



Anthony Eyre
Brookley Developments Ltd
200 Park Avenue
WATERLOOVILLE
Hampshire
PO7 5EZ

My Ref: D1760AIAL1

3rd October 2017

Dear Mr Eyre,

**RE: 200 PARK AVENUE, PURBROOK PO7 5EZ
PROPOSED DEVELOPMENT**

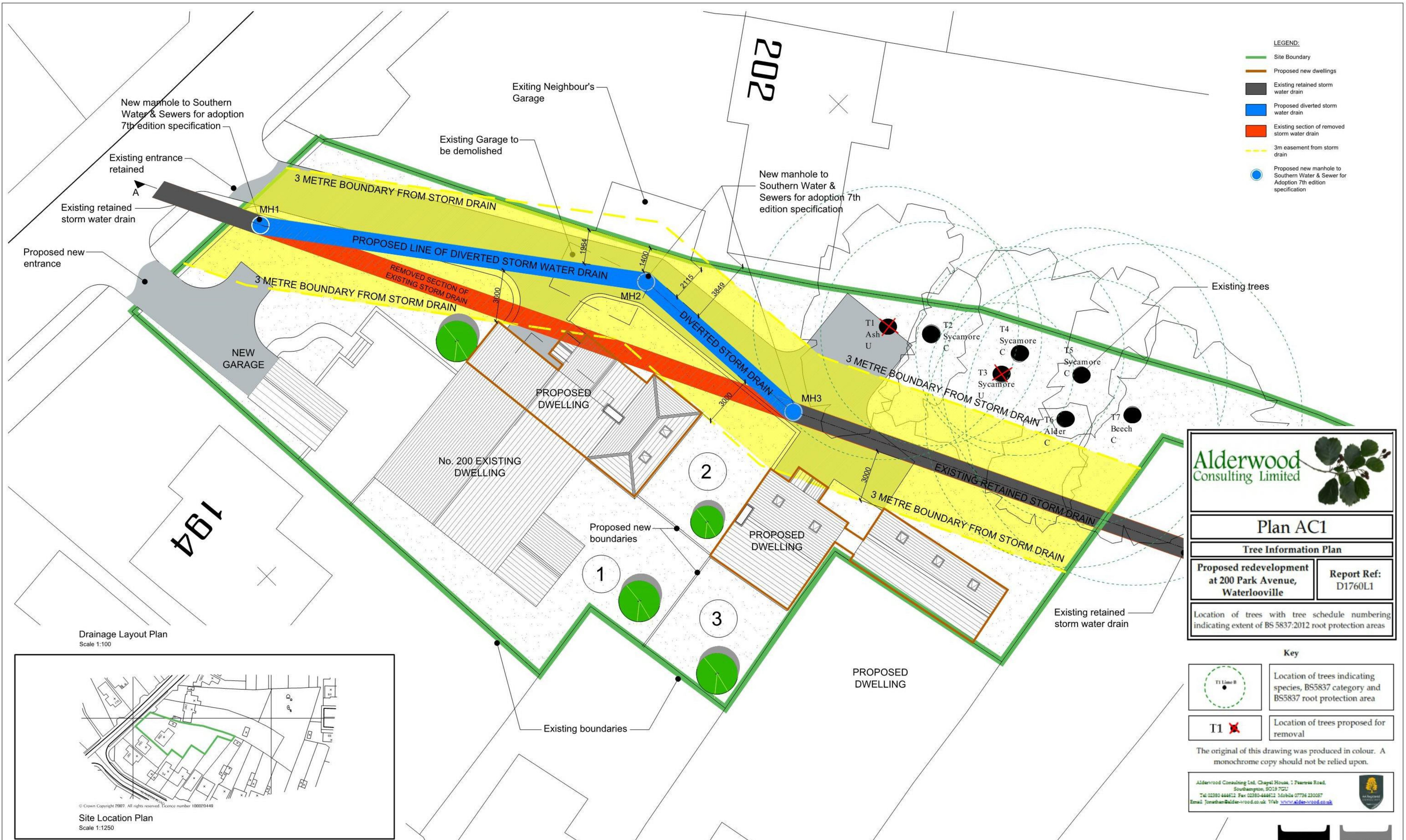
I have now visited the above site and collected relevant tree information and a copy of the tree schedule to BS 5837:2012 is attached. I have marked the R&R Design Studio 'Proposed Drainage and Location Plan', drawing number 1001-101 Revisions A dated 30.10.2014 with tree numbers and a copy of the annotated plan is attached as plan AC1. My preliminary observations are set out below.

Root protection areas: 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. The radius is given in the last column of the tree schedule and is based on measured trunk diameters. I have marked root protection areas on the plan AC1.

Formal tree controls: I have seen a copy of a tree preservation order (TPO) tree work application decision (Havant Borough Council ref: APP/10/00686 dated 15th December 2010) relating to trees on the site and referring to TPO 1511. You advised that as far as you were aware, the TPO includes the seven trees identified in the attached schedule and my observations have been made on that basis.

Trees - overview: The trees are a close group of four sycamores, one ash, one alder and one beech. All have crown forms that reflect the mutual proximity, with branch suppressions where crowns meet, and more extended growth away from the group. No individual tree has particular specimen merit - all are compromised to some extent by mutual proximity.

T1 - Ash: This tree has been the subject of a TPO tree work application, with consent granted on 15th December 2010 to pollard to 3m. This work has been done. The result is not a typical pollard, because that properly relates to a tree managed as a pollard in its earliest stages. This tree has regrowth from the heavy crown



- LEGEND:
- Site Boundary
 - Proposed new dwellings
 - Existing retained storm water drain
 - Proposed diverted storm water drain
 - Existing section of removed storm water drain
 - 3m easement from storm drain
 - Proposed new manhole to Southern Water & Sewers for adoption 7th edition specification

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Plan AC1

Tree Information Plan

Proposed redevelopment at 200 Park Avenue, Waterloo

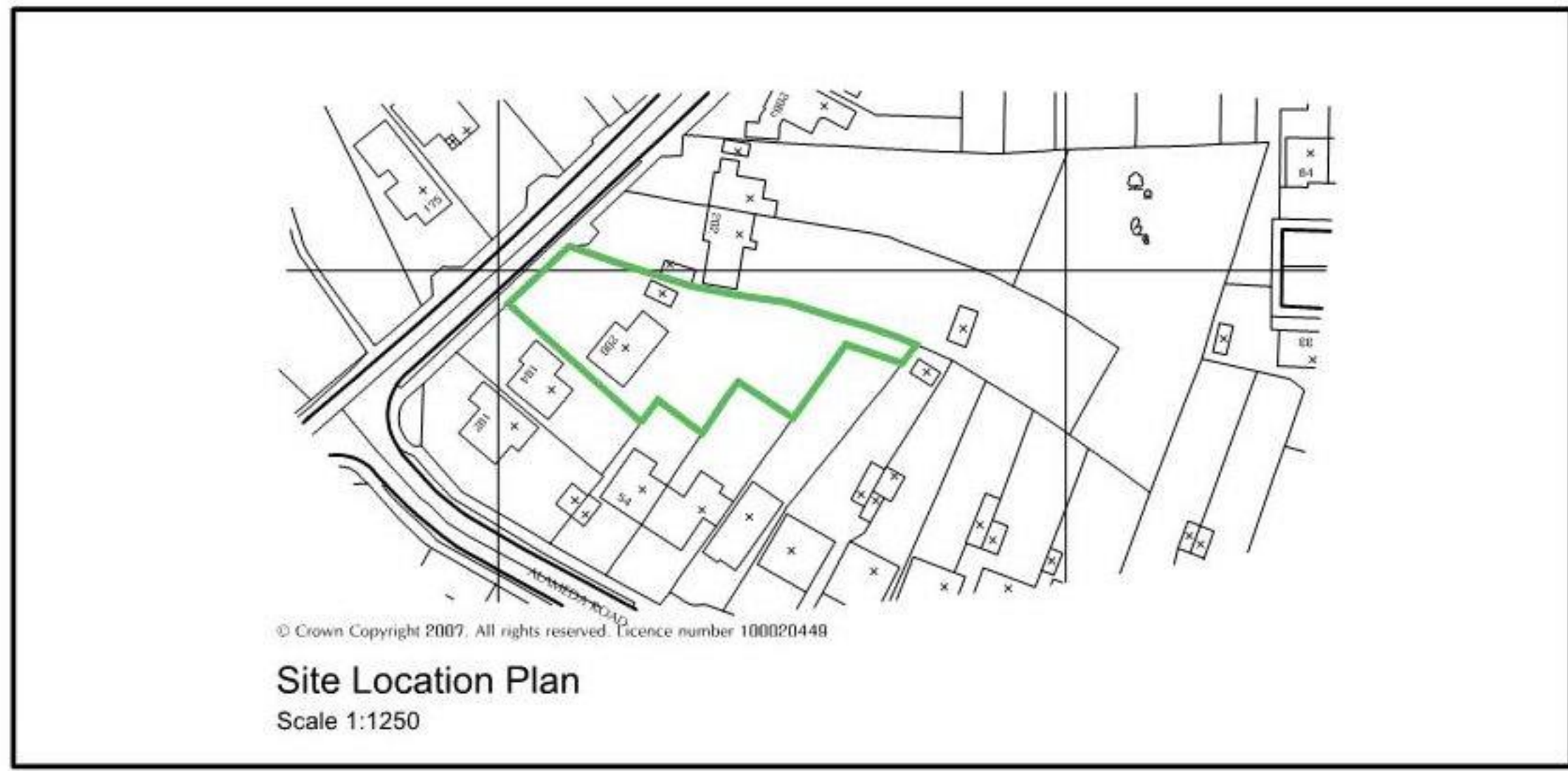
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Location of trees with tree schedule numbering indicating extent of BS 5837:2012 root protection areas

- Key**
- T1 Lime B
 - Location of trees indicating species, BS5837 category and BS5837 root protection area
 - T1
 - Location of trees proposed for removal

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

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reduction/truncation, and with a significant likelihood of a developing cavity and decay at the pruning wound/s. The 'pollarding' has effectively destroyed the amenity value of the tree, reducing its contribution to the tree group and significantly reducing its wider amenity visibility and contribution. It is likely that there will need to be management by removal of regrowth regularly to manage the risk of regrowth falling out, and each time this is done, the amenity value of the tree is reduced to almost nothing, until regrowth develops. In consideration of all these circumstances, I recommend that a TPO tree work application is made for the removal of this tree.

T3 - Sycamore: This is the poorest of the sycamores, leaning, one-sided and suppressed. This tree also applies an element of suppression to T4, a better tree. It has small individual merit, and its continued retention hinders the development of slightly better trees. Again, in consideration of all these circumstances, I recommend that a TPO tree work application is made for the removal of this tree.

Other trees: The trees generally have crowns to within 1.5m of the ground. This hinders reasonable access for maintenance and management. I recommend that a TPO tree work application is made to lift the crowns of trees T2, T4, T5 T6 and T7 all round to give a crown height above ground of 3-4m.

Other issues

Services and easement: The plan AC1 indicates the line of the existing storm drain, with proposals for its realignment. Depending on the comparative ages of the drain and the trees, there may have been excavations within root protection areas for the installation of the drain. In any event, and whether the Ash T1 is removed or not, it would be reasonably practicable to run the realigned storm drain through part of the root protection area of T1, given that its rooting requirements have been so significantly reduced by the consented pruning.

TPO tree work application: Typically, the Local Planning Authority would look for propose tree works to be specified; and for the reasons for the works to be set out clearly. This letter has been prepared with a TPO tree work application in mind, and it may be submitted together with the tree schedule and plan AC1 with an application, in support of the proposals.

Please call me if you need to discuss any of these points.

Yours sincerely



Jonathan Fulcher **DipArb FArborA**
Encs

Appendix 2
Land at 200 Park Avenue, Purbrook
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Ash (<i>Fraxinus excelsior</i>)	7	65	3	3	EM	Truncated at about 3m, dense ivy hinders assessment - likely cavity and decay at truncation point	<10	U	(7.8)
				3	3					
T2	Sycamore (<i>Acer pseudoplatanus</i>)	14	53	5	2	EM	Dense ivy hinders assessment	10+	C	6.3
				2	5					
T3	Sycamore	12	33	1	1	EM	Leans 20°, one-sided crown form, suppressed	<10	U	(3.9)
				2	7					
T4	Sycamore	15	48	6	2	EM	Suppressed, giving unbalanced crown form	10+	C	6.0
				4	5					
T5	Sycamore	15	71	7	4	EM	Suppressed, giving unbalanced crown form	10+	C	8.4
				4	4					
T6	Alder (<i>Alnus glutinosa</i>)	15	69	3	3	EM	One-sided crown form	10+	C	8.4
				3	6					
T7	Beech (<i>Fagus sylvatica</i>)	15	83	7	8	EM	Multi-stemmed in upper crown, suppressed so one-sided crown form	10+	C	9.9
				4	7					

Appendix 2
Land at 200 Park Avenue, Purbrook
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.