. This largely removes the vegetation/screening issues arising from establishing car parking spaces along the boundary. Some low vegetation within the site will need to be removed and a small number of sycamore trees; however, other trees within the grounds of No 42 will continue to provide screening, which

can be enhanced with the reestablishment of low level landscape planting.

- 2.2 As a result of this the impact on the protected trees described below is likely to be nil. The driveway beside the existing Premier Inn will have a slight widening outside of the circular British Standard 5837-defined Root Protection Area for protected tree T3 (T12 of the tree survey). Otherwise there should be no excavation or disruption to the rooting areas of protected trees T1, T3 and T4 (as described in the TPO). The relevant reference numbers for the tree survey are T11, T12 and T17.
- 2.3 As a result reason for refusal #2 is no longer relevant.
- 2.4 **Fencing:** It is proposed to install a new fence between the Premier Inn and 42 Bedhamton Hill. The fence will be between 3 and 9 metres to the east of the existing fence. The line of the fence should not necessitate the removal of any trees, but it may go close to some. The only tree of a significant size that could be affected is T6, with a stem diameter of 60 cms. Where the bases of fence posts are within 7 metres of this tree excavation should be undertaken carefully, particularly within 2 metres of the tree. If tree roots > 5 cm in diameter are found the base of the fence post should be moved to avoid the tree root. This may necessitate realigning the fence away from the agreed boundary. Tree roots less than 2.5 cm in diameter should be cut cleanly with a sharp saw. Arboricultural advice should be sought before roots larger than 2.5 cm are cut.

3 Planning Issues

- 3.1 Contrary to the earlier Duramen tree report the trees protected by Tree Preservation Orders on or near the proposed development considered in this report are limited to: **TPO 1139** which includes - **T1** (a beech at the entrance to the property), **T3** (a sycamore adjacent to the drive way to the rear car park at the top of the hill) and **T4** (an Austrian pine at the very top of the site, almost falling over the cliff into Havant Retail Park).
- 3.2 **Note:** the earlier Duramen report described **TPO 1116** as including a sycamore tree as part of "G1". More detailed

examination of the TPO shows that this tree was not transferred onto Havanat Borough Council's map dated 10/09/08 for this TPO. Moreover, examination of trees on the ground indicates that there are no protected trees remaining on the ground as part of G1 of TPO 1116. As a result, the proposed development at the Premier Inn does not affect any protected trees included within **TPO 1116**.

4 Visual examination of impact

- 4.1 The following photographs (Figs 1-4) show the vegetation that is likely to be removed and that which will remain (Figs (4-6).
- 4.2 Figure 7 shows an aerial photograph and the large amount of vegetation that will remain.

Figure 1: Showing low vegetation to be removed and top of vegetation beyond in grounds of No 42 to be retained.



Figure 2: Showing low level landscape plants to be removed and T18 - a group of sycamore stems beside the boundary fence.



Figure 3: T18 sycamore stems to be removed on Premier Inn side of fence

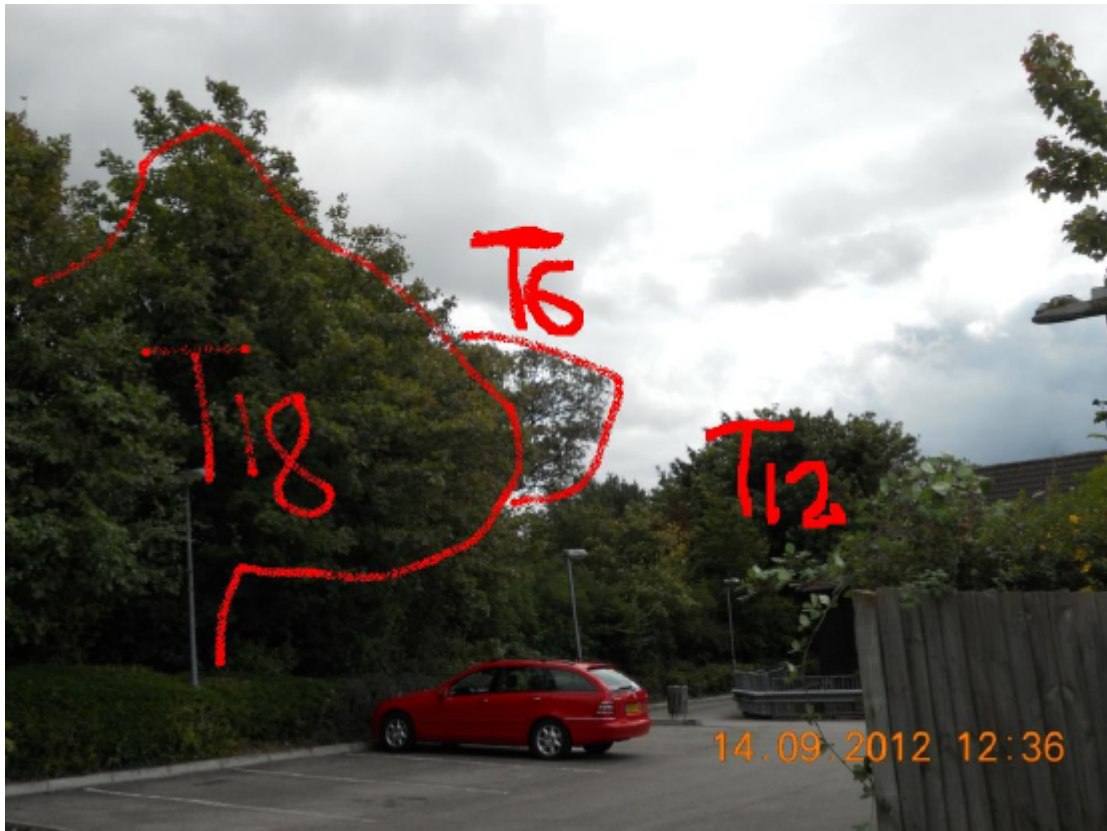


Figure 4: Showing removal of T18 and retention of T6 and T12.

Figure 5: Trees to be retained at 42 Bedhampton Hill



Figure 6: Trees to be retained at 42 Bedhampton Hill immediately adjacent to T18. Further larger vegetation exists further from the boundary fence.



Figure 7: Showing the significant vegetation that will remain within the grounds of No 42 Bedhampton Hill. The red line shows the existing boundary fence; the blue line shows the proposed edge of the new driveway/carpark

