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Arboricultural Implications Report

Proposed development at

Land West of Lymington Bottom Road

Medstead

March 2024

Ref. SJA air 23231-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent no alteration to the main arboricultural features of the site, to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. As no trees are to be pruned, and none of the proposed dwellings will be within 2m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

S4. The incursion into the Root Protection Area of the hawthorn no. 18 is minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development protects all trees which contribute to the distinctive character of the district's landscape and biodiversity, it complies with Policies C20 and C21 of the adopted East Hampshire District Council Local Plan: Joint Core Strategy (June 2014).

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Bewley Homes PLC to visit Land West of Lymington Bottom Road, Medstead, and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a full planning application to be submitted to East Hampshire District Council ("the LPA") and complies with local validation requirements

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it "should not be quoted as if it were a specification[1]"; it is a set of recommendations intended to "assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction[2]". It doesn't form part of planning policy; and it is neither mentioned nor referenced in Policies CP20 or CP21 of the East Hampshire District Council Local Plan: Joint Core Strategy (June 2014) or the accompanying text, but it is a material consideration to which weight is likely to be given.

[1] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. *The British Standards Institution*.

[2] Ibid*., p*.1, Introduction.

1.2.3. The proposed development comprises the erection of 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Finn Cullerne of SJAtrees on Friday 26th May 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is 2.1ha in size and is located to the west of Lymington Bottom Road, Medstead, as shown in ***Figure 1***. The boundaries are defined by existing dwellings and private gardens to the north, east and south and arable land to the west. A mature hedgerow defines the southern boundary and intermittent mature trees line the northern, western and eastern boundaries.

Figure 1: Site location shown on Google Earth image

1.4.2. The site is on ground that drops from west to east and currently comprises a detached dwelling with associated hard and soft landscaping, and an open field (historically arable land, but now used as amenity grassland)

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of Clay-with-flints Formation (clay, silt, sand and gravel) above a bedrock of Seaford Chalk Formation.

1.5.2. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that the soil is unlikely to be susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as ‘Ancient’. Ancient woodland is defined as “any area that’s been wooded continuously since at least 1600 AD” and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework ('NPPF')[3] sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that "**Plans and decisions should apply a presumption in favour of sustainable development.**"

2.1.3.In paragraph 135, within Section 12 "Achieving well-designed and beautiful places" the NPPF states: "**Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

[3] The National Planning Policy Framework (NPPF) (December 2023). Department for Levelling Up, Housing & Communities

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.1.4. Paragraph 136 in this section states: "**Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.**"

2.1.5.The section titled "Meeting the challenge of climate change, flooding and coastal change" states at paragraph 158: "**Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."**

2.1.6. In paragraph 180, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[…] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.1.7. In paragraph 186, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists…."

2.2. Local policy context

2.2.1. Local planning policies are contained in the adopted East Hampshire District Council Local Plan: Joint Core Strategy (June 2014).

2.2.2. The relevant section of Policy C20 'Landscape' of the core strategy states, *inter alia*:

"The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:[...]

d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils,

rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas; […]"

2.2.3. The relevant section of Policy C21 'Biodiversity' of the core strategy states, inter alia:

"Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment.

New development will be required to: […]

b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites […]"

2.3. Neighbourhood policy context

2.3.1. The Medstead and Four Marks Neighbourhood Plan 2015-2028 (January 2016) states at Policy 10 'Green Infrastructure and Biodiversity':

"The retention of existing green infrastructure, corridors, ponds and other wildlife habitats; and the connection of wildlife habitats in the settlements to those in the countryside will be supported."

2.4. Tree survey and baseline information

2.4.1. We surveyed individual trees with trunk diameters of 75mm and above[4], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[5] growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.4.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The

[4] BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

[5] Ibid., 4.4.2.7

numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.4.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally[6]. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.4.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.4.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.5. Tree constraints

2.5.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

- whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';[7]
- which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help

[6] Ibid., 4.4.2.3

[7] The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

- which trees contribute to the distinctive character of the district's landscape, such that their removal would be contrary to local planning policies: specifically, Policies CP20 & CP21 of the East Hampshire District Council Local Plan, as set out above; and
- our assessment of the tree's quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

2.5.2. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

2.5.3. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.5.4. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature "**need not necessarily be a significant constraint on the site's potential**"[8].

2.5.5. Moreover, BS 5837 states that "**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal**"[9].

[8] BS 5837, 4.5.10.

[9] Ibid., 5.1.1.

2.5.6. The ‘Root Protection Areas’ (RPAs)[10] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

2.5.7. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents’ prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or “shading arc” from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day[11].

2.5.8. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

2.5.9. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

a). avoidance of unacceptable root damage;

b). avoidance of the necessity for unacceptable pruning works; and

c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

[10] Ibid., paragraph 3.7. “The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.”

[11] Ibid., paragraph 5.2.2 Note 1.

2.5.10. The TCP was then used to inform the siting of the proposed dwellings and areas of hard surfacing, about both of which we were consulted on several occasions during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

2.6. Arboricultural impact assessment and tree protection plan

2.6.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 3.** This is based on the proposed site layout by Boyer, drawing no. SL-01-21.2039 Rev Z.

2.6.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

2.6.3. The TPP also shows how trees to be retained will be protected from damage during demolition and construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.6.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.6.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

2.6.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in ***Table 1*** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts[12]

[12] Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 35 individual trees, six groups of trees and two hedges growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.2, local planning policies require the retention of trees that contribute to the "**distinctive character of the landscape**." The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- Beech no. 1, which is readily visible from the surrounding fields and Lymington Bottom Road;
- the significant components (trees nos. 11-14) of the west boundary; and
- the mature oaks (nos. 29 and 37), which are visible from Lymington Bottom Road.

3.2.2. None of the existing trees have been assessed as category 'U'

3.2.3. There are no category 'A' trees, but there are nine category 'B' specimens. The remaining 26 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.4. Of the groups of trees and hedges, one (G1) has been assessed as category 'A', two as category 'B', and the remaining five as category 'C'.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, 11 individual trees and one group of trees are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained. In addition, two groups of trees are to be partially removed.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at ***Table 2*** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
9	Weeping willow	4.5m	135mm	Young	C (1)
10	Silver birch	14m	350mm	Semi-mature	C (12)
15	Lawson Cypress Ellwoodii	5m	5 stems @ 100mm est.	Semi-mature	C (1)
26	English oak	4.5m	180mm	Young	C (1)
27	Beech	6m	180mm	Young	C (1)
30	Apple	1.5m	2 stems @ 75mm	Young	C (1)
32	Weeping willow	4.5m	135mm	Young	C (1)
33-36	Apple	5m	#T33 355mm #T34 240mm #T35 340mm #T36 160mm	Semi-mature	C (1)
G4	Various (partially removed)	5m	Max 300mm Avg 150mm	Various	C (1)
G5	Various (partially removed)	5m	Max 175mm Avg 120mm	Various	C (1)
G6	Various	5m	Max 300mm Avg 150mm	Various	C (1)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. As there are no ancient or veteran trees on site, none will be removed.

4.2.3. None of the trees to be removed are mature specimens of species of large size: all the trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequestrate and store carbon[13]. Accordingly, the removal of no large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.4. Five of the trees to be removed are young specimens, which BS 5837 states "**need not necessarily be a significant constraint on the site's potential**".

4.2.5. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above).

4.2.6. All eleven individual trees and groups of trees to be removed are assessed as category 'C' trees: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.7. Furthermore, the proposals incorporate considerable replacement tree planting. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

4.2.8. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of

[13] Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. Nature, volume 507.

the trees and groups identified for removal will represent no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. None of trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 2m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed parking bay and turning head in the south-west corner of the site, including a reasonable off-set for construction space, encroach within the RPA of hawthorn no. 18 by total of 2.1m^2 or 1.5% of its RPA.

6.2. Assessment

6.2.1. The incursion by the proposed hard surfacing into the RPA of the hawthorn no. 18 will require some degree of excavation. A 500mm offset has been applied to the kerb edge to take account of any over dig or kerb installation.

6.2.2. To minimise the impact on this specimen, excavation within these of its RPA will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPA is avoided, and any roots encountered can be treated appropriately.

6.2.3. Studies have shown that typically as much as 90% of tree root length occurs in the upper metre of the soil[14] and so it is highly unlikely that this incursion into the RPA will result in all the roots in this area being severed. For example, as only the upper 400mm of the upper metre of soil will be removed, the 1.5% incursion into the RPA of the hawthorn may result in a reduction of only 0.6% of roots within the RPA.

6.2.4. As a species Hawthorn has been identified as moderate at tolerating root pruning and disturbance[15]. As this specimen is of average physiological condition, there is no reason to suggest that it will not be able to tolerate the cutting of roots within this small section of its RPA.

6.2.5. The area lost to encroachment can be compensated for in the areas to the east and west of the tree, where there are extensive areas of soft landscaping suitable for root growth, contiguous to the RPA. There is likely to already be significant rooting

[14] Roberts J., Jackson N., & Smith M. (2006). Tree Roots in the Built Environment. TSO.

[15] MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

within these areas, and as it is to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that it will not be able to tolerate the cutting of roots within this small section of its RPAs or that it will not remain viable.

6.2.6. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 3**.

6.2.7. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. In none of the proposed new dwellings or apartments does the fenestration of their main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns[16] of which they are situated; that is, where proposed dwellings or apartments are sited in an arc between the north-west and the east of retained trees and are closer to them than the current heights of these specimens.

7.2. Assessment

7.2.1. Our assessment of the shading cast by the retained trees on the proposed dwellings highlights that the southern flank wall of Plot no. 48 is marginally within the shadow patterns of the retained trees nos. 19 and 20. The shading will have no impact on the internal rooms as there are no windows in the flank wall. Furthermore, the east and west elevations will be unshaded by trees, so they will benefit from unimpeded sunlight and daylight penetration throughout the year.

7.2.2. The west elevation of Plot no. 22 is also marginally within the shadow pattern of Scots pine no. 13; however, the east facing elevation is unshaded by trees, so the property will benefit from morning sunlight throughout the year. As a species, Scots pine has an open canopy that allows dappled light to pass through, so the frontage is unlikely to be shaded to an extent that this will detract from the use or enjoyment of the property by incoming occupiers

7.2.3. Our assessment concludes that none of the proposed dwellings or private gardens will be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

[16] BS 5837, 5.2.2, Note 1: “An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day.”

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category ‘A’ or ‘B’ trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent no alteration to the main arboricultural features of the site, to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. As no trees are to be pruned, and none of the proposed dwellings will be within 2m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

8.1.3. The incursion into the Root Protection Area of the hawthorn no. 18 is minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

8.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

8.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 131 of the NPPF states *(italics added for emphasis)*: "**Planning policies and decisions should ensure… that existing trees are retained *wherever possible***"; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with Paragraph 131 of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development protects all trees which contribute to the distinctive character of the district's landscape and biodiversity, it complies with Policies C20 and C21 of the adopted East Hampshire District Council Local Plan: Joint Core Strategy (June 2014).

8.4. Compliance with neighbourhood planning policy

8.4.1. As the proposed development retains the existing trees that contribute to green infrastructure and green corridors, it complies with Policy 10 of the made Medstead and Four Marks Neighbourhood Plan 2015-2028 (January 2016).

8.5. Conclusion

8.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A1.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within

the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A1.4. Ground preparation and demolition

A1.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A1.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

A1.5. Tree protection fencing

A1.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in ***Figure 2*** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A1.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A1.6. Manual excavation within RPAs

A1.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A1.7. Proposed hard surfaces within RPAs

A1.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 2

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
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Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA) (Operations)

Preliminary Tree Survey Schedule

Lymington Bottom Road, South Medstead

May 2023

SJA Ref: 23231-01

Tree Survey Schedule: Explanatory Notes

Lymington Bottom Road, South Medstead

This schedule is based on a tree inspection undertaken by Finn Cullerne of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Friday 26th May 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.
Given in sequential order, commencing at "1". .

2. Species.
'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.
Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.
The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.
Height above ground and direction of growth of first significant live branch.

7. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.
Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.
Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.
Mature: Apical dominance lost, tree close to ultimate height.
Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.
Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

12. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
(1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Lymington Bottom Road, South Medstead

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	Beech	25m	600mm est. 750mm est.	N 10m NE 4m E 8m S 9.9m SW 11.8m W 11.5m	3m	S 0.5m W 1m	Mature	Below average	Indifferent	Off-site tree; no access to trunk, estimated from 8m; twin-stemmed from 3m with acute union with evidence of included bark union, crack extending to ground level, no visibility of N union side; minor deadwood development and tip dieback noted indicative of physiological stress or senescence; co-dominant canopy. Main arboricultural feature of site, readily visible from across fields in all directions; screened in views from Lymington Bottom Road by adjacent beech and dwellings to E; of medium-term potential.	B (2)
2-4	English oak	#T2 0.5m #T3 2m #T4 1.5m	#T2 30mm #T3 50mm #T4 30mm	1m	0.5m	0.5m	Young	Average	Moderate	Off-site trees; oak saplings just beyond property boundary; of moderate quality but limited value due to age and size.	C (1)
5	English oak	5m	200mm est.	4.5m	1m	0.5m	Semi-mature	Average	Good	Off-site tree; no access so all measurements estimated; free from significant observable defects, of high quality but limited value due to young age and small size.	C (1)
6-8	Silver birch	12.5m	#T6 325mm est. #T7 220mm #T8 325mm	N 4m E 5.5m SE 5.1m S 4.8m W 3m NW 2m	1m	0.5m	Semi-mature	Average	Moderate	Off-site trees no access so all off-site measurements estimated; generally of moderate quality; readily visible in immediate locality, but replaceable and of limited prominence.	C (12)
9	Weeping willow	4.5m	135mm	NE 2m SE 2.5m SW 3m NW 2m	1.5m	1m	Young	Below average	Indifferent	Young tree with stem diameter below 150mm.	C (1)
10	Silver birch	14m	350mm	N 3.4m E 2.4m S 3.6m W 4m	2m	1m	Semi-mature	Average	Moderate	Of moderate quality with no significant defects observed; small specimen locally visible but of limited prominence; screened in views from public vantage points.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
11	Ash	16m	790mm ivy	N 8.7m E 9m S 8.5m NW 9.1m	2.5m	W2m	Mature	Below average	Moderate	Off-site tree; heavily ivy-covered impeding full visual inspection of base and trunk; multi-stemmed from 3m with unions obscured from view; main unions appear tensile; squat, spreading canopy; area of deadwood in upper central canopy; incipient signs of infection with ash dieback but not well progressed with vigorous canopy; significant component of the group in which it stands; readily visible from fields to N, E and W.	B (2)
12	Scots pine	13m	530mm	NE 4.9m SE 4.5m SW 5m NW 4m	4m	4m	Mature	Average	Moderate	Off-site tree; single upright trunk; no observable significant defects; squat canopy; inessential component of the group in which it stands.	C (123)
13	Scots pine	21m	795mm	NE 7m SE 6m SW 6m NW 5.4m	5m	3.5m	Mature	Average	Indifferent	Off-site tree; twin-stemmed from 6m with tensile union; nest present in canopy; storm damage noted in upper canopy up to 100mmm diameter; two fallen limbs hung up in canopy; dominant canopied specimen; significant component of the group in which it stands.	B (2)
14	Sycamore	10m	424mm est. 375mm est.	NE 5.2m SE 6.5m SW 5m NW 5m	0.5m	2.5m	Semi-mature	Average	Moderate	Off-site tree; twin-stemmed from ground level with tensile union; squat canopy; inessential component of the group in which it stands.	C (12)
15	Lawson Cypress Ellwoodii	5m	5 stems @ 100mm est.	2m	0m	0m	Semi-mature	Average	Indifferent	Semi-mature specimen with small, narrow canopy; detracts from wider broadleaved character of site.	C (1)
16	Ash	11m	350mm est.	NE 5.2m SE 4.8m SW 4.5m NW 6m	3m	2.5m	Semi-mature	Below average	Moderate	No access so all off-site measurements estimated; small, canopy; inessential component of the group in which it stands; incipient signs of ash dieback.	C (23)
17	Hawthorn	5m	185mm 2 stems @ 160mm	NE 1.5m SE 4m SW 2m NW 4m	0m	0.5m	Semi-mature	Average	Indifferent	Hedgerow hawthorn; of limited arboricultural quality or value.	C (3)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
18	Hawthorn	9m	415mm 360mm 315mm	N 6.7m E 3.9m S 5.4m W 5.7m	1m	2.5m	Mature	Below average	Indifferent	No significant defects observed at base with no basal cavities or evidence of trunk hollowing; no fungal activity or epiphytes present; triple-stemmed between 0.5 and 1.5m; W stem poorly attached with acute union with evidence of included bark union; central union tensile; short, squat canopy; reduced annual extension growth with minor deadwood development; tip die back noted in E canopy; no signs of canopy retrenchment. Of limited landscape value, locally notable specimen.	C (23)
19	English oak	11m	300mm ivy est.	NE 1m SE 6m SW 6.5m NW 2m	2m	3.5m	Semi-mature	Average	Indifferent	Off-site tree; small, heavily suppressed oak; inessential component of the group in which it stands.	C (1)
20	Sycamore	11m	440mm	N 5.5m E 6m S 5m SW 2m W 5.4m	2m	3m	Semi-mature	Average	Moderate	Heavily ivy-covered; twin-stemmed from 2m with acute union, obscured by ivy; of no more than moderate quality; small specimen of limited landscape impact.	C (12)
21-24	English oak	16m	#T21 560mm #T22 420mm #T23 380mm #T24 500mm ivy est.	7m	3m	3m	Various	Average	Indifferent	Off-site trees; linear row of oaks growing within hedgerow adjacent to farm access track; individuals of variable quality; early mature and semi-mature trees that collectively form a significant feature; visible from Lymington Bottom Road and the private gravel access to the east of the site boundary.	B (2)
25	Silver birch	14m	2 stems @ 300mm est.	6m	1m	0.5m	Semi-mature	Below average	Moderate	Off-site tree; no access so all measurements estimated; sparse upper canopy; of no more than mod quality.	C (1)
26	English oak	4.5m	180mm	3m	1m	0.5m	Young	Average	Good	Young tree with stem diameter below 150mm; replicable.	C (1)
27	Beech	6m	180mm	3m	1m	0.5m	Young	Average	Good	Young tree with stem diameter below 150mm; replicable.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
29	English oak	16.5m	695mm	N 8.6m E 8.5m S 7m SW 9.1m W 8.4m NW 6.8m	4m	0.5m	Mature	Below average	Moderate	No significant defects observed at the base; single upright trunk to 5m where it becomes twin-stemmed with tensile union; epicormic response in inner canopy; above average deadwood noted; foliar density and annual extension growth appear normal; dominant canopy forming a significant feature along the east site boundary; readily visible from fields to W; upper canopy visible from Lymington Bottom Road.	B (12)
30	Apple	1.5m	2 stems @ 75mm	2m	0.5m	0.5m	Young	Average	Indifferent	Young tree with stem diameter below 150mm.	C (1)
32	Weeping willow	4.5m	135mm	NE 2m SE 2.5m SW 3m NW 2m	1.5m	1m	Young	Below average	Indifferent	Young tree with stem diameter below 150mm.	C (1)
33-36	Apple	5m	#T33 355mm #T34 240mm #T35 340mm #T36 160mm	5m	1.5m	1.5m	Semi-mature	Average	Indifferent	Row of four fruit trees within residential garden; of low quality and value.	C (1)
37	English oak	17m	2 stems @ 830mm ivy est.	N 8m E 9m S 10m W 10m	0m	4m	Over-mature	Below average	Indifferent	Off-site tree; heavily ivy-covered; twin-stemmed from ground level; above average deadwood; progressed tip dieback and clear reduced physiological condition; dominant canopy, readily visible from Lymington Bottom Road; of moderate landscape value but of medium term potential only.	B (2)
G1	Various	15m	Avg 1000mm	10m	1m	1m	Various	Average	Moderate	Off-site group of trees; comprised of two large dominant beech, a semi-mature horse chestnut with understorey of holly, hazel and coarse vegetation; individuals of variable quality; of high landscape value, most prominent arboricultural feature of the site.	A (2)
G2	Various	15m	Avg 400mm est.	6m	3m	3m	Semi-mature	Average	Moderate	Off-site group of trees; linear row of trees along commercial property boundary to N; no access and surveyed in long range views; comprised of mature standards of Scots pine and ash with understorey of laurel and hawthorn hedge; forms N site tree line; of screening value.	B (12)
G3	Various	Max 21m Avg 7m	Max 795mm Avg 200mm	5m	0m	0m	Various	Average	Moderate	West boundary hedgerow comprised of hawthorn, ash, honey suckle; ivy; privet; bramble, blackthorn with standards of ash, sycamore and Scots pine; of moderate quality; of screening value; forms W boundary tree line.	B (23)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G6	Various	5m	Max 300mm Avg 150mm	3m	1m	1m	Various	Average	Moderate	Collection of ornamentals and fruit trees typical of residential garden planting; cockspur thorn, copper beech, cherry, maples, laurel and conifer hedge, hawthorn and ornamental shrub beds.	C (1)
G5	Various	5m	Max 175mm Avg 120mm	3m	1m	1m	Various	Average	Moderate	Collection of ornamentals, hedges and shrub beds growing on the periphery of the residential garden; hedges of screening value; unremarkable trees and shrubs of very limited arboricultural merit.	C (1)
G6	Various	5m	Max 300mm Avg 150mm	3m	1m	1m	Various	Average	Moderate	Collection of ornamentals and fruit trees typical of residential garden planting; cockspur thorn, copper beech, cherry, maples, laurel and conifer hedge, hawthorn and ornamental shrub beds.	C (1)
H2	Hawthorn	3.5m	Avg 90mm	2m	0m	0m	Semi-mature	Average	Indifferent	Semi-mature field boundary hedge; comprised of mainly hawthorn with blackthorn, ash and elder; scattered standards of oaks and a sycamore in E end; of screening value but limited landscape impact.	C (23)
H3	Various	Max 4m Avg 3m	Avg 100mm	1.5m	0m	0m	Semi-mature	Average	Indifferent	Series of ornamental hedges along rear gardens of properties of Lymington bottom road; species include beech; rhododendron, elder and leylandii.	C (1)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	*Species*	*RPA*	*RPA Radius*
1	Beech	417.3m²	11.5m
2-4	English oak	2.5m² 2.5m² 2.5m²	0.9m 0.9m 0.9m
5	English oak	18.1m²	2.4m
6-8	Silver birch	47.8m² 21.9m² 47.8m²	3.9m 2.6m 3.9m
9	Weeping willow	8.2m²	1.6m
10	Silver birch	55.4m²	4.2m
11	Ash	282.3m²	9.5m
12	Scots pine	127.1m²	6.4m
13	Scots pine	285.9m²	9.5m
14	Sycamore	144.9m²	6.8m
15	Lawson Cypress Ellwoodii	22.6m²	2.7m
16	Ash	55.4m²	4.2m
17	Hawthorn	38.6m²	3.5m
18	Hawthorn	181.4m²	7.6m
19	English oak	40.7m²	3.6m
20	Sycamore	87.6m²	5.3m
21-24	English oak	141.9m² 79.8m² 65.3m² 113.1m²	6.7m 5.0m 4.6m 6.0m
25	Silver birch	81.4m²	5.1m
26	English oak	14.7m²	2.2m
27	Beech	14.7m²	2.2m
29	English oak	218.5m²	8.3m
30	Apple	5.1m²	1.3m
32	Weeping willow	8.2m²	1.6m
33-36	Apple	57.0m² 26.1m² 52.3m² 11.6m²	4.3m 2.9m 4.1m 1.9m
37	English oak	623.3m²	14.1m
G1	Various	452.4m²	12.0m
G2	Various	72.4m²	4.8m
G3	Various	285.9m²	9.5m
G4	Various	43.5m²	3.7m
G6	Various	40.7m²	3.6m
H2	Hawthorn	3.7m²	1.1m
H3	Various	4.5m²	1.2m

APPENDIX 3

Tree Protection Plan

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	11
Groups of trees/hedgerows to be removed	1
Groups of trees/hedgerows to be partially removed	2
TPO trees to be removed	0
Trees to be pruned	0
Trees where manual excavation needed within RPAs	1
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

Trees to be Removed

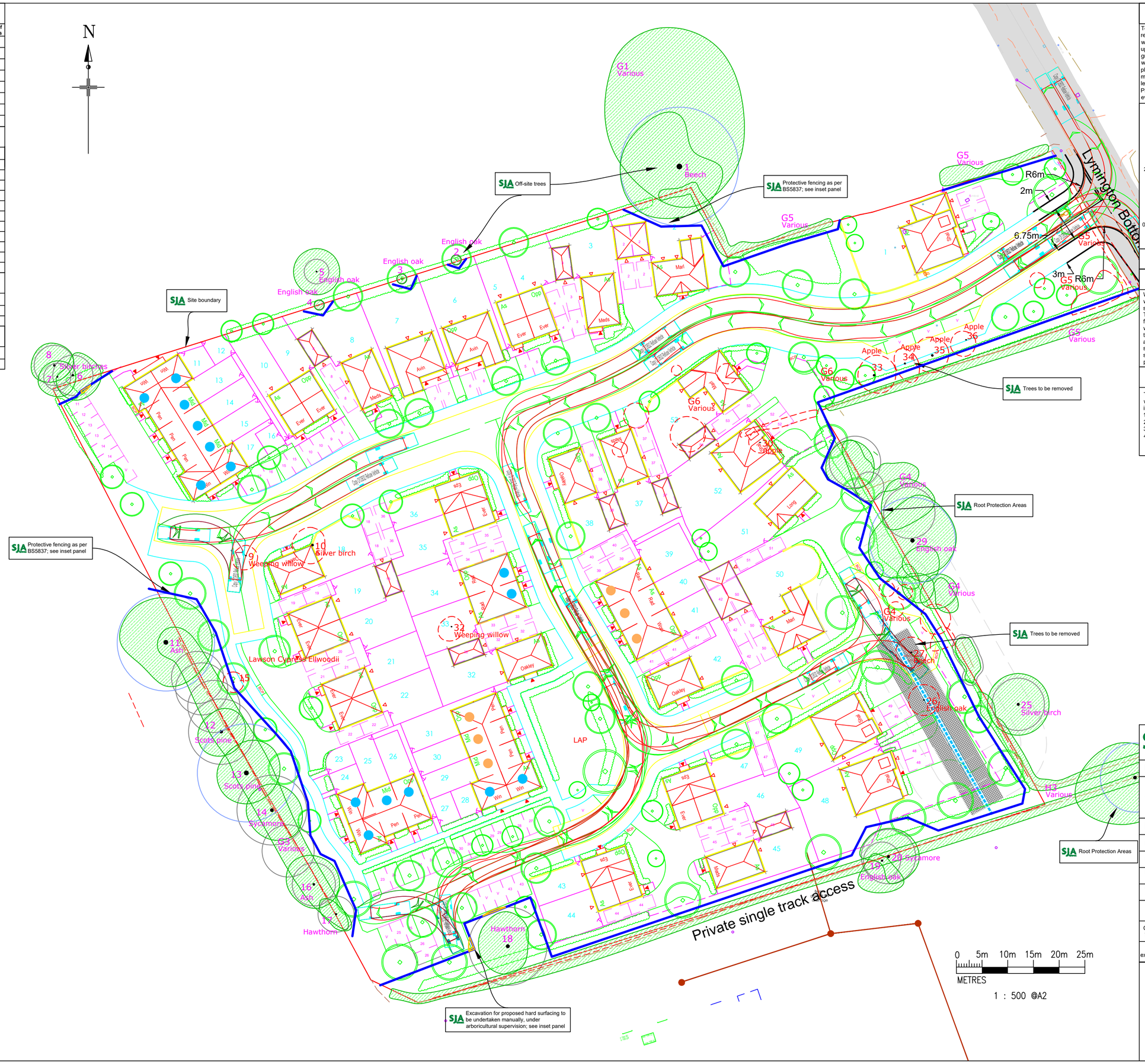
No	Species	Category
9	Weeping willow	C (1)
10	Silver birch	C (1)
15	Lawson cypress	C (1)
26	English oak	C (1)
27	Beech	C (1)
30	Apple	C (1)
32	Weeping willow	C (1)
33-36	Apple	C (1)
G4	Various (partially removed)	C (1)
G5	Various (partially removed)	C (1)
G6	Various	C (1)

Total numbers of trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	0
C	11	U	0

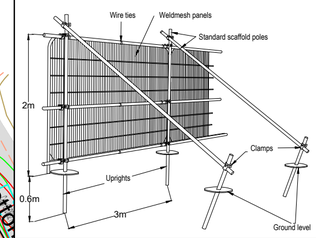
Trees that require manual excavation within RPAs

No.	Species	Type of structure
18	Hawthorn	Proposed hard surface (1.5% of RPA)



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

1. Location of protective fencing.
2. Lifting/excavation of existing hard surfaces.
3. Excavation/demolition of existing foundations.
4. All excavations, whether for proposed foundations, hard surfacing, or underground services.

SJA trees — ARBORICULTURAL PLANNING CONSULTANTS

Project:	Lymington Bottom Road, South Medstead		
Client:	BEWLEY HOMES		
Drawing:	TREE PROTECTION PLAN		
Drawing No:	SJA TPP 23231-041	Revision No:	
Based On:	SL-01 21.2039 Rev Z		
Drawn By: FJC	Date: Feb 2024	Scale: 1:500 @ A2	
Checked by: FPS	Tel:(01737) 813058	sja@sjatrees.co.uk	
Tree nos.: ● 1	Canopies of trees to be retained:	Trees to be removed: ● 15	
Category 'A' RPA:	Category 'B' RPA:	Category 'C' RPA:	
Manual excavation:	Protective fencing:		