



Membership No.FE00604

Mark Hinsley
Arboricultural
Consultants Ltd.
MSc Res Man (Arb), OND (Arb), F.Arbor.A

Established 1994



Company Reg. No. 07232825 VAT Reg. No. 7303996
Reg. Office Address: Office F11, 10 Whittle Road, Ferndown, Dorset, England BH21 7RU

Our Ref: 5646-10-22/JC/IMP/10/22

10th October 2022

Mr J. Mobey
355 Christchurch Road
West Parley
Ferndown
BH22 8SH

Dear Mr. Mobey

RE: Trees at Thorneydown Farm, Moorhill Road, West End, Southampton, SO30 3AY.

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 constraints the retention of the trees will place upon such a proposal.

Inspected by: J Christopher

Dates of inspection: 18th January 2021, 10th February 2022

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:

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.ArborA
Consultant: John Christopher FdScArb, HNC Building Studies
Arboriculturalist: Kym Brooks NDArb
Technician: Rebecca Hinsley BA (Hons), FdArt & Design
Support staff: Claire Perry, Teresa O'Neale

TREE SURVEY FOR THORNEYDOWN FARM, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY.

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 below 150mm.

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

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.ArborA

Consultant: John Christopher FdScArb, HNC Building Studies

Arboriculturalist: Kym Brooks NDArb

Technician: Rebecca Hinsley BA (Hons), FdArt & Design

Support staff: Claire Perry, Teresa O'Neale



SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
1	Cypress <i>Cupressus</i> sp	15	650	7.80m	N3 E3 S3 W3 FSB	3 3 3 3	FM	20-40	C	Ok. Located on boundary with Moorhill Road.
2	Scots Pine <i>Pinus sylvestris</i>	16	700	8.40m	N1 E2 S5 W5 FSB	12 12 12 12	FM	40+	B	Asymmetrical canopy. Dead limbs overhanging Moorhill Road.
3	Oak <i>Quercus robur</i> Tag number 1221	12	600	7.20m	N3 E4 S4 W3 FSB	6 5 6 6	M	40+	C	Ok. Dead limbs in canopy.
4	Beech <i>Fagus sylvatica</i> Tag number 1219	17	1000	12.00m	N5 E6 S5 W7 FSB	6 6 6 6	FM	40+	B	Large limb lost in crown. Located on boundary with Moorhill Road.
5	Sycamore <i>Acer pseudoplatanus</i> Tag number 1222	11	350	4.20m	N5 E3 S1 W3 FSB	4 2 4 5	M	20-40	C	Poor form. Ok
6	Sycamore <i>Acer pseudoplatanus</i> Tag number 1223	12	350 350	5.90m	N5 E2 S5 W3 FSB	6 6 5 6	M	-10	U	Bifurcated at 1m. southern stem dying. Infected with <i>Cryptostroma corticale</i> – Sooty bark disease of Sycamore.
7	Sycamore <i>Acer pseudoplatanus</i> Tag number 1224	12	500	6.00m	N4 E2 S4 W2 FSB	6 6 6 6	M	20-40	C	Bifurcated at 2m. Ok.
8	Sycamore <i>Acer pseudoplatanus</i> Tag number 1225	12	600	7.20m	N4 E2 S4 W2 FSB	4 4 4 4	M	-10	U	Bifurcated at 2.5m. Cavity and decay in main stem. Poor form
9	Sycamore <i>Acer pseudoplatanus</i> Tag number 1226	12	500	6.00m	N4 E2 S4 W2 FSB	4 4 4 4	M	-10	U	Decay in main stem. Infected with <i>Cryptostroma corticale</i> – Sooty bark disease of Sycamore.

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.ArborA
 Consultant: John Christopher FdScArb, HNC Building Studies
 Arboriculturalist: Kym Brooks NDArb
 Technician: Rebecca Hinsley BA (Hons), FdArt & Design
 Support staff: Claire Perry, Teresa O'Neale



10	Sycamore <i>Acer pseudoplatanus</i> Tag number 1227	10	250	3.00m	N5 E1 S0 W2 FSB	2 2 - 2	SM	20-40	C	Poor form. Fence wire embedded in main stem.
11	Oak <i>Quercus robur</i> Tag number 1228	15	450	5.40m	N6 E2 S6 W1 FSB	5 5 10 10	M	10-20	C	Decay in main stem.
12	Silver Birch <i>Betula pendula</i>				N E S W FSB				U	Dead
13	Robinia <i>Robinia pseudoacacia</i> Tag number 1229				N E S W FSB				U	Column of decay in main stem
14	Sycamore <i>Acer pseudoplatanus</i> Tag number 1231	16	650	7.80m	N2 E4 S5 W4 FSB	5 5 5 5	FM	40+	B	Ok. Growing as a pair of trees with T15
15	Sycamore <i>Acer pseudoplatanus</i> Tag number 1232	15	400	4.80m	N4 E3 S1 W3 FSB	3 3 3 3	M	40+	B	Ok. Growing as a pair of trees with T14
16	Scots Pine <i>Pinus sylvestris</i>	20	650	7.80m	N3 E2 S4 W4 FSB	12 12 6 6	FM	20-40	C	Storm damage in crown. Dead wood. Wound at base of tree.
17	Sycamore <i>Acer pseudoplatanus</i>	10	300	3.60m	N2 E5 S3 W3 FSB	3 3 3 3	SM	20-40	C	Structural weak points in crown. Could not closely inspect. Climbing inspection advised.
18	Sycamore <i>Acer pseudoplatanus</i>	10	280 280	4.75m	N3 E4 S3 W3	5 5 5 5	SM	20-40	C	Poor form. Tight union. Occluded bark on southern stem.
19	Sycamore <i>Acer pseudoplatanus</i>	9	700 at base	7.00m	N6 E6 S6 W6 FSB	3 3 3 3	M	20-40	C	Ivy present. Could not closely inspect.



20	Sycamore <i>Acer pseudoplatanus</i>	9	270 250	4.40m	N4 E4 S4 W4 FSB	4 4 4 4	M	20-40	C	Very poor form. Twin stemmed at base.
21	Sycamore <i>Acer pseudoplatanus</i>	9	300 210	4.60m	N3 E3 S3 W3 FSB	2 2 2 2	SM	20-40	C	Twin stemmed at base.
22	Sycamore x 4 <i>Acer pseudoplatanus</i>	8	200 largest	2.40m	N3 E3 S3 W3 FSB	3 3 3 3	SM	10-20	C	Overcrowded group. Two members of the group are dead
23	Oak <i>Quercus robur</i>	20	1500	15.00m	N8 E6 S9 W5 FSB	5 5 5 5	FM	40+	A	Valuable veteran tree. Major historic deadwood. Multiple cavities.
24	Oak <i>Quercus robur</i>	20	1200	14.40m	N8 E8 S13 W4 FSb	5 8 5 8	FM	40+	A	Valuable veteran tree. Major historic deadwood. Multiple cavities.
25	Sweet Chestnut <i>Castanea sativa</i>	18	850	10.20m	N4 E5 S7 W4 FSB	5 5 5 5	FM	20-40	B	Multiple cavities.
26	Mixed Species Group Holly <i>Ilex aquifolium</i> Sycamore <i>Acer pseudoplatanus</i>	6	240	2.80m	N2 E2 S2 W2 FSB	1 1 1 1	YM	40+	C	Ok self set. Suppressing one another.
27	Oak <i>Quercus robur</i>	15	700	8.40m	N3 E5 S4 W2 FSB	10 4 8 8	FM	20-40	B	Valuable veteran tree. Major historic deadwood. Multiple cavities.
28	Mixed Species Group Willow <i>Salix</i> sp Sycamore <i>Acer pseudoplatanus</i>	6	200	2.40m	N2 E2 S2 W2 FSB	1 1 1 1	YM	20-40	C	Poor form. No long-term future.



29	Line of Oak <i>Quercus robur</i>	16	600 average	7.20m	N8 E3 S8 W3 FSB	5 5 5 5	M	40+	A	Important line of trees.
30	Oak <i>Quercus robur</i>	15	1200	14.40m	N7 E7 S7 W6 FSB	5 5 5 5	FM	40+	A	Valuable veteran tree. Multiple cavities.
31	Oak <i>Quercus robur</i>	7	450	5.40m	N4 E4 S4 W4 FSB	2 2 2 2	SM	40+	B	Good tree. Could not closely inspect.
32	Oak <i>Quercus robur</i>	10	550	6.60m	N4 E5 S4 W4 FSB	2 2 2 2	M	40+	B	Good tree. Could not closely inspect.
33	Cherry <i>Prunus</i> sp	10	450	5.40m	N5 E5 S3 W5 FSB	2 2 2 2	FM	40+	B	Good tree. Could not closely inspect.
34	Sycamore <i>Acer pseudoplatanus</i>	12	400 average	4.80m	N4 E4 S4 W4 FSB	3 3 3 3	M	40+	B	Self set. Could not closely inspect.
35	Goat Willow <i>Salix caprea</i>	6	600 at base	6.00m	N4 E4 S4 W4 FSB	0 0 0 0	M	20-40	B	Multi stemmed at base.
36	Mixed Species Group Holly <i>Ilex aquifolium</i> Scots Pine <i>Pinus sylvestris</i> Sycamore <i>Acer pseudoplatanus</i>	12	420 largest	5.00m	N3 E3 S3 W3 FSB	2 2 2 2	M	40+	B	Good group. Could not closely inspect.
37	Oak <i>Quercus robur</i>	18	710	8.50m	N8 E10 S6 W8 FSB N6	10 6 10 10	FM	40+	A	Prominent and valuable roadside tree. located on neighbouring land.



38	Oak <i>Quercus robur</i>	18	1200	14.40m	N8 E10 S5 W7 FSB E6	10 10 10 10	FM	40+	A	Prominent and valuable roadside tree. located on neighbouring land.
39	Oak <i>Quercus robur</i>	17	900	10.80m	N7 E7 S7 W7 FSB	10 10 10 10	FM	40+	B	Prominent and valuable roadside tree. located on neighbouring land.

General Constraints:

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, 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.

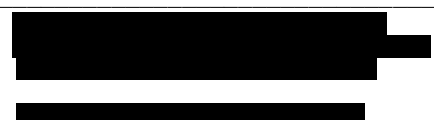
The enclosed tree survey plan indicates the initial root protection areas produced from the survey data. The Root Protection Areas (RPA's) for the trees have been calculated using the formula given in to BS5837:2012. This is the recommended area around the tree in square metres within which no construction, 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.

Development Proposal:

It is proposed to develop the site through the construction of a touring caravan park to include pitches for both caravans and tents. Onsite amenities such as a shower and toilet block along with other infrastructure will be built to serve the park. As part of the overall project Moorhill Road will be widened and a pedestrian footway and crossing point over Moorhill Road will be built.



Arboricultural Impact Assessment:

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

The development site is well treed, however, all of the tree resource is found to the boundaries of the plot, with no tree cover found internally to the site.

The design of the touring park has carefully considered the limitations the existing tree resource places on the land and has achieved a layout that forms a cohesive and harmonious relationship between trees and built form. No notable arboricultural impacts other than providing for the physical protection of trees during the works are raised by the construction of the development internally to the plot.

As part of the project, Moorhill Road is to be widened to create a dedicated turning lane into the park along with the provision of a footway and crossing point over Moorhill Road. Again, the design team have carefully considered the existing tree resource found both inside and outside of the site boundaries, locating the pedestrian footway and crossing point between trees of recognised importance in the landscape. To ensure that the most valuable amenity trees are retained as part of the development, the project proposes the felling of three trees located along the northern side of Moorhill Road within the development site. In my view, the loss of T16 Scots Pine, T17 Sycamore & T18 Sycamore, recorded as category 'C' trees using the guidance found in BS5837:2012, to benefit the retention of several fully mature and high amenity Oak trees on the southern side of Moorhill Road is arboriculturally 'best practice' in this instance. I also consider the extensive onsite soft landscaping scheme proposed as part of the development to easily mitigate the loss of T16, T17 & T18 through the planting of various and numerous native and deciduous tree species and hedgerow plantings throughout the site.

No drainage and services design has been put forward at this stage of the project, however, it is my view that the siting of any new underground infrastructure can be located on site to fall outside of retained tree root protection areas, without the need to detrimentally affect trees.

Tree protection barriers to ensure the safe retention of trees will be required for the development, locations for these tree protection measures are shown on the accompanying 5646-TTP Tree Protection Plan.

Storage and staging of materials will be limited to areas outside of retained tree root protection areas and existing hard surfacing. We recommend that a bunded chemical mixing area is located on a level area of the site outside of all retained tree root protection areas.

It is our view that the proposed development of the site does not raise any significant arboricultural challenges that cannot be overcome using tree protective measures and mitigation planting to restore any loss of amenity. No change to the character of the area will occur from the felling of the trees required to facilitate the development. Should the Local Authority require additional arboricultural information, the provision of this information can be guaranteed by the attachment of a relevant condition to any grant of planning permission.

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

Yours sincerely

John Christopher
Arboriculturalist.