

Tree Survey &
Arboricultural Impact Assessment

at

Premier Inn
65 Bedhampton Hill Road
Bedhampton
Havant
PO9 3JN



CLIENT:

Whitbread PLC

Ref: 1260

Site Visit Date:

14th September 2012

Report Date:

21st January 2013

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1 Introduction

- 1.1 A tree survey was undertaken at the Premier Inn, Havant on Friday 14th September 2012 in order to inform a design process for an extension to the hotel.
- 1.2 A site survey showing the location of most of the significant trees on the site and on an adjacent site that could be affected was provided.

2 Overall Site Description

- 2.1 The site slopes to the south, with steep slopes/cliffs to the west (onto the A3) and to the north (cliff down to an industrial/commercial development).
- 2.2 The trees under consideration are those along the north and east of the site nearby the existing Premier Inn.

3 Planning Issues

- 3.1 Details of three Tree Preservation Orders (TPO) served by the Borough of Havant have been provided:
 - **TPO 1116** confirmed 21/6/82 covering the adjacent property - 42 Bedhampton Hill. "G1" is the only part of this TPO that grows in the area under consideration, only one tree remains on the ground - a sycamore.
 - **TPO 1139** confirmed 31/12/82 covers the Premier Inn site itself and includes four trees potentially affected by the proposed development - **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), **T4** (an Austrian pine at the very top of the site, almost falling over the cliff into the warehouse) and **T5** (a field maple marked adjacent to T4). I could not find T5, and T4 is unlikely to be affected if the thin zone of landscaping at the top end of the site is to be retained (NOTE: retention is recommended for safety purposes - as the cliff is unannounced and large!)

- **TPO 1799** served 20/12/02 - 42 Bedhampton Hill (no details of confirmation provided, but this covers a tree that is remote from the affected area). This TPO is therefore not of interest.

3.2 As a result, there are three protected trees that are potentially affected by the proposed development - the **sycamore** in **G1** at 42 Bedhampton Hill, the **beech T1** at the entrance to the Premier Inn and the **sycamore T3** adjacent to the existing driveway and the Premier Inn itself.

4 Results of Tree Survey

4.1 The majority of the trees visible from the Premier Inn appear to be of relatively recent origin - growing through biotextile; they are likely to be the remains of landscape planting at the time of construction of the Premier Inn.

4.2 The trees within the curtilage of 42 Bedhampton Hill that need removal are also of relatively low stature and generally low value. Some trees are mid size and therefore more significant, but with reasonable care replacement planting should reinstate a screen between No 42 and the Premier Inn.

4.3 The only trees of any significant value in themselves (rather than as screening collectively provided) within the curtilage of the Premier Inn and one at 42 Bedhampton Hill are:

- **T12** (of my plan) (T3 of TPO 1139) is a sycamore that clearly has been present for some considerable time - it was of significant size when it was protected in 1982. Due to the fatness of the stem the area considered necessary to protect it under BS5837 is quite large.

- **T6** (of my plan) (G1 of TPO 1116) is a well established sycamore in the grounds of 42 Bedhampton Hill. It is clearly visible from the house at No 42 and from within its grounds, but is less visible to the public (if at all). On the latter grounds the TPO is less justifiable, and unless it has special merit as a landscape feature within No 42 the tree is of lesser value than T12.

4.4 The beech tree (T11 of my plan) should be unaffected by the proposed development. However the tree has some dead wood over the entrance driveway to the Premier Inn and

adjacent restaurant. I recommend that the site manager is informed that the tree needs further routine investigation with a view to removing the dead wood.

5 Tree Constraints Plan

- 5.1 The attached constraints plan gives an idea of the sort of area of soil that each tree needs to grow to maturity if each tree is retained. Where the area is already impacted by tarmac it may be necessary to seek an additional adjacent area to compensate.

6 Arboricultural Impact Assessment

- 6.1 As indicated in the plan provided the existing landscaping vegetation will need to be removed along parts of the eastern boundary of the site. Most of this consists of low shrubs; however a variety of low quality trees - multi stemmed sycamore for example - grow along the boundary and these are best removed too. Almost all of these provide general screening/landscaping, are of low value and can be easily replaced as part of a new landscaping scheme associated with the proposed development.
- 6.2 Tree T12 is to be retained and car parking spaces are to be installed within its theoretical root protection area - as shown by the grey circle on the plan. It may be necessary to install these using a no-dig method so that existing soil surfaces are built upon, rather than requiring excavation. This may necessitate a slope on the parking spaces.
- 6.3 Due to the sloping nature of the site it is likely to be necessary to remove the trees immediately adjacent to the new car parking spaces - namely trees T5, T8 and T10. T14 will also need removal.

7 Tree Constraints Plan

Grade B trees

Grade C trees

[illegible]

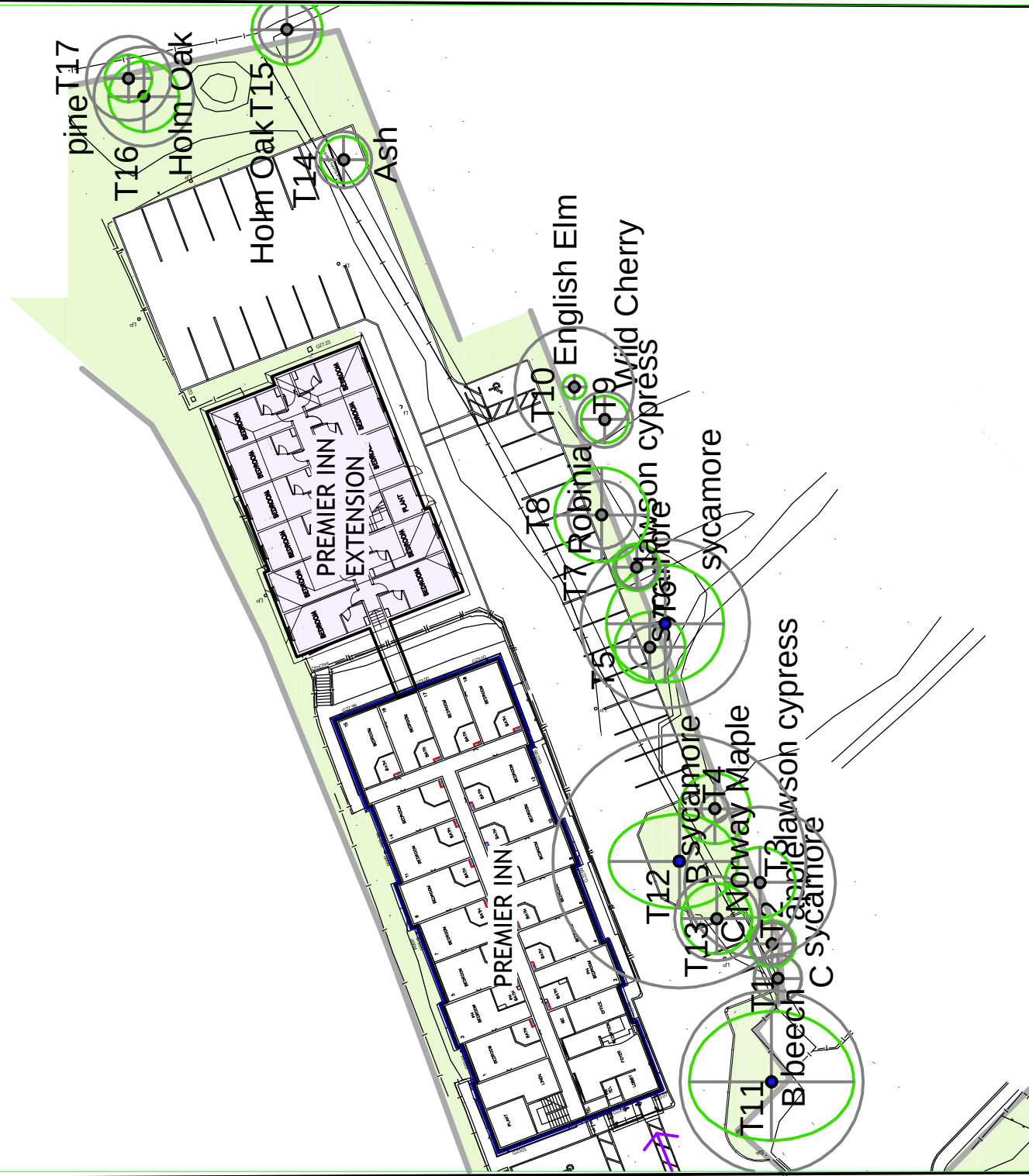
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Title: Tree Constraints Plan

Drawn: JH Checked: - Job Ref: 1260

Figure Number: 1260-1 Rev: A



Appendix 1 - Notes on the Tree Survey and its limitations

Data collected on each recorded tree reflects the recommendations provided in paragraphs 4.4.2.5 of British Standard 5837:2012. The report does **NOT** comply with NHBC 4.2 D8 (a) Vegetation Survey in that it does not identify all trees, hedgerows and shrubs on the site and on adjacent site. It does however identify significant trees with stem diameters greater than 7.5 cm and any significant stumps that are found during the survey.

Tree Number: T (individual tree), G (group of stems, possibly of coppice origin (i.e. originating from a single tree) or several trees planted together or self seeded) or S (stump of tree, normally cut at or nearby ground level). Shrubs (Sh) may also be recorded where they are considered to provide amenity or privacy that it may be desirable to retain post development.

Species: Commonly known name; Scientific name is recorded separately.

Height: Height of a tree is normally estimated with a clinometer where adequate visibility allows lines of sight to be established with both the base and top of the tree. To provide an accurate estimate of height, these sightlines should stretch to a distance from the tree at least as great as the tree is high (i.e. 20m for a 20m tall tree). In small gardens and restricted places where this is not possible, height must be estimated based on the surveyor's experience. Trees adjacent to those measured for height can be estimated for height visually. No record is normally made of which trees were used as reference trees. Tree heights from a ground survey (where available) can also be used as reference heights.

Stem Diameter: Larger stems which are likely to define the edge of root protection areas are normally measured at 1.5m above ground level with a diameter tape to the nearest millimetre. Those trees that are less likely to define the edge of the root protection area, or which were difficult to access may have been assessed visually by use of reference instruments such as tape measures or other objects of known size (e.g. a sheet of A4 paper – 21 x 30 cm). Where ivy and other vegetation such as holly, or slope or other considerations prevent accurate measurement the diameter estimate is marked with a * to show it is approximate. Estimates are stated in centimetres.

Where more than one shoot grows at 1.5m above ground level, the diameter has not been measured at 1.5 m but above the root flare, normally where diameter is smallest between 0.2 and 0.5m above the ground. Such estimates will be recorded as "RF".

Branch spread: This parameter records the radial distances between the tree trunk and the end of the furthestmost branches in the direction of the four cardinal compass points. Where light conditions allow these have been measured on the largest trees using a laser device to the nearest 0.1m. In most cases however, unless the crowns look visibly uneven due to branch loss or neighbouring competing vegetation, circular crowns are assumed, and only one figure is reported.

Crown Clearance: This parameter estimates the lowest point of the crown from the ground. Minor and dead branches are ignored.

Age Class: Y: Young; M: Middle Aged; MT: Mature; OM: Over Mature; V: Veteran

Physiological Condition: Good (healthy); Fair (some signs of lack of vigour and/or poor health); Poor (definite signs of lack of vigour and/or poor health); Dead

Structural Condition: Comments on structural condition are restricted to what was seen of each tree - access and/or visibility restrictions may limit the scope of the assessment; a complete health and safety audit was **NOT** conducted, but where defects were observed that need further investigation a recommendation for more detailed examination may be provided. Alternatively an annual inspection may be recommended (e.g. of a roadside tree). If the tree is of little further value, removal of the tree may be recommended without further investigation suggested.

Observations on structural stability of a tree and resulting recommendations may change with time. Trees are living organisms and climatic events (e.g. strong wind, drought, floods), human actions (e.g. vehicles, machinery, vandalism, application of chemicals) and other vectors (e.g. pests, diseases, lightning) may alter the health and/or structural stability of trees over relatively short periods of time. Annual reassessments are recommended for most trees that occur nearby property, areas of frequent use and other areas where a duty of care might be considered to apply. **Thus our assessment of structural condition is valid on the day of inspection** and for the vast majority of trees should be adequate for twelve months from the date of the survey. In a small proportion of cases however trees may appear healthy and structurally sound on the day of inspection, provide little or no sign of having stability or structural problems but rapidly deteriorate at a later date or over a period of time. Vigilance is therefore recommended and if signs of significant structural or health change are seen, further professional advice should be sought. **No liability can be accepted for any structural deterioration of the tree occurring after the date of our inspection or that was not visible on the day of inspection.**

Where an inspector from Duramen Consulting has seen what he or she considers to be a "dangerous" tree the inspector will attempt to inform a responsible person on site verbally and for both occupied and non occupied sites the nature of the danger provided by the tree will be recorded in the data sheet.

Additionally, some tree structural defects may be difficult to see through other vegetation such as brambles or tall herbaceous plants, ivy and other climbers growing on stems or factors such as poor access to the base of the tree. Cutting the main stems of climbers around the base of each tree is recommended in many cases. Such cutting should lead to their death and allow a more thorough visual inspection at a later date. Species such as ivy may provide habitats for a variety of wildlife species, some of which, like bats, may be legally protected. In some cases further advice on wildlife legislation may be advisable.

Preliminary Management Recommendations: Where action is recommended a preliminary suggestion is made. Further discussion is likely to be needed to assess the need and its priority. Removal of ivy may be useful; crown pruning to remove dead wood may be recommended if new buildings are to be erected nearby a tree or if access to the tree is likely to increase; sometimes complete

tree removal may be suggested. The action recommended is the minimum required and may not include other factors such as the desire to keep the tree in an attractive shape or stump removal.

Estimated Remaining Life Contribution: No standardised method is recognised for making estimates of remaining life span of a tree. The estimates given are based on a rapid assessment of health and structural condition AND the location of the tree in relation to any targets. Thus a roadside tree with a particular defect may be given a lesser life expectancy than a similar tree located deep in a rarely visited woodland.

Category Grading: British Standard 5837 (BS) suggests the use of four categories for tree quality - three for tree retention (A, B and C) and one for unsuitability (U). For retained trees, three subcategories are suggested by the BS - arboricultural (1), landscape (2) and cultural/conservation (3). Grade "A" trees are of high quality and value making a substantial contribution with a life expectancy over 40 years. Grade "B" trees are of moderate quality and value making a significant contribution with a life expectancy over 20 years; Grade "C" trees are of low quality and value with a life expectancy over 10 years or young trees with a stem diameter less than 150mm.

Category "U" trees are mostly recommended for removal due to serious, irremediable structural defects or health conditions but in some cases their retention may be desirable.

Appendix 2 contains further details of the BS categories.

Bat Roost Potential: Bats are protected species by law. Trees by their very nature have structures that may allow bats to shelter or roost in them. These include cracks in bark, ivy growth and crevices and cracks that may develop over the lifetime of a mature tree. Reasonable care must be taken whilst undertaking any tree work to identify the presence of bats and/or bat roosts. Work must stop if any are found and advice sought from an appropriately licensed person. A qualified bat ecologist should be able to provide more detailed advice.

Appendix 2: BS 5837 categorisation for tree quality

Appendix 2: BS 5837 categorisation for tree quality: Cascade chart for tree quality assessment (after BS5837:2012)

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - 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		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values + conservation
Trees to be considered for retention			
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)
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 remediable 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 value
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 150 mm	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 only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Tree data for Premier Inn Havant

Client:		Whitbread		Site:		Premier Inn Havant		JH		Weather & Light conditions:		Drizzle		Overcast		Moderate		Light Breeze	
Date of survey:		14 September 2012		Arboricultural Consultant/surveyor:		No		No		No		No		No		No		No	
Tagged:		No		No		No		No		No		No		No		No		No	
Tag Number	Number of stems	Species (Common Name)	Height (m)	Stem diameter (mm)	Branch spread (m) North, East, South, West			Height of crown clearance (m)	Age class	Estimated remaining contribution (years)	Growth Potential	Structural condition (pole, forks, wounds, decay, dead wood)	Physiological Condition	Other Comments - Ivy, Competing Crowns, Open Grown	Root Protection Area (radius equiv m)	BS 5837 Category Grading			
1	1	sycamore	13	170	2	2	2	5							2.0	C			
2	1	apple	4	150	2	2	2	2							1.8	C			
G3	2	lawson cypress	12	380	3	3	3	2							4.6	C			
G4	M	sycamore	6	100	3	3	3	0				cypress, holly too			1.2	C			
5	1	sycamore	6	150	3	3	3	3							1.8	C			
T6	1	sycamore	13	600	5	5	5	4	Mature	> 40 years					7.2	B			
G7	M	lawson cypress	5	150	2	2	2	0							1.8	C			
8	1	Robinia	10	240	4	4	4	1.5							2.9	C			
G9	M	Prunus	8	200								sycamore, Robinia and cherry too			2.4	C			
10	2	elm	6	300											3.6	C			

Category: A: High Value - Light Green; B: Moderate Value - Mid Blue; C: Low Value - Grey; U: Unsuitable for Retention - Red

Tree data for Premier Inn Havant

Tag Number	Number of stems	Species (Common Name)	Height (m)	Stem diameter (mm)	Branch spread (m) North, East, South, West			Height of crown clearance (m)	Age class	Estimated remaining contribution (years)	Growth Potential	Structural condition (pole, forks, wounds, decay, dead wood)	Physiological Condition	Other Comments - Ivy, Competing Crowns, Open Crown	Root Protection Area (radius equiv m)	BS 5837 Category Grading
G11	1	beech	12	650	7	6	7	5	2	Mature	20 -40 years				7.8	B
T12	1	sycamore	15	900	6	4	5	4	3	Mature	20 -40 years				10.8	B
G13	M	norway maple	10	300	3	3	3	3		Middle Aged		cherry too			3.6	C
G14	M	elm, ash, hazel	10	200	2	2	2	2		Middle Aged					2.4	C
G15	M	holm oak	6	200	3	3	3	3	1	Middle Aged					2.4	C
G16	M	holm oak	14	250	3	3	3	3	1	Middle Aged					3.0	C
T17	1	pine	10	300	2	2	2	2	3	Middle Aged					3.6	C

Category: A: High Value - Light Green; B: Moderate Value - Mid Blue; C: Low Value - Grey; U: Unsuitable for Retention - Red