

Mr T Grainger
The Barn
Saxon Court
Burnetts Lane
Horton Heath
Eastleigh
SO50 7DJ

20 January 2023

Our Ref: WT 008-22 AIA-ltr

Dear Mr Grainger

Re: Tree information relating to planning application at Cottage Cattery, Saxon Court, Burnetts Lane, Horton Heath, SO50 7DJ

Further to your request regarding tree protection and management issues for a new detached dwelling with associated parking and landscaping at the above site, I have recently visited the site, assessed the situation, and believe it would be satisfactory to provide these details by way of this letter with an attached plan and illustrative notes. In this respect, I enclose plan WTP1, which is an adapted version of the plan provided by Etchingham Morris Architects (ST508 30-31 Saxon Court New dwelling and 3171). It has been annotated to identify all the relevant trees and show the areas where the enclosed specifications apply. This plan is illustrative, and the precise location of protective measures may need to be modified in the context of the site conditions at the time of implementation.

I inspected each tree and have indicated the numbering on the tree protection plan (WTP1) in Appendix 1. I identified obvious hedges where appropriate. For each individual tree and hedge, I collected information on species, height, diameter, maturity, and potential for contribution to amenity in a development context. As advocated in BS 5837, each tree was then allocated to one of four categories which reflected its suitability as a material constraint on development:

- **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

This information is recorded in the tree schedule included as Appendix 2, with further explanatory notes. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.



The root protection areas and location of tree protection: BS5837:2012 gives recommendations for the areas of root protection to be the equivalent to the area of a circle centred on the tree with a radius of at least 12 times the trunk diameter. This distance is given for guidance to each tree or group in the schedule. In practice, the siting of the specific protection measures may be different. The implication of this notional root protection area (RPA) is that no significant disturbance should occur within it if the trees are to be successfully retained.

Protected trees: After investigating the local planning authority (LPA) online mapping system, it was established that there are no tree preservation orders (TPOs) protecting the trees on or surrounding the site, and it is not within a Conservation Area.

Post occupancy effects on trees: The location and character of the proposed dwelling has been achieved in consideration of all the site factors, including the presence of trees. After discussions with the architect, it was confirmed there is sufficient space within the internal design and garden areas to allow the occupants normal and reasonable access to daylight. The boundary trees will continue to provide useful screening between the new structure and the adjacent property to retain seclusion and privacy. In this context, I believe it is unlikely to bring new pressures on trees.

Demolition of the former cattery pens: This existing light structure can be easily dismantled by hand without the need for significant disruption within the RPAs of H002 (Image 1). There will be no fires in connection with the development activities, and no storage or mixing of harmful materials will be allowed within RPAs of retained trees. The combination of these measures with the proposed tree protective barriers will reduce any risk of damage to retained trees.



Image 1: The former cattery pens are located close to H002



Safeguarding trees during the works: The recommendation in BS5837:2012 is that where it is appropriate for sites requiring a range of arboricultural protection measures, further details might need to be submitted. However, for this site, the proposal is reasonably straightforward, and a separate method statement seems disproportionate, so it is not proposed.

As a precaution, the existing boundary fence can be used to restrict any works within the RPAs of trees along the eastern boundary, so BS5837 compliant fencing is not required. T001 and T003 are set far enough back from the proposal, and if care is taken, it is entirely feasible to work around these trees without the need to provide substantial barriers. However, if some protection is required, it is quite feasible to erect barriers in the locations shown on WTP1 and as set out in Image 2 below.

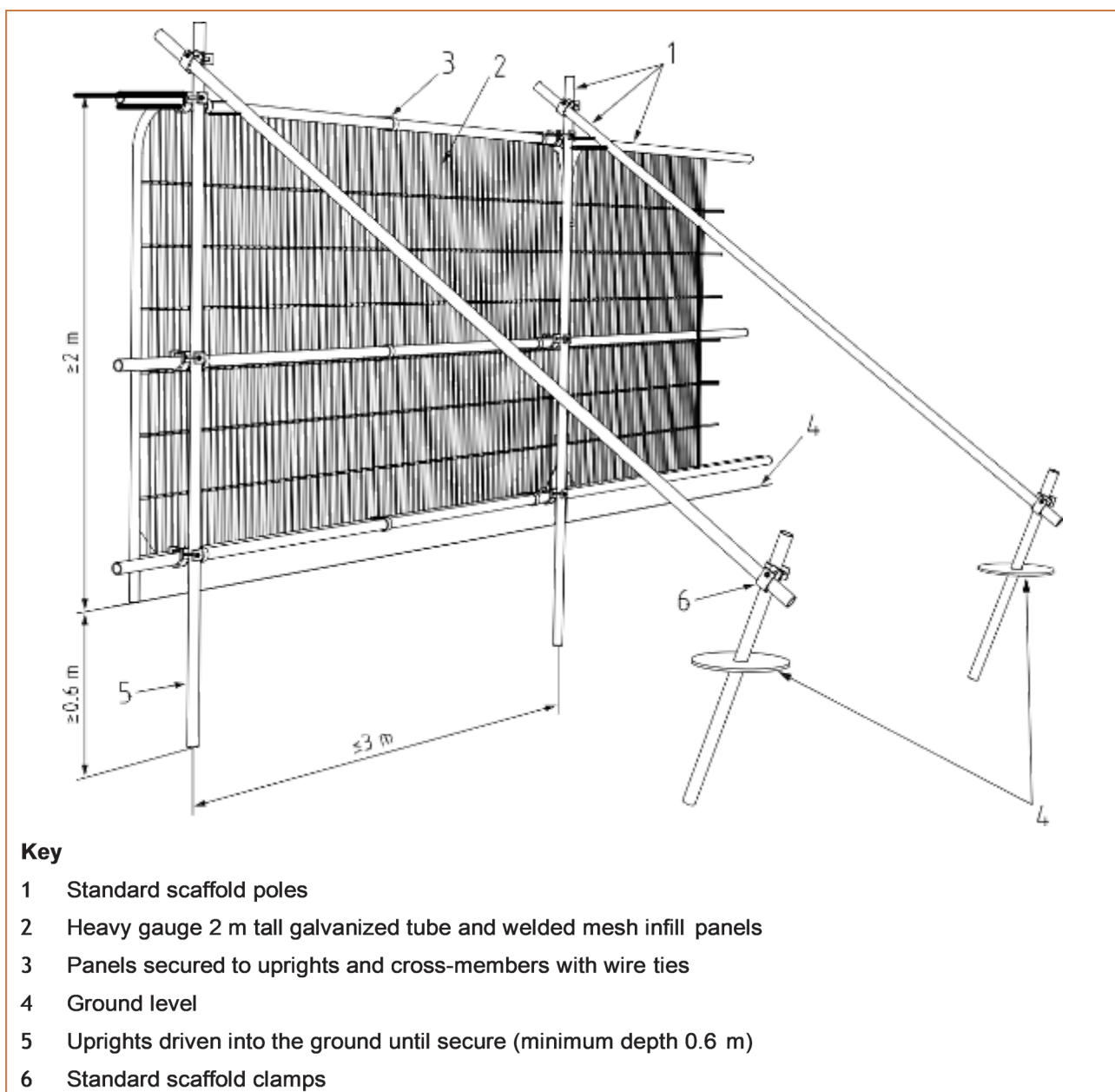


Image 2: Extract from BS5837: 2012 Figure 2—Default specifications for tree protective barriers



Facilitation pruning: Some of the lateral branches from H002 that overhang the site will need to be cut back by up to 1m (back to fence/boundary line) to ensure that there is sufficient clearance from the proposed dwelling (Image 3). Whilst the hedge provides some useful boundary cover, the trees are low quality (Category C), and only secondary and tertiary branches will need to be pruned. These are small in diameter and any pruning wounds created will be easily occluded by the tree with new regrowth likely to form in the following season. Provided the work is carried out in accordance with BS3998: 2010 '*Tree Work Recommendations*', it is unlikely to have a detrimental impact on the health or amenity value of the trees.



Image 3: Some minor pruning of the lateral branches is required to facilitate the installation of the proposed dwelling

Proposed dwelling and parking area: The footprint of the proposed dwelling and its parking area encroach into the root protection area of the neighbouring hedge (H002). However, these minor encroachments are less than 20% of the closest RPAs and unlikely to adversely impact on their health or stability. To further minimise harm to adjacent trees, the following guidance should be followed when installing the house foundations and hard surfacing for the parking area:

- a. Where possible excavations in RPAs must be carried out carefully using hand tools, taking care not to damage the bark and wood of any roots. Specialist tools for removing soil around roots using compressed air may be an appropriate alternative to hand digging, if available.
- b. All soil removal must be undertaken with care to minimise the disturbance of roots beyond the immediate area of excavation. Where possible, flexible clumps of smaller roots, including fibrous roots, should be retained if they can be displaced temporarily or permanently beyond the excavation without damage.
- c. A fork should be used to loosen the soil and help locate any substantial roots. Once roots have been located, the trowel should be used to clear the soil away from them without damaging the bark.
- d. Exposed roots to be removed should be cut cleanly with a sharp saw, or secateurs 10–20cm.



- e. Roots temporarily exposed must be protected from direct sunlight, drying out and extremes of temperature by appropriate covering such as hessian sacking or boards.
- f. Roots greater than 2.5cm in diameter should be retained where possible. Roots 2.5–10cm in diameter should only be cut in exceptional circumstances.

Storage and movement of materials: Materials can be delivered to site and stored on the adjacent verge or within the site outside RPAs. It is entirely feasible to move materials to the working areas by hand or using small low ground-effect plant, with no significant harm to trees.

Services: The adjoining property (Saxon Court) is already serviced, and this establishes the principle of electricity cabling, and their maintenance and repair. It is not intended for there to be any major service upgrades, and the proposal is to connect into the existing services without the need to cause any disruption to RPAs, that could result in important trees being damaged. If this changes for any reason, we advise that these matters are considered at an early stage and agreed with the LPA prior to the work commencing.

I believe that this covers all the appropriate issues but please call me if there is anything else that you think should be included.

Yours sincerely

Mark Wadey NDArb CUEW MArborA RCarborA MICFor
Arboricultural Consultant



 Institute of
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Appendices:

- 1. Tree Protection Plan WTP1
- 2. Data Collection

Appendix 1 - The Tree protection Plan WTP 1: Illustrating tree protection and management proposals

Content: 1 A2 plan @ scale 1:250

KEY

1. Standard scissor poles
2. Heavy gauge galvanized steel welded mesh panels
3. Panel securement members and cables
4. Ground level
5. Uprights depth 0.6 m
6. Standard scissor clamps

Image 1: Scaffold and Heras panels can provide standard protection that is fit for purpose

Temporary fencing can be erected in this area to protect T003 if there are concerns that construction activities may encroach into its RPA.

- a. Where possible excavations in RPAs must be carried out carefully using hand tools, taking care not to damage the bark and wood of any roots. Specialist tools for removing soil around roots using compressed air may be an appropriate alternative to hand digging, if available.
- b. All soil removal must be undertaken with care to minimise the disturbance of roots beyond the immediate area of excavation. Where possible, flexible clumps of smaller roots, including fibrous roots, should be retained if they can be displaced temporarily or permanently beyond the excavation without damage.
- c. A fork should be used to loosen the soil and help locate any substantial roots. Once roots have been located, the trowel should be used to clear the soil away from them without damaging the bark.
- d. Exposed roots to be removed should be cut cleanly with a sharp saw or secateurs 10–20cm.
- e. Roots temporarily exposed must be protected from direct sunlight, drying out and extremes of temperature by appropriate covering such as hessian sackings or boards.
- f. Roots greater than 2.5cm in diameter should be retained where possible. Roots 2.5–10cm in diameter should only be cut in exceptional circumstances.

The existing fence will provide an adequate barrier from construction, so temporary protective fencing is not required. However, some branches will need to be pruned back by up to 1m (up to the boundary line) to provide suitable access and maintain future clearance along this side of the proposed dwelling.

Once this existing light structure (former cattery pens) is dismantled, temporary fencing can be erected in this area to protect T001 if there are concerns that construction activities may encroach into its RPA

Key:

- | | |
|---|--|
|  | Trees - colour coded by BS 5837 category |
|  | BS category A Trees of high quality |
|  | BS category B Trees of moderate quality |
|  | BS category C Trees of low quality |
|  | BS category U Trees unsuitable for retention |
|  | RPA boundaries |
|  | Trees to be removed |
|  | Tree canopies |
|  | Existing layout |
|  | Proposed layout |
|  | Construction exclusion zone (CEZ) to be protected by fencing |
|  | Site boundary |

For further information, refer to the WfT schedule. Do not scale from this drawing (unless for planning purposes), please check all dimensions on site, and notify us of any discrepancies. Wadey Trees Ltd cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Wadey Trees Ltd 2020.

This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.



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CLIENT:
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ARCHITECT:
Etchingham Morris Architects

DRAWN: EJS	CHECKED: MJW	DATE: 20 Jan 23	REVISION:
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LOCATION OF TREES, CATEGORISATION & DEVELOPMENT AT:
Cottage Cattery, Saxon Court, Burnetts Lane, Horton
Heath, SO50 7DJ

DRAWING NO.

WTP1

SCALE: 1:250	SHEET SIZE: A2	SHEET NO.:
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WT PROJECT NO: WT 008-22	STATUS: PUBLISHED
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CLIENT PROVIDED PLAN REF:
ST508 30-31 Saxon Court New dwelling and 3171



0 Metres 5 10 15 20

Scale: 1:250 @ A2

Appendix 2 Data Collection: In accordance with BS 5837 (2012), all tree schedule data has been collected based on the recommendations set out in subsection 4.4 of BS 5837). **NOTE:** Colour annotation is A trees green background; B trees blue background; C trees grey background; U trees red background

Ref.	Species	Height (m)	Stem Diam (mm)	Physiological Cond	Structural Cond	Life Stage	General Observations	Rem. Contrib.	Retention Category	RPA	Recommendations
T001	Silver Birch (<i>Betula pendula</i>)	18	450	Good	Good	Mature	New surfacing/hardcore installed close to base	30+ Years	B1	Radius: 5.4m. Area: 92 sq m.	None
H002	Western Red Cedar x20 (<i>Thuja plicata</i>)	10	20 stems: 350 (avg)	Fair	Fair	Early Mature	Topped in recent past. Some trees have sparse crowns.	20+ Years	C1	Area: 234 sq m, plus a 1m buffer.	Reduce lateral branches by up to 1m back to existing boundary/fence line
T003	Pedunculate Oak (<i>Quercus robur</i>)	4	400	Good	Fair	Early Mature	Topped at 3m in past. Close to ditch/watercourse.	20+ Years	C1,2	Radius: 4.8m. Area: 72 sq m.	None

Appendix 2 Data Collection Cont'd: Explanatory notes

Structure: The following categories are assigned appropriately to each landscape feature: T=(tree); G=(group); H=(hedge); C=(coppiced); M=(multi-stemmed); P=(pollard); Sh=(shrubs); S=(stump) or W=(woodland).

Species: Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name in the botanical names section to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed. The tree botanical names surveyed on this site are listed in column 3.

Height: Height is estimated to provide an indication of the size of the tree.

Stem diameter: Stem diameter is estimated or measured and recorded in 2.5cm increments as advised in BS 5837 Table D1. It is measured with a diameter tape unless access is restricted, direct measurement is not possible because of ivy on the trunk or the tree is assessed as poor quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837. The RPAs given below have been used for single stem trees and the equivalent resultant combined stem diameter for multi-stemmed trees.

Branch height and crown spreads: Where crown accuracy varies from site observations and the original topographical survey, new measurements of the crown may be taken and illustrated on the plan as a crown amendment. These are taken in the context of the development proposal where it is considered there may be encroachment from the development. For example, it may only be necessary to record the measurement of one side of the canopy where it overhangs the site, or where there is likely to be some kind of impact to branches/crown of the tree from development proposals. If there are any significant trees missing from the original topographical survey, their positions are estimated and branch spread is taken as a minimum at the four cardinal points, to derive a representation of the crown. Also, where it is considered appropriate, existing height above ground level of: 1) first significant branch and direction of growth (e.g. 2.4-N); 2) canopy will be recorded to inform on ground clearance where access issues may be a concern.

Tree condition: The tree condition is represented by the surveyor's initial visual observations of its health and/or structural integrity. These are separated into the following subcategories:

Physiological condition (P)	Description
Good	Appears to be healthy and have good vitality.
Fair	Generally, in good health but with visible signs of decline or reduced vitality.
Poor	Obviously in poor health and significant decline.
Dead	Dead, or very little live growth.
Structural condition (S)	Description
Good	No significant structural defects/weaknesses.
Fair	Some visible defects but no significant hazards/weaknesses.
Poor	Significant defects/weaknesses or dangerous/potentially dangerous condition.

Appendix 2 Data Collection Cont'd: Explanatory notes

Life stage: For the purposes of this report the following life stages are recorded as one of seven categories below. Age class is indicative and will vary between species:

LIFE STAGE	DEFINITION
Newly planted	Very young, newly planted trees at least within the last 5 years.
Young	Small establishing tree in its youngest years that could be transplanted with specialist equipment, i.e. less than 150mm in diameter at 1.5m.
Semi-mature	An established tree, but with some growth to make before reaching its potential maximum size. A tree within its first third of lifespan.
Early mature	A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. A tree in the second third of life span.
Mature	A mature specimen with limited potential for any significant increase in size, even if healthy. A tree within its final third of expected lifespan.
Over mature	A senescent (declining/degradation) or moribund specimen of low vigour within its final third of expected lifespan. Possibly also containing sufficient structural defects with safety and/or duty of care implications.
Veteran	Specimens exhibiting features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
Ancient	A tree which is remarkably old for its species.

General observations: Only relevant features such as tree physiology, structural condition, decay and crown or branch structure that may impact on the proposed development are recorded. If there are no notes, then the presumption should be that no relevant features were observed.

Remaining contribution: This is broadly interpreted as <10 years, 10+ years, 20+ years, or 40+ years to provide some indication of a tree's potential for future contribution to its locality.

BS category: Each tree is placed into a relevant coloured category based on their quality and contribution they offer in terms of their arboricultural, landscape or cultural values. This assessment is based on the BS5837 Table 1 cascade chart for tree quality assessment summarised at the beginning of this report.

RPA measurements: For single stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods set out in paragraph 4.6 of BS5837 recommendations will be used. In all cases, the stem diameter(s) will be measured in accordance with Annex C and Annex D of that document. The calculated RPA for each tree will be capped to 707 m².

Future tree safety inspections: Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

Tree work considerations

- Tree works:** The inspection of all trees was of a preliminary nature and only defects visible from the ground have been identified. Each individual tree may not have been inspected closely because of access difficulties and only defects visible from the inspection point have been noted. In addition to tree removals for development and management reasons, further

Appendix 2 Data Collection Cont'd: Explanatory notes

works are listed to reduce the threats from retained trees. All trees on the site should be checked by the contractor at the time of carrying out the main tree works to deal with any emerging safety issues in the context of the consented development.

2. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.
3. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website www.trees.org.uk.
4. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

