Development Feasibility Tree Survey

Site: 41 Broom Hill Way

Client: Robert Boyce

Date of Survey: 25th March, 2015

Date of Report: 30th March, 2015

Client's Reference: n/a

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Introduction

Instruction

Instruction was received from Robert Boyce of 40 Broom Hill Way to inspect trees at 41 Broom Hill Way, with particular reference to the feasibility of development.

The instruction was to provide information on all trees, in accordance with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* (BS5837), that are both located within, or within influencing distance of the property of 41 Broom Hill Way as part of the early stages of development (feasibility and planning).

The aim of this report is to provide an overview of the survey methodology, a schedule of trees with BS5837 categorisation and a scaled tree constraints plan (TCP) for use in the conceptual design stage of development.

Documents

No documents were provided.

Limitations

Due to the early stage of development (feasibility and planning) and the small scale of proposed development, no topographical survey had been carried out and trees were not located or plotted on a large scale site plan. Because of this, the trees were located and plotted during the tree survey to an accuracy of circa 100mm.

Trees, their structure and condition are dynamic and subject to change throughout their lifetime and following alteration to their immediate environment. Due to the limitations in predicting such natural processes and events, all observations, categorisations and comments herein relate to the trees at the time of the survey. The report is valid for a period of one year from the date of the report.

The Site

41 Broom Hill Way is a residential dwelling in the Chandler's Ford area of Eastleigh. The property is bounded by further residential property to the east, south and west, and by a woodland to the north.

The only significant tree on site is a mature oak, which is believed to be protected under a Tree Preservation Order (Eastleigh Borough Council). To the west and north there are other significant tree specimens, but these fall beyond the influencing distance of the property. There is a mature birch to the south in the property of 40 Broom Hill Way.

Methodology

Each tree was given an identifying number (tree no.). No tree tags were used because all trees are easily identifiable. The tree genus/species was recorded as the common name.

Tree heights were estimated to the nearest half metre; the stem diameter at 1.5 metres above ground level was carefully measured to the nearest 10mm and recorded in the schedule in millimetres.

For the purposes of above ground development constraints, the branch spread was estimated to the nearest half metre at the four major cardinal points and the height of the crown above ground level (crown clearance) was also estimated to the nearest half metre.

The life stage was estimated using the following classifications:

1. Young - Less than 1/3 life expectancy;
2. Maturing/Semi Mature - 1/3 to 2/3 life expectancy;
3. Mature - final third life expectancy; and
4. Over Mature - declining.

The physiological condition was categorised using the following classifications:

1. Good - Good health typical for the species;
2. Fair - Reasonable health with few physiological issues; and
3. Poor - Has significant physiological issues or the tree is in decline.

The structural condition was categorised using the following classifications:

1. Good - Few minor structural defects;
2. Fair - A significant structural defect may be present, or several minor defects; and
3. Poor - A major structural defect is present.

The estimated remaining contribution to the landscape was categorised based on current age, condition and species characteristics.

Finally, all trees were categorised as per the Tree Quality Assessment found in BS5837 into A, B, C or U categories. Details of categorisation can be found in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction - Recommendations*.

Trees and vegetation under 75mm stem diameter at 1.5m were not surveyed.

Following the tree survey, root protection areas (RPAs) were calculated using BS5837:2012 Table D1.

The trees and associated data were plotted on the site plan to produce the tree constraints plan (2270-248-TCP). The schedule of the tree survey can be found in Schedule, below.

Schedule

Tree No.	Common Name	Height (m)	Stem Diameter (mm)	Branch Spread (m)	Crown Clearance	Life Stage	Physiological Condition	Structural Condition	Remaining Contribution	BS5837 Category	RPA Radius (m)	RPA Area (m^2)	Comments
T01	Oak	18	650	5n 5e 6s 4w	7	Mature	Fair	Fair	40+	B1	7.8	191	Historically crown reduced.
T02	Birch	15	330	3n 3e 2s 3w	7	Mature	Fair	Poor	10+	C1	3.9	48	Specimen in rear garden on no. 40; Recently lifted.
G03	Cypress	2.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Boundary hedge

Schedule 1: Tree survey of 41 Broom Hill Way (25th March, 2015)

Please note that westerly crown spreads are estimations due to spread over neighbouring properties.