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

19th December 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

To summarise the points put forward by the local authority tree officer that need a response are as follows.

The hard surfacing within the RPA of T1.

The potential rooting area of T1.

The relationship T1 has with the proposed development.

In the submitted impact report dated 9th October 2024 a diagram and brief description of the cellular confinement system that is to be used in constructing the driveway and parking area was included. The specific construction of this would in our experience not be finalised until the requirement of a method statement or be a condition of the approval of planning permission however, due to the level and flat nature of the site there would not need to be very much preparation before construction could be completed. A number of different variables that are currently within the site and in the method of construction for the proposed development results in the specification as set out by the manufacturer needing to be finalised before specific methods can be formulated. This type of cellular confinement system has been used for more than 20 years for the protection of tree roots. There are hundreds and thousands of examples where this system has been used and the tree has continued to be successful, we believe this will also be the case on this proposed site. This method of protecting roots has been very successful because of its ability to spread load and protect against compaction within root zones and when constructed with permeable materials the water that would normally be intercepted by the grass or other competitors is able to penetrate down to the roots of the tree. As this water percolates through the cellular confinement system, it draws oxygen down with it making it available to the roots of the tree. This system also has the benefit of being able to store water on a short-term basis, slowing down runoff and helping to prevent the drains being swamped.

Over the last decade there have been a number of studies and cases involving subsidence that have found the roots of oak trees travel further than we believe they would. A couple of these cases found roots

at over 30 meters from the mainstem. This makes the majority of the surrounding gardens fair game for the roots of T1. Trying to predict where the roots of a tree go is quite difficult as we would need to know where the pockets of nutrients are within the soil, the seams of least compaction, the sources of water and the presence of mycorrhizal fungi. What we do know is that tree roots will and do travel under tarmac. We have all seen bulges in paths and car parks where a root is pushing up the tarmac. This is partly due to the temperature gradient between the tarmac and the soil below creating condensation and becoming a unrivalled source of water for the roots. The lack of competition also means that the nutrients in these places are available to the roots, resulting in a rooting environment that is far less hostile than we originally thought. BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* 4.6 suggest a linear circle or a polygon with the equivalent area with explanation as to why this has changed. The RPA was not adjusted as for the reasons stated above, we felt that T1 would still be utilising the area of Sedgwick Court car park area. The tree report did also include a calculation that 34.5m² would need to be replaced contiguous to the RPA of T1 and the suggested area would be the rear gardens of 6 & 8 Sedgwick Road.

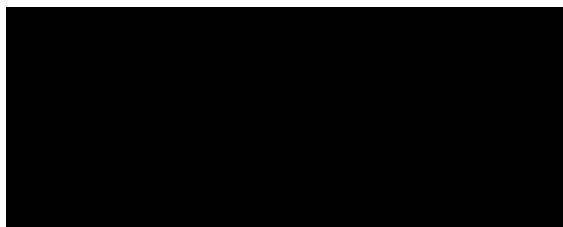
T1 is a very successful Oak tree that is prominent within its environment. It has stood there for many years and survived the construction of the roads and houses around it. It has been suggested that the dominance of this tree is something to be frightened of rather than be admired. We would suggest that this dominance is a positive, as it gives the surrounding properties protection.

Trees are vital to disrupt and slow down wind speeds, with or without leaves, reducing damage to the surrounding buildings. The leaves of a tree absorb UV rays in the summer when the sun burns us the most, we all now know the dangers of getting sun burnt and so seek out the shade during the hottest period of the day. In countries that regularly deal with our extremes of temperatures, trees are planted to regulate temperatures and keep areas cooler, this cooling effect can be up to 11 C lower than the ambient temperature. The orientation of the proposed dwellings with regards to T1 means that they will be bathed in the morning and evening sun but protected by the tree from the strong midday sun, which will reduce the amount that the proposed dwellings will heat up during the day. In winter when T1 has dropped its leaves the proposed dwellings will continue to be bathed in morning and evening sun but will have the added benefit of having the midday sun, helping to warm them up. The dappled effect created from the sunlight permeating through the canopy has been proven to lower stress levels and improve mental health. The Japanese call it shinrin yoku and we know it as forest bathing, which is the practise of walking beneath the canopies of trees and reconnecting with nature.

We believe that the relationship between T1 and the proposed development would result in a positive living environment for those lucky enough to call the new development home.

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

Yours sincerely



Ivan Hinsley
Mark Hinsley Arboricultural Consultants Ltd

