

Alderwood
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**Arboricultural
Impact Assessment
in connection with redevelopment
at Victoria Cottage Hospital,
North Street, Emsworth
PO10 7DD**

Prepared by
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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Studio Four Architects Ltd for the applicant to inspect the significant trees close to the proposed redevelopment at Victoria Cottage Hospital, North Street, Emsworth PO10 7DD 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 refurbishment of the Victoria Cottage Hospital, North Street, Emsworth, with parking, and access as existing to North Street.
- 1.3 **Documents provided:** I have been provided with the proposed ground floor plan (1:100@A1) by Studio Four Architects Ltd, drawing no. 38105 150, Revision C dated 12.03.19 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 protection zones 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. However, the Havant Borough Council website suggests that two trees (my trees T1 and T2) are protected by TPO; and that the site is outside the Emsworth Conservation Area; and not in any other Conservation Area. The proposal is to retain the trees (and see paragraph 3.2 below) and consider them in the planning submissions as if they were formally protected. 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.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 2nd May 2019 to collect tree information to complete the tree schedule information. 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 dry and overcast with a light breeze and 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 BS 5837:2012 – *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 visits was used to prepare a tree schedule in line with the recommendations in BS 5837:2012. 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:** BS 5837:2012 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. The implication of the root protection area is that no significant disturbance should occur within it if the trees are to be successfully retained.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** There are two trees only of significance in planning terms relating to this site. The plum T1 close to the North Street frontage appears to be in poor and declining condition, but is subject to TPO and is shown retained for the avoidance of doubt. The holm oak T2 is on the adjacent memorial garden to the south and is also shown retained. The small crab apples in the memorial garden do not affect and are not affected by the proposals. The multi-stemmed bay T5 is shown to be removed. There are no other trees of planning significance relating to the current proposals.
- 3.2 **Tree removals proposed:** The proposals include the removal of the multi-stemmed bay T5. This is effectively a large shrub, and of limited amenity value. Its prospects in the long term are not particularly good. In consideration of all the circumstances the removal of the bay is reasonable and not likely to have a significant adverse effect on amenity. The plum T1 is shown retained for the avoidance of doubt, with measures for its protection during redevelopment. The tree is in poor condition and appears to be in decline. There is a discussion to be had about the retention / removal of this tree, with the opportunity now to replace it with a better specimen for better long-term amenity as part of the redevelopment process.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** The site will be accessed using the existing access points off North Street and on existing surfacing (and see 4.3 and 4.5 below).
- 4.2 **Demolition and removal of structures:** There are no existing buildings 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 are two existing site accesses from North Street and these accesses will be retained to form an in/out drive with access to the building and parking spaces. Parts of the existing surfacing is within RPAs of retained trees, and precautions in respect of changes to surfacing will be appropriate. These will generally be as set out in paragraph 4.5 below.

- 4.4 **Construction of new buildings:** There are no proposals for the construction of structures within the RPAs of trees proposed for retention and no adverse effects on retained trees from this aspect of the proposals.
- 4.5 **Installation of new / replacement surfaces:** Parts of the existing access and parking are within RPAs. Where replacement surfaces are proposed within RPAs they will be installed using a 'no-dig' specification. Areas already surfaced will have the existing wearing course removed, broken up using hand operated tools that may include pneumatic chisels and breakers, with the arisings removed by hand. If the bearing course and sub-base are fit for a replacement wearing course they will be retained. If not fit, they will be removed, but with no excavation into previously undisturbed ground. A geotextile will be laid over the exposed previously undisturbed ground to limit the effects of compaction and the new sub-base, bearing and wearing course will be laid over. Surfacing may be replaced like-for-like, i.e. tarmac for tarmac with no new load-bearing elements e.g. cellular confinement systems, although a permeable wearing course would be preferred. The restrictions on excavation will limit the risk of damage to tree roots to an acceptable level. The special management of surfacing will be supplemented by temporary tree protective fencing (see 5.1 below).
- 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 assumed to run out to North Street and the proposal is for all replacement and new services to do the same. There are no special measures proposed for the installation of services in respect of the risk of harm to tree roots.
- 4.7 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the fencing, existing and proposed (see 5.1), is installed/retained, there will be no significant adverse effects on trees from construction access.
- 4.8 **Storage and movement of materials:** There is ample space within the site and outside RPAs for the storage and movement of materials without significant adverse effects on retained trees.
- 4.9 **Landscaping and planting:** The plan shows part of the area within the RPA of tree T1 with new soft landscaping. Most of this area is currently surfaced with tarmac as part of the access/parking area for the previous use. In the area of the RPA, this existing surfacing will have the existing wearing course removed, broken up using hand operated tools that may include pneumatic

chisels and breakers, with the arisings removed by hand. The bearing course and sub-base will also be broken out using hand tools and the arisings removed by hand. The exposed original soil will be lightly forked over to marginally relieved compaction before the new topsoil is filled back in, with the landscaping (grass / planting) installed over. The proposals for landscaping will be submitted separately, and will provide opportunities for good quality planting, including new trees where appropriate, planted where they will develop into good specimens with amenity value. Such planting may reasonably be secured by condition, together with the landscape scheme, with details subject to approval by the Council.

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 BS 5837:2012 section 6.2 recommendations i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. 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 these trees. Tree protection will be additionally effected by measures relating to surfacing. **Note:** T2 is already adequately protected above ground by the existing boundary wall which is to be retained. No additional temporary protective fencing is required in respect of T2.
- 5.2 **Ground protection:** Ground protection for those areas within RPAs is already effected by existing surfacing and where this is retained it continues to provide that protection. Changes to surfacing within RPAs will be as set out in 4.3 and 4.5 above.

6 CONSENT CONDITIONS

- 6.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the management of surfaces. 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.

- 6.2 Arboricultural method statement heads of terms:** The recommendation in BS 5837:2012 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. Here the development elements relevant to the trees are comparatively straightforward. They do not warrant a separate AMS and any additional details that the Council requires can be submitted post-consent, as defined in appropriate conditions.

7 SUMMARIES

- 7.1 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
 - New / replacement surfacing within RPAs shall be installed with a 'no-dig' specification
 - Existing surfacing within RPAs shall be broken up by hand and there shall be no excavation into previously undisturbed ground
 - 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
- 7.2 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. 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 is continued now by the Planning Inspectorate for whom I have been an Inspector for Tree Preservation Order application and High Hedge appeals.
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 and interim lead assessor for the Association's Registered Consultant scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
Victoria Cottage Hospital, North Street, 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)
T1	Ornamental plum (<i>Prunus</i> sp)	8	60?	5	5	2	M	Reducing vigour with extensive die- back and dead wood	10+	C	7.2
				5	5						
T2	Holm oak (<i>Quercus ilex</i>)	9	60?	6	6	3	EM	Crown spread managed by pruning. Gap left in adjacent wall to north for roots	40+	A	7.2
				6	6						
T3	Crab apple (<i>Malus</i> sp)	3.5	10	1	1	0.5	Y	Sapling	N/A	U	N/A
				1	1						
T4	Crab apple	3.5	10	1	1	0.5	Y	Sapling	N/A	U	N/A
				1	1						
T5	Bay (<i>Laurus nobilis</i>)	9	M<30	4	4	0.5	EM	Large shrubs with multiple stems	10+	C	N/A
				4	4						

Appendix 2
Victoria Cottage Hospital, North Street, Emsworth
Tree Schedule and Explanatory Notes

Explanatory Notes

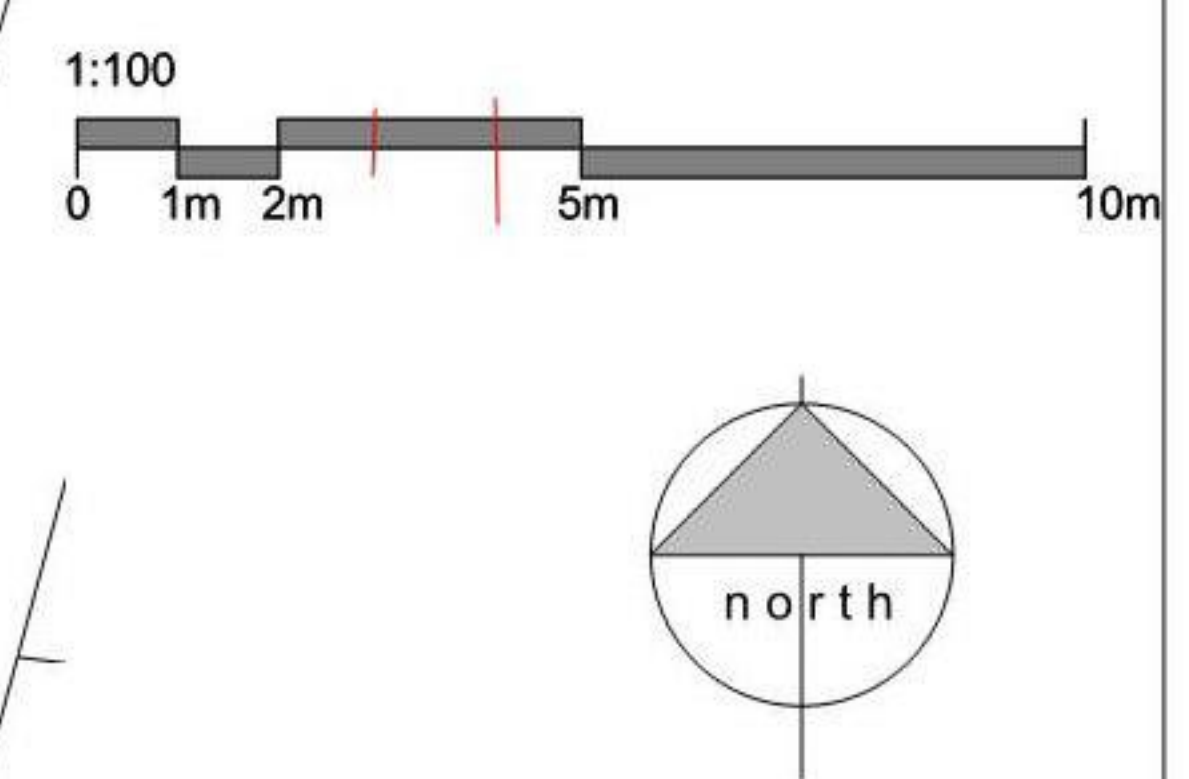
Abbreviations:

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 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.



Plan AC1

Tree Protection Plan for Arboricultural Impact Assessment

Proposed redevelopments at Victoria Cottage Hospital, North Street Emsworth

Report Ref: D1922AIA

Location of trees with tree schedule numbering indicating location of BS 5837:2012 section 6.2 tree protective fencing and special measures relating to surfacing

T1 Tree B

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

Location of temporary fencing and protected areas

Location of special measures relating to surfacing

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

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C	AMC	Amendments made throughout drawing	12.03.19
B	GJ	furniture, cycle and bin stores added	26.02.19
A	GJ	updated as client comments	18.01.19

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client	Emsworth Surgery
project	refurbishment of VCH, Emsworth
title	proposed ground floor plan
scale	1 : 100
paper	A1
drawn	GJ
checked	gj
date	01/23/07
job no.	38105
dwg. no.	150
rev. no.	C