Arboricultural ASSOCIATION
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Mark Hinsley Arboricultural Consultants Ltd.

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Established 1994

Consulting Arborist Society.com
PROFESSIONAL MEMBER

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Our Ref: 4244-10-17/JC/IMP/10/17

27th October 2017

Pathway Construction Ltd
8 Pullman Business Park
Pullman Way
Ringwood
Hants
BH24 1HD

Dear Pathway Construction Ltd.

RE: Trees at 58 Satchell Lane, (Creek Cottage), Hamble, Southampton, SO31 4HL.

Brief: To survey the trees on the above site, comment upon their condition and suitability for retention on the site of the proposed development; indicate the impact the retention of the trees will place upon such a proposal.

Inspected by: J Christopher

Dates of inspection: 20/07/2016

Survey Technique

The surveyed trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees was restricted, in such cases the descriptions of the trees given in the survey schedule are subject to the tree being free of significant defects that were not clearly visible. Detail on the individual trees assessed is given in the survey schedule using the format in BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', please read in conjunction with the enclosed Tree Survey Plan.
The columns and abbreviations used are:

TREE SURVEY
FOR
58 SATCHELL LANE, (CREEK COTTAGE), HAMBLE, SOUTHAMPTON.

Survey Technique

The surveyed trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees was restricted, in such cases the descriptions of the trees given in the survey schedule are subject to the tree being free of significant defects that were not clearly visible. Detail on the individual trees assessed is given in the survey schedule using the format in BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', please read in conjunction with the enclosed Tree Survey Plan.

The columns and abbreviations used are:

Column 1 = T – Tree number marked on the submitted plan.

Column 2 = The Latin binomial and common name if applicable.

Column 3 = Hgt – Approximate tree height, in metres; to the nearest 0.5m if under 10m.

Column 4 = Dbh – Diameter (rounded to the nearest 10mm). Single stemmed trees, at 1.5m above ground level. Low branched trees, at the narrowest point below the fork. Trunks with irregular swellings, at the narrowest point below the swelling. Multi stemmed trees, each stem measured at 1.5m above ground level. # estimated value if unable to gain access.

Column 5 = RPA – The Root Protection Area: radius measured in metres from the centre of the trunk.

Column 6 = B/S – Approximate branch spread to the four cardinal points of the compass, in metres.

Column 7 = FSB – Height of first significant branch above ground level in metres and direction of growth

Column 8 = C/C – Height of canopy above ground level, in metres.

Column 8 = Age – Age class as representation of passage through normal life cycle – Y=Young, SM= Semi-Mature, EM = Early Mature, M=Mature, FM = Fully Mature, OM = Over Mature.

Column 9 = R/C – Estimated remaining contribution, in years.

Column 10 = Cat – BS5837: 2012 Survey category.

Categories are:-

U **Trees unsuitable for retention** (Red on plan)
Trees that can not realistically be retained, in the context of the current land use, for longer than 10 years.

A **Trees of high quality** (Green on plan)
Trees able to make a substantial contribution for a minimum of 40 years.
Particularly good examples of trees, or essential components of groups of arboricultural features e.g. avenues. Visual importance or significant conservation, historical or other value. Veteran trees, especially if ancient.

B **Trees of moderate quality** (Blue on plan)
Those in such a condition as to be able to make a significant contribution for a minimum of 20 years. Might be category A but have defects or lack special qualities; or growing in a high value group. Has conservation or cultural values.

C **Trees of low quality** (Grey on plan)
Unremarkable trees of limited merit, with a life expectancy of at least 10 years; or growing in a low value group. Also young trees with a stem diameter of below150mm.

Column 11 = General Observations - notes re structural and/or physiological condition, and/or preliminary management recommendations.

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SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
1	Ash *Fraxinus excelsior*	7	200	2.40	N2 E3 S3 W2 FSB -	3 3 3 3	M	20-40	C	On verge. Could not closely inspect. Etiolated. Part of street scene.
2	Ash x 3 *Fraxinus excelsior*	7	200 av	2.40	N2 E3 S2 W3 FSB -	3 3 3 3	M	20-40	C	OK. Need thinning. No long-term future.
3	Tulip Tree *Liriodendron tulipifera*	10	350	4.20	N4 E4 S4 W4 FSB -	2 2 2 2	M	40+	B	Good tree. Has potential.
4	Cypress	15	650	7.80	N5 E5 S5 W5 FSB	4 4 4 4	FM	40+	C	Previously topped. Prominent in street scene.
5	Cypress	12	350	4.20	N2 E2 S0 W2 FSB -	3 3 3 3	M	20-40	C	Previously topped. Suppressed.
6	Cypress	12	450	5.40	N3 E3 S3 W3 FSB	3 3 3 3	M	40+	B	On neighbouring property. Could not closely inspect.
7	Oak *Quercus robur*	9	400	4.80	N4 E2 S3 W4 FSB -	4 4 4 4	SM	20-40	C	On raised bank. Poor form.
8	Lawson Cypress *Chamaecyparis lawsoniana*	5	300 at base	3.00	N1 E3 S3 W3 FSB -	1 1 1 1	M	10-20	C	Good screen. Previously topped.
9	Oak *Quercus robur*				N E S W FSB				U	Poor form. Etiolated. No long-term future.
10	Contorted Willow *Salix babylonica var pekinensis 'Tortuosa'*	12	300	3.60	N2 E3 S5 W3 FSB E1	3 3 3 3	M	40+	C	Bifurcated at 1m. OK. Could not closely inspect.

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11	Oak *Quercus robur*	12	200	2.40	N2 E2 S2 W2 FSB	5 5 5 5	SM	20-40	C	Etiolated. Could not closely inspect.
12	Oak *Quercus robur*	12	250	3.00	N2 E2 S2 W2 FSB	5 5 5 5	SM	20-40	C	Etiolated. Could not closely inspect.
13	Oak *Quercus robur*	12	200	2.40	N1 E2 S5 W2 FSB -	2 2 2 2	SM	20-40	C	Poor form. Etiolated.
14	Leyland Cypress *X Cuprocyparis leylandii*	12	250	3.00	N3 E3 S3 W3 FSB	4 4 4 4	M	40+	C	On neighbouring property. Could not closely inspect. Good screen.
15	Leyland Cypress *X Cuprocyparis leylandii*	12	250	3.00	N3 E3 S3 W3 FSB	4 4 4 4	M	40+	C	On neighbouring property. Could not closely inspect. Good screen.
16	Leyland Cypress *X Cuprocyparis leylandii*	12	450	5.40	N2 E3 S4 W3 FSB -	1 1 1 1	FM	40+	C	Good screen.
17	Leyland Cypress *X Cuprocyparis leylandii*	13	450	5.40	N4 E4 S4 W4 FSB	1 1 1 1	FM	40+	C	OK. Good screen.
18	Leyland Cypress *X Cuprocyparis leylandii*	13	400	4.80	N4 E4 S4 W4 FSB	1 1 1 1	FM	40+	C	OK. Good screen.
19	Leyland Cypress *X Cuprocyparis leylandii*	13	400	4.80	N4 E4 S4 W4 FSB	1 1 1 1	FM	40+	C	Good screen. OK.
20	Leyland Cypress *X Cuprocyparis leylandii*	13	350	4.20	N4 E4 S4 W4 FSB	1 1 1 1	FM	40+	C	Good screen. OK.

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21	Leyland Cypress *X Cuprocyparis leylandii*	13	600	7.20	N4 E4 S4 W4 FSB	1 1 1 1	FM	40+	C	Previously topped. OK. Good screen.
22	Leyland Cypress *X Cuprocyparis leylandii*	14	500 600	9.40	N6 E6 S6 W6 FSB	1 1 1 1	FM	20-40	C	Bifurcated at base. Poor union. Prominent in street scene.
23	Leyland Cypress *X Cuprocyparis leylandii*	14	450	5.40	N3 E3 S3 W3 FSB	3 3 3 3	FM	20-40	C	Prominent in street scene.
24	Oak *Quercus robur*	11	450	5.40	N3 E3 S3 W3 FSB S4	3 3 5 3	M	20-40	B	Ivy. In decline.
25	*Malus*	3	250	3.00	N3 E3 S2 W3 FSB -	1 1 1 1	FM	40+	C	OK.
26	Holly *Ilex aquifolium*				N E S W FSB				U	In decline. Nearly dead.
27	Sycamore *Acer pseudoplatanus*	10	200	2.40	N2 E2 S2 W3 FSB	2 2 2 2	SM	20-40	C	Self set. Suppressed. Etiolated.
G1	Sycamore x 4 *Acer pseudoplatanus*	10	100	1.20	N2 E2 S2 W2 FSB	5 5 5 5	SM	20-40	C	Self set. Etiolated.
28	Pear *Pyrus*	3	300	3.60	N1 E1 S1 W1 FSB	1 1 1 1	FM	20-40	C	OK.
29	Dead				N E S W FSB					

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30	*Malus*	6	300	3.60	N3 E4 S1 W1 FSB N2	2 2 2 2 2	FM	20-40	C	No long-term future.
31	*Malus*	3	300	3.60	N2 E2 S1 W1 FSB	2 2 2 2 2	FM	20-40	C	No long-term future.
32	Chusan Palm *Trachycarpus fortunei*	6	200	2.40	N1 E1 S1 W1 FSB	2 2 2 2 2	SM	40+	C	Ornamental.
33	Leyland Cypress *X Cuprocyparis leylandii*	5	300	3.60	N1 E3 S1 W3 FSB -	1 1 1 1 1	M	40+	C	Managed as hedge. Good screen.
34	*Pittosporum*	4	300 at base	3.00	N2 E1 S2 W2 FSB -	1 1 1 1 1	M	20+	C	Shrub.
35	Oak *Quercus robur*	16	550 350	7.82	N5 E4 S7 W4 FSB S5	4 4 4 4 4	FM	40+	A	Bifurcated at 1m. Good tree.
36	Oak *Quercus robur*	18	450	5.40	N7 E2 S2 W3 FSB -	3 3 3 3 3	FM	40+	B	Good tree. Etiolated.
37	Oak *Quercus robur*	18	550	6.60	N8 E2 S3 W3 FSB -	4 4 4 4 4	FM	40+	B	Good tree. Etiolated.
38	Oak *Quercus robur*	18	650	7.80	N3 E4 S5 W4 FSB -	5 5 5 5 5	FM	40+	B	Good tree. Etiolated.
G2	Hornbeam *Carpinus betulus*	4	150 av	1.80	N2 E2 S3 W4 FSB –	2 2 2 2 2	YM	20-40	C	Understorey.

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39	Oak *Quercus robur*	20	650	7.80	N3 E6 S6 W5 FSB	5 5 5 5	FM	40+	A	Good tree. Etiolated.
40	Oak *Quercus robur*	15	350	4.20	N3 E3 S5 W4 FSB -	5 5 5 5	FM	40+	B	Etiolated. Good tree.
41	Oak *Quercus robur*	13	350	4.20	N4 E1 S1 W4 FSB	6 6 2 3	M	10-20	C	Wound at base. Decay.
42	Oak *Quercus robur*	17	450 350 300	7.60	N4 E8 S10 W7 FSB	4 4 4 4	FM	40+	B	Trifurcated at base. Ivy. Could not closely inspect.
43	Oak *Quercus robur*	15	500 600 500	11.10	N3 E6 S8 W8 FSB	4 4 4 4	FM	40+	A	Trifurcated at 1m. Could not closely inspect. Edge of group.
44	Oak *Quercus robur*	17	700	8.40	N7 E7 S7 W3 FSB	4 3 5 3	FM	40+	A	Good tree.
45	Oak *Quercus robur*	8	200 150 150 100	3.60	N5 E5 S5 W5 FSB	2 2 2 2	M	40+	C	Multi-stemmed. Regeneration from stool.
46	Oak *Quercus robur*	18	600	7.20	N4 E7 S7 W6 FSB	7 7 7 7	FM	40+	A	Could not closely inspect. Large limb removed. Decay in wound. Bifurcated at 4m.
47	Oak *Quercus robur*	15	500	6.00	N7 E7 S7 W7 FSB	6 6 6 6	FM	40+	A	Ivy. Good tree.
48	Western Red Cedar *Thuja plicata*	9	600	7.20	N5 E5 S5 W5 FSB	1 1 1 1	FM	40+	C	Topped.

General Constraints: The above survey has been undertaken using the recommendations contained in the new BS5837:2012.

When considering the retention of trees in a planning context, preference should be given to retaining trees in categories A and B as these are the trees that contribute most to the amenity of the site and surroundings for the longest time.

Category C trees are of lesser importance and they would not usually be retained where they would impose a significant restraint on development.

Trees placed in the removal 'U' category are assessed upon their condition and not on any planning proposals which may require the removal of the tree for other reasons; category U trees are unsuitable for retention in a development context and should be removed for sound arboricultural reasons.

Groups of even low value trees may have a collective screening or group value in the landscape that is higher than the individual categories of the component trees might suggest.

Young trees with a stem diameter of less than 150mm could be relocated plus new tree plantings could be made to replace any lost trees.

The enclosed tree survey plan indicates the initial root protection areas produced from the survey data. The Root Protection Areas (RPA's) for the trees have been calculated using the formula given in to BS5837:2012. This is the recommended area around the tree in square metres within which no construction, excavation, soil stripping, level changes or other potentially harmful activities should take place unless appropriate precautions or techniques are employed to avoid root damage Barriers should protect this area for the duration of any development works to avoid damage to the root system.

Adequate space should also be allowed for future growth, particularly around young and middle aged trees.

These root protection areas have been scaled onto a flat plan. However they represent a linear measurement to be taken across the topography of the ground. On steeply sloping areas a linear ground measurement will not extend so far across the plan as a flat ground measurement. It therefore follows that, on the steep areas of the site, it could be possible to create a more accurate, across the ground, root protection area measurement and marginally reduce some of the root protection areas from the limits shown on the enclosed plan.

The root protection areas deal only with the physical protection of the root system, other issues such as shade and dominance may still need to be addressed.

Proposal

To demolish the existing dwelling house and construct four detached dwelling houses on the site. The existing access will be realigned extended and upgraded to serve the new properties.

Arboricultural Impact Assessment

The tree survey has been undertaken using the guidance in BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

Trees are to be removed from the site to facilitate the development proposals.

T1 Ash
T3 Tulip Tree
T4 Cypress
T5 Cypress
T7 Oak
T8 Cypress
T9 Oak
T10 Contorted Willow
T12 Oak
T16 Cypress
T22 Cypress
T23 Cypress
T25 Malus
T26 Holly
G1 Sycamore x4
T28 Pear
T29 Dead
T30 Malus
T31 Malus
T32 Chusan Palm
T33 Cypress
T34 Shrub
T48 Western Red Cedar

All of the trees to be removed have been categorised as 'C' or 'U' grade trees with the exception of T3 Tulip Tree which has been categorised as a 'B' grade tree using the guidance found in BS5837: 2012.

The majority of the trees to be removed are non-native, poorly managed and have outgrown their planting situations. We feel that the development of this property offers a unique opportunity to undertake a comprehensive new tree planting scheme that will ensure a native, mature tree cover in the long term.

The development proposals have sought to retain the important native tree cover along the eastern and southern eastern boundaries of the site.

Shrubs and hedging may be removed from site as part of the soft landscaping on the site. This work is in our view a matter of gardening that is not of sufficient importance to be relevant to the town and country planning act.

During all site works, protective barriers will be required to protect retained trees and their RPA's from construction activities. The protective barriers are to remain in place throughout the duration of the development proposals. The area behind the barriers is a construction exclusion zone and is considered sacrosanct.

Ground protection will be required where tree protection barriers have been set back to allow adequate working room during the development.

The location of the tree protection barriers and ground protection is shown on the accompanying Tree Survey & Tree Protection Plan 4244-10-17

At this stage the location of proposed new service routes, drainage etc is not known, if at all possible service runs and drainage should be kept outside root protection areas to avoid disturbance to tree roots.

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If you require any further information at this stage please do not hesitate to contact us.

Yours sincerely

John Christopher
Arboriculturalist

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ARBORICULTURAL METHOD STATEMENT
HEADS OF TERMS

General:
Subsequent to the granting of planning permission, there may be design changes and further details determined, such as locations of service runs, etc. These changes and details may have an impact on trees where new structures were fully outside the root protection areas of trees to be retained at the granting of planning permission; but are not after the details have been submitted for approval. Unless specific measures are taken, these changes and details to the grant of planning permission may have an adverse impact on trees.

These Heads of Terms highlight principles that will be addressed within the detailed Arboricultural Method Statement to more fully understand what restrictions and requirements are necessary when site works take place. The parameters below are determined by the guideline root protection area and the physiological requirements of trees to be retained, and to which the finalised specifications and detailed Arboricultural Method Statement will apply.

Arboricultural Input into the Detailed Design.
It is highly beneficial to have meetings with architects, structural engineers, etc prior to the writing of the detailed Arboricultural Method Statement so that all the precautions and procedures designed to protect retained trees can be determined prior to writing the document, so that the requirements and restrictions contained within the Arboricultural Method Statement, are both workable and agreed by all parties. The detailed drawings would either be incorporated as part of the Arboricultural Method Statement or be referred to within the Arboricultural Method Statement.

Tree Surgery Works
Tree surgery works specified within the detailed Arboricultural Method Statement will normally be sufficient to enable construction to take place and allow access by standard sized construction vehicles and delivery lorries. Any further works, due to exceptionally large vehicles entering the site, etc. will be subject to individual discussion with the Tree Officer.

Tree Protection Measures
Trees should be protected throughout site works behind barriers and, where necessary, the ground should be protected also.
The default barrier style is as shown overleaf, unless site conditions specify otherwise.

Detailed Plans from other Professionals:
Detailed plans are required to show that the proposals can be implemented and are feasible in relation to the retained trees. These detailed plans will form part of, or be referred to, within the detailed Arboricultural Method Statement. They should be communicated to all parties within the design team prior to submission to the Local Planning Authority.
In particular the detailed Arboricultural Method Statement will include, in addition to the above, the following items and others if thought applicable.

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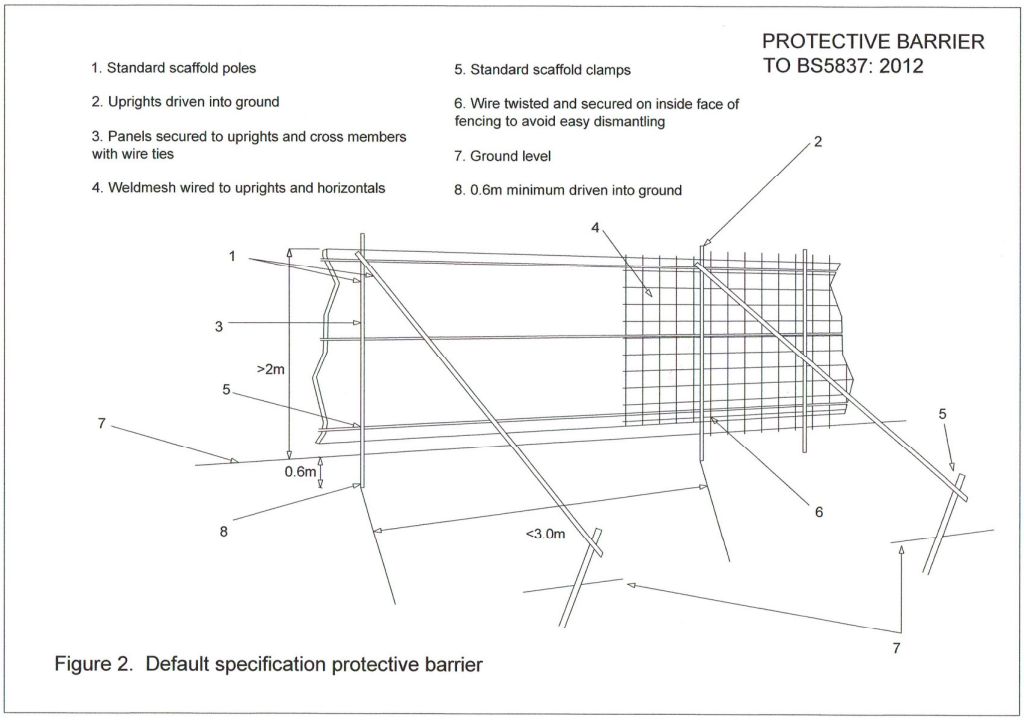


Figure 2. Default specification protective barrier

Underground service runs, electricity conductors, garden lighting, soakaways, pumps, tanks, etc
Wherever possible service utilities will all be located outside the retained trees root protection areas, and within the service corridor indicated on the draft Tree Protection Plan.

Access Drives
Will be sited outside tree root protection areas wherever possible.

Garden Landscaping: walls, fences, boundary walls, retaining walls etc.
Ground levels should not be altered. Boundary treatment structures should be located outside the retained trees root protection areas wherever possible; where this is not possible, tree root friendly excavation techniques will be used.

Garden Sheds, Patios and Paths
Should be sited outside tree root protection areas wherever possible. Where not possible these structures will be limited in size, constructed above ground and be porous throughout their depth, where necessary.

Replacement trees
It is preferable that replacement trees are planted in soft ground, remediated where necessary

General Site Operations
Some factors that need to be considered during site works are, site and contractors' access, contractors' car parking and temporary site offices, space for materials storage and chemical mixing plus the effects of any slopes, space for excavations and any special plant, etc. An allowance has to be made for all these items and where necessary detailed on the final Tree Protection Plan.

Site Monitoring and Arboricultural Supervision.
Site supervision may be required by the Local Authority. If required, a formal pre commencement meeting will be necessary once the physical tree protection methods are in place, and also at specific site events where they have an implication for trees. In addition to the pre commencement meeting, site supervision should take place before, and during, *all* activities that take place within a tree root protection area.

This Heads of Terms has highlighted the principles of construction and the detail that will be included within the Arboricultural Method Statement, resulting from the technical design stage of the development. The Heads of Terms should enable all parties to fully understand the requirements and restrictions they are subject to during the construction phase, and allow the Local Planning Authority to have a high degree of confidence in the outcome for the retained trees on site

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