

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with development
at 20 Merrieleas Close,
Chandlers Ford
SO53 2FP**

Prepared by
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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by the applicant to inspect the significant trees close to the proposed development at 20 Merrieleas Close, Chandlers Ford, Eastleigh SO53 2FP and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the site and the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the construction of a garden office / salon in the rear garden of 20 Merrieleas Close, Chandlers Ford.
- 1.3 **Documents provided:** I have been provided with the Block / Location plan based on the 'Buy A Plan' site plan and as submitted with the planning application. This shows the site outlined in red with the locations of the relevant trees. An annotated copy of this drawing with tree schedule numbering and tree root protection areas (RPAs) is attached as Plan AC1.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Eastleigh Borough Council (as the local planning authority) website suggests that trees closely adjacent to the site are protected by TPO. The website and map do not give access to the TPO document and refer to the TPO as '58-H, All Tree Species' and as an 'Area' TPO. The proposal is to retain all the trees referred to in the tree schedule at Appendix 2 and consider them in the planning submissions as if they were formally protected. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2311AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 12th April 2023 to collect tree information to enable me to prepare the tree schedule. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. I did not have permissive access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was blustery, damp and overcast with adequate visibility.
- 2.2 **Collection of data:** I inspected each significant tree and the numbering is indicated on the annotated site layout attached as Plan AC1. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
- Category B:** Trees of moderate quality and value
- Category C:** Trees of low quality and value
- Category U:** Trees unsuitable for retention, usually to be removed
- 2.4 **The root protection areas and location of protective fencing:** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk

diameter. This distance is given for guidance for each tree in the tree schedule. The implication of the RPA is that no significant disturbance should occur within it if the trees are to be successfully retained.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are on adjacent properties. A large oak is in the rear garden of 7 Parklands Close and appears to be some 11-12m from the rear boundary of 20 Merrieas Close. A small group of cypress stand in adjacent property 21 Merrieas Close near the southwest corner of the rear garden of 20 Merrieas Close and there is a birch in the same adjacent property near the rear boundary of that property. There are no other trees of planning or amenity significance within the curtilage of 20 Merrieas Close or within adjacent properties likely to influence or be influenced by the proposals.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** Site access will be by way of the existing pedestrian access along the northeast elevation of the dwelling into the rear garden all outside the RPAs of retained trees.
- 4.2 **Demolition and removal of structures:** There are no existing buildings within the RPAs of trees and proposed for removal. There is a concrete base in the east corner of the rear garden in the approximate location of the proposed garden office / salon, but it is outside RPAs, so whether it goes or stays has no bearing on the retained trees. There will be no fires in connection with the development activities within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree.
- 4.3 **Existing surfaces:** There is an existing concrete base from a structure the superstructure of which is no longer present. This base is outside the RPAs of tree to be retained and no special measures would be required for its removal if it were to be taken up. There are no other existing surfaces in the rear garden of 20 Merrieas close within RPAs.
- 4.4 **Construction of new buildings:** The proposed garden office / salon is outside the RPAs of trees proposed for retention. In consideration of all the circumstances, special design and construction of foundations in respect of

the risk of harm to tree roots is not required, and 'conventional' construction is proposed for the foundations for the structure.

- 4.5 **Installation of new surfaces:** There are no new surfaces proposed within the RPAs of retained trees and no significant risk to trees from issues relating to new surfaces.
- 4.6 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services run out to Merrieleas Close and the proposal is for new services to connect back to existing and do the same. There are no RPAs limiting the location of new services and no special measures proposed for the installation of services in respect of the risk of harm to tree roots.
- 4.7 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the existing boundary fencing is retained, there will be no significant adverse effects on trees from construction access.
- 4.8 **Storage and movement of materials:** The nature of the site and the available space suggest that materials will be delivered to site at the Merrieleas frontage and moved by hand to the rear using the pedestrian access on the northeast elevation of the dwelling; and then stored temporarily in the rear garden. There is no storage space within RPAs and no risk to retained trees from the storage and movement of materials. No storage or mixing of harmful materials e.g. DERV fuel, concrete will take place within 10m of the trunk of any retained tree.

5 PROTECTIVE MEASURES

- 5.1 **Protective measures:** The existing boundary fencing acts as sufficient and adequate protection for trees T1 and T3. The cypresses of G2 are protected by boundary fencing and by the presence of an existing garden room. No additional temporary tree protection measures (fencing, ground protection) are required or proposed.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The proposed garden office has no residential component

and will not have windows looking directly to trees. There will be no issues of perceived dominance or of unreasonable obstruction of sunlight or daylight. The largest tree, the oak T1, has already been pruned by crown reduction overall, which suggests that the Council is not averse to allowing some tree pruning work. The proposed development will not bring new pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

- 7.1 **Conditions:** In tree terms the proposals include no elements that have the potential to affect retained trees. In these circumstances it would be reasonable for there to be no conditions relating to trees.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Existing boundary fencing acting effectively as tree protective fencing is retained until the completion of development
 - There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree
- 8.2 **Summary of the impact on local amenity:** This layout retains the significant trees adjacent to the site, with scope for proper provisions for their protection during development. If adequate precautions to protect the retained trees i.e. the existing boundary fences are retained, the overall

impact of the proposal on local amenity will be negligible. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to develop in accordance with the proposals for the submitted scheme without significant harm to retained trees. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FArborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I am currently a member of the Association's Consultants Working Party, have until recently been interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
20 Merrieleas Close, Chandlers Ford
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Oak (<i>Quercus robur</i>)	16	90?	6	6	4m	EM	On adjacent property. Pruned by light crown reduction overall.	20+	B	10.8
				6	6						
G2	Cypress (<i>Cupressus</i> sp)	<8	<30?	2	2	4m to site	SM	On adjacent property. Small linear group with hedge character.	10+	C	3.6
				2	2						
T3	Birch (<i>Betula pendula</i>)	12	35?	3	3	4m to site	EM	On adjacent property. Slightly diminished vigour, minor dead wood and die-back.	10+	C	4.2
				3	3						

Appendix 2
20 Merrieleas Close, Chandlers Ford
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

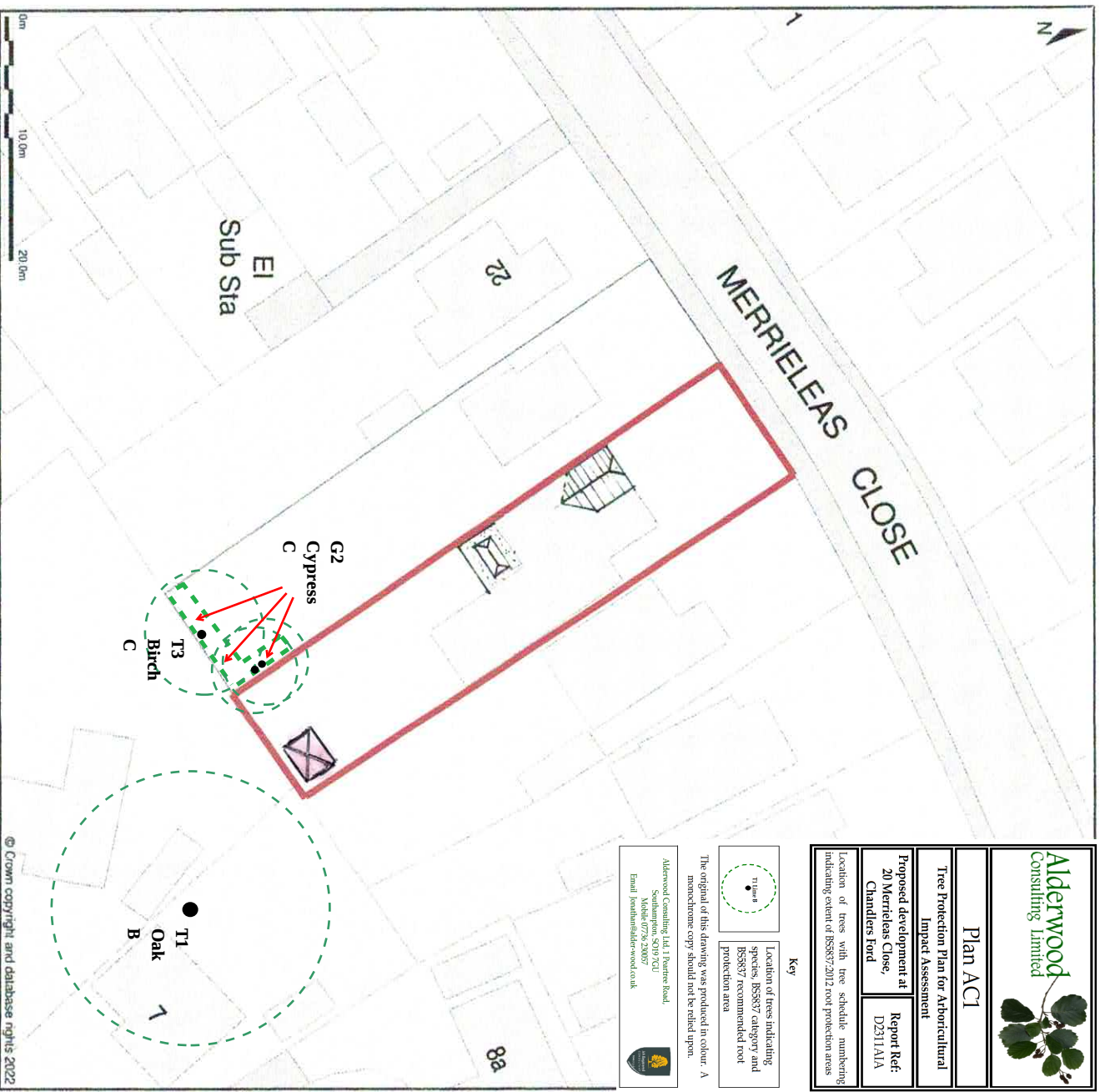
m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for trees not accessible has been estimated.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

20. Merrieleas Close, Chandler's Ford, Hampshire, SO53 2FP



Block Plan shows area bounded by: 443235 94, 121142 64 44325 94, 121232 64 (at a scale of 1:500), OSGridRef: SU43282118. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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