

Arboricultural Report and Tree Survey

for

25 Clifton Gardens,

West End,

Southampton,

SO18 3DA

Prepared for: Mr Ali shah Nazari

Planning Reference H/24/97439



A trading name of RG Consultancy Ltd

Prepared by
Peter Wilkins BA(Hons) MArborA. MEnvSc. CEnv.
Our Ref 0624- 100670
July 2024

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1.0 Introduction

- 1.1 We have been instructed by Mr Ali shah Nazari to provide the arboricultural information necessary to inform the current planning application for the 'relocation of entrance, erection of front, side, and rear single storey extension with associated fenestration. Shed in rear of property' at 25 Clifton Gardens, West End, Southampton, SO18 3DA. (Planning Reference EPF/1009/24)
- 1.2 We visited the property on 17th July 2024 to view the site and survey the relevant vegetation. The off-site oak tree was viewed from the rear garden of the subject property. As a consequence of the access restrictions some measurements notably tree stem diameter were estimated. With regard to the age, size and species of vegetation any variation between our estimations and actual measurements will not impact on the content of this report.
- 1.3 With regard to the age, size and species of vegetation, its location, the area of undisturbed ground around the trees the tree protection measures outlined in this report we are confident that the off-site oak tree can be retained, protected following the guidance outlined in BS5837 (2012) and will be unaffected by the proposed extension.

2.0 Arboricultural Statement

- 2.1 The significant vegetation in relation to this planning application is the oak tree T1 which is located off-site beyond the northern corner of the rear garden within the garden of No. 8 Barle Close. The oak tree T1 is 3m from the rear boundary fence of the subject property and 24m from the rear corner of the subject property.
- 2.2 There is sufficient overhead clearance for all works to be undertaken without any requirement for tree pruning.
- 2.3 The theoretical Root Protection Areas of the oak tree T1 as calculated using the formula in BS5837 (2024) extend into the rear garden. There are no works proposed within this area and this section of the rear garden will be fenced-off prior to works commencing with Tree Protection Fencing. See the attached Tree Protection Plan.
- 2.4 The Norway spruce T2 in the rear garden has been topped at around 4m and whilst it is well beyond the area of proposed works, due to its poor condition we do not consider that this tree merits consideration as part of this planning application. See Photographs in Appendix. The remaining vegetation is small diameter self-set ash trees and small young cherry, apple, plum and shrubs.
- 2.5 It is my opinion based on BS5837 (2012) and my experience that provided the tree protection fencing as shown on the attached Tree Protection Plan in this report are installed then the works within the site will not impact on the root system or rooting environment, nor the health, stability and longevity of the trees and shrubs.

2.6 Tree Protection Fencing

Scope of Works	Description of Works
Tree Protection Fencing	• The existing boundary fence will be retained during the proposed works. • Tree Protection Fencing (Weldmesh Heras Panels) will be erected to fence of the diagonally hatched areas as shown on the Tree Protection Plan • Tree Protection Fencing will be secured and remain in place for the duration of the external works. • Within the fenced-off area ground levels will remain unchanged.

3.0 Conclusion

3.1 Based on our site visit, the scale of the works, the information contained in BS5837 (2012), the area of on and off-site ground beyond the proposed works that will be left undisturbed, and the proposed tree protection measures, it is my opinion that provided the proposed works are undertaken following the guidance outlined in this report they will not impact on the health, stability or longevity of the on and off-site trees.

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Ruskins Tree Consultancy a trading name of R G Consultancy Limited
July 2024

Appendix

Tree Condition Survey

Photographs

Tree Protection Plan

Tree Survey for 25 Clifton Gardens, West End, Southampton, SO18 3DA

Prepared for: Mr Ali shah Nazari

Planning Reference H/24/97439



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Our Ref 0624- 100670
July 2024

Tree Survey for 25 Clifton Gardens, West End, Southampton, SO18 3DA

1.0 Introduction

Acting on instructions received from Mr Ali shah Nazari, the property was visited on 17th of July 2024 to undertake a Pre-Development Tree Condition Survey in relation to the proposed works. We have assessed the condition of trees located within and close to the boundary of the site that are relevant to the proposed works.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

TABLE 1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Form	Age Class	Description	Recommendations	BS Cat
T1	English oak	18	700	1	9	9.5	8	6	M	F	40+	Third Party tree within rear garden of No.8 Barle Close. Average shape and form. Multiple pruning wounds on stem. Recent pruning works to West of canopy spread. Low canopy over site and outbuilding. Unable to fully inspect tree due to restricted access. Minor deadwood under 50mm throughout canopy. Part of off-site linear group of trees.	No Works	B2
T2	Norway spruce	3.5	410	1	5	4	5	4	M	F	10-	Poor shape and form, low vitality. recently crown lifted and reduced crown.	No Works	C1

BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.**Table 1 Cascade chart for tree quality assessment**

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Category 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.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life-expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm*	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

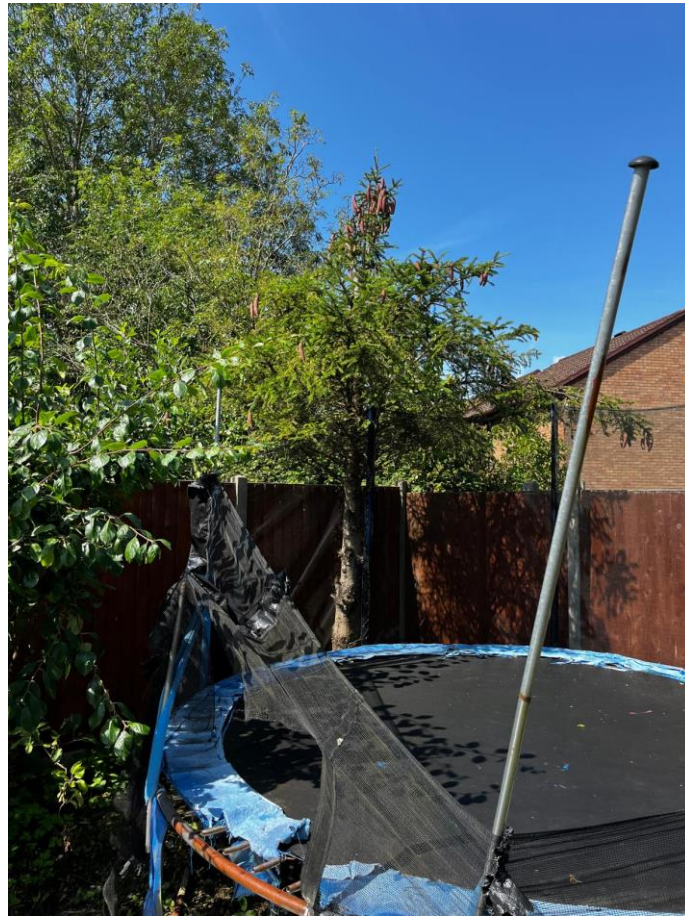
Photographs



Photograph 1 (18-07-2024)
View of the off-site oak tree T1.

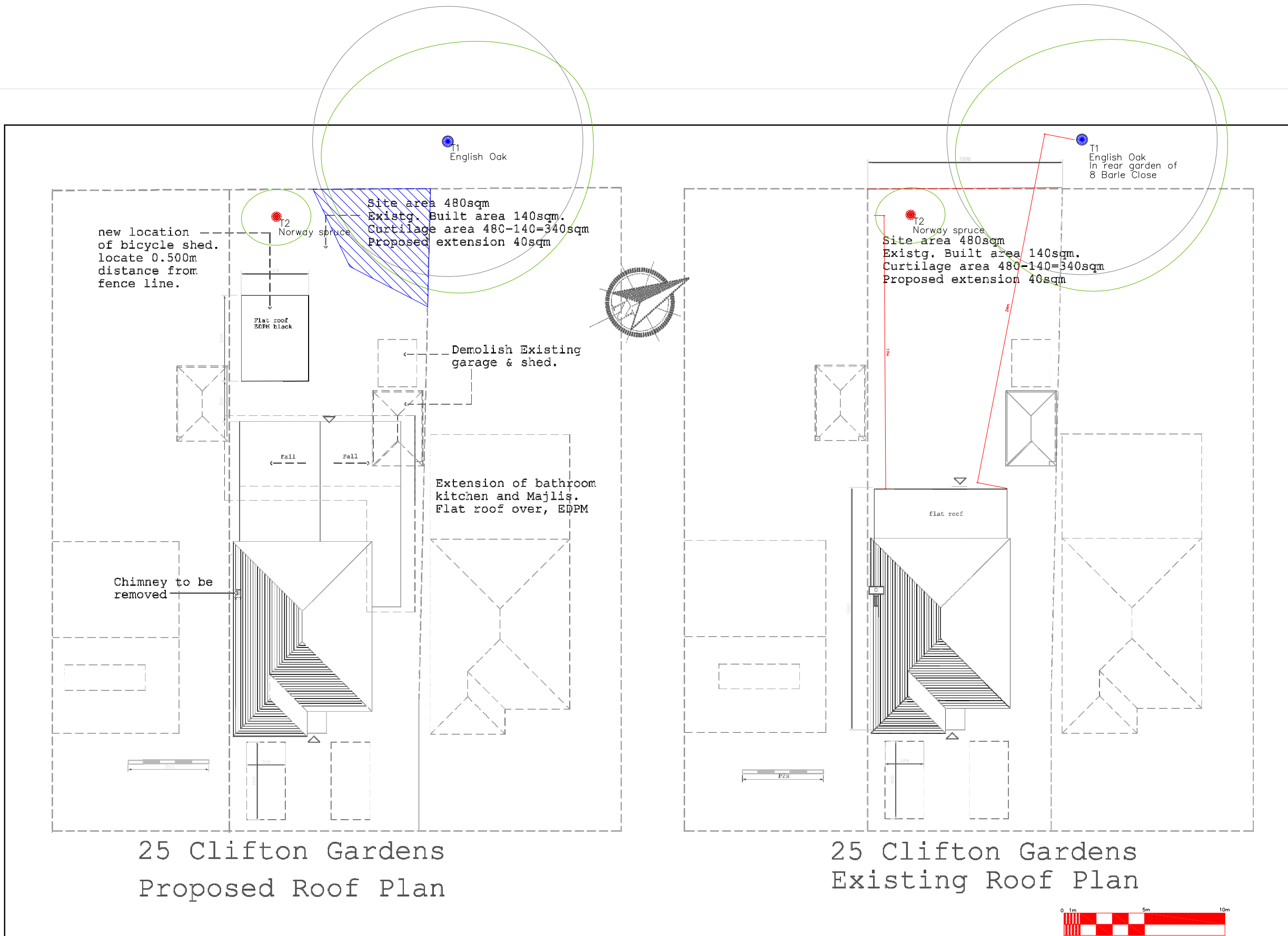


Photograph 2 (18-07-2024)
View of the off-site oak tree T1.



Photograph 3 (18-07-2024)
View of the Norway spruce T2

Tree Protection Plan



Tree Protection Plan Key

Tree Protection Zone
Demolition / Construction Exclusion Zone
Fence-off this area with weldmesh Heras Type fencing secured to a rigid frame prior to any works commencing on site. No access into fenced-off (hatched) area for construction workers during enabling, demolition works. All hard and soft landscaping works within this area to follow guidelines as outlined in the Arboricultural Report and specification and works methodology to be reviewed and approved by the Arboricultural Clerk of Works (ACoW). Works to be supervised by the ACoW.

Extent of Tree Canopy
 Theoretical Root Protection Area (BS5837)
 BS 5837 Category (See Below)
 Tree Survey Number
 Tree Name
BS 5837 Category
(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value: - in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: - those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

25 Clifton Gardens,
West End,
Southampton, SO18 3DA

Tree Protection Plan
Prepared for
Mr Ali shah Nazari

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Scale See Scale Bar
Date 18/07/2024
Project No. 0624-10670
Dwg. No. TPP 1 Rev1

Drawn by
PW
Checked by
*

rev: Proposal 20.05.24 note for shed added.
rev: Bicycle shed relocated away from rear boundary
04.07.24

Project:
**Extension at Rear. bedroom, kitchen, bathroom, majlis
& Outbuilding 25 Clifton Gardens, SO18 3DA**

Drawing:
Site Plans

Dwg No. **25-33**
Rev. 000
Scale 1/200

A3 Paper Size
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