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Our Ref: IH/Land R/o 6&8 Sedgwick Road, SO50 6FB/sur/imp/7217

9th October 2024

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

Dear Mr Whitfield

TREES AT LAND R/O 6&8 SEDGWICK ROAD, EASTLEIGH, SO50 6FB

Brief: Survey trees that have a potential impact on the proposed development at Land r/o 6&8 Sedgwick Road, Eastleigh, SO50 6FB from the plans provided. Comment upon their condition, suitability for retention and the impact they may have upon the proposed development.

Date of Inspection: 04.07.24.

Inspected by: Ivan Hinsley BSc

Survey method: On foot ground level visual.

Findings: From the on-site, ground level survey that was conducted at Land r/o 6&8 Sedgwick Road, Eastleigh, one individual tree and one group of trees were identified as potentially having an impact on the proposed development.

T1 Oak is covered by Tree Preservation Order (TPO) 100-E, as shown on the Eastleigh Borough Council TPO map when checked on 04.07.2024.

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TREE SURVEY FOR LAND R/O 6&8 SEDGWICK ROAD, EASTLEIGH, SO50 6FB

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 cannot 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>Quercus robur</i> Oak	22	1300	15.00	N 7 E 10 S 12 W 9 FSB	4 6 6 6	FM	40+	A	Bifurcation at 4 metres. Signs of historical tree work. Epicormic growth throughout. Good vigour.
G2	<i>Crataegus monogyna</i> Hawthorn	9	150 90 110 70 90	2.70	N 3 E 3 S 3 W 3 FSB	2 2 2 2	SM	10-20	C	Multi stem trees, show signs of being a hedge originally. Good vigour. Compromised structure.

General Constraints: Trees placed in the removal ‘U’ category are assessed upon their condition and not on any planning proposals which may require the removal of the tree for other reasons; category U trees are unsuitable for retention in a development context and should be removed for sound arboricultural reasons.

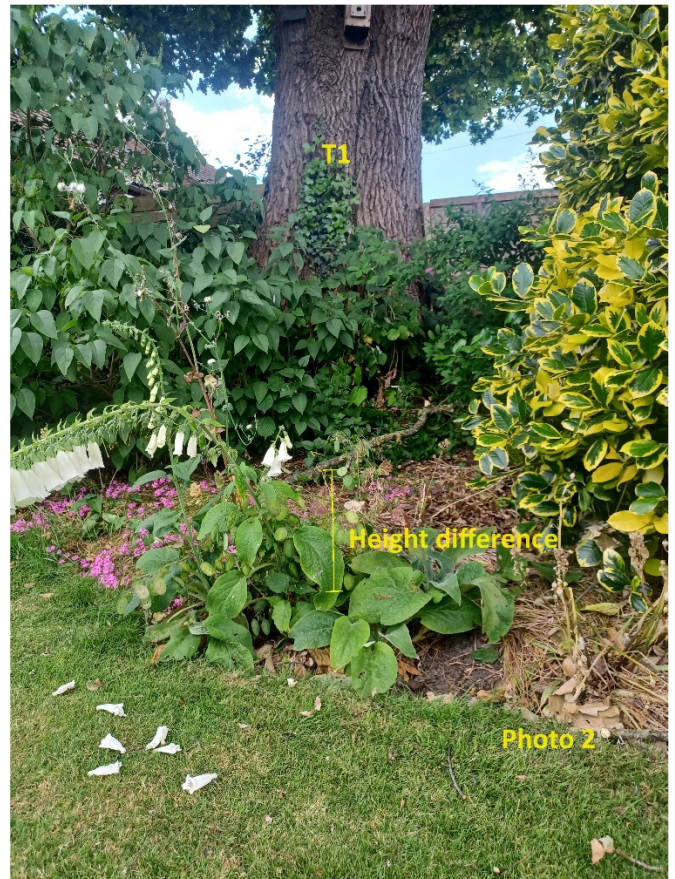
When considering the retention of trees in a planning context, preference should be given to retaining trees in categories A and B as these are the trees that contribute most to the amenity of the site and surroundings for the longest time.

Category C trees are of lesser importance, they would not usually be retained where they would impose a significant restraint on development.

Groups of even low value trees may have a collective screening or group value in the landscape that is higher than the individual categories of the component trees might suggest.

The enclosed tree survey plan indicates the initial root protection areas produced from the survey data. The Root Protection Areas (RPAs) for the trees have been calculated using the formula given in BS5837:2012. This is the recommended area around the tree in square metres within which no construction, excavation, soil stripping, level changes or other potentially harmful activities should take place unless appropriate precautions or techniques are employed to avoid root damage. Barriers should protect this area for the duration of any development works to avoid damage to the root system.

Adequate space should also be allowed for future growth, particularly around young and middle-aged trees.



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Conclusion: From the plans provided of the proposed development at Land r/o 6&8 Sedgwick Road, Eastleigh and the information gathered by the onsite tree survey that was completed on 04.07.2024, we conclude that the development as shown in the plans provided would have an impact on T1 and G2.

G2 has been categorized as C in accordance with BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations, Table 1 4.5.1, unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories*. As these trees have very low amenity value and are category C trees, they would not normally be a reason to decline a planning application. We believe this applies to Land r/o 6&8 Sedgwick Road, Eastleigh and so any planning application should not be declined on the presence of G2.

BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations, 5.3.1 If operations within the RPA are proposed, the project arboriculturist should: Demonstrate that the tree can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with the RPA*. The total area requirement for the RPA of T1 is 707m². The total area that will need to be compensated for contiguous to T1's RPA is 34.5m², which is less than 5% of the original RPA. The 34.5m² includes the footprint of the proposed building within the RPA and the increased area needed for the foundation's footprint. The plans provided show there is space within the rear gardens of the existing properties to be able to offset the incursion without impacting the trees access to moisture, nutrients and gases. Areas set aside for planting and mulch within the RPA will enhance the environment that T1 stands in.

To construct a driveway and parking area within the RPA of T1 there will need to be protection from soil compaction and root damage. The wearing layer and sub-base layers will need to be permeable to enable moisture, nutrients and gases to be accessible for the roots. The permeable wearing layer will need to be constructed of a material that promotes easy maintenance. Being able to clear up the detritus that falls from a tree will promote a positive relationship between the tree and the residence of the proposed dwellings.

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The cellular confinement system as shown in Diagram 1 is a recognised construction technique that has been used for this purpose for more than 20 years. The specifications of this product will need to be confirmed with the manufacturer or supplier so that it enables a vehicle to be driven over this cellular confinement system without compacting the soil below and damaging the roots.

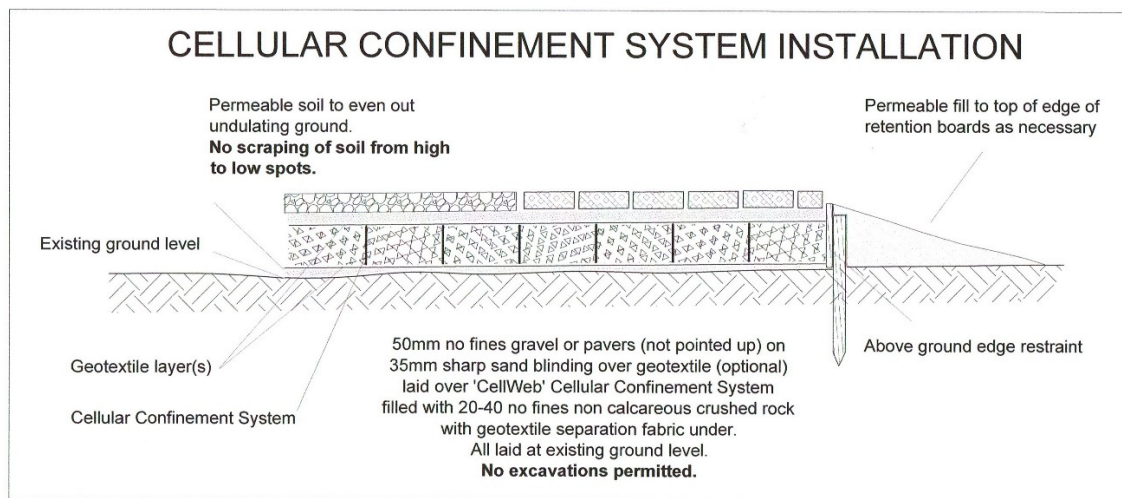


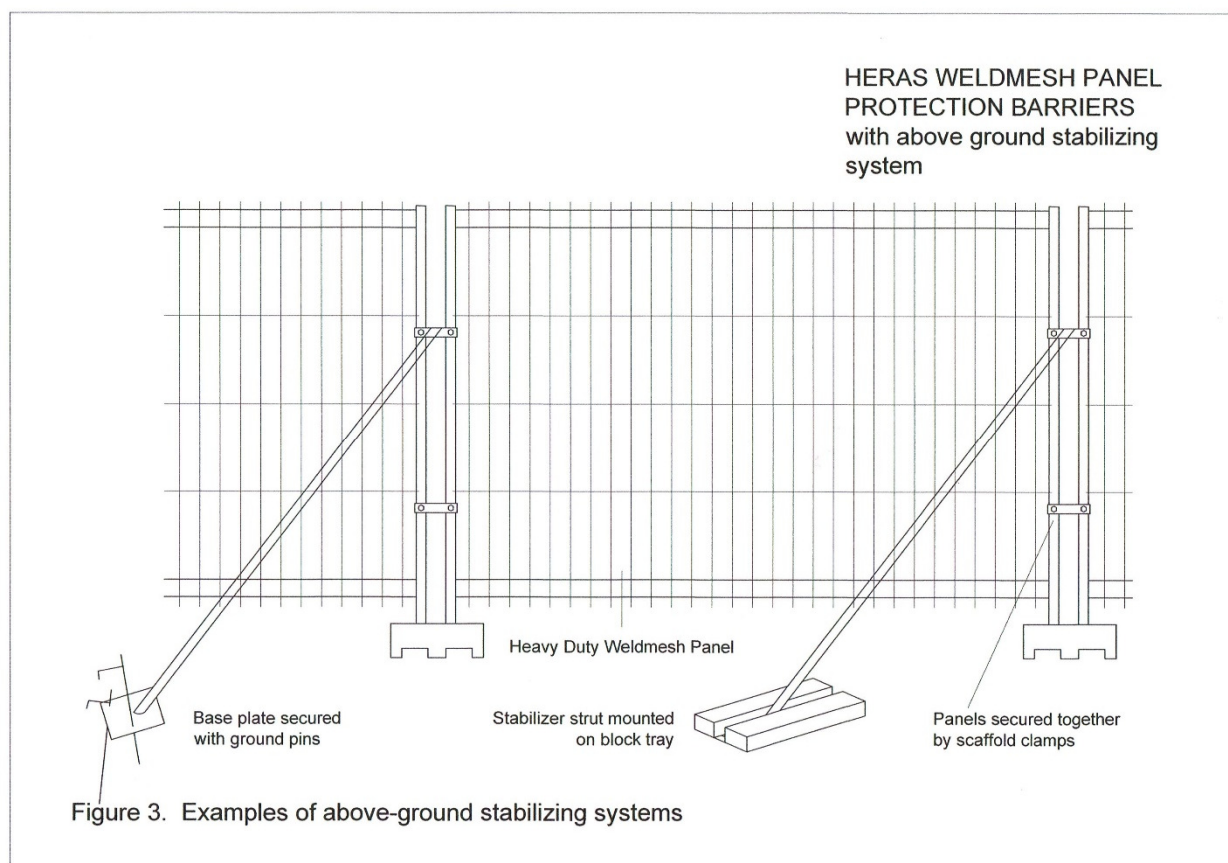
Diagram 1

BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations*, 7.4.2.7 *The hard surface should be set back from the stem of the tree and its above-ground root buttressing by a minimum of 500mm to allow for growth and movement.* This exclusion area round the tree has been worked into the design. This area should be filled with a composted wood chip mulch or an appropriate inert granular material and planted with an appropriate native shrub, such as Dogwood which has white flowers in early summer, brightly coloured stems in the winter and produces berries for wildlife to feed on. This will help to protect the tree from accidental damage and help with the retention of resources.

The following two studies, *Tree species tolerance of site development activities (Coder 2010)* and *Species resistance to construction damage (Matheny & Clark 1998)* both conclude that Oak trees are highly tolerant and very resistant to development activities and construction damage within their RPAs. Although every effort will be made to minimise the impact of the construction of the two dwellings as shown on the plans provided of the proposed development at Land r/o 6&8 Sedgwick Road, Eastleigh, these two studies give scientific evidence that backs up our final conclusion.

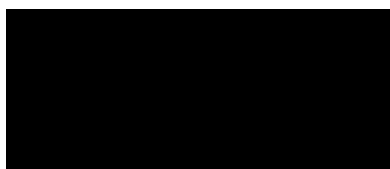
The construction of the proposed dwellings at Land r/o 6&8 Sedgwick Road, Eastleigh from the plans provided would not have a detrimental impact on the health and longevity of T1.

In order to protect T1 and its rooting environment tree protection fencing will need to be erected. The position of this fencing is shown on drawing 7217TP by the blue line. This fencing will need to comply with BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations*. Figure 3 shows the required fencing that will need to be in place before any works can start on the proposed project. There is a proposal to erect a 1.8m high close boarded timber fence along the boundary of the rear gardens of 6&8 Sedgwick Road, this fencing would meet the requirements for protecting the rooting environment and so the fencing as shown in figure 3 would not need to be erected.



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

Yours sincerely



Ivan Hinsley