



ARBORICULTURAL METHOD STATEMENT
&
TREE SURVEY

THE QUEENS HOTEL, SELBORNE

Prepared by Partridge Associates
on behalf of
Derek Warwick Developments Ltd.

DATE APPROVED BY COUNCIL:.....
(This report is not to be used on site until it has been approved by the Council. The date of the approval letter must be inserted above.)

TO BE READ IN CONJUNCTION WITH DRAWING: 2247/1C

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1.0 INTRODUCTION

This Report has been prepared to support the revised planning application submitted by Savilles in respect of the redevelopment of The Queens Hotel, Selbourne.

The application seeks to convert the existing Queens building and barn, provide a new residential building and new holiday accommodation, with associated parking and access.

This study is required by the Planning Authority to address any impacts that might arise from the application on existing trees on or near to the property and is based upon the requirements set out in BS 5837: 2012 'Trees in Relation to Design, Demolition & Construction' and the National Joint Utilities Group (NJUG) Volume 4, Issue 2 (16 November 2007) Guidelines for the Planning, Installation & Maintenance of Utility Apparatus in Proximity to Trees.

The original visit to this site was made in June 2015 when a previous proposal for the redevelopment of a larger part of the site was under consideration and at that time an assessment was made of the trees on the site. Details of these trees, as relevant to this application, are given in Appendix 1 at the rear of this Report and it should be noted that whilst no trees on the site are protected by Tree Preservation Order, the site is part of a Conservation Area. No works may therefore be carried out to any trees without the prior permission of the Planning Authority, in the case the South Downs National Park Authority. It should also be noted that tree works approved by the Council have been carried out since the date of the original visit to site and reports. As a result of these works a number of trees have been removed from the site or pruned to reduce their size. These changes are indicated on the drawings. In addition, some new tree planting has also been carried out and this is also indicated on the drawings. This report and the drawings have therefore been updated to reflect the changes since the previous application.

Root Protection Areas for the trees, the alignment of protective fencing and other protective measures are shown on Tree Protection Plan 2247/1C, also in the Appendix.

The potential impacts of the proposed development are discussed in Section 3.0 and in Section 4.0 we have set out the Method Statement to address the ways in which the potential impacts may be minimised on site.

This Report is to be displayed in the site offices whilst the works proceed.

Our discussion and conclusions are presented in Sections 5.0.

It should be noted that the tree survey reflects the health and condition of the trees on the site at the time at which the survey was carried out. Periodic inspections should be carried out to ensure that any changes to the condition of trees are noted and appropriate action taken. Note that any future tree works will first need to be approved by the Council by way of a Tree Work Application.

2.0 PHASING SUMMARY

In this section we have summarised the key stages in the construction programme where tree protection measures are required and have listed the phasing in which key activities are to take place.

	PRE-COMMENCEMENT ACTIVITIES (to be carried out in order below)	SITE AGENT TO SIGN WHEN COMPLETED
1	Mark trees for removal	
2	Set out and install Phase 1 protective fencing (to BS5837:2012, Figure 2 & 3, p20 & 21) and temporary surface protection on alignments shown on drawing.	
3	Site Agent/Manager and Tree Officer to meet on site to agree Item 1 & 2, details of any works to trees and to confirm details of new services including service runs, manhole & soakaway positions.	
4	Carry out agreed tree works	
	SITE CLEARANCE & CONSTRUCTION	
5	Site clearance may now start on site.	
6	Once clearance works are completed construction may begin.	
7	Seek agreement from Tree Officer prior to any excavation within the root protection area of trees.	
8	Seek agreement from Tree Officer prior to any access into the areas of protective fencing.	
	AFTER CONSTRUCTION OF MAIN BUILDING WORKS	
9	Only once the building construction work has been completed can the protective fencing be adjusted to the Phase 2 alignment to allow the removal of redundant	

	hard surfaces and for construction of the new access through the tree line to the new parking area.	
10	Site Agent/Manager and Tree Officer to meet on site to agree Item 9, prior to work commencing on these areas.	

3.0 IMPACT ASSESSMENT & MITIGATION

In general terms, the proposed development involves limited demolition followed by construction work in the hotel, the barn to its rear and the new residential and holiday buildings, the removal of hard surfaces and the construction of new parking areas. Note that part of the proposed parking and access is on the same footprint as the existing parking whilst the remainder is located in the rear lawn area and accessed through the tree belt.

Site accommodation may be provided in temporary ‘portakabin’ type buildings, with storage areas in a secure, fenced compound area as indicated on the drawing. New services will also be provided to the building, linking to the existing services along the High Street. There will be no new services to the rear of the building that might otherwise impact on the retained tree belt.

The table below sets out the potential impacts of these proposals and the methods by which these may be minimised.

	IMPACT	MITIGATION
3.1	Site Clearance	
	During the course of the clearance of the existing site, trees on or adjacent to the site and their roots, may be affected by machinery, either through direct contact or compaction of the root zone.	Root protection areas and trees to be protected by protective fencing, installed where possible to the distances set out in BS5837:2012. Support method shown can be modified along hedge line to Heras panel on standard rubber/concrete feet).
	The burning of material generated during clearance may damage nearby trees.	No burning to be carried out on site - all arisings to be removed to licensed tip.
	The removal of hard surfaces within the root protection area may lead to harmful effects if roots are severed or left exposed for any length of time, particularly during hot spells.	When hard surfaces are removed, any roots that become exposed are to be covered immediately, either with topsoil where the ground will be planted/turfed, or with base course material if to be a hard surfaced area. Once the hard surfaces are removed the area is not to be trafficked until the new surface is laid (or levels made up with topsoil if planted area). Protective fence

		<p>to be aligned along the edge of the planted/turved area to protect roots from compaction.</p> <p>Where hard surfaces require removal from outside the protection zones of trees, this work may be carried out with heavier machinery but any roots encountered greater than 25mm dia. are to be left intact</p>
3.2	Construction	
	During site set up a site compound, including site huts, WC's, services, materials storage, mixing areas and parking, may be provided and may impact on trees.	Generally to be located outside tree RPA's, although site hut may be located in RPA subject to height in relation to branches.
	The use of machinery during construction, or of construction traffic generally, may lead to damage to trees, either through direct contact or compaction of the root zone.	Maintain protective fencing and temporary surface protection during the course of the works. No heavy vehicles to be allowed into protection zones.
	Contamination resulting from spillage of materials and temporary storage of construction materials can also have harmful effects.	Materials only to be stored and mixed, divided or separated in designated storage/compound area, as shown on the drawing. This area to be outside the RPA of trees and far enough from them to ensure that there will be no impacts should spillage occur. Mixing only to be carried out on impermeable sheet. All spillage to be cleared up immediately.
	Access to and from the site by heavy vehicles may effect nearby trees, along the driveway, either through direct contact or through ground compaction.	<p>Maintain protective fencing during the course of the works.</p> <p>Large vehicles to be unloaded from the main road.</p>
	The provision of underground services can lead to severance of roots which may harm the tree and could lead to instability.	<p>New services to be routed outside the root protection area (RPA) as shown on the drawing.</p> <p>Where this is not possible, the approval of the LPA to be obtained before any excavations are made, which are then to be carried out by hand and in accordance with the N.J.U Group</p>

		Guidelines (Publication 10, April 1995).
	For unforeseen circumstances, excavations may be required within the root protection areas of trees.	Approval of Planning Authority to be obtained before excavations made. All excavations within the RPA to be carried out by hand and in accordance with the N.J.U Group Guidelines (Publication 10, April 1995).
	Construction of hard surfaces within the root protection areas of trees to be retained may lead to root damage, through severance or compaction.	<p>Where ground within tree RPA is compacted by previous use (e.g. gravel driveway/parking areas), remove compaction by use of Terralift compressed air system across all of affected area.</p> <p>Use a no-dig construction for new hard surfaces within RPA of trees. Edgings to no-dig areas to utilise timber sleepers, pinned securely to the ground (or other equivalent method). Trench foundations for edgings will not be permitted in order that root severance may be minimised.</p> <p>Use a permeable surfacing material to allow gas and water movement.</p>
3.3	Tree Work & Removals	
	Existing trees may require Arboricultural works in during the course of the works and these are to be carried out in accordance with good practice to maintain the health of the tree. In addition, pruning or lifting of lower branches may be required to provide space for construction.	All work to trees to be carried out in accordance with 'BS3998:2010 Recommendations for Tree Work' by qualified Arboriculturalist, holding minimum £500,000.00 third party liability insurance, during an appropriate time of year and outside of the nesting period of birds (ref. Wildlife & Countryside Act 1981).

4.0 METHOD STATEMENT

This Method Statement has been prepared to address the impacts identified in the Section above. The Method Statement should be read along with Tree Protection Plan 2247/1C.

A copy of this Method Statement is to be kept in a prominent position in the site hut and is to be adhered to in all issues related to trees and tree protection. It is the Developers and Contractors responsibility to ensure that the details of this report are known and understood by all site personnel. The Site Manager must brief all personnel and visitors (e.g. delivery vehicles) on specific tree protection requirements. This must be written in to the Site Induction Procedure and any other relevant site management documents.

Appropriate traffic control and protection to pedestrians will be implemented to ensure that there are no Health & Safety issues. Appropriate signage/cones/highway control/health and safety considerations for pedestrians to be provided in such an event.

Where inspections are required by the Local Authority these are detailed below and a check box is provided for the Inspecting Officer of the Council to sign and date. These boxes must be signed before proceeding to the next stage of the works.

4.1 PRIOR TO SITE CLEARANCE WORKS

Prior to any other works on the site the alignment of protective fencing (Phase 1 green dashed alignment as shown on drawing) to be marked out on the ground and a Tree Officer from the Local Authority is then to be invited to site to approve, prior any other work or tree felling.

At this meeting, the Contractor is to have all equipment ready for the removal of the small tarmac area at the rear of the site and if acceptable to the Tree Officer this work can commence during the course of the meeting and will require the alignment of the protective fencing to be temporarily adjusted to its Phase 2 alignment between C-C' and D-D'.

As these areas of tarmac are within RPA's of nearby trees, special care is required during

their removal so as not to damage tree roots. This work is to be carried out as follows:

Working only from the hard surface and working away from the trunks of retained trees, hard surfaces shown hatched on the Tree Protection Plan are to be broken up using hand tools to include a Pneumatic Hammer only where necessary, and based on the use of light weight equipment and machinery. Paving slabs to be lifted by hand. Tarmac surfaces to be removed using a hand held breaker to clear the surface layer only, with all lower layers removed using hand tools only. Careful excavation of hard surfaces is necessary, avoiding damage to the protective bark covering larger roots. Exhumed roots should be wrapped in dry, clean hessian sacking whilst exposed to prevent desiccation and to protect from rapid temperature changes. Overnight exhumed roots should be covered with soil and not left exposed. Prior to backfilling any hessian wrapping should be removed and the excavated soil gently 'tamped' in and around the roots, avoiding compaction of the roots. Area to be topsoiled once all hard surfaces have been removed.

Excavations are not to extend below the formation level of the hard surface being removed, to minimise impact on roots. In the event that significant tree roots are encountered (>25mm dia) then Arboriculturalist to be consulted on procedures to follow. Immediately after excavation, cover the ground with materials appropriate for new surfacing above. Construction of driveways etc. may now commence, with a no-dig porous specification as below.

Also at the meeting agree the works required to all trees to be retained on the site, service runs etc. A written schedule of the agreed works is then to be submitted to and approved by the Planning Authority.

All tree works are then to be carried out by a qualified Arboriculturalist. The work will be done in advance of erecting the protective fencing. However, care will be taken not to damage surrounding vegetation. Wherever possible, tree stumps will be removed, providing that the proximity to adjacent trees will not result in unnecessary harm. Retained trees will not be used as anchorages for equipment used in stump removal. Any tree surgery work will also be actioned at the time of tree removal and site clearance, in accordance with BS3998.

Install protective fencing to agreed Phase 1 (green) alignments.

Protective Fencing

Protective fencing to be a scaffold framework with weldmesh fence attached by wire, in accordance with BS5837: 2012, Fig 2 & 3. Alternatively, subject to LPA approval, 8' x 4' Sterling board or Heras style fencing may be fixed to the scaffold framework, which is to be erected along the green dashed alignments shown on Tree Protection Plan. Protective fencing to be trimmed as necessary around retained trees/branches/walls etc. Arboriculturalist to be in attendance during course of this work to advise on any difficulties encountered. All works to retained trees, as identified on drawing, will be carried out to all appropriate standards and by a fully qualified Arboriculturalist holding minimum £500,000.00 third party liability insurance. The Contractor will be responsible for ensuring that the protective fencing does not damage any existing services on the site, in which case the fencing to be adapted in accordance with BS5837: 2012, Fig 3, whereby the fence may be braced above ground using diagonal scaffold bracing bars either pinned to ground or mounted on concrete/rubber feet.

The fence is not to be moved from the agreed position without approval of LPA. Any damage to the fence is to be repaired immediately. Affix weather-proof signs every 5.0m along the length of the fence, with text as below:

<p style="text-align: center;">TREE PROTECTION ZONE</p> <p style="text-align: center;">DO NOT MOVE FENCE WITHOUT APPROVAL OF COUNCIL TREE OFFICER</p> <p style="text-align: center;">DO NOT ENTER PROTECTED AREA OR USE FOR STORAGE</p> <p style="text-align: center;">REPAIR IMMEDIATELY IF DAMAGED</p>

The demolitions Contractor is to be made fully aware that access is not permitted to areas enclosed by the protected fencing.

Prior to site clearance or any further works and once protective fencing has also been installed, a further meeting is to be held on site in order that the LPA may approve.

Fencing is not to be moved from the agreed position unless agreed with LPA. Any damage to the protective fence is to be repaired immediately.

4.2 DURING SITE CLEARANCE WORKS

Once the alignment of the protective fence has been approved, the next phase of work will be site clearance of the remainder of the site.

No fires will be permitted on the site at any time to reduce damage and the possibility of vegetation catching fire.

At no time during the course of the clearance is any part of any machine to be allowed to oversail the line of the protective fence, in order that damage to trees may be avoided.

However, in the event that any trees are damaged during the course of the works then the Arboriculturalist is to be consulted on procedures to follow and the LPA to be informed of actions to be taken.

The only access to the site for this phase of the construction works will be from the existing access off the B3006 at the front of the site.

Care to be taken not to damage branches of trees above the working areas but where there may be damage the limbs are to be pruned back by an Arboriculturalist. In the event that any trees are damaged during the course of the works then the Arboriculturalist will to be consulted on procedures to follow and the LPA informed.

4.3 DURING CONSTRUCTION OF THE MAIN BUILDINGS

If stacked huts to be used, these to be located in a position where they do not affect the branches of trees. Huts, placed on concrete slab pads, may be placed within protection zones as they help to provide protection to the trees by preventing use for storage or other building activities. Final placement of huts is to be subject to the written agreement of

the Planning Authority and a suitable Installation Method Statement. No branches to be cut to allow placement of huts, unless approved by the Planning Authority in writing.

Any lorries taller or wider than 3.5m are to be unloaded from the roadway. Appropriate signage/cones/highway control/health and safety considerations for pedestrians to be provided in such an event.

No digging is to be carried out within the protective fencing area and at no time during the course of the construction will any part of any machine oversail the line of the protective fence, in order that damage to trees may be avoided.

Maintain temporary surface protection and protective fencing in good order during course of construction works - do not move from position unless agreed with LPA. Any damage to be repaired immediately.

Temporary Offices, Toilets and Material Storage Compounds to be sited outside of the tree protective fencing and remain in only those agreed locations throughout the construction phase. All storage and mixing of materials will be carried out in the compound area which is to be located outside the RPA of trees annotated on the drawing, or in the garages until such time as they are demolished. All materials to be stored and mixed on an impermeable surface. All spillages of any potential contaminants (including petrol/diesel etc.) to be immediately cleaned up. Any other areas required for storage/mixing to be outside of the protection zones of trees and to be covered first with a non-permeable sheet as a precaution against any spillage.

In the event that significant tree roots are encountered (>25mm dia) then Arboriculturalist to be consulted on procedures to follow. Should any trees be accidentally damaged during the course of the works then the Arboriculturalist will again be consulted on procedures to follow and the LPA to be informed.

The arrangements and details of the new utility service connections is not fully known at present but all new service routes will be outside of the RPA's of trees to avoid disturbance of the tree roots, other than where connections to existing services already located within the RPA's are required and cannot be avoided. In this instance all

excavations to be carried out using an airspade.

Where due to unforeseen circumstances it is necessary to make an excavation within the root protection areas of trees for any reason, the Contractor **must** first obtain written approval from the Local Authority for the work.

Once approved, EITHER holes for services within RPA's to be bored below 600mm using an underground boring device, OR excavations to be carried out by hand and in accordance with National Joint Utilities Group (NJUG) Volume 4, Issue 2 (16 November 2007) Guidelines for the Planning, Installation & Maintenance of Utility Apparatus in Proximity to Trees. with trenches to be hand dug down to a depth of 600mm, retaining all roots > 25mm diameter and clusters of smaller roots avoiding damage to bark, with new services subsequently threaded between/beneath retained roots. This stage of the works to be supervised by Arboriculturalist and only when absolutely necessary are roots to be cut. In these instances sharp tools will be used, leaving the smallest wound. Where it is necessary to sever roots greater than 25mm in diameter, arboricultural advice should be sought. Where smaller roots must be severed, they should be cut back cleanly using secateurs or a sharp pruning saw. Where possible, services laid through the protected areas need to be installed at a greater depth than 600mm in order to preserve the maximum number of roots and avoid conflicts between the tree roots and utility service run.

Backfill to trenches to include inert granular material mixed with topsoil or sharp sand (not builders sand) around the retained roots, to allow soil to be compacted for re-surfacing without damage to roots. Where trenches are to be left open overnight, exposed roots to be wrapped in dry sacking to help prevent desiccation of fine roots.

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs, and counterweights, can operate without coming into contact with the tree. Such contact could result in serious injury to a tree and might make its safe retention impossible.

4.4 AFTER CONSTRUCTION OF MAIN BUILDING WORKS

Re-alignment of Protective Fencing

Once the main building works are completed and the Contractor is ready to start work on the construction of footpath, parking areas and driveway to the rear of the site, A representative of the Local Planning Authority will first be invited to site to confirm that works are sufficiently advanced for the fencing to be realigned to the Phase 2 alignment. At this time, the following changes may be made:

Remove lengths of fence (green dashed) between points A-B and A'-B'.

Install lengths of fence (pink dashed) between points A-A' and B-B'.

Prior to starting any work on construction of the parking areas or the access through the tree belt, the Contractor is to invite the Tree Officer to site to approve the new alignments of the protective fence. The Contractor will be responsible to provide sufficient notice of this meeting in order that there will be no delays in progress on site. The purpose of this change in the fence alignment is to provide continued protection to the retained trees in the tree belt.

Green Grid Surface Protection

The Contractor may now start work on the construction of the Green Grid Surface Protection (see drawing 2247/2), providing protection to the RPA's of the trees. Once installed, the Contractor may start on the construction of the new car parking area.

No Dig Construction

To reduce impact on tree roots, a 'no dig' construction is required over, as a minimum, the areas shown on the drawing.

Where this extends over areas previously covered by topsoil then no excavation will be permitted, other the removal of turf (if grassed) which is to be carried out by hand to minimise compaction.

Where the area is covered by existing hard surfaces then no excavation for new surfacing will be allowed below the original formation level. All subsequent construction to be on top of this original formation level.

Where a no-dig surface is specified on the drawings, the following methodology is to be followed by the Contractor:

1. Contractor to start construction from the existing driveway at the rear of the site and to work into the site from this point.
2. The following steps to be completed in 10m sections so that the work is 'rolled' out across the area to be protected, with machinery and materials only being delivered through the previously completed:
3. Remove grass turf by hand.
4. Treat any remaining vegetation with Glyphosate
5. Grind out any tree stumps, placing protective boarding on a temporary basis to protect the ground from construction during this work.
6. Any hollows to be filled in with subsoil or crushed rock as described in next section.
7. Lay textile membrane over ground and pin in place on top of this the geogrid matrix.
8. Progressively fill geogrid with 20-40mm angular no fines crushed rock of non-calcareous origin. It should be noted that the final depth of construction will be dependent on the Supplier's technical recommendations based on ground conditions and the ultimate loading requirements. With normal ground conditions a 100mm thick Cellweb can support up to 6 tonnes and a 150mm cellweb up to 30 tonnes, without the need for a sub-base. In these cases, the overall depth of construction will therefore be either 100mm or 150mm, plus the depth of the wearing course above. It is the responsibility of the Contractor to ensure that the correct depth of cellweb is used for the sizes of vehicles that can be expected on the site.
9. After each 10m section has been completed, the Contractor is to return to 2. above, proceeding until the whole of the area requiring no-dig construction has been completed.

10. Once the cellweb has been filled the area is effectively protected from compaction and construction can then proceed with porous surfacing, as specified on the drawings.

Partial Removal of Protective Fencing

Once the no-dig areas have been constructed and are ready for the final surfacings to be added, the protective fencing between E-F is to be removed to allow access to the remainder of the car parking areas.

Porous Surfacing

Once the no-dig build-up has been completed the porous surfacing can then be installed on top of the cellweb. Porous materials are used to promote gaseous exchange to the roots of trees and may be porous tarmac, porous block paving or gravel, as indicated on the Landscape Proposals and a typical cross section is shown on the Tree Protection Plan.

It is important to note that conventional kerbs with a trench foundation are not acceptable in these areas due to the likelihood of root severance. Timber sleepers, metal edgings, gabions or other non-invasive structure, fixed securely to the ground, may be used as an edging, and any alternative to this must first be approved by the Council.

In the event that significant tree roots are encountered (>25mm dia) then Arboriculturalist to be consulted on procedures to follow. Place new layers immediately after removal of any original hard surfaces to minimise desiccation of roots

The remainder car parking area may now also be completed.

Final Removal of Protective Fencing

Once the construction of the parking areas and access are completed and the Contractor is ready to proceed with any landscape works in the rear of the site, the Tree Officer is to be invited to site to confirm that works are sufficiently advanced for the fencing to be

completely removed. The Contractor will be responsible to provide sufficient notice of this meeting in order that there will be no delays in progress on site.

After the fence is removed no diggers or heavy machinery is to be allowed into the area that was previously protected, as this may cause compaction or damage to roots or trees & planted areas that have up to this time been protected.

Landscape Works

Ground levels are not to be lowered within root protection areas but may be raised by up to 150mm using uncontaminated topsoil. Cultivations and excavations for tree pits within RPA's are to be carried out by hand to minimise root severance. When using herbicides, the Contractor is to take necessary precautions, to provide appropriate training, clothing, equipment etc. as recommended by relevant controlling bodies and legislation and to follow appropriate Codes of Practice and legislation as may be relevant to any activities to be carried out on site. In addition precautions shall to be taken to protect nearby trees, members of the public and occupiers of the buildings from any potentially hazardous activities. Pesticide to be applied strictly in accordance with Manufacturers recommendations.

Bin Store Construction

As this structure lies within the RPA's of trees T3 & T4, all construction is to be on a timber frame, set in the ground on hand dug posts. This will ensure that the impact on tree roots is minimised. The hard surfacing leading to and within these structures is to be constructed to a no dig specification using porous materials.

4.5 ARBORICULTURALLY SENSITIVE OPERATIONS

The following operations are considered to be potentially sensitive to trees and will require Arboricultural supervision when they are carried out on site:

- Alignment and installation of protective fencing
- Trees works & tree removal

- Removal of tarmac surfaces within RPA's of trees
- Any excavations within the RPA of trees (after these have been approved by LPA) and any unexpected work required to trees
- Installation of Green Grid Surface Protection
- Re-alignment of protective fencing prior to construction of parking area and later removal to allow general landscape works to proceed.

5.0 DISCUSSION

No trees require removal as a result of the proposed development.

Overall, the existing line of trees (T3, 4, 7 7 9) toward the rear of the site, which the Council is very keen to see retained, will be retained. Once the proposed new planting on the opposite side of the access road, is carried out, in conjunction with the recently implemented tree planting, then all the trees that have recently been removed will be more than compensated for, in visual and wildlife terms.

These trees (the existing, the recently planted and the proposed) will in the long term provide an attractive backdrop to the development and will contribute to the setting of Selbourne.

To minimise impact on trees to the rear of the site, all construction works and construction traffic are to enter the site from the front (i.e. the B3006) only, up until the time that the works to the car parking areas are required to commence after building work is completed. This allows all the trees to the rear of the site to have the maximum possible protection during the course of the building works. Only when this work is complete will access be allowed into the protected areas to allow construction of the new car park & access to proceed.

6.0 CONCLUSION

The implementation of the measures set out above and as shown on Tree Protection Plan 2247/1C will minimise these indirect impacts on trees to be retained on the site. The viability of the retained trees can therefore be assured in both the short and the long term, with the benefit that their contribution to visual amenity will not be affected.

There are therefore no reasons, based on tree issues, that should prevent this development from being supported by the Council and being granted planning permission.

Appendix 1 TREE SURVEY

(Based on original Tree Survey information and updated only to reflect the trees that have recently been removed with the Council's approval).

NO.	SPECIES	TRUNK φ/mm	POTENTIAL RPA Radius/m	HT/m	CANOPY φ/m (* estimated)				CANOPY HEIGHT	AGE	VISUAL FORM	COMMENTS & ACTIONS	GRADE
					N	E	S	W					
3	Cypress	750	9	15	5	5	5	3	2	2	2,4	Forked at 1m, signs of decay and wounds from missing branches	C
4	Cypress	850	10.2	15	5	3	5	5	2	2	2,4		B
7	Apple	300,300,350,280	6.17	7	7	7	7	7	1.8	2	2,4	Forked at 1m	B
9	Holly	2 x 150	2.1	7	4	0	2	4	1	2	3,4	Remove ivy	C

KEY TO TABLE

AGE

- 1 Young (<1/3)
- 2 Middle age (1/3 to 2/3)
- 3 Mature

VISUAL FORM

- 1 Good
- 2 Average
- 3 Poor
- 4 Group

Appendix 2 Tree Protection Plan