

By email only

Mr K Wawman
Crayfern Homes Limited
Victoria House
14 St Johns Road
Hedge End
SOUTHAMPTON
SO30 4AB

28th February 2018

Our Ref: **18062-AALet-AN**

Dear Mr Wawman,

Re: Arboricultural appraisal and method statement for development at Orchard Business Park, North End Road, Yapton

I am instructed by Crayfern Homes Limited to provide an arboricultural appraisal and method statement relating to the planning application for the above site. I have recently visited the site, assessed the trees, and believe it would be satisfactory to provide these details by way of this letter, with the tree schedule in Appendix 1, and plan BT1 and supplementary explanations, as enclosures. You provided me with land survey ref. ENC/120218/3BB1-Top received by email on 21st February 2018 and layout drawing 1706 12.10 Rev P3 received by email on 13th February which I have considered in my analysis.

Site visit and collection of data

I visited the site on 21st February 2018. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. The weather at the time of inspection was clear, still, and dry, with average visibility. I visually inspected the relevant trees from the nearest point of access and recorded that data in the schedule included as Appendix 1. I have illustrated the approximate locations of the trees I inspected on plan BT1, enclosed with this letter. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

Arboricultural appraisal

From my review of the proposed layout shown on plan BT1, my assessment of the impact on trees, both during and after development is as follows:

Hedge H1: Located along the front boundary of the site, this hedge is relatively small but acts as a useful screen to North End Road (photo 1). It can be retained successfully with only a minor reduction in length at either end to allow construction. The removal of these short sections will have no significant effect on the local character

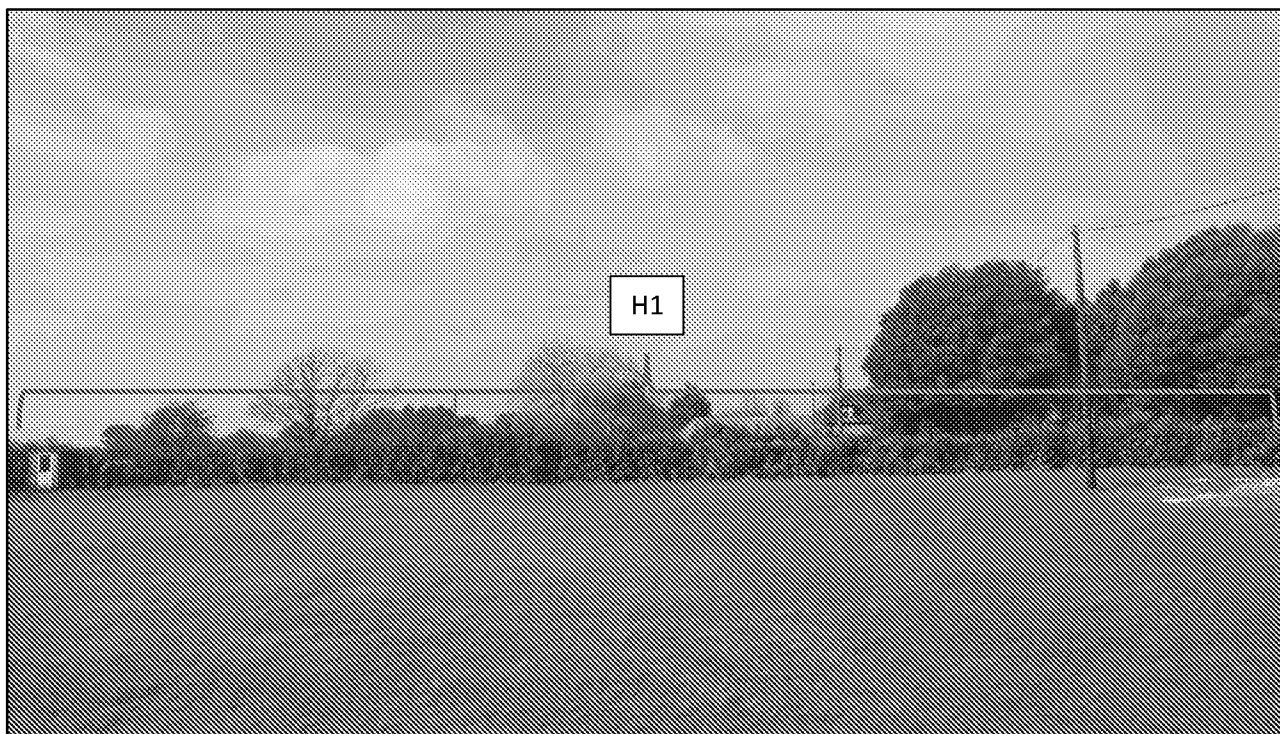


Photo 1: Showing H1 at the site boundary.

Hedge H2: Growing on the northern boundary of the site, this is a low quality hedgerow with dead sections (photo 2). It has been previously topped, and is unsightly and incongruous within the surrounding rural landscape. Removal of this poor hedge will arguably enhance the local character and offer the opportunity for further improvement through new planting.

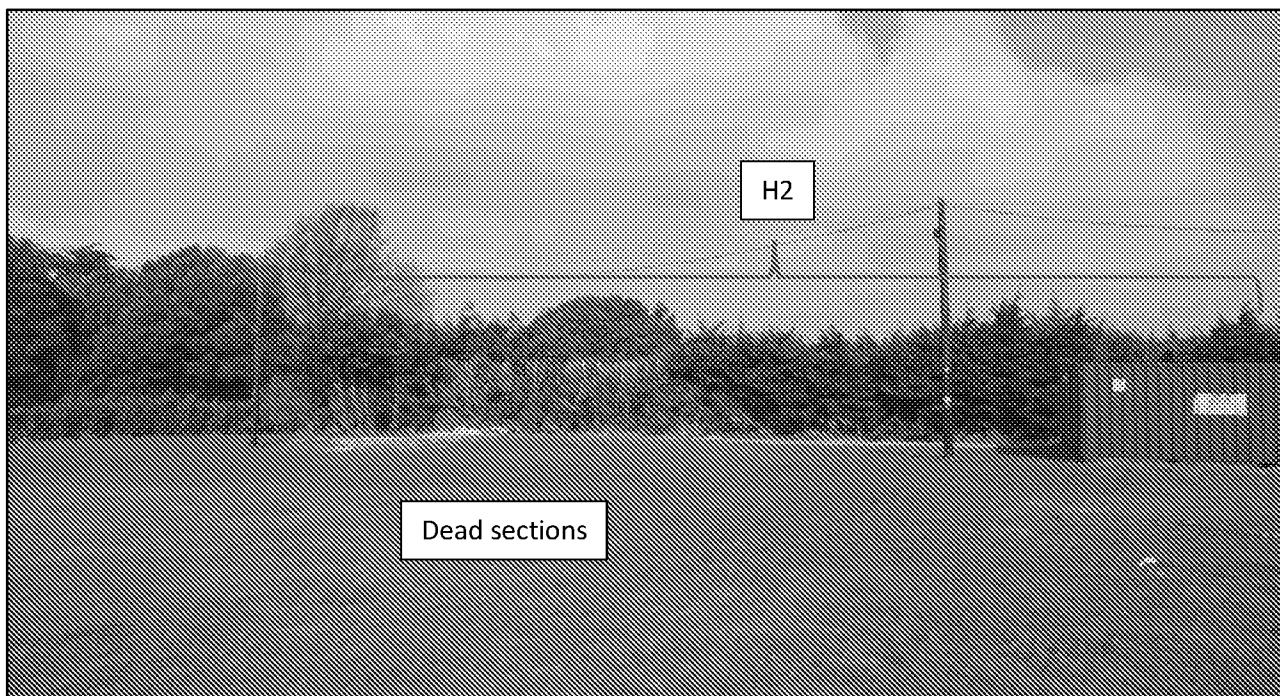


Photo 2: Showing H2 with dead sections at the site boundary.

New tree planting to enhance local character

New tree and hedge planting is feasible as a means of enhancing local character. The final selection of species, size, and location, would be matters to be agreed with the LPA through a planning condition. All new trees will be specified and planted in accordance with the recommendations in BS 8545 (2014) *Trees: from nursery to independence in the landscape – Recommendations*. My preliminary assessment is that there is sufficient space for new trees to be planted in locations where they will have the potential to reach a significant height without excessive inconvenience and be sustainable into the long term, significantly improving the potential of the site to contribute to local character.

Summary of impact on local character

This proposal will result in the partial loss of two hedges that are all low category because of their poor condition or small size. There is plenty of space for planting and a comprehensive landscaping scheme is included as part of the overall proposal which will more than compensate for the partial loss of existing hedges. The overall impact of the proposal on local character will be low and limited to the short term only. Indeed, new sustainable planting will increase the potential of the site to contribute to local character well beyond the short term.

For these reasons, I conclude that the partial loss of the two hedges would not cause an unacceptable or adverse impact on the long-term character and appearance of the area. Furthermore, it fully aligns with the broad guidance set out in the National Planning Policy Framework.

Arboricultural method statement

The tree protection plan shows the areas where protective measures are necessary. The fencing location is shown by the heavy black dashed lines, with the construction exclusion zone behind as the lighter black diagonal hatch.

General guidance on how the trees will be managed is set out in the Site Guidance Notes (SGNs) enclosed with this letter. For this site, arboricultural input will be needed for the following operations:

Brief operation summary	Trees affected	Location of detailed explanations
Pre-commencement meeting: Meeting on site with all parties to agree protective measures, as described in SGN1. <u>Will be carried out before any significant site works begin.</u>	All trees	SGN1 <i>Monitoring tree protection</i>
Tree felling: Contractor will carry out agreed works as described in Appendix 2. <u>Will be completed before any significant site works begin.</u>	Fell H1 (part) and H2 (part)	Appendix 1
Installing fencing: Agreed tree protection measures will be installed and checked, as described in SGN2. <u>Will be completed before any significant site works begin.</u>	Fencing for H1	Tree protection plan, SGN2 <i>Fencing protected trees</i>
Pollution control near retained trees: Any pollution control measures identified during risk assessment will be installed as described in SGN4. <u>Will be completed before any potential pollutants arrive on site.</u>	All trees	SGN4 <i>Pollution control</i>
Regular arboricultural supervision: Provision will be made to carry out and record agreed arboricultural supervision, as described in SGN1.	All trees	SGN1 <i>Monitoring tree protection</i>
Removing tree protection: <u>Protection can only be removed when there is no risk of damage to retained trees, as described in SGN1.</u>	All trees	SGN1 <i>Monitoring tree protection</i>

In summary, the following SGNs are relevant to this site and, in addition to being enclosed with this letter, they can also be accessed through the links below and the QR Code links in Appendix 2.

- SGN1 *Monitoring tree protection* (<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn01?stage=Stage>)
- SGN2 *Fencing protected trees* (<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn02?stage=Stage>)
- SGN4 *Pollution control* (<https://www.barrelltreecare.co.uk/resources/technical-guidance/sgn04?stage=Stage>)

The operations summarised in the above table, and supplemented by the more detailed explanations set out in the SGNs and the rest of this document, form the arboricultural method statement for this site. The Site Manager will ensure that its details and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents will be available on site. All personnel who could have an impact on trees will be briefed on the specific tree protection requirements as part of the site induction procedures. This requirement will be written into the site management documentation.

In summary, I believe the information and protection proposals within this letter are sufficient to safeguard the important trees on and near this site, and this is a proportionate way of dealing with the tree issues.

Please contact me if you need further clarification on any of these points.

Yours sincerely

Alex Needs BA(Hons) MICFor MArborA

- Enclosures:**
- Plan BT1
 - SGN1 *Monitoring tree protection*
 - SGN2 *Fencing protected trees*
 - SGN4 *Pollution control*

Appendix 1: Tree schedule and explanatory notes

NOTE: Colour annotation is A & B trees with green background; C & U trees with blue background; trees to be removed in red text.

Tree No	Species	Height (m)	Diameter (cm) @ 1.5m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
H1	Laurel	3	10	Maturing	-	C	Boundary hedgerow	Fell for development (part)	1.2	5
H2	Leyland cypress	6	30	Maturing	-	C	Boundary hedgerow, topped at 4m	Fell for development (part)	3.6	41

Appendix 1: Tree schedule and explanatory notes

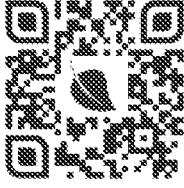
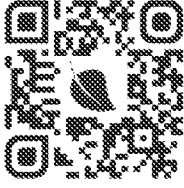
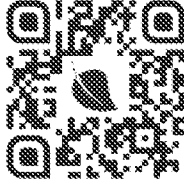
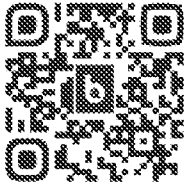
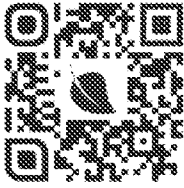
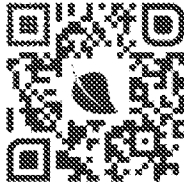
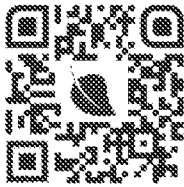
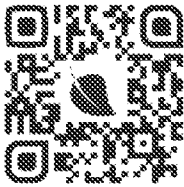
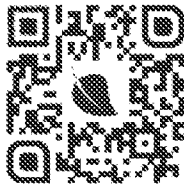
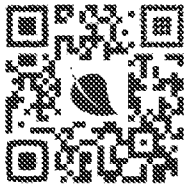
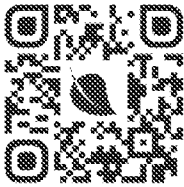
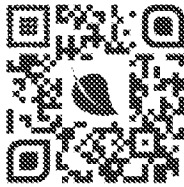
Explanatory Notes

- **Abbreviations:**
H : Hedge
- **Botanical tree names:**
Laurel : *Prunus laurocerasus*
Leyland cypress : *X Cuprocyparis leylandii*
- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Crown spreads:** Crown spread dimensions are not listed in the tree schedule because they are illustrated on the land survey base to all the plans in this document. Where crown spreads of significant trees on site are found to deviate from those shown on the provided land survey, we have noted it in the text of the report and annotated it on our plans.
- **Dimensions:** All dimensions are estimated unless annotated with a “*”.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured and recorded in 2.5cm increments as advised in BS 5837 Table D1. It is measured with a diameter tape unless access is restricted, direct measurement is not possible because of ivy on the trunk or the tree is assessed as low quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837.
- **Maturity:** In planning context, maturity provides a simplistic indication of a tree’s ability to cope with change and its potential for further growth. For the purposes of this report, young indicates a potential to significantly increase in size and a high ability to cope with change, maturing indicates some potential to increase in size and a medium ability to cope with change, and mature indicates little potential to increase in size and limited ability to cope with change.
- **Low branches:** Any low branches that would not be feasible for removal during normal management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees and less than 10 years for U trees, so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category 1 unless otherwise stated.
- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and only intended to address significant hazards identified during that inspection. The following points should also be considered before carrying out any works:
 1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.
 2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website www.trees.org.uk.

Appendix 1: Tree schedule and explanatory notes

3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
 4. **Stumps:** Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.
- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

Appendix 2: QR Codes for SGNs (Scan with reader to download)

		
<i>SGN1 Monitoring tree protection</i>	<i>SGN2 Fencing protected trees</i>	<i>SGN3 Ground protection</i>
		
<i>SGN4 Pollution control</i>	<i>SGN5 Site cranes & piling rigs</i>	<i>SGN6 Height restrictions</i>
		
<i>SGN7 Excavating in RPAs</i>	<i>SGN8 Removing surfacing and structures in RPAs</i>	<i>SGN9 Installing/upgrading surfacing in RPAs</i>
		
<i>SGN10 Installing structures in RPAs</i>	<i>SGN11 Installing services in RPAs</i>	<i>SGN12 Landscaping in RPAs</i>