

Alderwood
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**Arboricultural
Impact Assessment
in connection with redevelopment at
Newtown House Hotel, Manor Road,
Hayling Island
PO11 0QR**

Prepared by
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Report Reference: D2337AIA
Report Date: 5th September 2023

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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Graham Ash Architects for the applicant to inspect the significant trees close to the proposed redevelopment at Newtown House Hotel, Manor Road, Hayling Island PO11 0QR and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent 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 with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the construction of two semi-detached dwellings with parking on land of Newtown House Hotel with access as existing from Manor Road.
- 1.3 **Documents provided:** I have been provided with the Graham Ash Architects 'Proposed site plan' drawing no. 22-038-14 dated 31-03-23 based on the site survey and 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, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees 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. The Havant Borough Council website maps suggest no TPOs on trees on or closely adjacent to the site and do not show the site in a Conservation Area. The proposal is to retain the identified trees and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent for the proposed works. In any event 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 D2337 AIA 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 5th September 2023 to collect tree information to complete 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 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 sunny and dry with a light breeze.
- 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 **The root protection areas and location of protective fencing:** 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. In practice the siting of the specific protection measures may be different.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are on and near the north site boundary. Here the trees are sycamores, the best a specimen standing in grass between the access and the boundary fence, and the others smaller, not so well formed and abutting the boundary fence. Trees near the north boundary provide useful separation between the site and the adjacent property to the north. Few of the trees have particular individual amenity value because of their separation and distance from public view. The trees along the boundary are useful for giving the site definition and a degree of seclusion and separation from the neighbouring properties. The proposal is for these trees to be retained and protected during development. **Note:** Other trees and vegetation are indicated on plan AC1. These are not trees or shrubs with significant amenity value or relevance in the planning process and details are not given. In any event, the protection measures for the identified trees will provide sufficient protection for those trees and other vegetation within their RPAs.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** Site access will be by way of the existing vehicular access which will be retained. There will be no adverse effects on retained trees from the continuing use of the existing site access.
- 4.2 **Demolition and removal of structures:** There are no existing buildings or structures within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.3 **Existing surfaces:** There is an existing site access, effectively an in/out drive that enters the site from Manor Road at the site's southwest corner, runs along the south side of the site, returns along the east end of the site and returns again along the north side of the site to exit at the northwest site corner. This access, with parking off it, will be retained. Some of the existing access is within the RPAs of retained trees and in those situations the surface acts as sufficient and adequate ground protection.
- 4.4 **Construction of new buildings:** The proposed dwellings are outside the RPAs of trees proposed for retention. In consideration of all the circumstances, special

design and construction of foundations in respect of the risk of harm to tree roots is not required, and 'conventional' construction is proposed for the foundations for the dwellings.

- 4.5 **Installation of new surfaces:** There are no new surfaces proposed within the RPAs of retained trees and no significant risk to trees from issues relating to new surfaces.
- 4.6 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services are understood to run out to Manor Road and the proposal is for all replacement and new services to do the same, either connecting to existing provisions within the site or in new service trenches. The RPAs of retained trees do not significantly constrain the installation of services and there are no proposals for service runs within RPAs to be installed using special measures in respect of trees. Similarly, measures for the disposal of surface water, e.g., soakaways can be located outside RPAs.
- 4.7 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the temporary fencing as proposed is installed/retained, there will be no significant adverse effects on trees from construction access.
- 4.8 **Storage and movement of materials:** Materials will be delivered to site using the existing access off Manor Road and there is ample space outside RPAs and fenced areas for materials storage and movement. There will be no adverse effects on retained trees from the storage and movement of materials.

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained trees. This will be erected at the locations shown on plan AC1. It will be to the BS5837:2012 section 6.2 recommendations i.e. braced preformed galvanised steel mesh panels ('Heras' or similar) facings. It will be installed prior to the commencement of any development-related activity including demolition and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. Provided that the fencing is properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of the retained trees.

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 proposed dwellings are separated from trees by the existing access. The trees stand to the north of the plots and in this orientation will not block direct sunlight or cast undue shade on the dwellings or the gardens. The main amenity outlooks will be to the west and east with neither aspect looking directly at trees or unduly influenced by them. Trees will not be significant in blocking sunlight or in obstructing skylight or in being unduly dominant. Trees and vegetation to the north will continue to provide useful screening between the dwellings and the adjacent property to the north. It will be in the interests of the new occupants to retain the boundary trees in order to retain seclusion and privacy. The redevelopment will not bring new pressures on trees and were formal tree protection measures to apply, the Council would be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

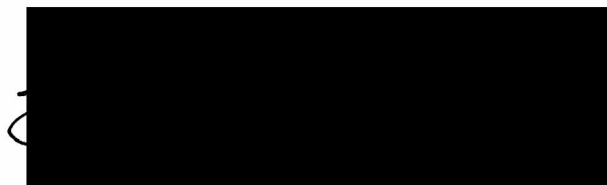
- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of temporary tree protection measures. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-

- Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
- Tree protective fencing may be moved only with the consent of the Council
- Existing surfacing within RPAs shall be retained as ground protection
- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper 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 is reasonably practicable to redevelop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



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.
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 am currently a member of the Association's Consultants Working Party, have until recently been 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
Newtown House Hotel, Hayling Island
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)
T1	Sycamore (<i>Acer pseudoplatanus</i>)	14	82	8	8	1.5	EM	Stem divides at 1.5m	40+	A	9.9
				8	8						
T2	Sycamore	13	26	3	3	3	SM	Abuts fence	20+	B	3.3
				3	3						
T3	Sycamore	10	26	4	4	2	SM	Abuts fence	20+	B	3.3
				4	4						
T4	Sycamore	11	41+30	5	5	2	EM	2 stems from ground level, larger stem leans on fence, one sided	10+	C	4.8+3.6
				5	5						

Appendix 2
Newtown House Hotel, Hayling Island
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 diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **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.

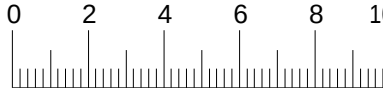
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PROJECT:
**Two New Houses
At Newtown House Hotel
Hayling Island, PO11 0QR**

TITLE:
Proposed Site Plan

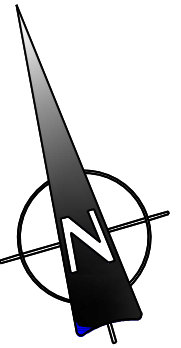
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SCALE: 1:200 @ A2	PLOTTED: 31-03-23	REV.:

SCALE @ 1:200



PURPOSE OF ISSUE:
☒ Information ☐ approval ☐ tender ☐ construction

DWG. NO. **22-038-14**



Plan AC1

**Tree Protection Plan for Arboricultural
Impact Assessment**

Proposed redevelopment at Newtown House Hotel, Manor Road, Hayling Island	Report Ref: D2337AIA
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Location of trees with tree schedule numbering
indicating location of BS 5837:2012 section 6.2 tree
protective fencing

Key

 Location of trees indicating
species, BS5837 category and
BS5837 root protection area

 Location of temporary fencing
and protected areas

The original of this drawing was produced in colour. A
monochrome copy should not be relied upon.

