

IAN KEEN
LIMITED



ARBORICULTURAL REPORT

Part 1
Tree Survey
Part 2
Arboricultural Impact Assessment

**RELATING TO PROPOSED
DEVELOPMENT
UPON LAND AT**

**HAYLING BILLY PUB,
117 ELM GROVE, HAYLING ISLAND**

Our Reference
JTK/9030/WDC

CLIENT

McCarthy & Stone Retirement Lifestyles Ltd
South West House
1 Embankment Way
Ringwood
Hampshire
BH24 1EU

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LIMITED



Part 1

TREE SURVEY

OF LAND AT

**HAYLING BILLY PUB,
117 ELM GROVE,
HAYLING ISLAND**

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CLIENT

**McCarthy & Stone Retirement Lifestyles Ltd
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1. Objective

- 1.1** To assess the condition of the trees and provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2. Notes

- 2.1** The assessment was carried out from ground level from within the site or from any adjacent public place.
- 2.2** The assessment has been carried out following the guidelines set out in British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- 2.3** The survey was conducted by Jago Keen, MSc, Dip.Arb., MArborA, MICFor on the 18th January 2016.

3. Tree Identification and Details

- 3.1** As annotated on the drawing. Please note that sketch drawings or drawings marked ‘not to scale’ are indicative only, and tree positions should not be relied upon for design or setting out.
- 3.2** Details of each individual tree are recorded in the Schedule of Trees at Appendix 1 of this report.
- 3.3** Trees on this site are protected by tree preservation order.

4. Site Description

- 4.1** The area subject to this survey is the Hayling Billy Pub situated between Elm Grove and St Mary’s Road on Hayling Island.
- 4.2** The site contains the pub building towards the north and is then surrounded by car parking other than a small pub garden and play area.
- 4.3** Within the pub garden, against Elm Grove, are three trees, two limes and one oak, that are visually significant in the landscape. Against St Mary’s Road is a large maritime pine that is also visually significant. Along the southern boundary, with the car park, is a row of limes that grow within the car park curtilage. These are all semi mature limes that appear to be in good condition and will provide a row of significant trees in the future.
- 4.4** Beyond the site particularly within the car park grounds are a number of large trees including oak and pine that are also prominent in the landscape.

5. Geology

- 5.1 This information is obtained from the (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2016]. The geological information given in this report should not be relied upon by other parties who are advised to carry out their own assessment of the site conditions to suit their own needs.

Bedrock Geology

- 5.2 1:50 000 scale bedrock geology description: London Clay Formation - Clay, Silt And Sand. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.

Setting: deep seas. These rocks were formed in deep seas from infrequent slurries of shallow water sediments which were then redeposited as graded beds.

Superficial deposits

- 5.3 1:50 000 scale superficial deposits description: River Terrace Deposits (undifferentiated) - Sand, Silt And Clay. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by rivers.

Setting: rivers. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat; includes estuarine and coastal plain deposits mapped as alluvium.

6. General Guidance Notes for Development

- 6.1 These notes are provided as a guide to the designer. They represent my personal views of the tree stock, which trees should be retained and how they should be protected. The views expressed have not been subject to consultation or discussion with any other party.
- 6.2 If not already provided, the site designer should establish root protection areas by creating a circle around each tree with a radius of that shown in the schedule.
- 6.3 Ideally, building lines should be at least 2m outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable. Service runs should be routed outside the root protection area. Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist.

- 6.4 On residential developments consideration must be given to future tree growth and orientation, i.e. adverse shading and blocked views from windows raise concerns for incoming residents, which may lead to pressure to fell or remove trees in the future. Wherever possible arrange or orientate windows to primary rooms parallel or tangentially to tree canopies to lessen the conflict.

Signed:



Date: 18th January 2016

Appendix 1

SCHEDULE OF TREES

UPON

LAND AT

**HAYLING BILLY PUB,
117 ELM GROVE,
HAYLING ISLAND**

**Our Reference
JTK/9030/WDC**

Key to Schedule of Trees

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

SURVEY OF TREES AT HAYLING BILLY PUB, 117 ELM GROVE, HAYLING ISLAND

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m	
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia										No. stems
1	English Oak	15	5	6	4	6	43								5	5SW	E	A1	>40	Established tree growing in corner by buildings. Several low branches have been removed in recent years.		5.16	84
2	Lime	15	6	4	6	7	58								3	3E	E	A1	>40	Broad spreading visually significant tree. Previously pollarded at circa 3.5m above ground level and subsequently re-grown. Some lower branches have been removed in recent years.		6.96	152
3	Lime	15	7	7	6	3	56								6	6E	E	A1	>40	Visually significant tree. Appears to have been pollarded at circa 3.5m above ground level and subsequently re-grown. Several lower branches have been removed in recent years.		6.72	142
4	Lime	10	5	6	5	4		19	44						2	2NW	S	B2	>20	Prominent tree growing in line of others of similar size. Provides screening between site and car park.		5.75	104
5	Row of Hawthorn	7av	3av				12av								2	2S	S	C2	>10	Row of small trees having probably been planted as a hedge and since outgrown.		1.44	7
6	Lime	12	6	5	6	6	42								2	2SW	S	B2	>20	Prominent tree growing in line of others of similar size. Provides screening between site and car park.		5.04	80
7	Lime	12	6	6	7	6	42								3	3S	S	B2	>20	Prominent tree growing in line of others of similar size. Provides screening between site and car park.		5.04	80
8	Lime	10	6	6	7	6	44								2	2NW	S	B2	>20	Prominent tree growing in line of others of similar size. Provides screening between site and car park.		5.28	88
9	Lime	11	6	4	4	5	37								2	2SW	S	B2	>20	Prominent tree growing in line of others of similar size. Provides screening between site and car park.		4.44	62

SURVEY OF TREES AT HAYLING BILLY PUB, 117 ELM GROVE, HAYLING ISLAND

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Preliminary management recommendations	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
10	Lime	11	5	5	5	4	31							2	2NE	S	B2	>20	Prominent tree growing in line of others of similar size. Provides screening between site and car park. Ivy clad crown from circa 1.5m above ground level.		3.72	43	
11	Lime	10	4	2	5	5	34							2	2S	S	B2	>20	Prominent tree growing in line of others of similar size. Provides screening between site and car park.		4.08	52	
12	Pair of Cherry	9av	5av				35av							2	2N	S	C2	>10	Pair of close growing stems in verge of adjoining car park. Some black exudation associated with bacterial canker.		4.20	55	
13	Maritime Pine	13	4	7	9	5	69							3	6S	E	A1	>40	Visually significant tree growing in grass verge joining St Mary's road. Remnants of dead ivy on upper main stem. Some ivy re-growth on lower stem.		8.28	215	

Part 2

**ARBORICULTURAL IMPACT
ASSESSMENT

OF DEVELOPMENT
UPON LAND
AT

HAYLING BILLY PUB,
117 ELM GROVE, HAYLING ISLAND**

**Our Reference
JTK/9030/WDC**

CLIENT

**McCarthy & Stone Retirement Lifestyles Ltd
South West House
1 Embankment Way
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Hampshire
BH24 1EU**

1.0 Introduction

- 1.1 Instructions were received from McCarthy and Stone Retirement Lifestyles to undertake an assessment of the impact upon or from trees of the construction of retirement living dwellings and associated infrastructure at 117 Elm Grove, Hayling Island.
- 1.2 This assessment has been made by Jago Keen, MSc, Dip. Arb., MArborA, MICFor on the 23rd May 2016.
- 1.3 This assessment will consider the impact upon trees of implementing the proposals and, vice versa, the effect of trees upon the proposals shown on the drawings, and with reference to the documents, listed below.
- 1.4 Drawings upon which this assessment has been made:

Table 1: List of drawings used as a basis for the impact assessment

Originator	Drg No	Title	Scale
HGP Architects	SO-2267-02-AC-010 Rev A	Proposed Site Plan	1:200@A1
New Leaf Studio	SO_2267_03_LA_MCS551_Drg 01 C	Landscape Strategy	1:200@A1
Ian Keen Limited	9030/01	Tree Constraints Plan	1:200@A1
Ian Keen Limited	9030/02 Rev B	Tree Protection Plan	1:200@A1

1.5 Documents referred to in this report:

Table 2: List of documents used to inform the impact assessment

Originator	Title/Reference
British Standards Institute	<i>BS5837:2012 Trees in relation to design, demolition and construction – Recommendations</i>
Trees and Design Action Group	<i>Trees in the townscape: A guide for decision makers</i>
Department for Communities and Local Government	<i>National Planning Policy Framework</i>

- 1.6 A tree survey was undertaken by Ian Keen Limited on the 18th January 2016. A schedule of trees was used as the basis to prepare the Ian Keen Limited Tree Constraints Plan numbered 9030/01. Shown on that drawing are root protection areas for category A, B and C trees as defined by *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

- 1.7 Tree cover at the site is composed of a group of visually significant trees on the Elm Grove frontage, a row of smaller limes on the boundary with the car park and a single, visually significant pine on the St Mary's Road frontage.
- 1.8 A tree preservation order protects trees at this site.
- 2.0 **General overview of development proposals**
- 2.1 The drawings listed in Table 1 above set out the proposals for the construction of dwellings and associated infrastructure. A scheme of soft and hard landscape, including tree planting, is proposed by New Leaf Studio.
- 2.2 The proposals do not require the removal of trees and include the provision of new planting to ensure the character of the area is maintained in the long-term.
- 2.3 Retaining existing trees and introducing new trees ensures a resource of trees in places where residents and visitors alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group.
- 2.4 The relationship between proposals and trees is discussed further below.
- 3.0 **Relationship of proposals to the trees**
- 3.1 The scheme has evolved with consideration of the trees hence the desired scheme has retained them.
- 3.2 Space and separation have been afforded to the retained trees to ensure they can be successfully integrated within the new scheme of development.
- 3.3 The group of three trees (numbers 1 to 3) on the Elm Grove frontage have been retained and the proposed development set further from the trees than the existing. The buildings have been distanced from the trees to provide ample separation and allow space for them to develop whilst providing for efficient and effective development of the site.
- 3.4 A pathway has been designed to embrace the presence of the trees (numbers 1 to 3) and curves around them to serve the entrance. Where it passes within the root protection area of the trees, and where it does not coincide with existing areas of hard surface, it shall be constructed above existing soil levels to avoid harm to the roots. The use of cellular confinement systems will enable the pathway to be constructed in this manner.

- 3.5 The limes on the boundary of the car park (numbers 4 to 11) are retained but some minor pruning is required to some of them to give space over the garden and from the building. The layout of the proposed building has been carefully considered to place the residents lounge at ground floor level where closest the trees. As a result there is very little impact on the amenity of individual apartments. The lounge and apartments have been designed to have dual aspect fenestration so maximising light levels within.
- 3.6 A terrace and pathway lie within the notional root protection area of these trees (numbers 4 to 11) but coincides with a recently constructed play area hence I consider these elements can be built using conventional techniques without harm to the trees. Some pruning of the trees will be required in future years to maintain clearances but as the trees mature so the requirement for pruning lessens.
- 3.7 Proposed parking has been designed to replace existing parking. Parking will extend below the crowns of the lime trees that currently divide the public car park and the public house car park. As a result of aphids feeding on limes a sticky substance can fall on to underlying cars during summer months. Occasionally this is met with intolerance by car owners and can result in requests to prune or remove lime trees. I know from experience that these requests can be refused as the benefit of retaining trees outweighs the need to wash a vehicle. Of course, if at some future point there is a strong desire to prevent sticky substances falling on cars then it is quite feasible in this situation to erect a car port to provide some protection. Supported on posts, a car port can be installed with no material damage to the trees.
- 3.8 By re-using the existing area of car parking there is no material change to the growing conditions of the large pine tree (number 13) that is retained against the curtilage with St. Mary's Road.
- 3.9 The remainder of the proposed development is sufficiently remote from the retained trees that they can be protected during construction, that there is no need for special construction measures, and that retained trees do not pose a detriment to living conditions once the development is occupied. Our own research has indicated that tree retention on McCarthy and Stone schemes is very successful. Residents tend to enjoy the presence of trees for the wildlife they attract. The management company that controls the estate tend not to be overzealous in their tree management and often trees adjoining their sites are protected by tree preservation order, as in this case, whereby control on the works undertaken to trees can be imposed by the Council. Our research is attached at Appendix 2 of this report where many case examples of successful post-occupation tree retention are given.
- 4.0 **Opportunities for new tree planting**
- 4.1 The construction of these proposals does not require the removal of trees but it does provide opportunity for new tree planting.
- 4.2 In this instance opportunity presents itself to plant trees throughout the layout of development.

- 4.3 In offering a new age cohort of diverse trees, including many more forms of tree, both in terms of species and of provenance, the contribution to the overall quality of tree stock in the area is substantial, results in a gain of biodiversity within the tree population and of the biodiversity supported by the trees. Diversity within the tree population provides resilience in the face of current, and future, pressures and ensures continuity of attributable ecosystem services. In essence, it is sustainability in tree cover.
- 4.4 The scheme of planting, that could include both native and non-native species that are large at maturity, would represent a significant contribution to the amenity of the area, that has seen little new tree planting in recent years, whilst fully observing the Government's planning policies contained in the *National Planning Policy Framework*, as well as current guidance to provide multiple benefits from trees in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group.
- 4.5 Those multiple benefits of this new tree planting, as part of the site's green infrastructure, include contribution to open space, enhancement of sustainable drainage systems, and enhancement of biodiversity. In addition, as those new trees develop, so they will further contribute to local climatic regulation and, where they stand within the sun path of proposed buildings or surfaces within the re-development, they will minimise solar gain during summer months, and provide an accessible choice of shade and shelter.
- 5.0 **Effect upon the amenity of the trees and their surrounds**
- 5.1 All trees are retained hence there is no impact upon the amenity provided by those trees.
- 5.2 The planting of new trees will improve visual amenity through careful selection of tree species to maximise the provision of ecosystem services, including the support of biodiversity, that are known to provide human-wellbeing.
- 6.0 **Relationship of proposed drainage, mechanical and electrical installations upon the trees**
- 6.1 The location and route of underground service corridors or drainage runs are not shown on the proposed layout, however these should be routed outside the optimum root protection area of retained trees.
- 6.2 Where such services and drainage, that might ordinarily require trenching, cannot be located outside optimum root protection areas specialist techniques such as moling, thrust-boring, broken trench or excavation by AirSpade can be considered in consultation with an arboriculturalist.
- 6.3 No other installations, including mechanical and electrical equipment, are proposed in an area that would be of detriment to trees.

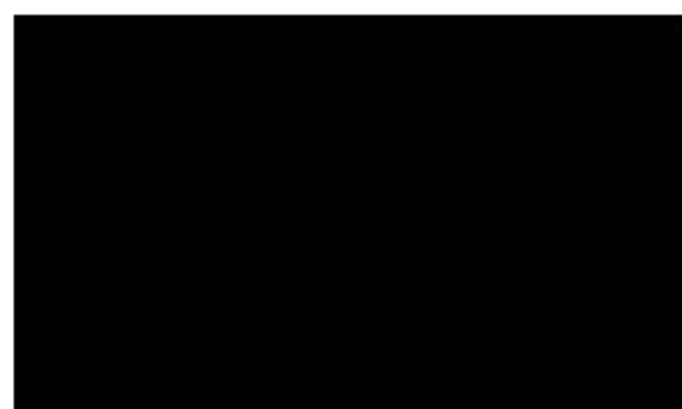
7.0 Requirements of the construction process and its relationship to the trees

- 7.1** Guidance within *BS5837:2012: Trees in relation to design, demolition and construction* requires us to consider the effect of the construction process upon the retained trees and the spaces in which new trees will be incorporated.
- 7.2** Application of *BS5837:2012: Trees in relation to design, demolition and construction*, through careful construction management, can ensure the construction process has the minimum effect upon the trees.
- 7.3** As an integral, and vital, part of that construction management it will be necessary to protect the retained trees within, and adjoining, the application site. Such schemes of temporary protective measures, devised with reference to *BS5837:2012: Trees in relation to design, demolition and construction*, are achieved through adoption of the protective measures shown on the Ian Keen Limited drawing number 9030/02 RevB.

8.0 Conclusions

- 8.1** The proposal to construct the dwellings and associated infrastructure requires no tree removal and has embraced the presence of trees.
- 8.2** Careful and considerate design results in the new proposals having very little impact upon the retained trees.
- 8.3** The retained trees can be integrated with the proposed development both during construction and thereafter to secure their contribution to landscape.
- 8.4** The planting of new trees, enhances the sustainability of the site, adding to the extant species diversity, contributing to the green infrastructure and enhancing the biodiversity within, and supported by, the tree stock.
- 8.5** Amenity provided by the retained, significant trees is preserved for the enjoyment of many.
- 8.6** Construction management will include schemes of protection for the retained trees, the detail of which has been developed to achieve the site layout.

Signed:



23rd May 2016

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Appendix 2

STUDY INTO THE LONG TERM IMPACT ON PROTECTED TREES WITHIN SHELTERED HOUSING SCHEMES

**STUDY INTO THE LONG TERM IMPACT ON
PROTECTED TREES WITHIN SHELTERED HOUSING SCHEMES
BUILT BY MCCARTHY & STONE (DEVELOPMENTS) LIMITED**



IAN KEEN
LIMITED


McCarthy & Stone
Later Life. Greater Life

October 2005

1. Introduction

- 1.1** This study was commissioned by McCarthy & Stone (Developments) Limited and carried out on their behalf by Ian Keen Limited.
- 1.2** The study was carried out in winter/spring of 2004 but some photographs were taken later in the spring after deciduous trees had come into leaf.

2. Objective

- 2.1** The objective of the study was to determine the impact that Category II sheltered housing schemes building by McCarthy & Stone (Developments) Limited have had on local tree stocks where the trees are protected by Tree Preservation Orders.
- 2.2** The study aimed to establish if new residents within the developments brought pressure to remove or severely prune trees of recognized local importance.
- 2.3** Sites that contained trees covered by Tree Preservation Order were selected so that factual information could be obtained from the statutory records maintained by Local Planning Authorities. All the evidence in this study is therefore derived from public records.

3. Methodology

- 3.1** We were supplied with a list of all the sites developed by McCarthy & Stone (Developments) Limited for Category II sheltered housing since their inception in the 1970s.
- 3.2** All sites within approximately a one hour drive from Farnham were selected for further investigation. The one hour restriction was adopted to contain costs within budget.
- 3.3** The house manager of each of the selected sites was contacted by telephone to determine if there were any trees present on or closely adjacent to the site.
- 3.4** Where the response was affirmative the Local Planning Authority was contacted either by telephone or fax to establish if any trees on the site were the subject of Tree Preservation Orders. Although trees in Conservation Areas enjoy a degree of statutory protection it was considered inappropriate for this study to investigate these sites further as official records for trees in Conservation Areas may not provide the evidence that was required.

- 3.5** As a result of this preliminary investigation nine sites were selected for detailed examination; each site being given the following case study reference:

Case Study 1	Heathdene, 115 Langley Road, Watford
Case Study 2	Homewayne, 10 Pine Tree Glen, Bournemouth
Case Study 3	McKernan Court, 88 High Street, Sandhurst
Case Study 4	Belvedere Court, High Street, Hoddesdon
Case Study 5	Homechurch House, 33 Purewell, Christchurch
Case Study 6	Edwards Court, Turners Hill, Cheshunt
Case Study 7	Homefield, Barton Court Road, New Milton
Case Study 8	Homehaven, Court Swiss Gardens, Shorham-by-Sea
Case Study 9	Homeless, Dyke Road, Brighton

- 3.6** For each site the Local Planning Authority office was visited to review the public register on the Tree Preservation Order and its application and decision history. If photocopying was available, copies of relevant documents were obtained. In cases where copying was not permitted or not available an accurate written record was made of the relevant documents.
- 3.7** Each site was then visited and a careful record made of trees that were present cross referenced to the trees listed in the Tree Preservation Order. Photographs were taken to demonstrate the arrangement and orientation of the trees on the site.
- 3.8** The information gained from the desk and field study was recorded in the case study format.

4. Limitations and Omissions

- 4.1** The study was exclusively restricted to trees that were the subject of a TPO that were present when occupancy of the building commenced.
- 4.2** No account was taken of non TPO trees or any that had been planted after the development was completed often resulting from a condition of the planning consent.
- 4.3** On some sites new and additional tree planting was very significant and in certain cases far exceeding the numbers of trees included in the TPO.
- 4.4** Whilst sizes of trees were not recorded the vast majority were of the medium to large sized trees normally associated with TPO's.
- 4.5** Record keeping varies between authorities. In many cases it was not possible to distinguish the individual tree within the order that were included in the application or approval. Where cross references were possible the exact data has been used in the analysis, where doubt or confusion existed assumptions were made based on probably outcomes from the information available.

4.6 No figures are available to compare with the remainder of the urban protected tree stock.

5. Definitions

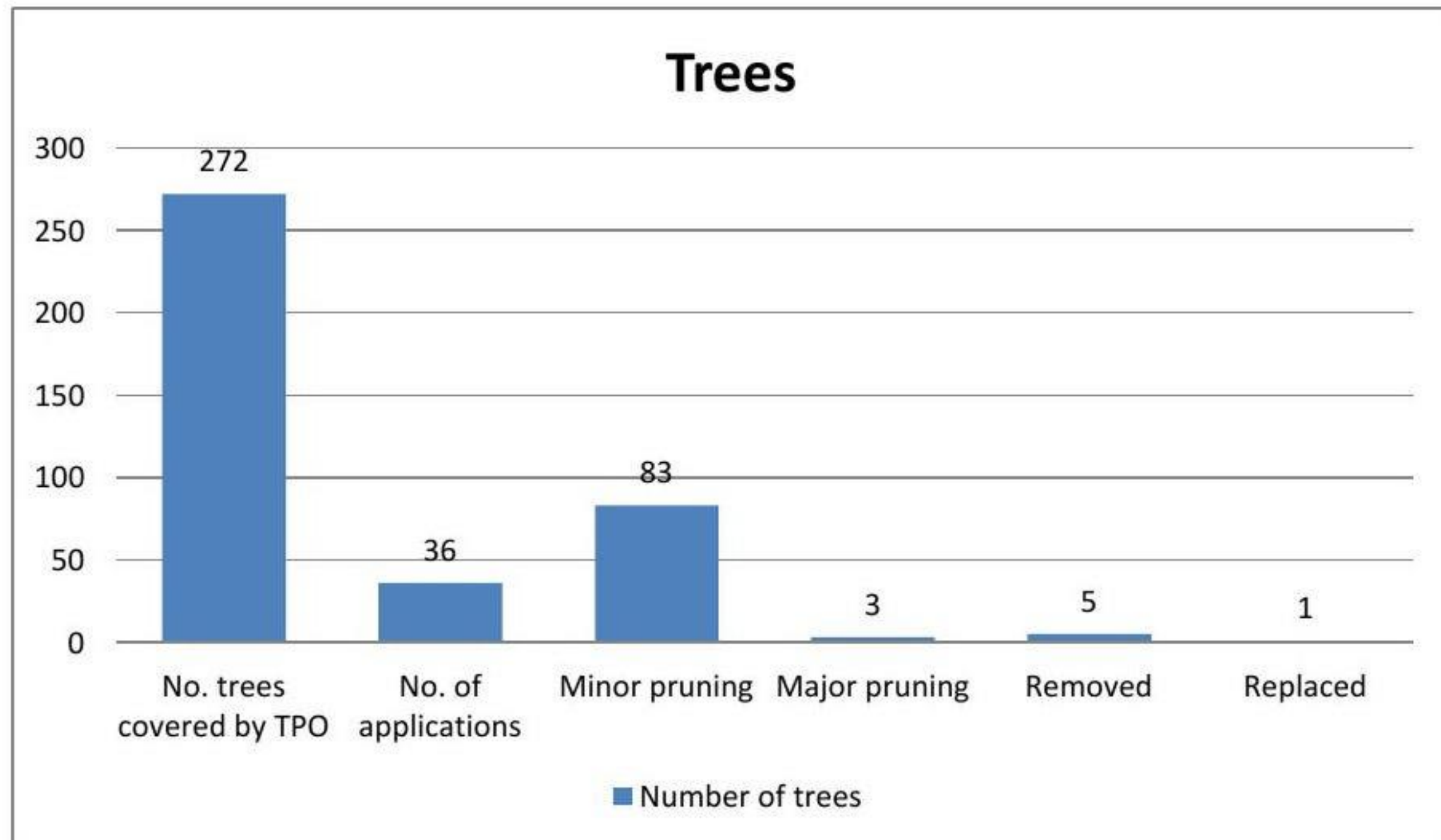
5.1 Tree works have been divided into four different categories for this study.

- | | | |
|----|---------------|--|
| 1. | Removal | Complete removal of the tree including its stump or the stump being killed so that regrowth did not occur. |
| 2. | Replacement | Where a new tree had been planted. |
| 3. | Minor pruning | <p>Pruning that did not fundamentally alter the size or did not significantly change the shape of the tree. Typically included were the following operation:</p> <ul style="list-style-type: none">• Crown thinning up to 30%• Removal of dead wood• Removal of specific branches• Crown lifting• Pruning back from buildings etc.• Crown reduction up to 30% |
| 4. | Major pruning | <p>Pruning that significantly altered the size and or shape of the tree – i.e.:</p> <ul style="list-style-type: none">• Crown reduction greater than 30%• Pollarding• Coppicing |

Site Details

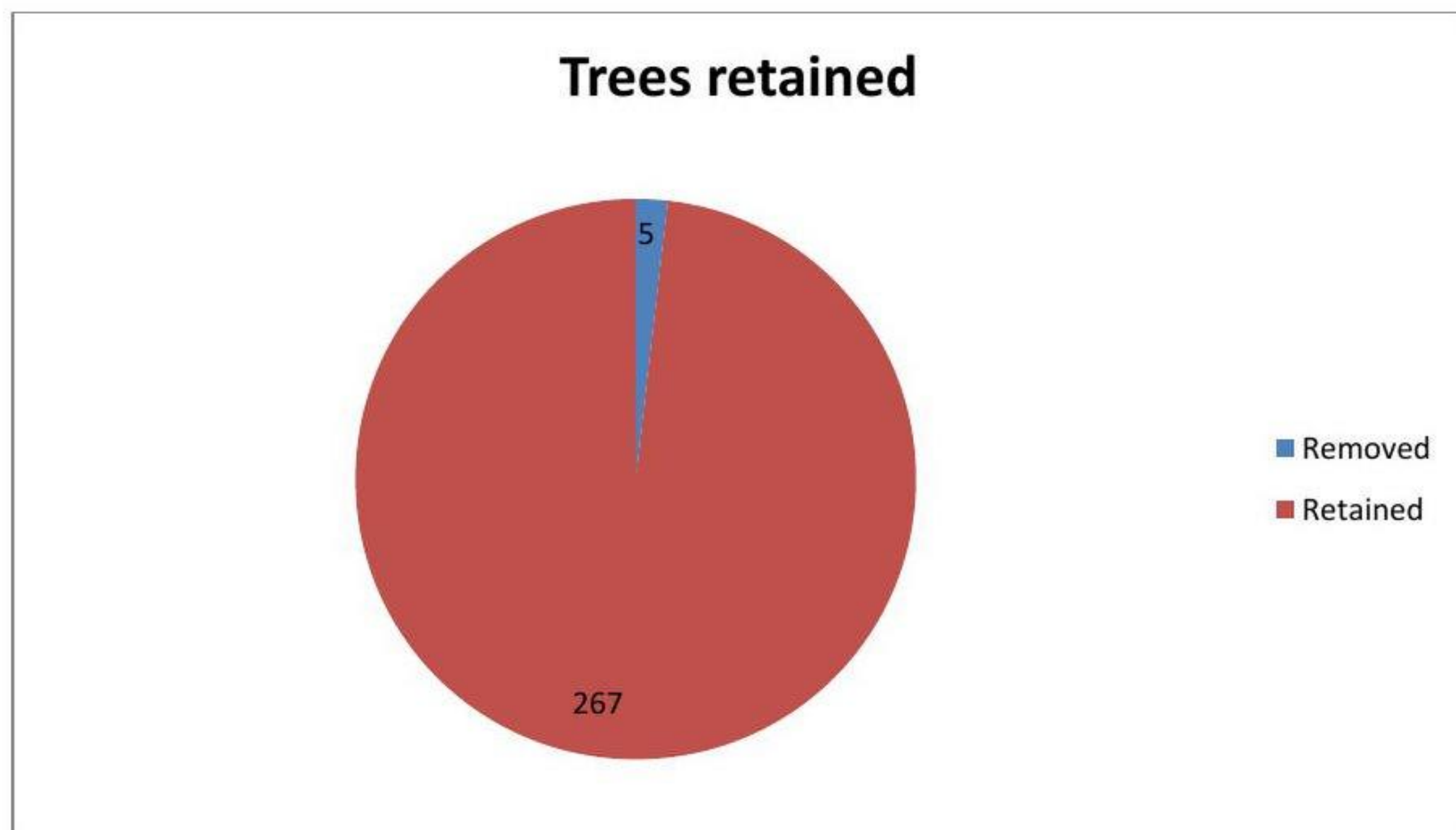
Site	Year of occupation	Year of 1 st application	No. f years since built	No. of years to 1 st application	No. of trees covered by TPO	No. of applications	Minor pruning	Major pruning	Removed	Replace	Retained
Heathdene	1994	1999	10	5	61	3	27	0	1	0	60
Homeday	1987	1993	17	6	31	5	14	0	0	0	31
McKernon	1988	2002	16	14	16	2	3	0	0	0	16
Belvedere	1989	1992	15	3	7	1	0	0	1	1	6
Homechurch	1981	2000	23	19	14	1	1	0	0	0	14
Edwards	1989	1994	15	5	7	8	4	0	0	0	7
Homefield	1977	1998	27	21	19	1	1	0	0	0	19
Homehaven	1988	1995	16	7	101	5	17	2	2	0	99
Homelees	1986	1986	18	0	16	10	16	1	1	0	15
TOTALS					272	36	83	3	5	1	267

6. Quantities

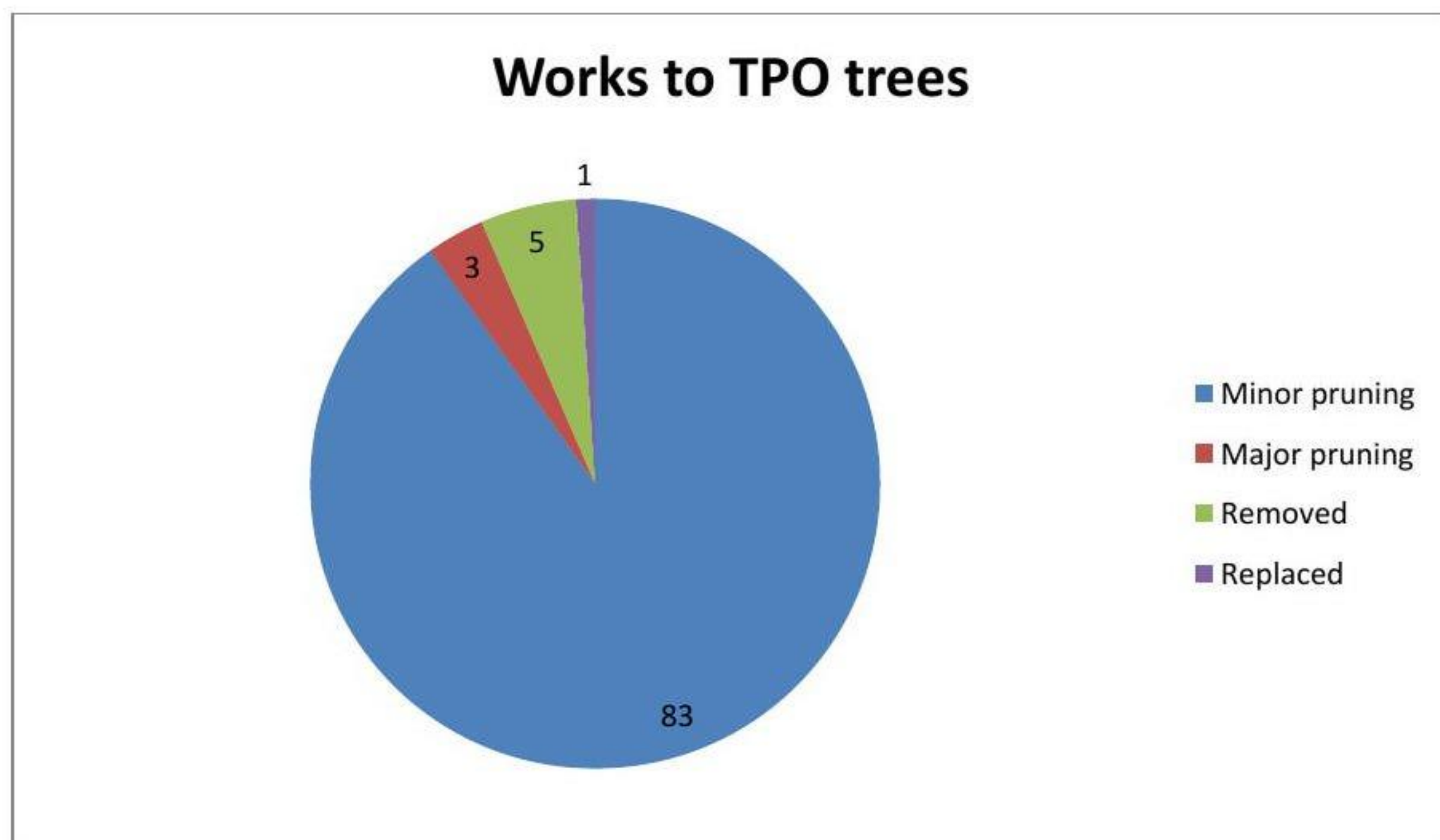


6.1 Of the 9 sites studied in detail there were found to be 272 trees enjoying statutory protection by Tree Preservation Orders.

6.2 5 of the 272 protected trees had been removed since occupation of the buildings. Years of occupation varied between 10 and 27 years.

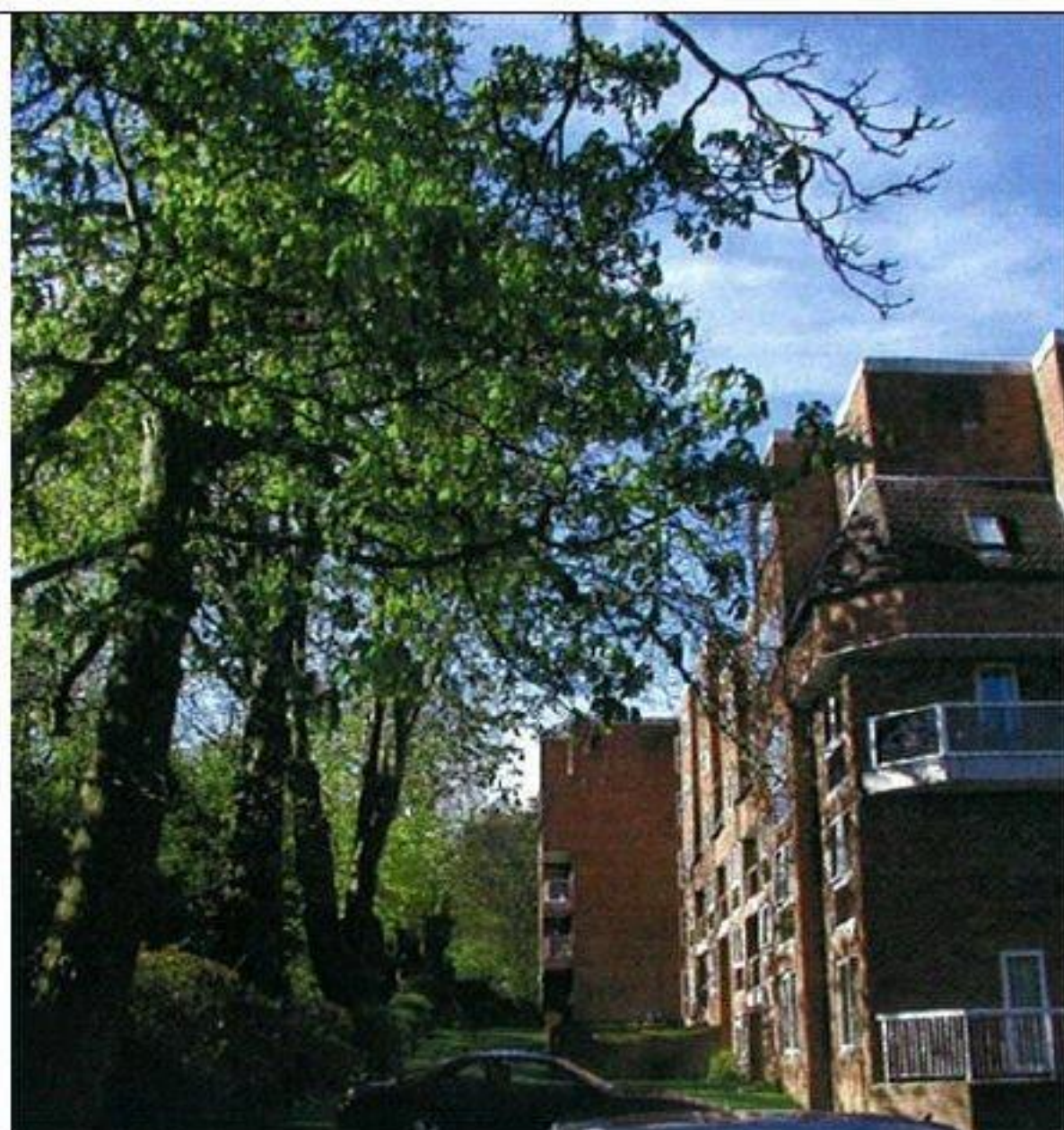


- 6.3** At least 1 of those 5 trees was removed due to its natural death. No reasons are given for the removal of the 4 others.
- 6.4** One replacement tree was recorded as being planted on one site.
- 6.5** There are records to show that 36 applications covering the 9 sites have been made to carry out works to trees since occupation.
- 6.6** Those 36 applications involved minor pruning to 83 trees although on sites where more than one application had been submitted it may have included repeated works to the same tree. Records did not always distinguish precisely which tree was involved.



- 6.7** Three trees were involved in major pruning. In some cases this involved repollarding or coppicing trees previously pollarded or coppiced. It was not possible to determine from the records whether or not the treatment was virginal or repetitive.
- 6.8** The duration between occupation of the building and the first application for tree works ranged between the year of occupation to 21 years after occupation. The overall average to first application was 8.88 years.

	Site Name: Heathdene 115 Langley Road Watford Hertfordshire		
	Year of Occupation: 1994		
	Date of Study Site Inspection: 22 nd March 2004		
	Local Authority: Watford Council Town Hall Watford WD17 3EX		
TPO Reference: The Borough of Watford (Land at Heathdene, 115 Langley Road) TPO 1988 (No. 51)		Date of TPO: 23 rd June 1988	
Application History Post Occupation			
Date of Application	Application Details	Local Authority Decision & Date	
3 rd March 1999 24 th August 2000 17 th August 2001	Minor pruning to 2 trees Minor pruning to 18 trees and fell 1 dying tree. Minor pruning to 5 trees, major pruning to 3 trees	Approved 22/03/99 Approved 13/09/00 Approved 05/10/01	
Notes			
1. This site is an extreme example of dense tree cover at very close spacing to the three primary elevations of the flats. 2. The impact of trees on the building is exacerbated by growing on embankments rising upwards from the finished floor level of the building thereby increasing their perceived height. 3. The only protected tree removed was dying. If was not removed for the benefit of the residents.			



Site Name:
Homewaye
 10 Pine Tree Glen
 Bournemouth

Year of Occupation:
 1987

Date of Study Site Inspection:
 19th April 2004

Local Authority:
 Bournemouth Borough Council
 Town Hall, Bourne Avenue,
 Bournemouth, BH2 6DY

TPO Reference:
 The Borough of Bournemouth (Poole Road Area) (No. 5) Tree Preservation Order, 1980

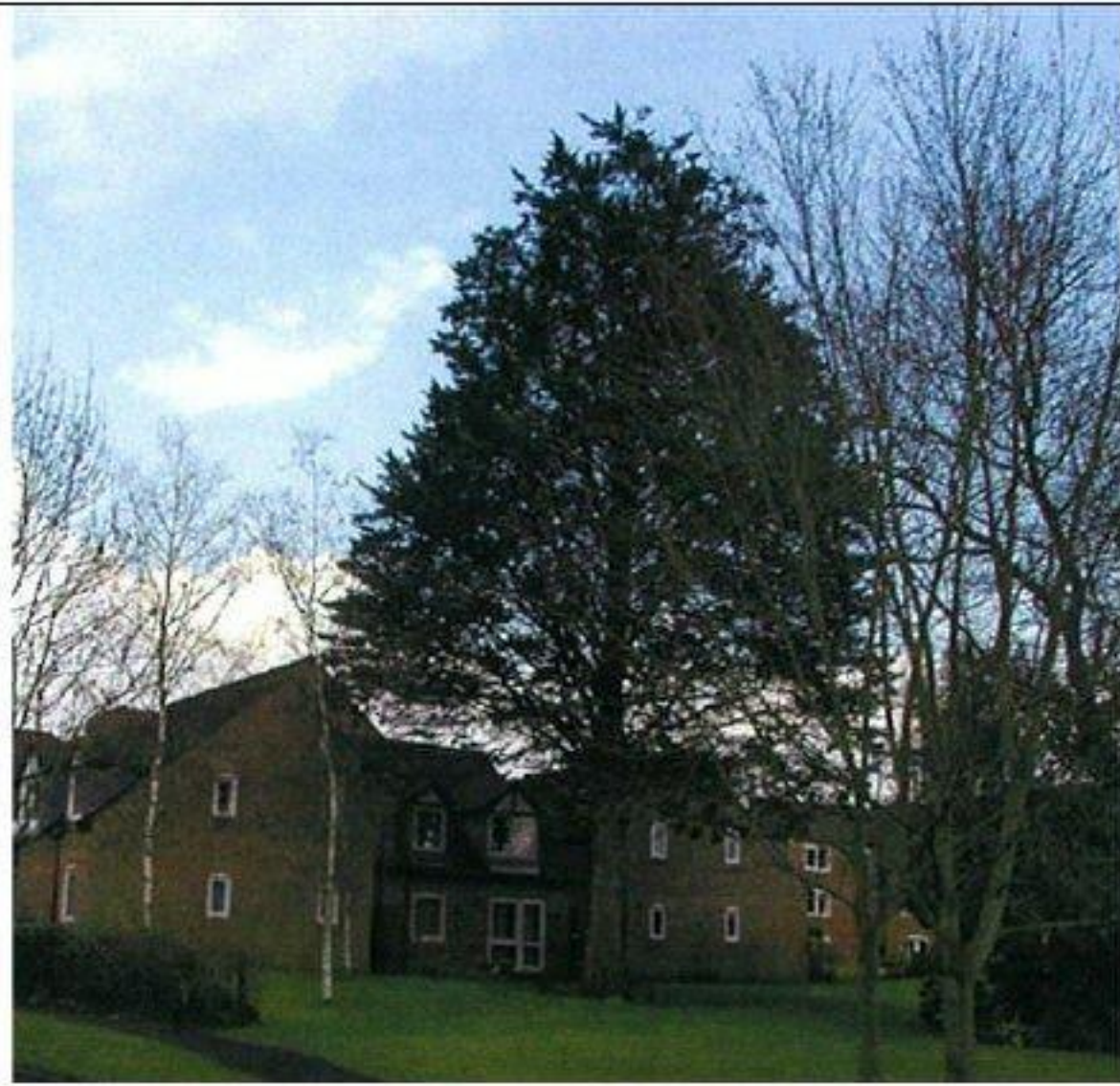
Date of TPO:
 12th September 1980

Application History Post Occupation

Date of Application	Application Details	Local Authority Decision & Date
05/08/93	Minor pruning to 1 tree	Approved 02/09/93
13/04/94	Minor pruning to 6 trees	Approved 19/05/94
30/06/97	Minor pruning to 1 tree	Approved 19/08/97
12/06/98	Minor pruning to 1 tree	Approved 06/07/98
28/01/02	Minor pruning to 5 trees	Approved 14/03/02

Notes

1. A good example of all major trees being retained and managed post occupancy by sympathetic minor pruning.



Site Name: McKernan Court 89 High Street Sandhurst Surrey
Year of Occupation: 1988
Date of Study Site Inspection:
Local Authority: Bracknell Forest Borough Council Time Square, Market Street, Bracknell RG21 1JD

TPO Reference:
Bracknell Forest Borough Council (land at 89 High Street, Sandhurst) TPO 1987 No. 188

Date of TPO:
23rd February 1987

Application History Post Occupation		
Date of Application	Application Details	Local Authority Decision & Date
Not known Not known Not known	Minor pruning to 2 trees Minor pruning to 1 tree Consent granted for felling and replacement of 1 Monterey Cypress and 6 Lombardy Poplar that were damaged by storms. None of the trees are subject to the TPO	Approved 20/09/02 Approved 15/10/03 Approved 03/08/04

Notes

- Consent has been granted for works to trees in both the 2002 and 2004 applications for trees that are not subject to the TPO.
- Only 2 application are relevant and their data used in the analysis.



Site Name:
Belvedere Court
 High Street
 Hoddesdon
 EN11 8UX

Year of Occupation:
 1989

Date of Study Site Inspection:
 12th April 2004

Local Authority:
 Broxbourne Borough Council
 Bishops' College, Churchgate,
 Cheshunt, Walton Cross
 EN8 9XB

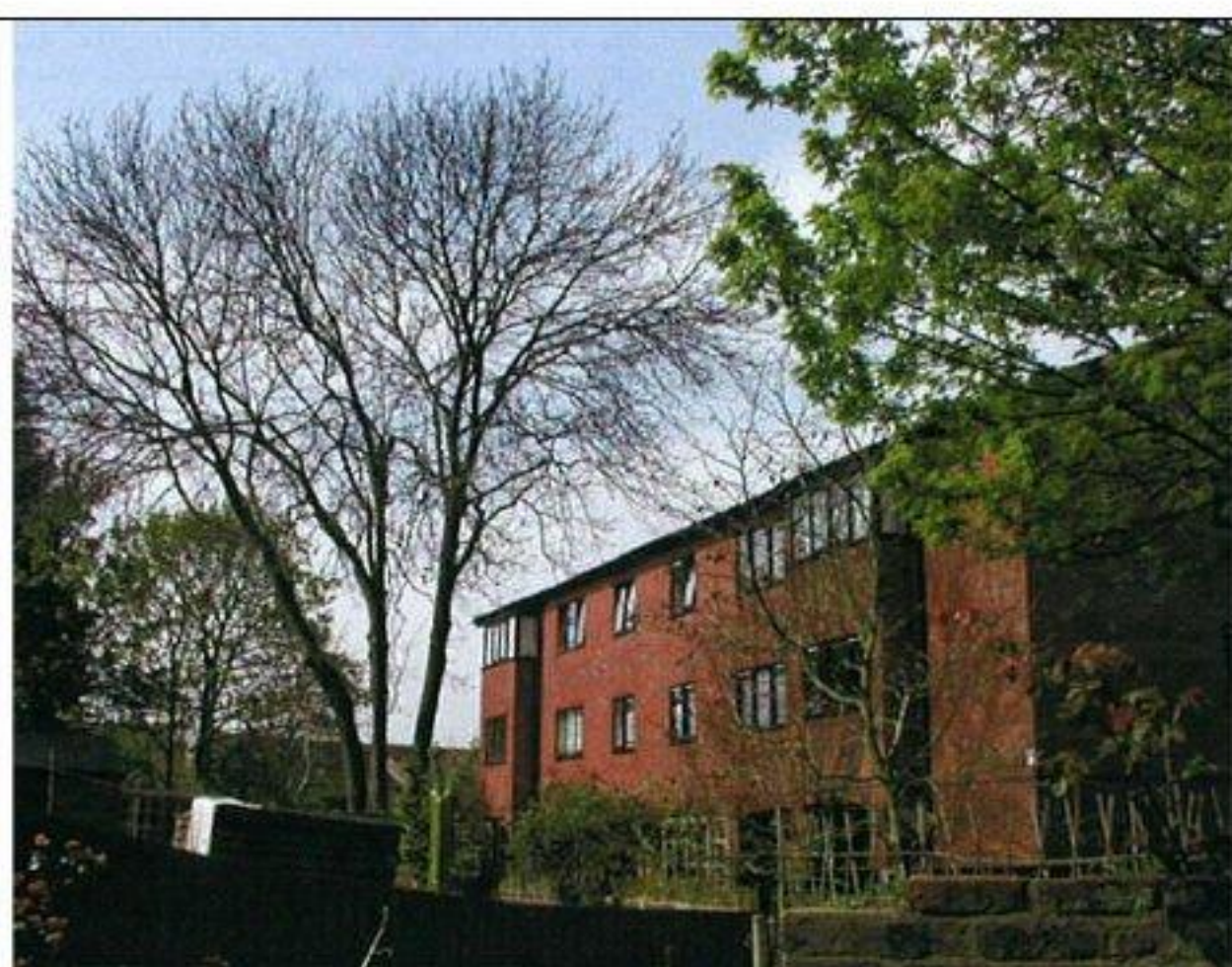
TPO Reference:
 The Borough of Broxbourne (Land at
 Belvedere Court, Hoddesdon) TPO 1986
 (No. 03)

Date of TPO:
 14th March 1986

Application History Post Occupation

Date of Application	Application Details	Local Authority Decision & Date
November 1992	Fell, subject to replacement with a standard sized Dawyck beech, Fagus sylvatica Dawyck 2 or 3 metres to the north of the Silver birch	Approved 1/12/1992

Notes



Site Name: Homechurch House 33 Purewell Christchurch Dorset
Year of Occupation: 1981
Date of Study Site Inspection: 15 th March 2004
Local Authority: Christchurch Borough Council Landscape and Tree Section Civic Offices, Bridge Street, Christchurch, Dorset BH23 1AZ
TPO Reference: The Borough of Christchurch (Land at Homechurch House, Christchurch) TPO 1981 No 18 TPO 1982 No.3 and TOP 1993 No. 5 Purewell No. 3
Date of TPO: TPO No. 18 – August 1981 TPO No. 3 – May 1982 TPO No.5 Purewell No. 3 - 12 th March 1993

Application History Post Occupation		
Date of Application	Application Details	Local Authority Decision & Date
1 st March 2000 Ref: T/01/0033	Remove 6-7 low branches form 1 Ash tree overhanging neighbouring property and 2-3 branches overhanging Homechurch House to balance tree.	04/04/2001

Notes 1. Applications to fell 3 Yew trees in August 1993 and the selective pruning of 1 Holm Oak in December 1998 relate to the front portion of the site known as Hengitsbury House and operated by Western Challenge Housing Association. 2. The only application relating to the McCarthy & Stone development is the minor pruning of the Ash tree in March 2000.
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Site Name: Edwards Court Turners Hill Cheshunt EN8 8SA
Year of Occupation: 1989
Date of Study Site Inspection: 12 th April 2004
Local Authority: Broxbourne Borough Council Bishops' College, Churchgate Cheshunt Waltham Cros EN8 9XQ
TPO Reference: The Council of the Borough of Broxbourne – Manor House, Turners Hill, Cheshunt TPO 1985 (No. 7)
Date of TPO: 17 th April 1985

Application History Post Occupation

Date of Application	Application Details	Local Authority Decision & Date
31/01/94	Minor pruning to 1 Yew tree	Approved 01/03/94
05/07/95	Application by neighbour	Refused 29/09/95
06/03/96	Minor pruning to 1 Yew tree	Approved 21/03/96
15/07/96	Minor pruning to 1 Lime tree	Approved 22/03/96
01/07/99	Minor pruning to 1 Lime tree	Approved 08/07/99
02/05/01	Minor pruning to 2 trees	Approved 25/05/01
23/07/01	Minor pruning to 1 Sycamore	Approved 02/08/01
19/02/01	Minor pruning to 4 trees	Officer approval 15/03/04

Notes

- Several applications were made by previous owners of the site before the McCarthy & Stone development took place.



Site Name: Homefield Barton Court Road New Milton
Year of Occupation: 1977
Date of Study Site Inspection: 26 th March 2004
Local Authority: New Forest District Council Appletree Court Lyndhurst Hampshire SO43 7PA
TPO Reference: TPO No. 4/95 relates to 1 tree and 1 group to the north of Homefield. TPO No. 88/01 covers trees on site around the southern boundary.
Date of TPO: TPO No. 4/95 February 1997 TPO No. 88/01 28 th September 2001

Application History Post Occupation		
Date of Application	Application Details	Local Authority Decision & Date
04/02/98	Application No. 59/98 related to Scots Pine that overhung Homefield House. There have been no applications under TPO 88/01	9 th March 1998

Notes - This is an example of large evergreen trees wrapping around the southern end of the building and so close as to overhang the roof of the building. - Application No. 99/133 to prune 3 Oak trees covered by TPO 4/95 submitted on 25th March 1999 relates to trees from Homefield.


Site Name:
Homehaven

Court Swiss Gardens
Shoreham-by-Sea
West Sussex

Year of Occupation:

1988

Date of Study Site Inspection:

20th May 2004

Local Authority:

Adur District Council
Civic Centre, Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

TPO Reference:

Shoreham-by-Sea Urban District Council
(Swiss Gardens) TPO 197 1972

Date of TPO:

19th December 1972

Application History Post Occupation

Date of Application	Application Details	Local Authority Decision & Date
SU/36/95/TP SU/65/96/TP	Works to trees subject to TPO 162/6/72 (SU) Works on trees protected under TPO 162/6/72 (SU)	Approved 25/05/95 Approved 12/07/96
SU146/01/TP	Works to trees protection under TPO 162/6/72 (SU)	Approved 07/08/01
SU/23/03/TP	Felling of 2 Sycamore trees subject to TPO 162/6/72 (SU)	Approved 18/03/03
SU/109/03/TP	Crown reduction of Ash tree, pollarding of Poplar and crown lifting and removal of NE limbs of Sycamore TPO 162/6/72 (SU)	Approved 18/06/03

Notes

- Details of works are not available for application SU/36/95/TP and SU/146/01/TP. Consent was granted for both application so it is reasonable to assume the works were not controversial or of a major nature.
- Only known facts have been incorporated into the study.

	Site Name: Homelees Dyke Road Brighton		
	Year of Occupation: 1986		
	Date of Study Site Inspection: 20 th May 2004		
	Local Authority: Brighton & Hove Council Hove Town Hall Norton Road Hove BN3 4AH		
TPO Reference: The Brighton Town & Country Planning (Tree Preservation) (No. 17) order 1984		Date of TPO: December 1984	
Application History Post Occupation			
Date of Application		Application Details	
Local Authority Decision & Date			
December 86	Minor pruning to 3 trees	Approved	
September 89	Minor pruning to 5 trees	Approved	
August 98 x 2	Remove 1 tree and minor pruning to 2 trees	Approved	
August 99	Minor pruning to 1 tree	Approved	
May 2000	Minor pruning to 8 trees	Approved	
September 2000 x 2	Minor pruning to 4 trees	Approved	
October 2002	Minor pruning to 7 trees	Approved	
November 2002	Major pruning to 1 tree	Approved	
Notes			
1. The applications are not always specific to individual trees. It is possible the same trees may be re-visiting in subsequent applications.			