Arboricultural ASSOCIATION Fellow Member

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Established 1994

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Our Ref: IH/Bishopstoke Memorial Hall, Church Road, Bishopstoke, Eastleigh. SO50 6 LQ
5332/Surv/Impact

22nd January 2024

Mrs Pearl Tee
Building Surveyor
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Mrs Tee

TREES AT BISHOPSTOKE MEMORIAL HALL, CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6 LQ.

Brief: Re-survey trees that have a potential impact on the planned demolition of Bishopstoke Memorial Hall, Church Road, Bishopstoke, Eastleigh, SO50 6 LQ, marked on the plans provided as Area A. Comment upon their condition, suitability for retention and the impact they may have upon the proposed demolition.

Date of Inspection: 22.01.24.
Inspected by: Ivan Hinsley BSc

Survey method: On foot ground level visual.

Findings: From the on-site, ground level survey that was conducted at Bishopstoke Memorial Hall, Church Road, Bishopstoke, 11 individual trees and two groups of trees were surveyed with regard to the demolition project.

The area that the Bishopstoke Memorial Hall is situated within is bordered on the southeast side by a public house with outside table area, The Anglers Inn, and to the northwest is a children's playground and recreation area. During the survey a number of local residents were witnessed using the area to exercise their dogs and children.

The site sits within a conservation area.

TREE SURVEY
FOR
BISHOPSTOKE MEMORIAL HALL,
CHURCH ROAD, BISHOPSTOKE,
EASTLEIGH, SO50 6LQ

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 below150mm.

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

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Support staff: Claire Perry, Teresa O'Neale **email: enquiries@treeadvice.info**

SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
1	*Acer pseudoplatanus* Sycamore	18	540 780	11.38	N 6 E 7 S 9 W 8 FSB	4 4 4 4	FM	40+	A	High amenity value. Good tree. Bifurcation @ 1metre
2	*Pinus sylvestris* Scots Pine	14	500	6.0	N 4 E 4 S 4 W 4 FSB	7 7 7 7	M	40+	B	Neighbour's tree. Good tree.
G3	Mixed group of: *Ilex sp,* Holly, *Acer pseudoplatanus,* Sycamore, *Laurus nobilis,* Bay Laurel, *Crataegus monogyna,* Hawthorn.	12	250 Ave	3.0	N 2 E 2 S 2 W 2 FSB	2 2 2 2	SM	40+	C	Mixed group of screening trees. Poor tree form within group.
G4	Mixed group of: *Ilex sp,* Holly, *Acer pseudoplatanus,* Sycamore, *Crataegus monogyna,* Hawthorn.	10	300 Ave	3.6	N 2 E 1 S 2 W 1 FSB	0 0 0 0	M	40+	C	Mixed group of screening trees. Evidence of current and historical management.
5	*Tilia x europaea.* Lime	14	470	5.64	N 5 E 5 S 5 W 5 FSB	4 4 4 4	M	40+	B	High amenity value. Good vitality.
6	*Ilex sp* Holly	9	270	3.24	N 3 E 3 S 3 W3 FSB	2 2 2 2	M	40+	C	Interfering with power cables. Prominent in street scene.
7	*Ilex sp* Holly	9	320	3.84	N 3 E 3 S 3 W 3 FSB	2 2 2 2	M	40+	C	Signs of recent pruning. Poor form. Prominent in street scene.

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T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
8	*Ilex sp* Holly	11	350	4.20	N 4 E 4 S 3 W 2 FSB	1 1 1 1	M	40+	C	Difficult to survey due to dense growth round trunk. Prominent in street scene.
9	*Prunus sp* Cherry	12	300	3.6	N 4 E 4 S 4 W 4 FSB	2	M	20-40	C	Reasonable bud set. Ivy into canopy.
10	*Acer pseudoplatanus* Sycamore	14	560	6.72	N 5 E 5 S 4 W 6 FSB	8 3 3 3	M	40+	B	Reasonable tree.
11	*Acer pseudoplatanus* Sycamore	14	300 410 320 90	7.29	N 5 E 4 S 5 W 4 FSB	0 0 0 0	M	10-20	C	Poor form. Managed as part of hedge, topped. Fence grown into tree. Unsuitable junctions.
12	*Acer pseudoplatanus* Sycamore	14	450	5.4	N 5 E 4 S 6 W 6 FSB	3 3 3 3	M	40+	B	Interfering with power cables. Prominent in street scene.
13	*Crataegus monogyna* Hawthorn	12	300	3.6	N 3 E 3 S 5 W 4 FSB	3 3 3 3	M	10-20	C	Suppressed by T5 and T15. Struggling. No long term prospects.

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.

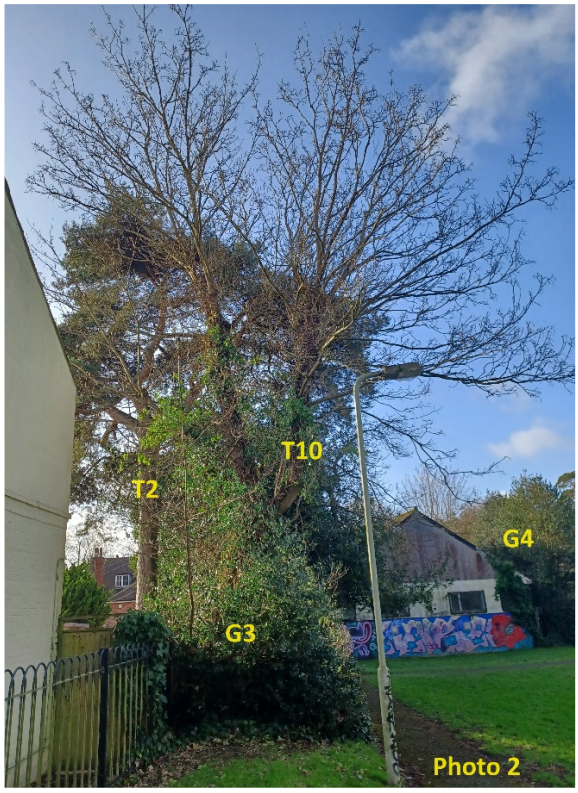
Category C trees are of lesser importance, they would not usually be retained where they would impose a significant restraint on development.

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 (RPA's) 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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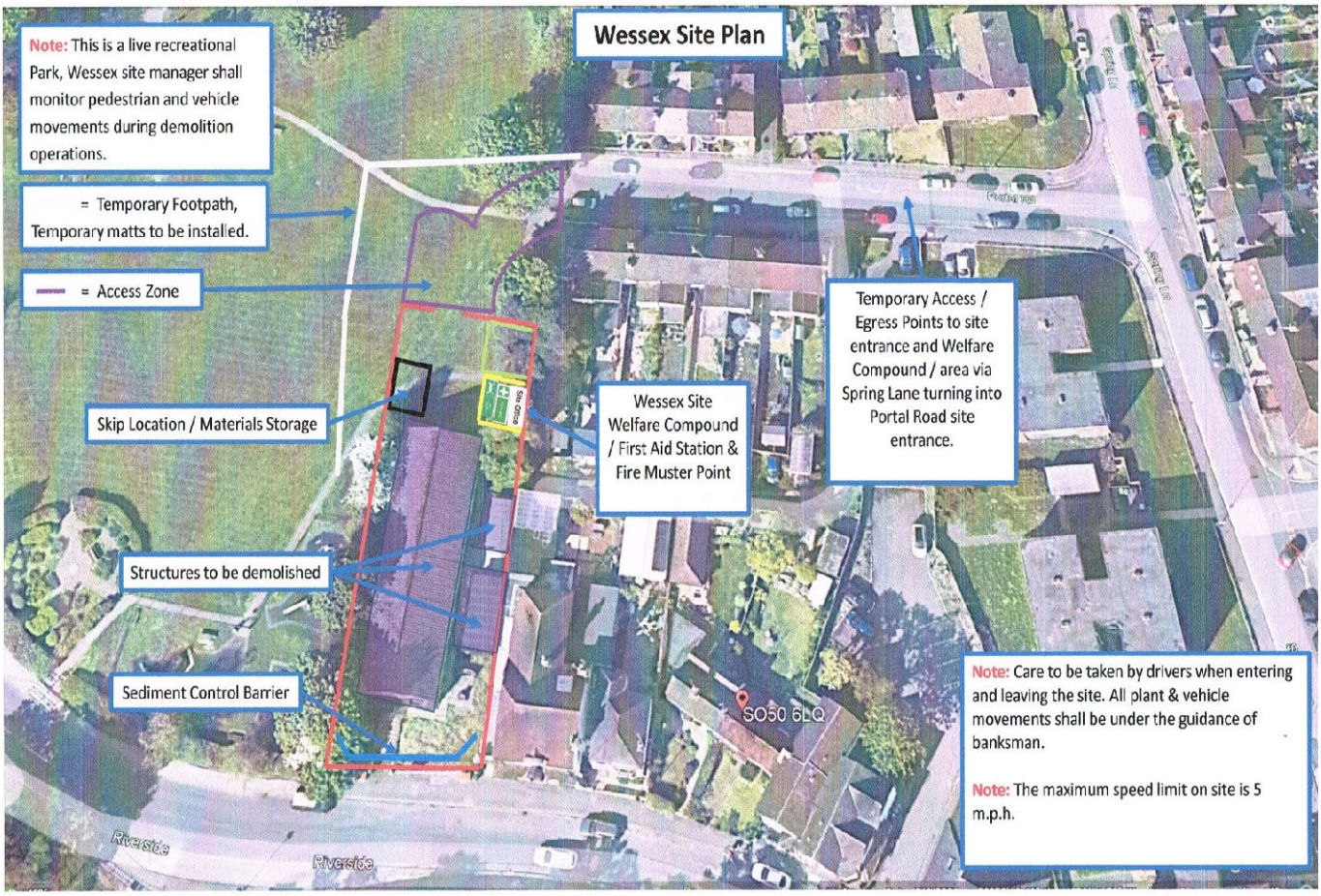

Figure 1: Wessex proposed site plan for demolition.

Conclusion: With regard to the trees that we surveyed on the site of Bishopstoke Memorial Hall, Church Road, Bishopstoke, a number of the trees will have an impact on the potential demolition. In order to best understand these impacts, we will address each impact, starting with the access route.

The proposed access route as shown in figure 1 is impacted by T1. Photo 1 shows the position of T1 in relation to the existing tarmacked road, a tarmacked path that leads through the recreational ground and the current grassed area that will make up the proposed access route. In order to protect the roots of T1, a heavy-duty ground protection mat will need to be installed within the RPA of T1 in order to prevent root damage. The ground protection matting will need to be to a specification that will be able to protect the tree roots from compaction and damage from the heavy machinery that will be entering the site.
Heras fencing, as shown in figure 3 will also need to be erected as shown in drawing 5332. This is to prevent the storage of demolition equipment and materials, and an increased footfall through the RPA. As highlighted in figure 1, ground mats for the diversion of the existing path will be placed down to protect the surface of the recreation area and the RPA of T1. The Heras fencing is there to minimise the impact on T1, from the increased footfall within that part of the RPA and to reduce those that wish to stray from the path within the short section within the RPA.

The canopy clearance of T1 and whether it offers enough height to get demolition equipment in and the resulting material out needs to be addressed. BS 5837:2012, Tree protection during demolition 7.3.1 suggests 'Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious contact between demolition plant and the tree.' The canopy clearance was measured at 4 metres; however, this may not be enough clearance to get equipment in and out especially as this was measured without the weight of leaves acting on the branches. When T1 comes into leaf, these branches will sag slightly under the weight and so this needs to be considered. With this in mind, a Section 211 Notice of tree works will need to be submitted to crown lift T1 in order to protect it from damage.

All the above will need to be addressed and in place before the equipment for demolition enters the site and any works are initiated.

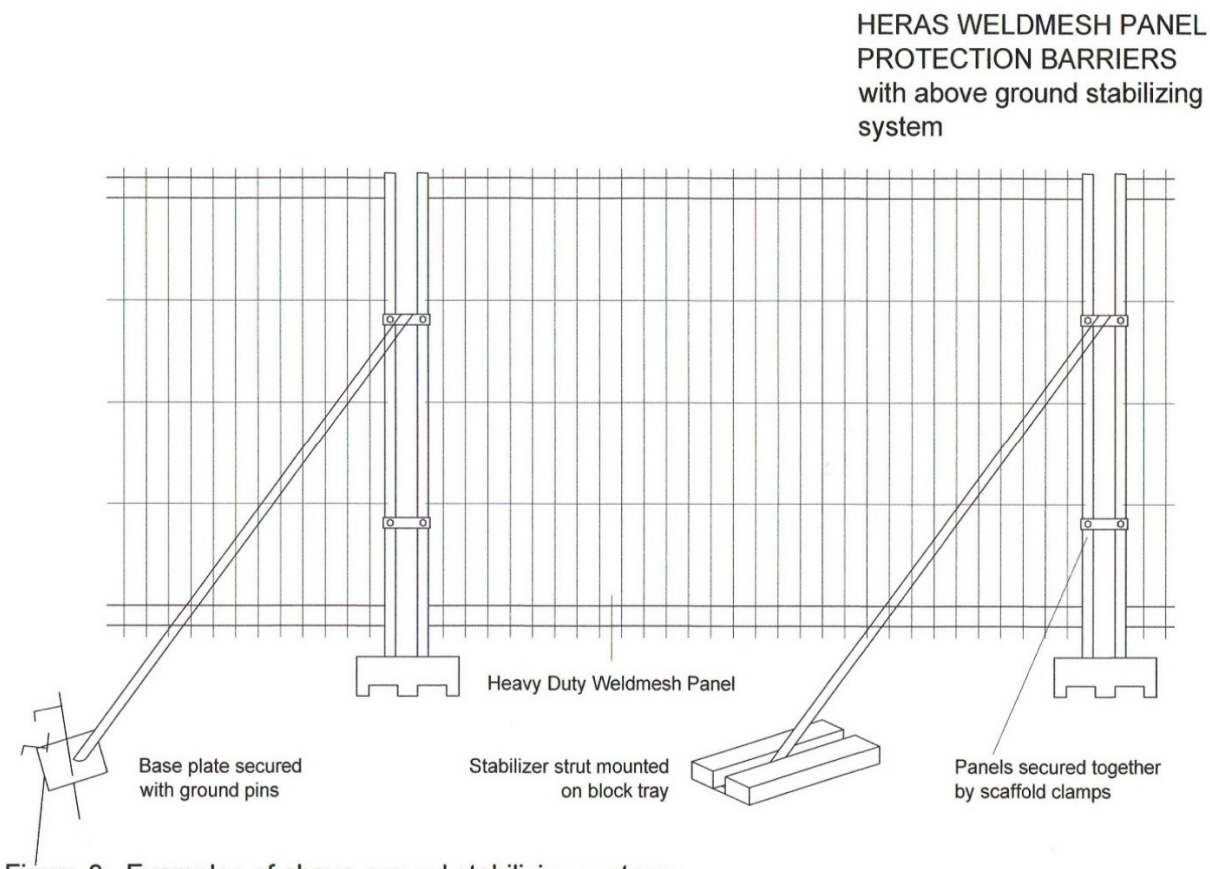

Figure 3. Examples of above-ground stabilizing systems

G3, G4, T5, T11 and T12 all have a direct impact on the demolition of the Bishopstoke Memorial Hall. The tree protection barriers in Figure 3 should be erected as marked on drawing 5332 highlighted as tree protection and before any demolition starts on site. As shown in photo 5, there is a gap between G4 and T11and the building and the surface within this gap is a concrete path, which will provide the roots of G4 and T11 some protection while the demolition takes place. The retention of G3, G4, T5, T11 and T12 would be beneficial to the demolition process, as they have a great screening property. This would help to contain the demolition and also screen it from the local residents and those that use the recreational area. To aid the retention of these trees during the demolition, measures should be taken as suggested in

BS 5837:2012 7.3.4 ‘Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building, referred to as “top down, pull back”.’T5 and T12 are the only trees that would have any long-term prospects after the demolition of Bishopstoke Memorial Hall. Although G3, G4 and T11 have been categorised as C, due to their collective value as a screen, individually they would not meet this requirement due to their poor form and long-term prospects. Once the demolition of the site has been completed, then the removal of these trees would be suggested. This is because the change in wind loading on the trees from the removal of the buildings and environment that the trees would be standing in would highlight the poor form that G3, G4, and T11 have.

A pre-demolition meeting with the Contractor, the Client, the Tree Officer and the Project Arboriculturist will need to be arranged. This is to go through the projected plans for the demolition of the Bishopstoke Memorial Hall and its potential impact on the trees, making sure everyone understands what has to happen before commencement of any works on site and if there is anything that needs to be adjusted to improve ways of working on site in relation to tree health and the health and safety of those working within the site. It can be done there and then and agreed, so as not to hold up the demolition.

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

Yours sincerely

[redacted]

Ivan Hinsley

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