

GREEN EARTH
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**TREE SURVEY AT CROFT FARM,
WINCHESTER ROAD, BOTLEY,
HAMPSHIRE, SO32 2BX.**

Introduction

This report describes a tree survey carried out at a derelict farm property following a request from the owners. The site was originally visited on 2nd July 2015. The current survey and subsequent report follows a visit on 29th July 2021 as there is a new proposal to remove existing structures and create a single bungalow.

Current situation

The property in question lies to the north of Botley village. The area is rural surrounded by farmland and woodland with a few residential properties on either side. The land was a farm but has been derelict for some years. The site is covered with ruderal vegetation and a few mature trees. There is one derelict barn near the western boundary. There are only a few trees of significance growing on the site. There are three English Oak near the front of the site, one Oak in the south east corner and two trees adjacent to a derelict barn. There is a line of Leyland Cypress on the western boundary, near the road frontage. This appears to be remnant of a boundary hedge but now has minimal value. The trees do not have any direct protection but the site falls within the Green Belt. The Planning authority responsible is Eastleigh Borough Council.

Tree Appraisal

The trees likely to be impacted by the proposal were surveyed and recorded. The current standard employed to assess the impact of any development near trees is BS 5837:2012, '*Trees in Relation to Construction*'. This standard establishes a Root Protection Area (RPA) for trees.

The girth was measured at a height of 1.5 metres. The BS 5837 establishes various classifications for trees, and these are given for each tree in the table on page 5.

See plan number TS21-1 for locations on page 8.

Number T1: **Willow**, *Salix sp*

This is a large mature tree growing adjacent to the barns north west corner. It has two trunks one of which has split and fallen. The standing trunk had a girth of 1.0 metre and a height of approximately 13 metres. There is a considerable amount of epicormics growth from the base. The canopy spreads over the barn and into the adjoining Ash. It is in poor condition and has little value.

Number T2: **Ash**, *Fraxinus excelsior*

This is a semi-mature tree growing adjacent to the barn on the west side. The canopy spreads over the site by approximately 5 metres and into the adjoining Willow. It appeared to be in a reasonable condition but is showing some signs of dieback.

Number T3: **English Oak**, *Quercus robur*

This is a large mature tree growing near the frontage of the site. It appeared to be in an excellent condition and is an A class tree. There is a considerable amount of ivy growing up the tree which should be removed before the canopy is affected.

Number T4: **English Oak**, *Quercus robur*

This is a large mature tree growing. There is dead wood throughout the canopy and evidence of dieback. It appeared to be in a reasonable condition for a mature Oak. It may be a highway authority tree. It should have all deadwood with a diameter of 25mm removed by a competent contractor.

Number T5: **English Oak**, *Quercus robur*

This is a large mature tree growing on the front boundary. It appeared to be in good condition although a number of branches on the south east side have been cut back due to electricity wires leaving truncated branches and an unbalanced canopy. It may be a highway authority tree. There is some deadwood in the canopy, all deadwood with a diameter of 25mm should be removed by a competent contractor. The tree otherwise creates a valuable amenity on the road frontage.

Number T6: **English Oak**, *Quercus robur*

This is a large mature tree growing near the frontage of the site. It is in the south east corner and on the eastern boundary. It appeared to be in good condition and creates a valuable feature in the corner on the road frontage. It should be well away from the proposed development.

Number T7: **Blue Gum**, *Eucalyptus sp*

This is a large mature tree growing in the adjoining property to the west. It has a number of trunks and a height of approximately 16 metres. Complete assessment was not possible as the tree was behind a fence in private property. There appeared to be three main trunks and the girths are estimated. It is protected by a Tree Preservation Order.

See photographs on page 6.

The Oaks and the Eucalyptus collectively create an attractive feature clearly visible from the surrounding area.

There are a number of smaller trees on the site Field Maple and Willow but none are of any great value and were not recorded in detail. They are insignificant C class trees

Arboricultural Impact Assessment

The current standard employed to assess the impact of any development near trees is BS 5837:2012, 'Trees in Relation to Construction'. This standard establishes an RPA for trees. Ideally this area should be left undisturbed and no equipment or materials should be brought into it or stored there during any works.

The RPA would require a circle around the tree with a radius of 12 times the diameter of the tree to be left undisturbed to protect roots. This would need to be considered for any development proposal to ensure the tree is given maximum protection. The RPA radius is given within the text and plotted on plan TS21-1 on page 8. A fence on the RPA line should be erected to protect any trees to be retained. The fence should be erected around the tree to be retained before any works commence on site, with the construction details of this fence following the recommendations of the BS 5837, i.e. a strong scaffolding framework with either plywood boarding or a strong mesh attached firmly to the fence.

The Root Protection Area of the Oak, T4, is encroached by the new driveway and therefore a fence will be difficult to erect as there is insufficient space. The driveway could be relocated slightly to the west to avoid the RPA of this tree. The driveway, if it cannot be relocated, would need to be constructed with care ensuring no excavation and the new road would remain non compactable and porous. The access to the site must be protected from compaction, access within RPAs, must be protected from compaction by using boards laid onto a layer of 100 mm bark or wood chips. This area must be laid before any other construction work commences.

The new bungalow is away from the RPA of the Blue Gum and care must be taken to keep all works away from the RPA.

Demolition will need to be arranged with care ensure no machines are used to excavate ground within the RPA areas. To create the new building, traditional strip foundation would be acceptable as the building is outside the RPAs. There must be no excavation into the ground within any RPA, which is where roots will be found. No machinery should be taken into the RPA areas.

There are no other trees within the area worthy of major efforts to protect them. The Oaks and Eucalyptus should be retained provided precautions are taken to protect them. The soil is understood to have a considerable clay content and therefore compaction, shrinkage and heave should be considered.

Conclusion

This site contains a few trees of value and one in the adjacent property which create valuable amenity. Any encroachment into the RPAs will need to be carefully managed to ensure the impact of the proposed work is kept to the minimum.

02/07/21

David Sanger, BSc (Hons), FarborA, DipArb (RFS).



Summary of trees reported

No	English Name	Scientific Name	Girth (m)	DBH (m)	RPA circle radius	Canopy spread (m)				Age ¹	Height (m)	Lowest branch (m)	Clearance (m)	Vigour ²	BS 5837 category ³
						N	E	S	W						
1	Willow	<i>Salix</i> sp	1.0*	0.32	3.8	5	-	5	6	M	13	2	3 over roof	N	C
2	Ash	<i>Fraxinus excelsior</i>	0.5	0.16	1.9	-	2	5	4	SM	15	3	5	N	C
3	English Oak	<i>Quercus robur</i>	1.7	0.45"	5.4	7	6	6	7	M	14	2.5	5	N	A
4	English Oak	<i>Quercus robur</i>	3.6	1.1	13.7	8	4	7	6	M	15	2.5	5	N	B
5	English Oak	<i>Quercus robur</i>	2.9	0.92	11.0	8	6	5	3		15	6	8	N	B
6	English Oak	<i>Quercus robur</i>	1.0	0.32	3.8	4	-	4	5	M	10	1.5	0.5	N	B
7	Blue Gum	<i>Eucalyptus</i> sp	2,1.9 &2	1.07"*	13		4			M	16	4	3	N	A

¹Y-Young, SM-Semi-mature, M-Mature, OM-Over mature

²N-Normal, INT-Intermediate, D-Dead

³A-retention most desirable, B-retention desirable, C-could be retained, U-Unsuitable for retention

*estimated "combined

PHOTOGRAPHS



The Oaks from the road.



Oak, T6.



Oaks, T3 & T4.



Oak, T3.



Oaks, T3-&5.



Oak, T3.



Ash, T2.



Willow, T1.



Ash and Willow.



Blue Gum, T7.



Leylands.

