

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with redevelopment
at 6 Northlands Park
Emsworth
PO10 7EY**

Prepared by
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Report Reference: D2513AIA

Report Date: 7th May 2025

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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by R & R Design Studio Ltd for the applicant to inspect the significant trees (and see 3.1 below) close to the proposed redevelopment at 6 Northlands Park, Emsworth PO10 7EY and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the site and to the proposals. In addition, this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal and trees in respect of damage / harm to retained trees, with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is a retrospective application for a single dwelling with ancillary buildings and associated parking and landscaping at 6 Northlands Park, Emsworth PO10 7EY, with access as existing from Northlands Park.
- 1.3 **Documents provided:** I have been provided with the Meon Survey Partnership Ltd 'Site Survey & Elevations' drawing no. M2168 dated April 2025 indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering and tree root protection areas (RPAs) is attached as Plan AC1.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. However, the Havant Borough Council (as the local planning authority) website suggests that trees on the site are included in a TPO ref: 1838. This TPO includes several designations, with the application site in a 'woodland' that includes parts of adjacent sites to the north and west. The site is not within a Conservation Area. The 'woodland' designation for a TPO protects all trees in the delineated space and notionally any trees that grow after the TPO has been made. I have seen no evidence that trees have been removed from the site and from the woodland within the site, nor that natural regeneration has been removed and no evidence of any tree works that might warrant formal action by Havant Borough Council. The site has characteristics

similar to the land to the south, which lies between the site and the A27. This land, identified as W1 in the attached tree schedule and on plan AC1 appears to have been planted almost exclusively with field maple, with no significant natural regeneration, the planting appearing to be intended to provide noise attenuation and screening for dwellings in Northlands Park and Westbourne Close. The Havant website map suggests that this land is not included in any TPO. This arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2513AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 30th April 2025 to collect tree information to enable me to prepare the tree schedule. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I did not have permissive access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry, sunny and still with good visibility.
- 2.2 **Collection of data:** I inspected each significant tree and the numbering is indicated on the annotated site layout attached as Plan AC1. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees unsuitable for retention, usually to be removed

- 2.4 **Tree root protection areas (RPAs):** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed redevelopment are in the eastern three-quarters of the site and on land to the west and south. The trees are almost exclusively field maple, varying in form and condition, most with crown forms suppressed to some extent by mutual proximity. Notwithstanding the TPO, there are no trees of significant individual specimen amenity merit, the amenity value of the trees coming from their combined contribution to the landscape. From most views the trees on the site read with the trees on the A27 embankment as a single contiguous tree belt. The trees to the east are useful in providing separation and privacy from adjacent dwellings. Trees to the west and south provide noise attenuation from the A27 and screen view into the site.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Preliminary matters:** The proposed development has already been carried out and this AIA assessment is retrospective. It steps through the operations usually associated with redevelopment and assesses the impact of each element on retained trees. The principle of approach for this assessment is to consider the reasons typically given for tree-related conditions attached to a planning permission. Such reasons usually refer to the avoidance of harm to retained trees. This assessment looks for and at evidence of possible harm and draws appropriate conclusions.
- 4.2 **Site access:** Site access was by way of the existing vehicular and pedestrian access from Northlands Park, all outside the RPAs of retained trees.
- 4.3 **Demolition and removal of structures:** There were no significant structures within the RPAs of retained trees that required demolition.
- 4.4 **Existing surfaces:** There was an existing surface inside the site with brick setts or pavements running across most of the front north elevation of the dwelling.

This surfacing provided an area outside RPAs for access before the development, and for access and material storage and handling during redevelopment. Although this surfacing is not significantly extensive into RPAs, wherever it is within the RPAs of retained trees it has acted and still acts as sufficient and adequate ground protection. I have seen no indication that the continuing use of this existing surfacing has had any adverse impact on retained trees.

- 4.5 **Construction of new buildings:** The development is essentially a shipping container converted to provide residential accommodation, with ancillary built elements. The container itself sits on concrete pads. The additional elements are of timber construction also rising from a concrete slab or from pads. There has been no significant new excavation for foundations for this structure. In any event, most of this structure is outside the RPAs of retained trees. The northeast corner of the eastern ancillary element is within the RPAs of the field maple T2 and the cherry T3, in both cases in a small proportion of the whole RPA. I have seen no evidence to show that either tree has been adversely affected by the redevelopment.
- 4.6 **Outbuildings:** There are three outbuildings on the site, essentially storage sheds along the north site boundary and all of these are within the RPAs of retained trees. The outbuildings are timber structures on posts set in post holes dug by hand or sitting on wooden bearers, with timber clad frameworks. There has been no significant excavation for these structures, and I have seen no evidence that the installation and use of these outbuildings has had any significant adverse effect on retained trees.
- 4.7 **Installation of new surfaces:** There have been no new surfaces installed within the RPAs of retained trees and no evidence of adverse effects on retained trees from such surfaces.
- 4.8 **Services:** The site was already serviced with water and power, and this established the principle of such services to the site and their maintenance and repair. The new dwelling uses those services, none of which are within the RPAs of retained trees. For surface water and foul drainage, facilities have been installed to the east of the dwelling, with pipework to them. These facilities include a crated soakaway system for surface water. These elements have been installed generally in the larger spaces between trees, and I have seen no evidence in respect of effects in crowns e.g. diminished vigour, dieback or in rooting stability to suggest that their installation has caused significant harm to retained trees.
- 4.9 **Construction access:** The RPAs of retained trees did not unduly affect construction access, most of which was pedestrian for the small amounts of

materials moved and cut by hand. I have seen no indication that retained trees were adversely affected by construction access.

- 4.10 **Storage and movement of materials:** The nature of the site and the available space suggest that materials were delivered to the main site access off Northlands Park and stored on the existing access surfacing, all outside the RPAs of retained trees. I saw no evidence that retained trees had been adversely affected by the storage and movement of materials.

5 PROTECTIVE MEASURES

- 5.1 **Temporary tree protection:** The development works have been completed. There is no requirement or proposal for temporary tree protection measures now that the structure is occupied and there are no further development-related activities proposed.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The dwelling has its main amenity aspect and leisure spaces in the return between the main 'container' element and the element that extends to the east. In this location, the aspect and the spaces are not significantly affected by trees. There is no expectation of southern sunlight and in any event, all trees to the south are on land outside the direct management control of the occupant. Trees to the east are of modest size and do not dominate the redevelopment, nor are likely to grow so substantial as to do so in the future. The trees on the site to the east provide a pleasant woodland character to the external amenity space, with no expectation of 'typical' suburban garden management. The redevelopment will not bring new pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 SUMMARY

- 7.1 **Summary of the impact on local amenity:** The redevelopment has retained the significant trees on and adjacent to the site, with no indication of adverse effects on these trees. The redevelopment also takes sufficient account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate

works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it has been reasonably practicable to redevelop as now exists, and I have seen no evidence of harm to the retained trees from any aspect of the redevelopment. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.

A handwritten signature in black ink, appearing to read 'Jonathan Fulcher', written in a cursive style.

Jonathan Fulcher **DipArb FArborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016. I was reappointed to the Planning Appeal Decisions and Associated Services in October 2022 for similar functions.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I have been a member of the Association's Consultants Working Party, interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
6 Northlands Park, Emsworth
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
G1	Field maple (<i>Acer campestre</i>)	11	M<20	<5	<5	2	SM/EM	Multi-stemmed from ground level, mutual crown suppression, one-sided crown forms.	10+	C	2.4
				<5	<5						
T2	Field maple	11	13	2	2	3	SM	Poor form.	10+	C	1.5
				2	2						
T3	Wild cherry (<i>Prunus avium</i>)	13	31	3	3	7	EM	Canker, dieback and dead wood in upper crown, reduced vigour.	10+	C	3.6
				3	3						
T4	Field maple	11	7	2	2	6	SM	Supressed, narrow crown	10+	C	0.9
				2	2						
T5	Field maple	11	M<7	2	2	2	SM	Two stems from ground level, poor form, narrow crown.	10+	C	0.9
				2	2						
T6	Ash (<i>Fraxinus excelsior</i>)	11	24	4	4	7	EM	Occasional large dead wood, reduced vigour, possible ash dieback.	10+	C	3.0
				4	4						
T7	Field maple	11	17	4	4	2	EM	Reasonable tree.	20+	B	2.1
				4	4						
T8	Field maple	11	M<17	4	4	3	EM	Multiple stems from 0.5m, poor form and structure.	10+	C	2.1
				4	4						

Appendix 2
6 Northlands Park, Emsworth
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T9	Field maple	11	M<17	2	2	4	SM	Suppressed, poor form.	10+	C	2.1
				2	2						
T10	Field maple	11	24	2	2	4	EM	2 stems from 0.5m, suppressed with narrow crown form.	10+	C	3.0
				2	2						
G11	Field maple and ash	13	M<40	<5	<5	2.5	SM/EM	Several multi-stemmed, close spacing with mutual crown suppression.	10+	C	4.8
				<5	<5						
G12	Field maple	10	M<35	<5	<5	2.5	SM/EM	Several multi-stemmed, close spacing with mutual crown suppression.	10+	C	4.2
				<5	<5						
W13	Field maple	<12	M<30	<4	<4	>2	SM/EM	Mostly field maple with hawthorn understorey, several multi-stemmed, close spacing with mutual crown suppression	10+	C	3.6
				<4	<4						

Appendix 2
6 Northlands Park, Emsworth
Tree Schedule and Explanatory Notes

Explanatory Notes

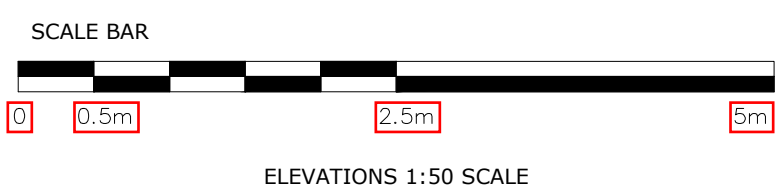
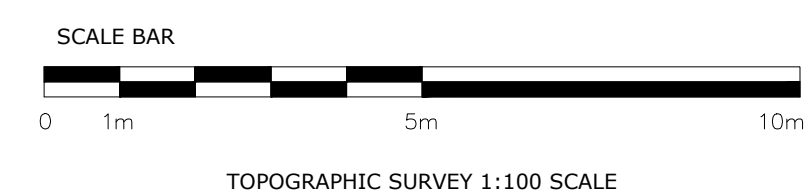
Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameters for accessible trees have been measured with a diameter tape and recorded in centimetres. Trunk diameters for trees not accessible have been estimated and indicated with '?'.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.



TREES

All tree sizes are approximate and should be checked on site, where tree species becomes important the services of a tree expert should be employed.

SERVICE INFORMATION

DRAINAGE:
ELECTRICITY:
GAS:
TELECOM:
WATER:

While all reasonable care has been taken in locating the underground services shown on this plan the accuracy and completeness of the information cannot be guaranteed. Users are advised to satisfy themselves on site before connections are made.

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