

LAND NORTH OF 6A OAK TREE DRIVE, EMSWORTH

TREE RETENTION AND PROTECTION PLAN ARBORICULTURAL ASSESSMENT

Arboricultural Impact Assessment Report

Introduction

The following report describes the existing site on land north of 6a Oak Tree Drive, Emsworth, the nature of the development proposals and the relationship and impact of the proposed development upon the existing trees within the proximity of the proposed development.

Existing Site

The development site relates to part of the former garden to 6A Oak Tree Drive, Emsworth. The vehicular access adjoins Oak Tree Drive to the south. The existing site includes vehicular access and hardstanding at the south west corner, but this goes only a short distance into the site. The site boundaries are defined with brick and flint built wall on the north boundary; 2m panel fencing to the east and south boundaries and a low post and rail fence to the west boundary. The site is in a state of disuse. Two mature trees are situated outside the site but close to the existing site boundaries.

The existing trees within and adjacent to the site boundary of the development site have been surveyed and recorded within *Sheet 9 - Landscaping — Existing Tree Schedule*; the impact of the proposed development on the existing trees has been indicated within the drawing *Sheet 10 — Tree Protection*.

Proposed Development

The development proposals comprise the erection of three detached houses serviced by access and parking close to the west boundary. The proposed houses are lined N-S in the central site area. The properties would have adjoining rear gardens accessed with small pedestrian footpaths. The parking areas would be accessed via the existing site entrance upon a constructed driveway.

Tree Removal

The proposals do not include the removal of any trees.

Impact Assessment and Tree Protection

Mature Trees/Hedges Outside the Site

There is a protected Oak tree lying outside and directly west of the development site. It is located 11.5m from the western boundary and has a crown spread of some 8m. The Root Protection Area (RPA) of this tree does not impact upon the development site. This tree will therefore not be affected by the proposed development and no protection measures are required for it.

There is a mature Willow tree lying to the north of the development site, close to the east boundary. It has a crown which extends a short distance into the development site. Its crown spread and the required RPA is shown on Sheet - 10. The proposed dwelling at plot 3 does not impinge the RPA of this tree but it does require protective measures during the building works in accordance with BS 5837:2012 - '*Trees in Relation to Design, Demolition and Construction*'.

There is a high mature conifer hedgerow along the west boundary. This hedgerow is located outside of the development site, but its branches overhang the western end of the site. Sheet 10 indicates its crown spread and the proposed protection zone. The access drive and parking for plot 3 will encroach into its RPA.

There are a number of small trees along the east boundary and close to the south boundary. Whilst they do not merit a TPO it is proposed to retain them in order to ensure that the development site boundaries are broken up with landscaping. Sheet 10 shows their crown spread, RPA and relationship with any proposed development site works. The concrete slab for the cycle / bin store for Plot 2 encroaches into the RPA of one tree. In addition the parking and pathway for Plot 1 encroaches into the RPA of one small tree on the southern boundary.

In accordance with BS 5837:2012 - '*Trees in Relation to Design, Demolition and Construction*' Ground Protection Measures and Tree Surgery Works shall be required in order to allow for the viable retention and future development all retained trees and hedges through the construction period.

Mitigation Measures and Precautionary Design

Whilst the default recommendation within BS 5837:2012 - '*Trees in Relation to Design, Demolition and Construction*' is that any proposed structures should be situated outside of any RPA of trees to be retained, where constraints are such that construction justifiably impinges the root protection area, it should be demonstrated that:

- The tree(s) remain viable and that the area lost to encroachment can be compensated, contiguous with its RPA;
- The soil environment within the RPA be improved with mitigation measures.

The mature hedgerow along the west boundary the central tree along the east boundary and the small tree on the south boundary shall undergo additional Tree Protection and Ground Protection Measures in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction'*. These shall include Tree Protective Fencing in order to protect the SPA of these hedges and trees and guard against any damage to the tree roots. Ground Protection Measures shall include the employment of a Manual Excavation Method within the areas so indicated on Sheet 10.

It is anticipated that the cycle/bin store for plot 2 will have a reinforced slab foundation in order to minimise any ground work excavations, which will be undertaken by hand within the area indicated on sheet 10.

Conclusion

The existing mature hedgerow and trees edging the northern and western boundaries of the proposed development site offer amenity value within the current residential context of houses and gardens.

All Existing Tree and Ground Protective Measures and Tree Protective Fencing shall be laid out in accordance with that set out on Sheet 10. The impact upon the existing trees within the development Site is considered to be mitigated within the development proposals in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction'*.