

IAN KEEN
LIMITED



Part 1

TREE SURVEY

OF LAND AT

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

**Our Reference
JTK/9030/WDC**

CLIENT

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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.

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

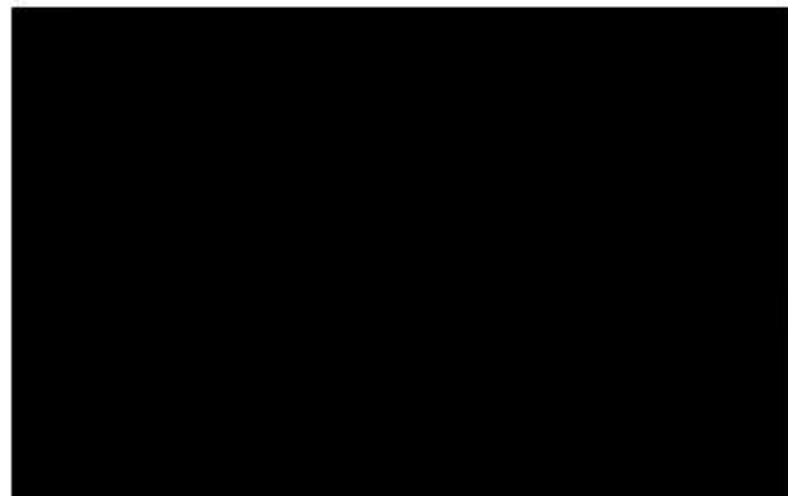
- 5.3** 1:50 000 scale superficial deposits description: River Terrace Deposits (undifferentiated) - Sand, Silt And Clay. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by rivers.

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

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Appendix 1

SCHEDULE OF TREES

UPON

LAND AT

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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	

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							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									
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