

4 HEATHFIELD ROAD, CHANDLERS FORD

Tree Survey Report



AS_1001_300
Tree Survey Report
-
April 2023



Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
-	For Planning	Arb-Solute	JN	JH	April 2023

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1 INTRODUCTION

- 1.1 This Tree Survey Report has been prepared by Arb-Solute on behalf of Daria Brovina at 4 Heathfield Road, Chandlers Ford (The Site) to accompany the submission of planning documents in relation to proposed development at the above address.
- 1.2 A tree survey of the site was carried out by Arb-Solute Ltd on 18 March 2023 in accordance with the requirements set out in BS5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'¹. This report utilises the findings of this survey.
- 1.3 The purpose of this report is to:
- Assess the landscape and visual amenity value of the existing trees and to identify the constraints associated with the trees prior to any potential redevelopment of The Site. An assessment of the quality of the trees has been made, with reference to the categories and sub-categories listed within Table 1 - BS5837:20121.
 - Assess and quantify the arboricultural impact of proposed development within the survey area, based on indicative layout proposals provided by the client.
 - Provide additional arboricultural information and advice in relation to the protection of trees throughout the development of the site.
- 1.4 The relevant plans referred to throughout this document are:
- Tree Constraints Plan AS_1001_100
 - Tree Survey Schedule AS_1001_200

2 SITE INFORMATION

- 2.1 The tree survey covered the existing trees within and bordering an area of land as defined by the survey boundary line shown on the Tree Constraints Plan, AS_1001_100 (Appendix A).
- 2.2 The application site is located north of Heathfield Road and east of Maytree Road in Chandlers Ford, Eastleigh. The site has a What3Words location of [///surely.outbursts.handbook](https://www.what3words.com/surely.outbursts.handbook).
- 2.3 The site was roughly denoted by the drawn redline below.



- 2.3 The broad soilscape of the area in which the survey site is located typically comprises “Freely draining very acid sandy and loamy soils”¹.
- 2.4 The survey area comprised a private rear garden with private dwellings and associated gardens adjoining the rear garden on the west, north and eastern boundaries. The garden was primarily soft ground apart from a small area of hard patio surfacing directly north of the dwelling to approximately 3m into the garden.

¹ <https://magic.defra.gov.uk/magicmap.aspx>

3 TREE SURVEY METHODOLOGY (BS5837:2012)

- 3.1 The Tree Survey was carried out by Arb-Solute Ltd on the 18 March 2023.
- 3.2 The report and survey were carried out in general accordance with the requirements set out in BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations"¹.
- 3.3 The tree survey involved a visual inspection from the ground of individual specimens and groups of trees in order to record their amenity value, management recommendations and dimensions. Where observed, the general condition of all the trees has been noted. The survey does not constitute a full arboricultural hazard evaluation assessment involving the detailed inspection of trees in relation to their structural condition, decay, and any other physical and pathogenic defects.
- 3.4 The locations of the trees were estimated using a handheld laser measuring off of fix points within the garden.
- 3.5 The survey assesses individual trees and groups of trees for quality and benefits within the context of proposed development. The quality of each tree or group of trees has been recorded by allocating it to one of four categories described in table 1 at the back of this report. These categories have been differentiated on the Tree Constraints Plan AS_1001_100 by colours.
- 3.6 The survey information was recorded on the attached Tree Survey Schedule in general accordance with the guidance contained within Section 4 of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".
- 3.7 The information recorded is detailed in Table 1 at the back of this report.

Limitations

- 3.8 The findings of this survey are not valid following adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events.
- 3.9 Trees were not climbed or inspected below ground level and inaccessible trees will have best estimates made about the location, physical dimensions and characteristics.
- 3.10 Trees and woody vegetation were not assessed for their potential impact upon future construction issues such as foundation designs (ref.: NHBC³ chapter 4.23). Whilst this report may assist in assessing likely future impacts, it should not be classed as a comprehensive vegetation survey in relation to impact upon future designs.

Lifespan of the data used to inform this report

- 3.11 The survey data contained and used to inform the production of this report are considered accurate for three years assuming there are no significant changes to the site conditions.

4 SUMMARY OF TREE SURVEY FINDINGS

Generally

- 4.1 In the main, The Site consisted of mature specimen trees in located in the rear of the back garden. The trees were located close together to the extent that there was little to no separation of tree canopies.
- 4.2 For the purposes of this report each tree was assessed individually however, each tree formed part of a wider group of trees that extended outside of The Site boundary.
- 4.3 All trees were regarded as mature in age and in fair to good structural and physiological condition.
- 4.4 T1, Oak was a large mature Oak tree situated closest to the dwelling. Its canopy almost overhung the external garage separated from the dwelling. The tree appeared to be declining with what appeared to be a sparse canopy lacking in dense bud and small twig growth in the upper parts of the canopy.
- 4.5 T2, had formed an etiolated canopy due to group pressure. A cavity was identified at the stem base on south side and showed signs of good reaction growth either side of the cavity. Overall, the tree was in satisfactory condition.
- 4.6 T3, was located off-site. No access was available to inspect the stem base in detail however, when viewed from afar no obvious major defects were identified.
- 4.7 T4, was a large specimen tree growing from a small, raised bed approx. 300mm above ground level. The stem appeared to be in satisfactory condition with no obvious major defects being noted other than large deadwood in the canopy up to 200mm in diameter.
- 4.8 T5, had a canopy bias south-westward but appeared in good condition overall.
- 4.9 Further details of each individual tree can be found in the Tree Survey Schedule included within this report.

Planning considerations/ statutory checks

- 4.10 A desktop investigation into the planning constraints on this site confirmed that the trees within The Site are protected by a Tree Preservation Order (TPO) and the site is not within a Conservation Area² - checked at the time of writing this report.
- 4.11 The relevant TPO, administered by Eastleigh Borough Council is referenced as TPO 242-E and includes two Oak tree and two Sweet Chestnut trees. Which correlates to T1 and T5 as the Oak and T2 and T4 as the Sweet Chestnut trees.
- 4.12 Trees protected by TPO are protected by law. It is a criminal offence to cut down, prune, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by TPO, without the relevant authority's permission. Anyone found guilty of such an offence is liable. Serious cases may be dealt with by the Crown Court where an unlimited fine can be imposed. Any works not exempt from the regulations must therefore first be permitted in writing by the Local Authority

² <https://emaps.eastleigh.gov.uk/WebMaps/Map.aspx?MapName=WebmapsNoLocalPlan>

prior to the works commencing via submission of a TPO application. Further details can be found on the Government Website - <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>.

- 4.13 A desktop investigation of this site using the Magic maps application³ confirmed that no trees within the site boundaries are identified as ancient woodland.
- 4.14 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for a proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications.
- 4.15 Trees can offer many benefits, including the provision of visual amenity, softening or complementing the effect of the built environment, and adding maturity to new developments by making places more comfortable in tangible ways e.g. contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.
- 4.16 Particular care is needed regarding the retention of large, mature trees which become enclosed within new development. Where such trees are retained, adequate space should be allowed for their long-term physical retention and future maintenance.

Individual Trees

- 4.17 A total of 5 trees were recorded individually as part of the survey. The survey boundary can be seen on the Tree Constraints Plan AS_1001_100 (As Amended) Of these:

Category	Total number
A	2
B	3
C	0
U	0

³ <https://magic.defra.gov.uk/MagicMap.aspx>

Design and Site Layout Considerations

- 4.18 During any site planning exercises the current and future growth potential of the trees should be considered.
- 4.19 The RPA for single stem trees broadly equates to a radius 12 times the stem diameter of the tree at 1.5m above ground level or the extent of canopy spread, whichever is greater. For multi-stemmed, low branching trees or those with trunks with an irregular girth the point of stem diameter measurement is adjusted in consideration of these factors and in accordance with the illustrations in BS5837:2012 (Annex C).
- 4.20 The RPA should become an exclusion zone during construction works and for any development. It should be fenced-off and protected in accordance with BS5837:2012¹. The canopy is likewise susceptible to damage during construction work and requires similar protection.
- 4.21 No activities that result in excavations, changes in level or soil compaction should take place within the RPA of any retained trees, especially older mature trees. This would include the storage of materials, any construction work, trafficking by vehicles or even excessive trafficking by pedestrians.
- 4.22 Services likewise should be routed outside the existing or potential root zone of trees. Where it is unavoidable, then certain measures should be employed to avoid damage to the tree's larger roots.
- 4.23 The location and siting of new facilities near trees should consider the potential impact on and conflict with both tree roots and canopy. This should consider the ultimate size of existing young and middle-aged trees at maturity. Conversely, the impact of the tree on the activities should also be considered with regard to obstruction, shading, leaf fall and root action. These are problems that can be managed provided sufficient space is allowed for.

Trees and Management of Health and Safety

- 4.24 It is recommended that a programme of periodic arboricultural assessments be undertaken in the future (post development) in order to regularly assess the on-going full health and safety of all trees both in full leaf and bare stemmed. The assessments should prioritise areas based on levels of access and presence of target (i.e. exposure of people to hazard) and accord with arboricultural advice, taking account of relevant factors (where known) that affect safety such as the age class, condition, size and species of the trees.

5 REFERENCES

- ¹ British Standards Institute. *British Standard (BS5837) Trees in Relation to Design, Demolition and Construction - Recommendations*. 2012.
- ² DEFRA. 'Magic Map Application'. www.magic.gov.uk. March 2023.
- ³ NHBC. 'Chapter 4.2- Building Near Trees'. *NHBC Standards 2016*. 2016.
- ⁴ British Standards Institute. *British Standard (BS3998) Trees Work - Recommendations*. 2010
- ⁵ Royal Town Planning Institute. *National Planning Policy Framework (England)*. 2012.
- ⁶ Natural England and Forestry Commission (2015) Standing Advice for Ancient Woodland.
- ⁷ British Standards Institute. *British Standard (BS8545) Young Trees: From Nursery to Independence in the Landscape*

Table 1

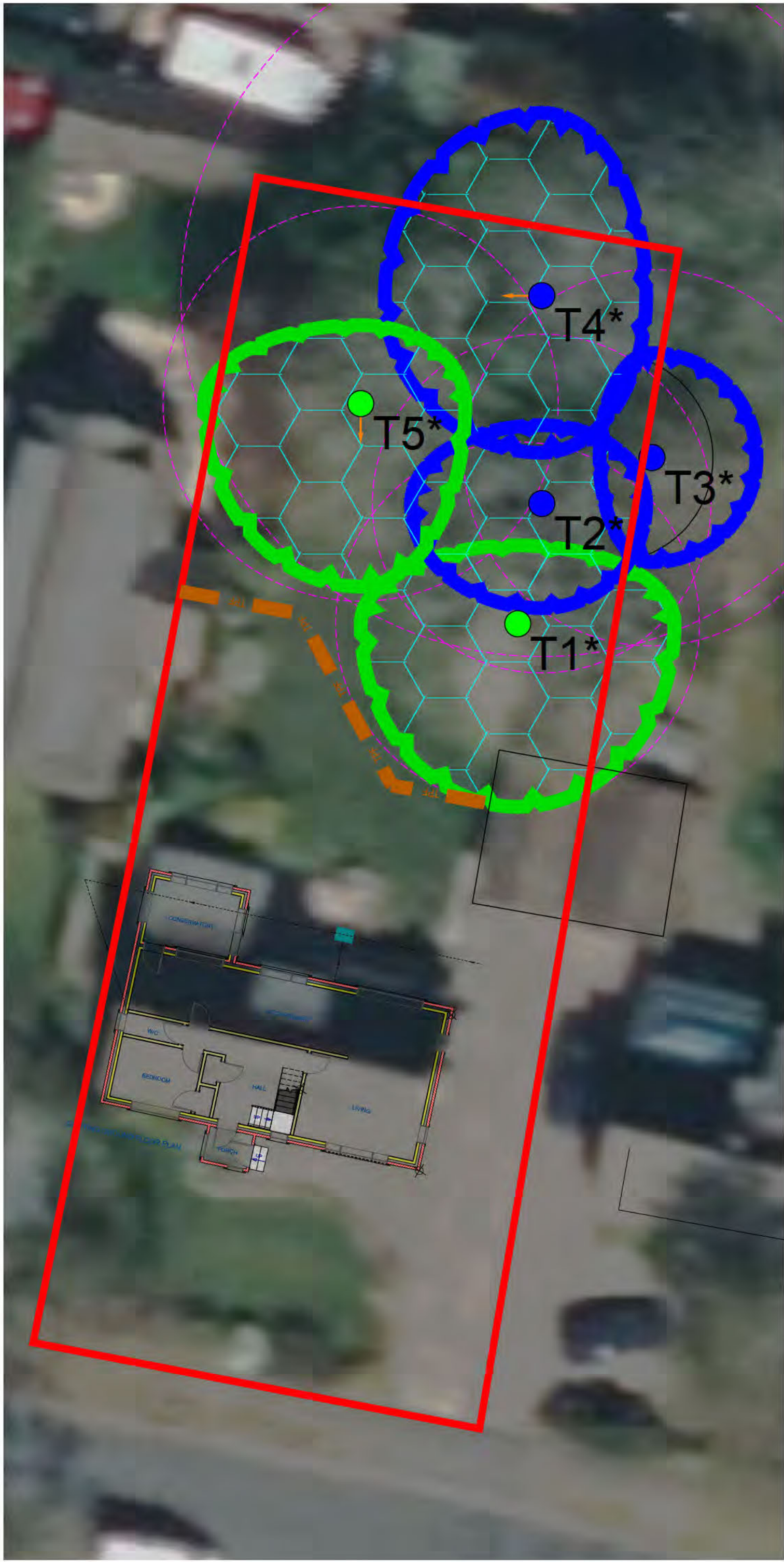
Tree characteristics recorded during survey

Tree Ref No:	Sequential reference number of trees or groups of trees. Avenues, woodlands and hedgerows were also recorded on the tree survey plan. # - denotes inaccessible trees (best estimates are made about the location, physical dimensions and characteristics.)				
Species	Species listed by common name, with scientific names (italic lettering).				
Height (m)	Estimated height of canopy to nearest metre.				
Branch Spread	branch spread, taken as a minimum at the four cardinal points, to derive an accurate representation of the crown				
Stem diameter @ 1.5 m (m)	Measured diameter of trunk at 1.5 m above ground level in metres unless otherwise indicated, multi-stemmed trees being measured in accordance with Annex C: BS5837				
Existing height above ground level	To inform on ground clearance, crown/stem ratio and shading the estimated height of the first significant branch and direction of growth and canopy above ground level.				
Stem No.	Number of stems (if necessary) of individual tree.				
Life Stage	Expressed as:-	Y	(Young)	OM	(Over-
		SM	(Semi-	V	(Veteran)
		EM	(Early-	D	(Dead)
		M	(Mature)		
Physical Condition	Apparent condition expressed as the following categories, based upon a brief visual inspection from the ground only:-			Good Fair Poor Dead	
Comments / Management Recommendations	General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations and potential for wildlife habitats (not exhaustive).				
Estimated remaining contribution (years)	Estimated remaining contribution, in years (<10, 10+,20+,40+)				
Tree Quality Assessment Value: <u>Category</u>	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	A (Trees/Vegetation of high quality and value) B (Vegetation of moderate quality and value) C (Trees/Vegetation of low quality and value) 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)			
	* Category U trees can have existing or potential conservation value which might be desirable to preserve.				
Tree Quality Assessment Value: <u>Sub - Category</u>	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	1 (Trees with mainly <i>arboricultural</i> value) 2 (Trees with mainly <i>landscape</i> value) 3 (Trees with mainly <i>cultural / conservation</i> value)			

Appendices

Appendix A

Tree Constraints Plan AS_1001_100



Key

- Tree with numbered reference.
- Canopy spread and coloured BS5837:2012 tree quality category as shown below.
- * = Estimated location/dimension (tree not plotted on topographical survey)

BS 5837:2012 Tree Quality Categories - Table 1

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

- Tree canopy hatched with honey comb - tree protected by Tree Preservation Order 242-E administered by Eastleigh Borough Council.

- Direction of first significant branch

- Root protection area (RPA) Calculated in accordance with Section 4.6 - BS5837:2012

- Proposed tree protection fencing to restrict any construction access within RPAs.

NOTES:

- Refer to Tree Survey Schedule for further details.
- Survey based on a visual inspection from the ground and is not intended as a full arboricultural hazard evaluation inspection.
- Plan produced in accordance with recommendations set out in BS 5837:2012 - 'Trees in Relation to design, demolition and construction'.
- Due to the legal protection afforded to breeding birds vegetation removal should not take place during the bird nesting period; generally, although not restricted to, March - August inclusive.
- No topographical survey information was available to provide tree locations. Tree locations have been estimated by measuring off of fixed points using a laser measure.



Rev	Description	By	CB	Date
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ARB-SOLUTE
TREE MANAGEMENT

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Client

Project 4 Heathfield Road, Chandlers Ford, SO53 5RN

Title Tree Constraints Plan

Status For Planning	Drawn By JN	Date Created April 2023
Scale A3 @ 1:150	Drawing Number AS_1001_100	

Appendix B

Tree Survey Schedule AS_1001_200

TREE SURVEY SCHEDULE

Site:
Project Schedule Ref:
Drawing Reference:
Survey date:

4 Heathfield Road, Chandlers Ford, Eastleigh
AB_1001_200
AB_1001
18.03.2023

Surveyor: JN
Status: For Planning
Revision: -
Notes: Stem dia. (mm) for trees with 6 or more stems are estimated averages.
FSB - First Significant Branch



Ref. no	Species	Height (m)	Ht. Can.	Crown spread (m)				Canopy area (sqm)	Stem dia. (mm)	Stem no. at 1.5m	FSB Hgt	Age class	Structural Condition	General Observations	Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)
				N	S	E	W										
T1*	Quercus robur (Common Oak)	18	5	3	7	6	6	N/A	580	1	5	M	Fair	Growing within small group of mature oak trees in rear garden. Location is estimated measuring off of fixed points. Asymmetric canopy formed due to group pressure. Canopy bias southwards. Stem and stem base appear in satisfactory condition. Minor pruning wounds on stem occluding well. Extensive deadwood throughout canopy up to 100mm diameter. Overall - the canopy appears to be declining however, bud density and extension growth of 100 - 200mm primarily in lower canopy is satisfactory, canopy appears sparse in upper canopy.	None at time of survey	40+	A2
T2*	Castanea sativa (Sweet Chestnut)	19	8	3	4	4	5	N/A	540	1	8	M	Fair	Growing within small group of mature oak trees in rear garden. Location is estimated measuring off of fixed points. Etiolated canopy formed due to group pressure. Cavity at stem base on south side showing signs of good reaction growth either side. Slight stem lean south eastwards. Minor deadwood in canopy. No other obvious major defects.	None at time of survey	40+	B2
T3*	Fagus sylvatica (Beech)	19	8	4	4	4	2	N/A	600	1	8	M	Good	Growing within small group of mature oak trees in rear garden. Location is estimated measuring off of fixed points. Off-site tree no access into neighbouring property. Appears to be in good condition when viewed from west.	None at time of survey	40+	B2
T4*	Castanea sativa (Sweet Chestnut)	20	6	7	6	4	6	N/A	1,150	1	5	M	Fair	Large specimen growing within small group of mature oak trees in rear garden. Location is estimated measuring off of fixed points. Stem base protrudes from small raised bed approx. 300mm above ground level. Stem appears to be in satisfactory condition. Slight stem lean northwards. Large deadwood in canopy up to 200mm in diameter indicating canopy decline.	None at time of survey	40+	B2
T5*	Quercus robur (Common Oak)	18	6	3	7	4	6	N/A	630	1	6	M	Good	Growing within small group of mature oak trees in rear garden. Location is estimated measuring off of fixed points. Asymmetric canopy formed due to group pressure. Canopy bias south-westwards. Stem and stem base appear in satisfactory condition. Minor pruning wounds on stem occluding well. Deadwood throughout canopy up to 100mm diameter as expected. Some larger deadwood stumps up to 1m in length. Canopy appears to be in better condition than T1 with bud, small twig and shoot extension satisfactory. No obvious major defects noted.	None at time of survey	40+	A2

Note This survey is based on a brief visual inspection from the ground.
It is not intended as a full arboricultural inspection.

* - indicates tree not plotted on topographical survey - location estimated.

Appendix C

Tree Protection Fencing Examples

Figure 2 Default specification for protective barrier

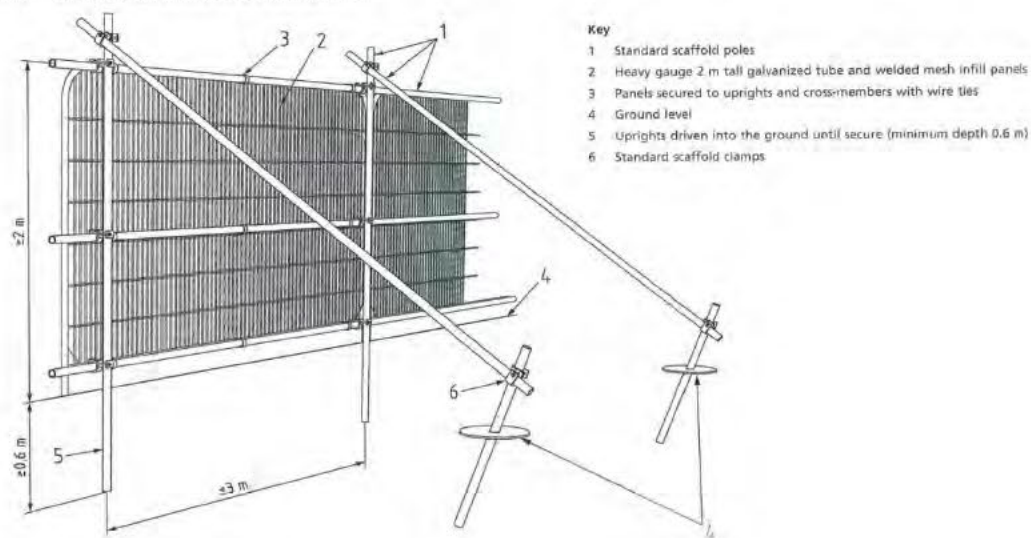
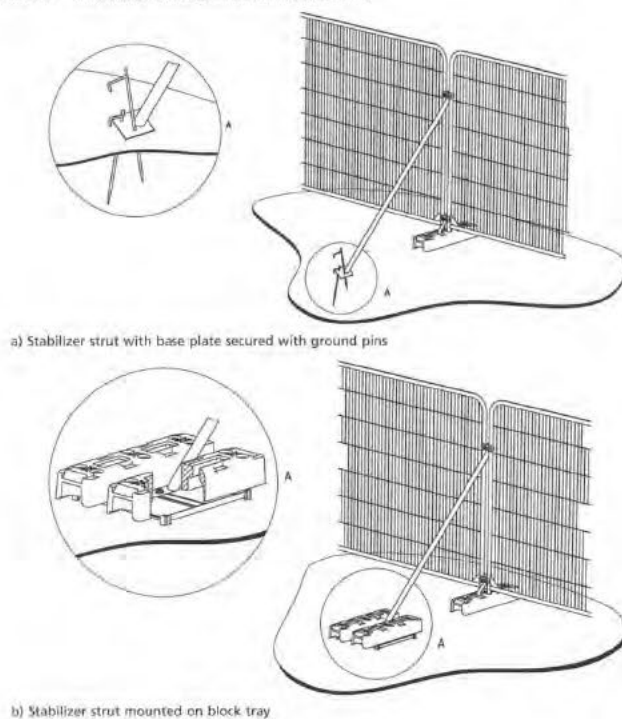


Figure 3 Examples of above-ground stabilizing systems



Appendix D

Tree Protection Fencing – Signage



Appendix E

Site Photos







