

---

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

8<sup>th</sup> February 2024

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:** Study the supplied development proposal plans Ref: W22-005 D No. 102. Consider the impact that the proposals may have on any trees of acknowledged importance.

## Arboricultural Impact Assessment

### 1.0 The Access

1.1 The adjacent Photograph, Photo 6 in the original Tree Survey, shows the significant drop off from the height of the public highway into the proposal site. This suggests to us that the road was built as a causeway rather than simply an upgraded existing trackway.

1.2 This differential in height renders it simple to utilize no-dig construction methods for the proposed driveway within the site yet comfortably reconcile to the existing footway height of the public highway. Provided the correct techniques are employed there will be no detriment to the rooting area of the adjacent important Yew (T8).



1.3 The need for a visibility splay to the south will have no more impact upon the Yew than the existing situation of overhanging a footway and highway.

## 2.0 The Proposed Garage

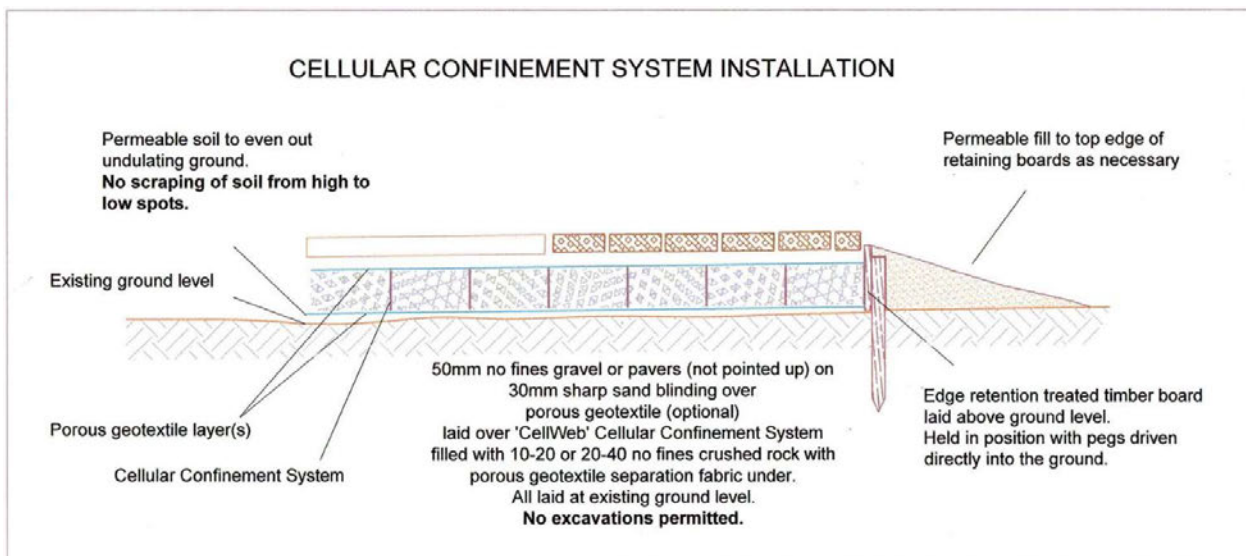
2.1 The proposed garage is located outside the Root Protection Area (RPA) of T8. However temporary protection fencing, and ground protection will be necessary on the east side of the construction to protect part of the RPA of T8 from the erection of scaffolding and other construction activities.

2.2 Such protections are common and routine.

## 3.0 Adjacent site access

3.1 As with the main site access the low levels of this site lend themselves readily to the use of no-dig cellular confinement bases for new permeable surfacing.

3.2 Utilizing a no-dig cellular confinement base will allow for the successful retention of the native Field Maple, T6.



## 4.0 Parking and Turning Area.

4.1 Whilst there are no BS5837:2012 RPAs to constrain the parking and turning area, it will be advantageous to also install this on a cellular confinement system base.

4.2 This will have the advantages of unifying levels across the site and assisting with site drainage.

4.3 We are all aware that BS5837:2012 RPAs are not the extent of any trees' root system. There will be roots of T6 under the parking and turning area. The removal of the existing outbuildings and their replacement with a permeable installation which excludes competition from surface vegetation will create an improved rooting environment for this tree.

## 5.0 The proposed dwelling

5.1 The proposed dwelling has been located backing on to a block of existing scrub woodland. The edge of the wood is currently defined by a row of BS5827:2012 Category 'C' Ash trees.

5.2 The dwelling has been carefully designed to orientate away from the woodland with no significant windows in the rear elevation. Sufficient access has simply been created for maintenance of the building.

5.3 As it stands the trees will form an attractive back-drop to the building for as long as they avoid Ash-dieback.

5.4 The proposal is to construct the building on a series of piles/pads to sit just above existing ground level after the removal of any turf.

5.5 That way the building will not be in conflict with the RPAs of the Category 'C' Ash trees or any future trees which might grow in the wooded area.

5.6 Clearly this specialised, though not uncommon, form of construction will create some challenges for the designers and the builders. We expect that the section of the dwelling outside the RPAs will be constructed in the same way as that inside.

5.7 There can be no new drainage installed to the rear of the dwelling and all new services will have to come in from the front.

5.8 Some roof water can be directed under the building to irrigate the retained root systems.

5.9 Pedestrian access to the rear of the dwelling will need to be supported on a load spreading 2-dimensional geo-grid base.

## 6.0 Conclusion:

6.1 The two important trees on this site, T6 & T8 can be retained.

6.2 The woodland backdrop will be protected from harm through specialized construction and thoughtful internal design.

6.3 There will be scope on the site for some useful new planting post development.

6.4 The proposed development will not have a significant detrimental impact upon trees of acknowledged importance.

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

Yours sincerely



Mark Hinsley