
Tel: 01202 876177 Company Reg. No. 07232825 VAT Reg. No. 7303996
Reg. Office Address: Office F11, 10 Whittle Road, Ferndown, Dorset, England BH21 7RU

Our Ref. MCH/IvyCottageBotleyRoad/Tres/7121

13th December 2023

Mr M Whitfield
Osman Homes
White Building
1 – 4 Cumberland Place
Southampton
SO15 2NP

Dear Mr Whitfield

**TREES AT LAND ADJACENT TO IVY COTTAGE, BOTLEY ROAD, HORTON HEATH,
EASTLEIGH, SO50 7DT**

Brief: Inspect the trees at Land Adjacent to Ivy Cottage, Botley Road, Horton Heath, Eastleigh, SO50 7DT. Comment upon their condition and suitability for retention. Indicate the constraints which retained trees would place upon any new development on this site.

Date of Inspection: 12.12.23.

Inspected by: Mark Hinsley MSc Res Man (Arb) OND(Arb) F.Arbor.A.

Survey Method: Ground level visual.

**TREE SURVEY
FOR
LAND AJACENT, IVY COTTAGE**

Survey Technique

The surveyed trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees was restricted, in such cases the descriptions of the trees given in the survey schedule are subject to the tree being free of significant defects that were not clearly visible. Detail on the individual trees assessed is given in the survey schedule using the format in BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', please read in conjunction with the enclosed Tree Survey Plan.

The columns and abbreviations used are:

Column 1 = T – Tree number marked on the submitted plan.

Column 2 = The Latin binomial and common name if applicable.

Column 3 = Hgt – Approximate tree height, in metres; to the nearest 0.5m if under 10m.

Column 4 = Dbh – Diameter (rounded to the nearest 10mm). Single stemmed trees, at 1.5m above ground level. Low branched trees, at the narrowest point below the fork. Trunks with irregular swellings, at the

narrowest point below the swelling. Multi stemmed trees, each stem measured at 1.5m above ground level. # estimated value if unable to gain access.

Column 5 = RPA – The Root Protection Area: radius measured in metres from the centre of the trunk.

Column 6 = B/S – Approximate branch spread to the four cardinal points of the compass, in meters.

Column 7 = FSB – Height of first significant branch above ground level in meters and direction of growth

Column 8 = C/C – Height of canopy above ground level, in meters.

Column 8 = Age – Age class as representation of passage through normal life cycle – Y=Young,

SM= Semi-Mature, EM = Early Mature, M=Mature, FM = Fully Mature, OM = Over Mature.

Column 9 = R/C – Estimated remaining contribution, in years.

Column 10 = Cat – BS5837: 2012 Survey category.

Categories are:-

U Trees unsuitable for retention (Red on plan)

Trees that can not realistically be retained, in the context of the current land use, for longer than 10 years.

A Trees of high quality (Green on plan)

Trees able to make a substantial contribution for a minimum of 40 years.

Particularly good examples of trees, or essential components of groups of arboricultural features e.g. avenues. Visual importance or significant conservation, historical or other value. Veteran trees, especially if ancient.

B Trees of moderate quality (Blue on plan)

Those in such a condition as to be able to make a significant contribution for a minimum of 20 years. Might be category A but have defects or lack special qualities; or growing in a high value group. Has conservation or cultural values.

C Trees of low quality (Grey on plan)

Unremarkable trees of limited merit, with a life expectancy of at least 10 years; or growing in a low value group. Also young trees with a stem diameter of below 150mm.

Column 11 = General Observations - notes re structural and/or physiological condition, and/or preliminary management recommendations.

SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
1	<i>Fraxinus excelsior</i> Common Ash	15	650	7.8m	N8 E0 S8 W12 FSB n/a	5	M	10 - 20	C	Heavy lean to the west. No obvious signs of Ash Dieback at this time.
2	<i>Fraxinus excelsior</i> Common Ash	20	600	7.2m	N7 E4 S7 W7 FSB w9	10	M	10 - 20	C	Some dead wood. No obvious signs of Ash Dieback at this time.
3	<i>Fraxinus excelsior</i> Common Ash	19	550	6.6m	N5 E5 S5 W5 FSB e5	10	M	10 - 20	C	Some dead wood. No obvious signs of Ash Dieback at this time.

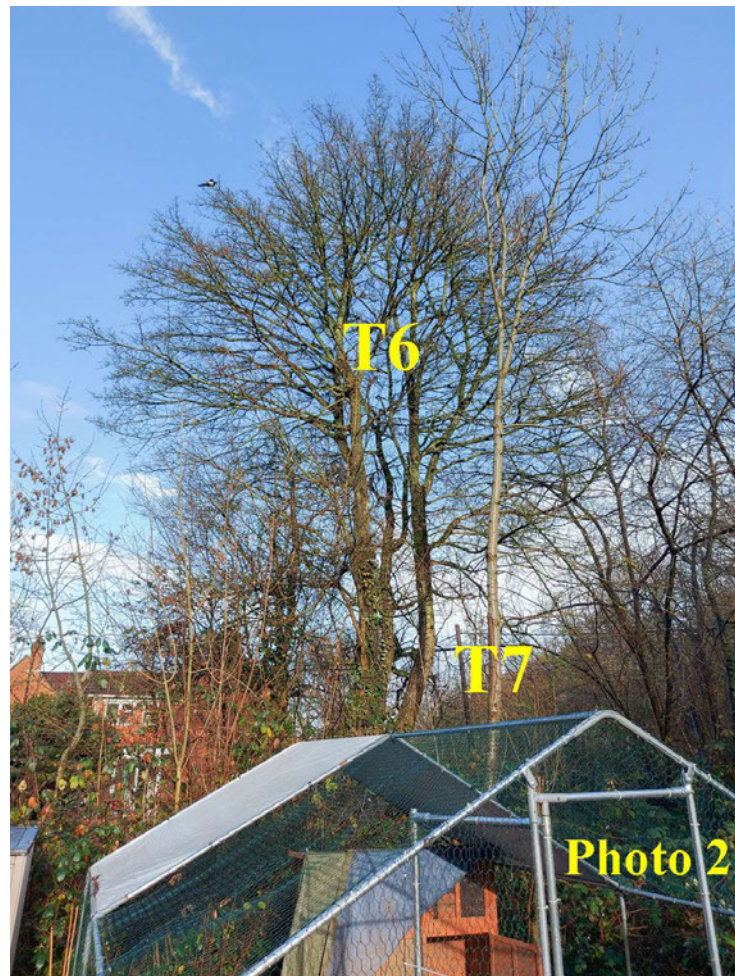
T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
4	<i>Fraxinus excelsior</i> Common Ash	15	600	7.2m	N5 E10 S6 W1 FSB n/a	10 4 10 10	M	10 - 20	C	Heavy lean to the east. No obvious signs of Ash Dieback at this time.
5	<i>Fraxinus excelsior</i> Common Ash	7	140	1.8m	N2 E2 S2 W2 FSB n/a	3	SM	-10	U	Semi-mature Ash are particularly susceptible to Ash Dieback
6	<i>Acer campestre</i> Field Maple	15	350 250 200	5.7m	N5 E5 S5 W5 FSB n/a	4	M	40+	A	3 stemmed prominent native tree in good condition.
7	<i>Fraxinus excelsior</i> Common Ash	12	120	1.5m	N2 E0 S2 W2 FSB	5	SM	-10	U	Semi-mature Ash are particularly susceptible to Ash Dieback. Trunk wound on north side.
8	<i>Taxus baccata</i> English Yew	9	350 250 200	5.7m	N5 E5 S5 W5 FSB	3 3 5 3	YM	40+	A	Native tree in a prominent roadside location.
9	<i>Salix caprea</i> Goat Willow	12	n/a	n/a	N E S W FSB				U	Fallen tree with some regeneration from prostrate trunk.

General comments: Trees 1 – 4 are a mature group of Ash along the northern boundary of the site (Photo 1). Trees 1 & 4 lean heavily to the west and east respectively. The Root Protection area (RPA) radii are shown shaded orange on the attached Tree Survey and Constraints Plan. In our view the RPA need not be considered a total ‘no-go’ area for new development on this site. Part of the RPA is already occupied by a number of outbuildings and other fowl rearing paraphernalia.

The high canopies, low shade giving, and northern orientation of the ash trees mean that a dwelling placed under their canopies, provided that it is on a minimum dig foundation regime such as piles and lintels, should not pose any unreasonable threat to their continued existence. Unfortunately, Ash-dieback remains as the most likely cause of the loss of these trees within the next 20 years.

The Field Maple on the eastern boundary is an important native tree in an important location (Photos 2 & 4). No significant excavations can be undertaken within the RPA of this tree. The same is true of T8, the Native Yew (Photo 3).

On the day of inspection, the site was extremely wet with areas of standing water.





T9 is a fallen willow (Photo 4 & 5). The fallen trunk has resulted in some natural regeneration, however such growth cannot reasonably be retained or protected adjacent to the existing dwelling on this site.



Photo 6 shows the abandoned hazel front boundary hedge. It also shows the considerable height difference between the carriageway of the B3354 and the significantly lower ground of the survey site. There is a similar height differential on the other side of the road, leading us to conclude that the B3354 was originally constructed as a causeway over an area of ground prone to lie wet.



Constraints and opportunities: The four Ash at the rear boundary, the Field Maple and the Yew are all significant constraints upon developing this site if excavations are required. Foundation trenches, service trenches and any reduction in soil level cannot be achieved within their RPAs. However, the land on site lies low and wet. Any new driveway or access construction will have to be installed above existing ground level to reconcile with the existing carriageway height. Maintaining it as an above ground no-dig specification will aid with keeping the finished surface free from standing water.

Applying a similar approach to any new dwelling would allow for the use of piles and lintels to achieve an above ground construction which could be installed within the RPAs of Trees 1 – 4 without significant detriment.

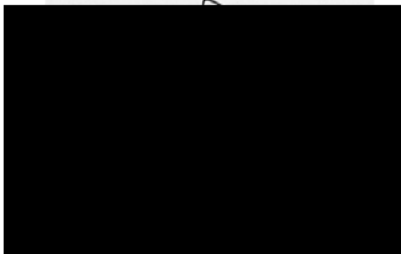
The front boundary hedge hazels could be re-coppiced and shunted back from the boundary to allow for the drive entrance and visibility splays without them being lost.

The fallen willow stump will produce coppice re-growth if left after the fallen remains have been removed.

The planting of one or two new trees of a species other than ash will bring greater diversity and therefore resilience to the site tree stock.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely



Mark Hinsley