



Title:

Arboricultural Impact Assessment
& Method Statement

Date:

21 February
2023

Proposal:

Demolition of existing buildings and
erection of three new houses

Ref:

DS/62623/AC

Address:

Land rear of 18-20a High Street
Botley
Southampton
SO30 2EA

Client:

Carbury Investments

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1.0 Terms of Reference

- 1.1 Treecall Consulting is instructed by David G Barton Ltd, on behalf of the client, to survey the trees at the site and produce an arboricultural impact assessment and method statement for proposed development.

2.0 Report Limitations

- 2.1 The guidance in British Standard 5837:2012¹ ("BS 5837") has been used to appraise the likely impacts of the proposed development on the existing trees and determine appropriate tree protection measures.
- 2.2 Details of my qualifications and experience in arboriculture are included in Appendix A.
- 2.3 The information in this report covers only the trees referred to in Appendix D and is an assessment of their condition on the date of inspection. All observations were from ground level and no samples of trees or soil were taken. No internal investigations of the trees were carried out and no decay diagnostic devices were used.
- 2.4 This report is for the sole use of the client and was produced in line with the above terms of reference. It should not be used for any other purposes or by any other parties.

3.0 Introduction

3.1 Information Provided

- 3.1.1 The following information was used to prepare this report;

Drawing Title	Drawing Number	Date
Site Layout	P/0322/3/1	-

3.2 Site Inspection

- 3.2.1 I visited the site on 20 February 2023. Weather conditions were clear, dry and calm. Visibility was reasonable.

3.3 Brief Site Description

- 3.3.1 The site is roughly rectangular in shape and is situated on level ground behind commercial units on the north side of the High Street. There is currently a single storey building running along the western boundary, attached to which are some large sheds adjacent to the rear boundary. There are no trees on

¹ British Standards Institution, 2012. *Trees in relation to design, demolition and construction – Recommendations*. London: BSI Standards Limited.

the site, however there is one horse chestnut just over the rear boundary, within Warner Mews, that overhangs the site.

3.4 The Proposals

- 3.4.1 The layout shows existing buildings on site demolished and replaced with three new houses.

3.5 Statutory Tree Protection

- 3.5.1 According to the Eastleigh Borough Council website, which was checked on 20 February 2023, the tree adjacent to the site is not protected by a tree preservation order, however the land where it is located is within a conservation area. The arboricultural method statement attached to this report may include work to protected trees, consent for which is not required so far as such work is necessary to implement a planning permission.²

4.0 Tree Survey Findings

- 4.1 One individual horse chestnut tree adjacent to the site was inspected and categorised according to the system set out in BS 5837.
- 4.2 BS 5837 provides a classification of trees according to the value of each in providing a positive feature on the site at an acceptable risk. The classification allows very good trees to be identified as 'A' category trees and 'B' category trees as those which are of slightly impaired condition but still of good quality.
- 4.3 'C' category trees are those of low quality that could be retained but are often not of sufficient value to be appropriate constraints on proposals for the site; 'U' category trees are identified as those that have less than 10 years' worthwhile life left.
- 4.4 The tree was placed the 'B' category. Full details are included in Appendix D.

² The Town and Country Planning (Tree Preservation)(England) Regulations 2012, SI 2012/605, reg 14.-(1)(a)(vii)

5.0 Arboricultural Impact Assessment

- 5.1 The arboricultural impacts below have been identified by adding details of the surveyed trees onto the proposed layout plan, which is included as plan TC1, Appendix B, and by considering the proposed changes, both in their design and implementation. The impacts must be read in conjunction with the arboricultural method statement included on this plan.
- 5.2 Implementation of the proposed development will require the horse chestnut, T1, to be pruned in order to maintain a satisfactory clearance from the proposed buildings and over the new garden areas. This work is minor in extent and will not have any significant impact on tree health or amenity providing the work is carried out in accordance with BS3998:2010 '*Tree Work: Recommendations*'.
- 5.3 The footprint of the proposed dwellings encroaches into the root protection area of the tree. This small area is just over 5m², which amounts to around 2% of the total root protection area and half of this area is currently within the foot print of the existing building, with the remainder under hard surface. The loss of this small area from the tree's available rooting environment will not have any significant impact on its health, particularly as there may not be any significant roots in this area because of the existing building. A much larger area, within the proposed gardens, is to be returned to natural ground and this will be an improvement in the tree's environment. The excavation for the foundations will need to be carried out carefully in case there are roots in this area.
- 5.4 Potential impacts associated with general construction activities can be managed effectively with the installation of temporary ground protection and tree protection fencing in accordance with Figure 2 of BS 5837 and by ensuring that areas for material storage, cement mixing and new underground services are located outside of tree root protection areas. On this last point, the site layout shows both foul and surface water drainage connections routed to the High Street and it is expected that the incoming water and electricity supplies will also follow this route.

Andrew Cleaves
BA (Hons), Dip Arb L6 (ABC), MArborA

Arboricultural Consultant



Appendix A: Qualifications and Experience

Andrew Cleaves

BA (Hons), Dip Arb L6 (ABC), MArborA

Andrew has achieved the Awarding Body Consortium Level 6 Diploma in Arboriculture, which is endorsed by the Royal Forestry Society and is the premier qualification within the arboricultural profession. He also holds the Royal Forestry Society Certificate in Arboriculture, the Arboricultural Association Technician's Certificate in Arboriculture and the LANTRA professional tree inspection certificate. He is a Professional member of the Arboricultural Association.

He has worked in the arboricultural industry for 14 years, beginning at Bournemouth Borough Council where he was part of the development management team providing advice and guidance regarding trees and construction and dealing with all aspects of the management of protected trees.

In 2015 Andrew joined Treecall Consulting as an Arboricultural Consultant, bringing his public sector planning and enforcement expertise to the private sector.

The information presented in this report is based on the information provided and site observations. Conclusions and recommendations are the result of experience within the arboricultural industry.



Appendix B: Plan TC1

Plan TC1

Title: Plan TC1, Tree Protection Plan and Arboricultural Method Statement
Date: 21 February 2023
Scale: 1:100 @ A1 (approx.)



Appendix C: Contact Information and Supervision

C1 Contact information (complete as required):

Role	Company / Organisation	Name	Phone Number
Contractor			
Architect	David G Barton Ltd	David Barton	01564 824195
Arboricultural Consultant	Treecall Consulting Ltd	Andrew Cleaves	01202 462602
Planning Officer	Eastleigh Borough Council		023 8068 8264
Arboricultural Officer			

C2 Supervision & Arboricultural Support

C2.1 The project arboriculturist must supervise or be involved at the following points in the construction process;

Operation / stage	TC Ref	Date Issued
Pre-commencement site meeting.		
Planning of underground services.		
As any other arboricultural issues arise.		

C2.2 Following each site visit a site note must be issued to the client and the local planning authority.



Appendix D: Tree Schedule

Key:

Tree no.	Number assigned to tree from survey. Refer to plan for tree location.	
Species	Tree species, identified as clearly as possible according to common or botanical name.	
Stem diameters	Stem diameter measured in millimetres, to the nearest 10mm, and number of stems, taken at 1.5m above ground level, unless indicated otherwise within 'Note'.	
Canopy spread	Extent of crown spread in the four cardinal directions.	Measurements are estimated to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
C Ht	Crown height above ground level.	
Ht	Height.	
Life Stage	Estimated age of the tree. Chosen from the following categories;	
	Young: Tree only recently planted or established.	
	Semi Mature: Established tree, still young and in the first third of its safe useful life.	
	Early Mature: Tree in the middle third of its safe useful life, still with significant capacity for future growth.	
	Mature: Tree in the last third of its safe useful life and with no significant capacity for future growth.	
	Over Mature: Tree nearing the end of its safe useful life expectancy.	
Observations	Tree issues and general comments along with any appropriate management requirements.	
BS Cat.	Relates to Table 1 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'	
	A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.	
	B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	
	C: Trees of low quality with an estimated remaining life expectancy of at least 10 years.	
	U: Trees that have an expected safe useful life of less than 10 years regardless of any development proposals.	
	1, 2, 3: Sub-categories relating to tree, landscape or cultural values.	
RPA	Minimum root protection radius in metres.	
Site Visit	20 February 2023	
Weather	Clear, dry and calm. Visibility reasonable.	



Tree Schedule

Tree no.	Species	Stem diameters (mm)			Canopy spread (m)				C Ht (m)	Ht (m)	Life stage	Observations	BS Cat	RPA (m)
		(mm)	No of Stems	Note	N	E	S	W						
1	Horse chestnut <i>Aesculus hippocastanum</i>	690	1	@ 1.5m	6	7	6	7	2	14	Early mature	On adjacent land. Growing in a narrow strip of open ground between site boundary wall & parking area. No significant crown defects, minor tip dieback. Signs of possible canker on lowest primary branch on south side, which is also rubbing on next branch up, and is close to concrete fence post. Crown overhangs & is touching existing building.	B1	8.3

Tree Schedule

V1. 21.2 ac
V2.
V3.

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