

RMTTree Consultancy Ltd



BS5837:2012 Arboricultural Survey Implications Assessment & Arboricultural Method Statement

**Site Address:
192 - 194 Leigh Road
Eastleigh
SO50 9DX**

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HND Urban Forestry - ND Forestry - MArborA

Ref: RMT398 – Rev A
Site inspection date: 27th September 2019
Date report published: 15th November 2019
Date report revised: 11th October 2022



PRO2239

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1. Direction

- 1.1** To undertake an inspection of trees that are on or adjacent to 192 - 194 Leigh Road, Eastleigh, SO50 9DX in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Figure 1 – 192 - 194 Leigh Road, Eastleigh, SO50 9DX



Image courtesy of Google Map Data © 2022

2. Purpose of this report

- 2.1** This report provides clarification of the above and below ground arboricultural constraints in order to inform the site layout design relating to the proposed development on land at 192 - 194 Leigh Road, Eastleigh, SO50 9DX.

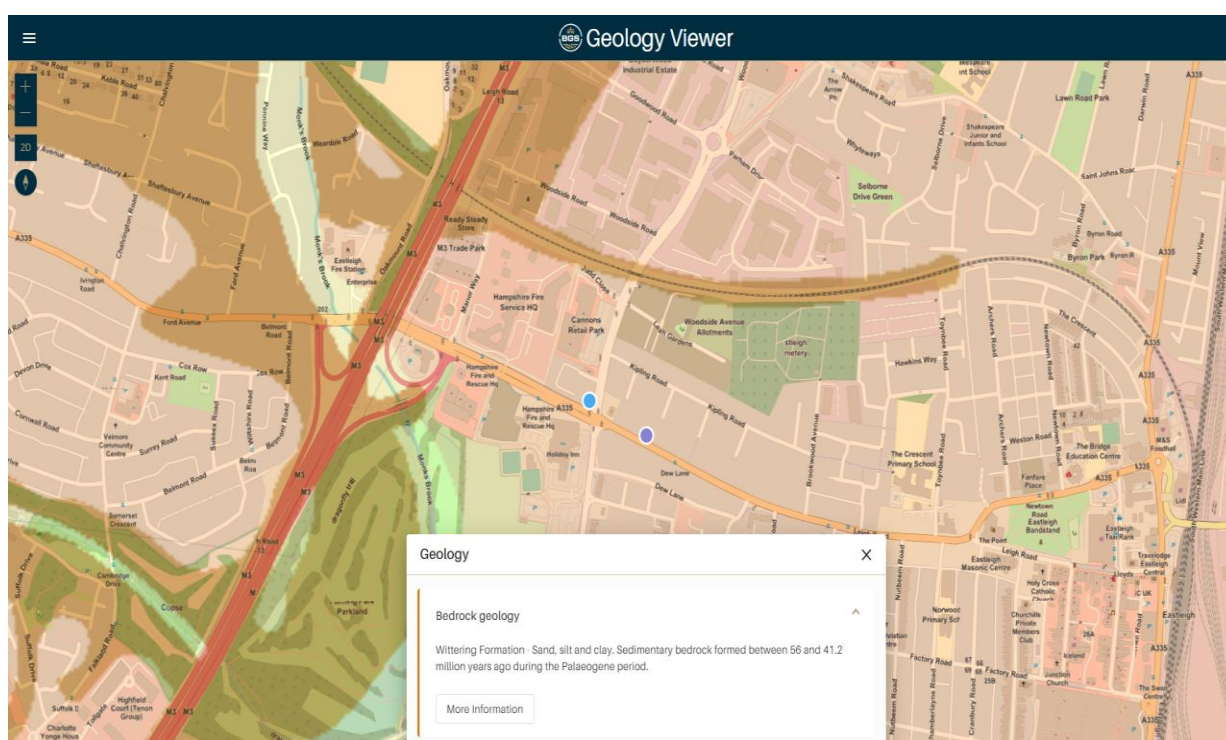
3 Limitations

- 3.1** The survey was carried out from ground level using my observations of the trees.
- 3.2** Trees and groups T1 – T3 have been plotted onto the plans by the arboricultural consultant to the best of his ability.
- 3.3** All measurements taken to calculate root protection areas and canopy spreads have been measured wherever possible.
- 3.4** Where it has not been possible to access certain areas, dimensions have been estimated.

4 Soil Assessment

- 4.1 No soil assessments have been undertaken however a check the British Geological Survey gives the soil type as Wittering Formation - Sand, Silt and Clay. This means that the underlying soil is potentially shrinkable and as such foundations will need to be deepened. If further assessments are undertaken that show that there is shrinkable clay, then foundations to must be designed in accordance with the guidance within the National House Building Council's Standards Chapter 4.2 Building near trees.

Figure 2 – The British Geological Survey indicates that the soil make up at 192 - 194 Leigh Road, Eastleigh, SO50 9DX is potentially shrinkable Wittering Formation - Sand, Silt and Clay.



5 Site Description

- 5.1** The property of a two-storey building which was a children's day nursery. To the north of the building is a tarmac car park and to the south is a small garden area. Along the eastern, southern and western boundaries are brick boundary walls. To the north of the site is private access road into a residential area, to the east is Leigh Road, to the south is Woodside Avenue and to the west is a residential flat complex.

6 Legal Restrictions

- 6.1** The local planning authority (LPA) has not been contacted to ascertain whether the trees on or adjacent to the site are protected by Tree Preservation Orders (TPO) or if they are within a Conservation Order.

7 Proposal

- 7.1** Extensions to the existing two storey building.

8 Background

Tree categorisation

- 8.1** A total of two trees and one group have been surveyed. At the time of inspection the two trees and one group were considered to be category C and of low value.
- 8.2** All trees were categorised in accordance with British Standard 5837:2012 - see appendix 1.
- 8.3** In general category C category trees and groups should not be considered a material constraint to development.
- 8.4** It was noted that there are other trees that are located on or adjacent to 192 - 194 Leigh Road, Eastleigh, SO50 9DX but they have not been included within this report. This is because it is deemed that they are:
- far enough from the area proposed for development that they will not be affected;
 - they will be adequately protected by the tree protection measures afforded to the surveyed trees;
 - they are specimens of limited significance;
 - They have stem diameters smaller than 75mm at 1.5m above ground level;

Root protection area (RPA) definition

- 8.5** Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure are treated as a priority.

(British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations – The British Standard Institute 2012).

8.6 Section 4.6.2 of BS5837:2012 states the following:

The RPA of each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

(British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations – The British Standard Institute 2012).

8.7 The circular RPAs of T1, T2 and G3 are considered to have been influenced by the presence of the boundary wall and its foundations.

8.8 Taking into account the impact of these structures the RPAs of T1, T2 and G3 have been altered to demonstrate a more probable root morphology as shown at appendix 3.

Canopy spreads

8.9 The canopy spreads have been measured from ground level using a laser measure and visual assessment.

Measurements

8.10 Wherever possible all diameter at breast height measurements have been measured using a DBH tape. Where it has not been possible access the stems at 1.5m above ground level due such things as dense Ivy, trees being offsite or the tree being inaccessible, an estimated measurement has been taken. All estimated measurements include the word “estimated” or the abbreviation “est”.

9 Arboricultural Implications Assessment

- 9.1** To facilitate development it will be necessary to carry out pruning works to the overhanging canopies of trees T1 and T2.
- 9.2** T1 is a small, suppressed Goat Willow of limited quality which is located offsite in the grounds of the property to the north. The canopy of T1 overhangs low into the grounds of 192 – 194 Leigh Road and is causing an obstruction to movement around the site. It will be necessary to reduce the canopy of T1 back to the common law boundary to provide access around the new building. It is considered that due to the limited quality of T1 the works will pose little material risk to this tree and its landscape value.

Figure 3. T1 Goat Willow, viewed from the north, is visible in the foreground overhanging into 192 – 194 Leigh Road.



- 9.3** T2 is a moderate sized mature Cherry which is located offsite in the grounds of the property to north of 192 – 194 Leigh Road. The canopy of T2 considerably overhangs and is touching the buildings at 192 – 194 Leigh Road. It will be necessary to reduce the canopy of T2 back to the common law boundary to provide access around the new dwellings and to facilitate construction. It is considered that while the works are not desirable, they are necessary to facilitate development but also to abate the existing nuisance. If damage was to occur to the fabric of the building at 192 – 194 Leigh Road then the tree owner could be liable.

Figure 4. T2 Cherry, viewed from a north-easterly direction, visible in the centre of the photo overhanging 192 – 194 Leigh Road.



- 9.4** The canopies of T1 and T2 can be pruned back to the boundary line under common law which means that the tree owner's consent is not required. All arisings from the works should be offered back to the tree owner and if they are refused they should be disposed of in a reasonable manor.

Tree protection fencing

- 9.5** The existing boundary will act as a protective barrier for the duration of the build and as such temporary tree protection fencing will not be required on this occasion.

Areas for site compounds, storage and mixing

- 9.6** Site compounds will be located away from trees wherever possible and ideally 2m from any protective barriers. If possible, they will not be sited under tree canopy spreads or within RPAs.
- 9.7** On this occasion it is proposed to utilise the existing car parking area to the north of the dwelling for all storage and mixing.

Services

- 9.8** The proposed layout of incoming services is not yet established but they should be installed outside root protection areas.
- 9.9** It is considered that there is sufficient opportunity for services to be routed to the new dwelling without having to pass through the RPAs of trees.

10 Arboricultural Method Statement

Access facilitation works

- 10.1** The agreed pruning works and tree removals will be undertaken as preliminary works. These works will be carried out by suitably qualified arborists to the standards set out in BS3998: 2010 Tree works – recommendations. Heavy machinery must not be used on unprotected ground – see appendix 2.
- 10.2** Development can commence in accordance with the planning consent.

11 Conclusions

- 11.1** A BS5837: 2012 survey of two trees and one group have been carried out on land at or to adjacent 192 - 194 Leigh Road, Eastleigh, SO50 9DX.
- 11.2** At the time of inspection the two trees and one group were considered to be category C and of low value.
- 11.3** The proposed development does not require the removal of any surveyed trees.
- 11.4** It will be necessary for the canopies of T1 and T2 to be reduced to the common law boundary to facilitate development.
- 11.5** The trees to be retained will be protected during development and methods for ensuring their protection have been described.

Appendix 1 – British Standard 5837:2012 tree categorisation chart

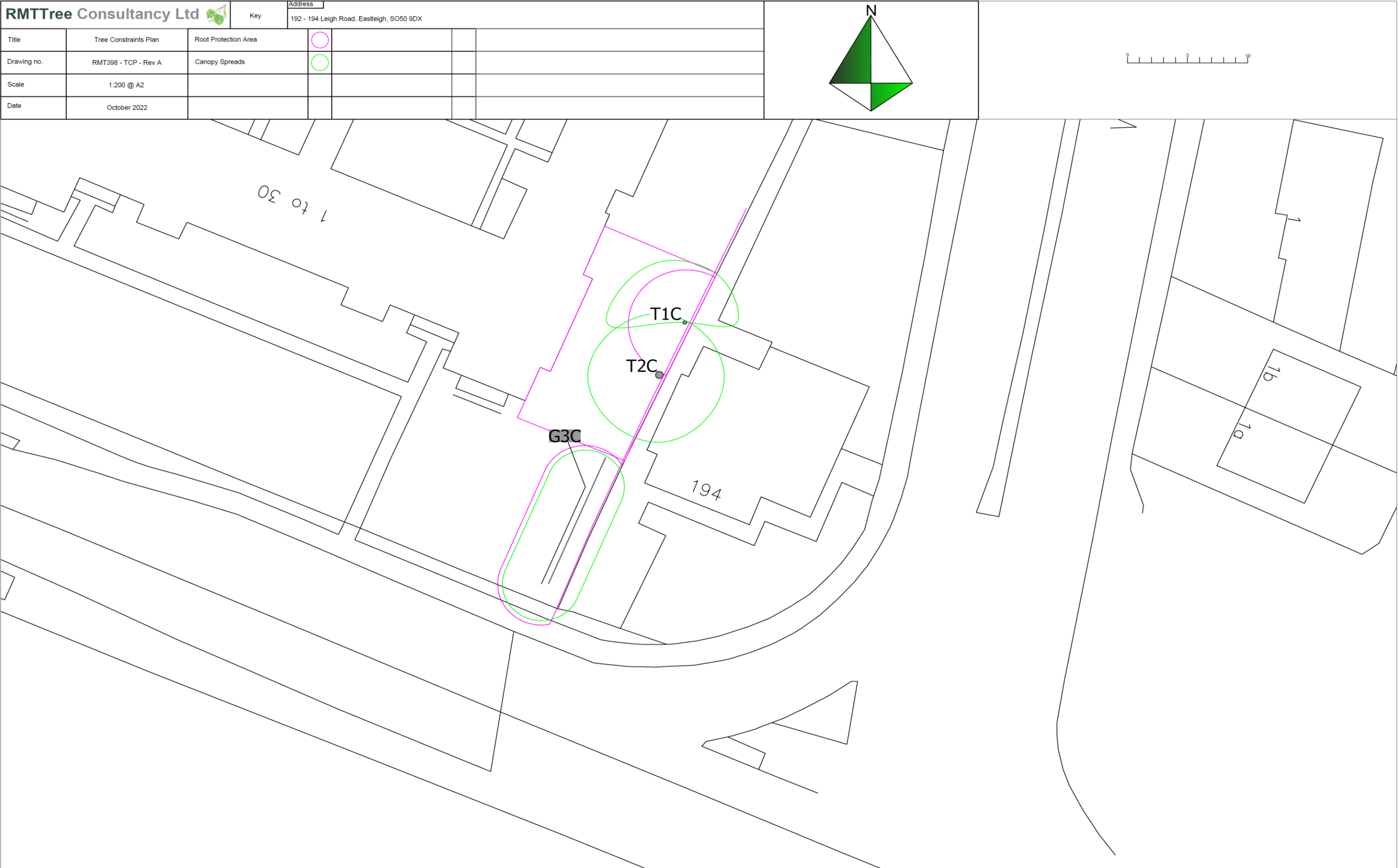
TREES UNSUITABLE FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA			IDENTIFICATION ON PLAN
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5 of BS5837:2012</i>			RED  RGB 127.000.000
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA - SUBCATEGORIES			IDENTIFICATION ON PLAN
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN  RGB 000.255.000
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value	MID BLUE  RGB 000.000.255
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY  RGB 091.091.091

Appendix 2 - Tree survey schedule

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
				NE SE SW NW								Radius	RPA Area
T1	Goat Willow (<i>Salix caprea</i>)	7m	275mm est	N5m E4m S0m W6m	1.5m	Mature	Good	Poor	Off-site tree. Suppressed as overtopped by adjacent tree.	10+	C	3.3m	34.2m ²
T2	Wild Cherry (<i>Prunus avium</i>)	11m	575mm est	N5m E5m S5.5m W5.5m	2.5m	Mature	Good	Good	Off-site tree. Canopy considerably overhangs the roof of the existing building constituting a nuisance.	10+	C	6.9m	149.6m ²
G3	Group of Wild Cherry Common Lilac	7m	150mm est	N3m E3m S3m W3m	2m	Semi mature	Good	Fair	Off-site group.	10+	C	1.8m	10.2m ²

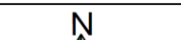
Appendix 3 – Tree Constraints Plan – RMT398 – TCP – Rev A

Tree Constraints Plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 200 @ A2.



Appendix 4 – Tree Protection Plan – RMT398 – TPP – Rev A

Tree Protection Plan (TPP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 200 @ A2.

RMTTree Consultancy Ltd 			Key Address 192 - 194 Leigh Road, Eastleigh, SO50 9DX		 		
Title	Tree Protection Plan	Root Protection Area					
Drawing no.	RMT398 - TPP - Rev A	Canopy Spreads					
Scale	1:200 @ A2						
Date	October 2022						



Appendix 5 – Qualifications and experience

Robert Toll has been working with trees since 2004 when he completed his studies.

In 2000 he began his studies at Riseholme College, Lincoln where achieved a pass with merit in Forestry at National Diploma level. In 2002 he attended Moulton College in Northampton where he gained a Level Five Higher National Diploma in Urban Forestry with merit.

In 2004 Robert began work as a temporary tree inspector at Northampton Borough Council, undertaking inspections of trees in response to enquiries from the public. After 4 months Robert took up a permanent tree inspector role at Coventry City Council which predominantly involved undertaking safety inspections of trees on school sites.

In 2006 Robert moved to Warwick District Council to take up a temporary post of Tree Protection Officer which involved reviewing old area tree preservation orders and identifying those trees which were considered worthy of protection under new specific orders. He also streamlined the council procedure for making new tree preservation orders, cutting the time from making to serving from up to 2 weeks to within 2 hours.

In 2008 Robert moved to Hart District Council, Hampshire to take up the role of Tree Officer within the planning department. This role included determining works trees applications, commenting on planning proposals, liaising with the public and providing arboricultural advice to other departments within the Council.

Between 2014 and 2016 Robert took up the role of Tree Officer at Elmbridge Borough Council, Surrey, once again carrying out tasks such as determining works trees applications, commenting on planning proposals and liaising with the public. While at Elmbridge Borough Council he passed the Arboricultural Association's Professional Tree Inspection course.

Robert is a professional member of the Arboricultural Association.