

Arboricultural impact assessment and BS5837
survey of
Wayside cottage, Botley, SO30 2DJ
Carried out by Matthew Rowden for Lucy Knox,
correspondent for the above address.

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3. Instruction

To assess trees on the site for any potential impact that the proposed development may have on them, and the constraints that the trees may pose on the proposals. This is in accordance with current legislation BS5837:2012, and to implement control measures and/or design alterations to the proposals where necessary. I have been verbally appointed by Lucy Knox.

4. Limitations

This survey is valid for 1 year, dependent on changing site conditions. I must be kept in direct supervision of the site at all times in regards to all arboricultural matters in order for the findings in this report to remain valid.

5. Site details

The site is a residential semi detached cottage in Botley, adjacent to Woodhouse Lane . The site is surrounded by young mature to mature birch trees that screen the property from the road.

6. Legal restrictions

Details have been sought from Eastleigh Borough Council as to whether these trees are covered by tree preservation orders or conservation area. There are no TPOs on or around the site and it is not within a conservation area.

7. Proposals

The proposal is to install a new access into the site from the North West aspect off Woodhouse lane, bisecting trees 2 and 5.

8. Drawings and documents

The client has provided detailed drawings and documents for the purposes of this assessment. For ease of identification, the trees relevant to this application have been numbered as T1 to T7, grouped where applicable and plotted on a tree protection plan adapted from the architects drawings to show how and where protection measures must be implemented.

9. Summary

The current proposals are heavily constrained by the location of trees 3 & 4, but otherwise all remaining trees on the site may be protected with tree protective fencing. No design alterations are necessary at this time, and the build may be conducted conventionally, with no requirements for “no-dig” solutions.

10. Findings (please see appendices 2 & 3 for specific details)

A. Identification of the constraints posed by the trees to developing the site under the current proposal.

Trees 5, 6, 7

- i. The RPAs of these trees are close to, but do not overlap the proposals.
- ii. Tree 6's RPA extends over the access route for the site. There is, however, historic hard surfacing in situ, so I judge this to be of low significance.
- iii. Tree 5's RPAs extend right up to the base of the proposals, and allows very little working area. This is a moderate constraint.
- iv. All trees will shade the driveway and drop leaves. However, I do not judge that this will place any long term pressure on them to be pruned.

Tree 4

- v. This tree overlaps the proposed area of the driveway, and it is not possible to retain this tree in conjunction with the proposals.

B. Potential impacts of the proposal on the trees

Trees 5, 6, 7

- i. Work is necessary within the footprint, or close to the RPAs of these trees.
- ii. The rooting area of these trees is in the top 600mm of soil and very susceptible to compaction from vehicular movements. This can result in root death, loss of oxygen in the soil, reduced moisture percolation and diminished nutrient uptake, leading to stress and eventual strain.
- iii. That said, the hard surfacing under these is historic, and suggestive that little rooting area will extend beneath it, so these impacts are insignificant.

Trees 3 and 4

- vi. These trees must be felled.

C. Potential impacts of trees on the current proposals

All trees

- i. Tree protective fencing must be erected as shown on the TPP to prevent any tools, materials, fuel or other contaminants from being stored within the construction exclusion zone.
- ii. Access to the site must only be along the New entrance to the North West as shown on the TPP.
- iii. The loss of trees 3 & 4 means a moderate loss to the amenity of the site: they can be replaced with 2x *Betula utilis*, and 2x *Persica parrotia* elsewhere on the site.

11. Conclusion

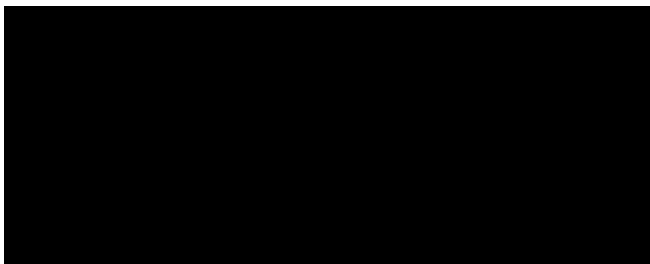
The constraints presented by the trees are not particularly significant, and only two trees require felling. There are no recommendations for design alterations.

The issues for the arboricultural method statement to address are as follows:

- i. Tree protective fencing: Installation and location.
- ii. Contractor parking.
- iii. Site access.

12. Recommendations

- i. Fell trees 3 & 4.
- ii. Erect tree protective fencing as per appendix 1. Install site materials and tool storage as recommended in the method statement. Install log roll on base of T1.
- iii. Commence build.



Matthew Rowden *BTEC L3 NatDipArb, ABC L6 ProfDipArb*

13. References

- a. BS5837:2012 - Trees in relation to design, demolition and construction
- b. TDAG 2014
- c. Cutler & Richardson 1981, Kew root survey.

Appendix 1 - Tree protection plan (in DWG and PDF format)

Appendix 2 - Tree survey schedule

Appendix 3 - Arboricultural method statement.

Appendix 3

**Arboricultural Method Statement for
Wayside cottage, Botley, SO30 2DJ
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1. Responsibilities

It is the responsibility of the site manager to respect the tree protection measures and observe the necessary precautions within and adjacent to them. Bonafide sub-contractors must be inducted by the site manager and the tree protection measures explained and enacted to the letter of this method statement.

As the arboriculturist appointed for this site, I must be present onsite prior to work commencing to ensure that my protection measures have been followed. I must be attend site whenever there are arboriculturally sensitive activities occurring, and must send regular supervision reports to EBC with site meetings arranged if the planning officer or handling team so wish.

2. COSHH

- a. All fuels, cement and hazardous waste must be stored outside the RPAs of all trees, as per the TPP.

3. Contractor parking and site office

- a. Contractor parking will be on the existing hard standing at Wayside cottage to the W of the cottage. No revisions to the highway for construction traffic will be necessary at this time.
- b. Site access will be via the existing driveway to the South West of the site.

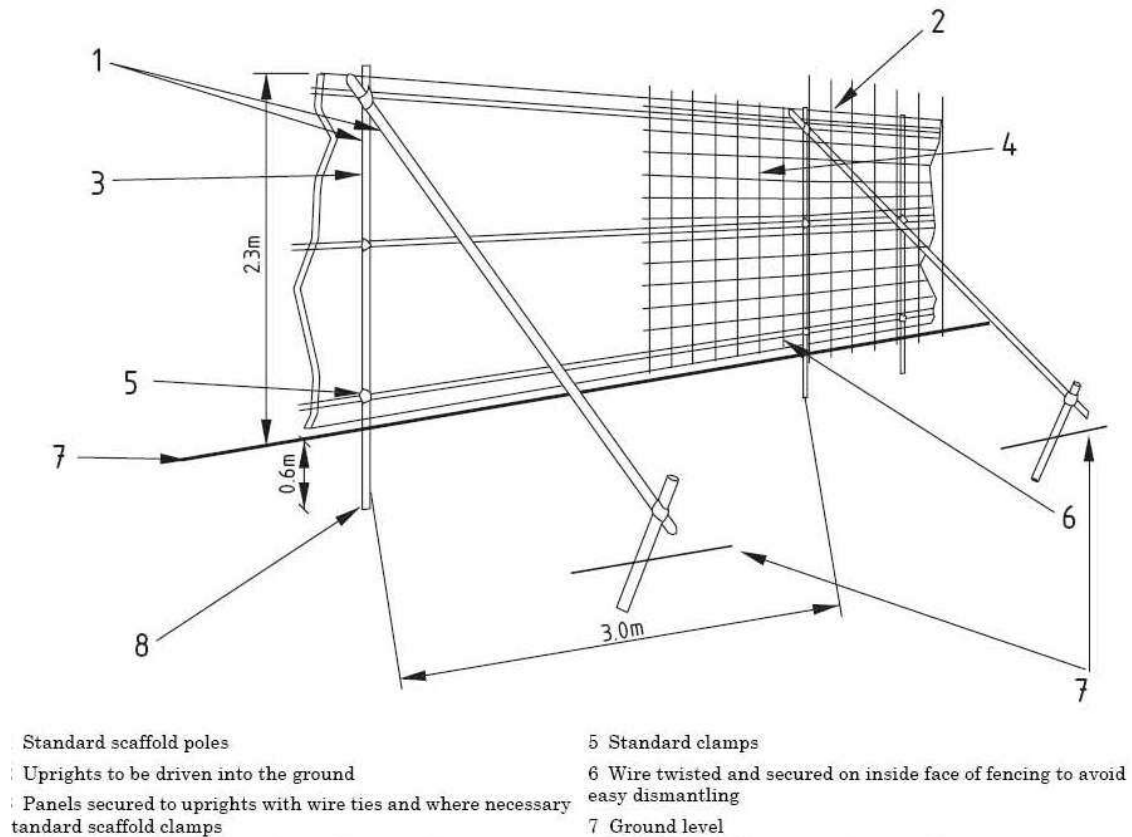
4. Restrictions within Construction exclusion zone

Inside the exclusion area of the CEZ, the following shall apply:

- a. No excavation by any means without arboricultural site supervision.
- b. No hand digging without a written method statement having first been approved by the developer's arboriculturist.
- c. No storage of plant or materials.
- d. No storage or handling of any chemicals.
- e. No vehicular access.
- f. No development activity.

5. Tree Protection Fencing

- a. The Tree Protection Plan (TPP) shows the position of the Tree Protection Fencing (TPF). Vertical banners must be erected and ground protection installed before any materials or machinery are brought onto site and before any demolition, development or stripping of soil commences.
- b. Once erected, barriers and ground protection will be regarded as sacrosanct, and will not be removed or altered without prior agreement of an arboriculturist and approval of the local planning authority.
- c. Barriers must be fit for the purpose of excluding constructive activity, and appropriate to the degree and proximity of work taking place around the retained tree. Attention must be paid to ensuring that barriers remain rigid and complete.



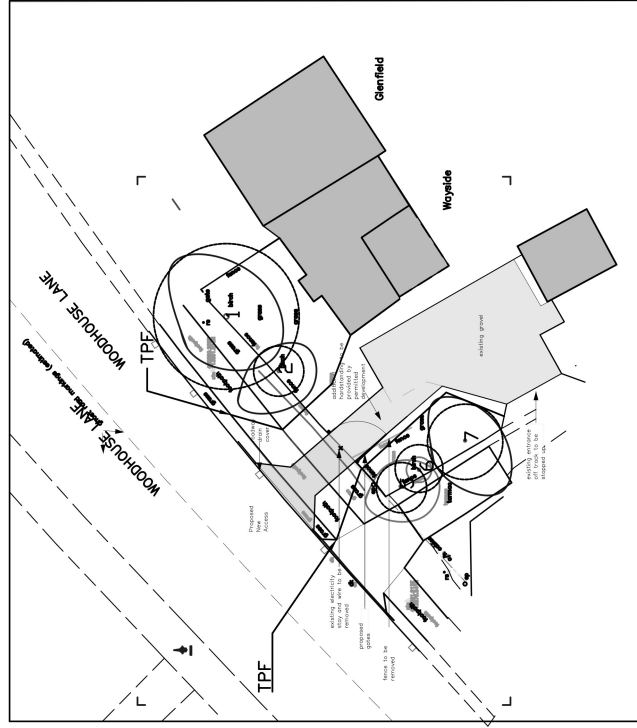
- d. Barriers will consist of a scaffold framework in accordance with Fig.1, comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels must be securely fixed with wire or scaffold clamps.
- e. Weld mesh panels on rubber or concrete feet are not resistant to impact and must not be used.
- f. The tree protective fencing must be erected prior to commencing any work on the site, and must remain in situ for the entire duration of the development, until all final work has been completed and the site has been signed off by the site arboriculturist.
- g. All weather notices must be fixed to the barriers with the words: 'Construction exclusion zone - Keep out' or similar (see above image).
- h. It is vital that these protection measures are in place before any construction work happens.

6. Sequence of events

- i. Fell trees 2 and 4 and grind out stumps.
- ii. Erect tree protective fencing as per TPP.
- iii. Site visit by appointed arboriculturist (me).
- iv. Commence and fully complete build.

- v. Site visit by appointed arboriculturist.
- vi. Remove tree protection measures and plant replacement trees.
- vii. Final sign off.

IT IS VITALLY IMPORTANT THAT ALL TREE PROTECTIVE MEASURES ARE FOLLOWED, IN THE ORDER STATED IN THIS DOCUMENT. PLEASE DO NOT DEVIATE FROM EITHER DOCUMENT.

[illegible]

Tree no. on plan	Species	Ht (M)	Crown spread (M) N E S W	Stem dia. @1.5m (mm) RPA radius(m) RPA area (m2)	Life stage	Estimated remaining contribution in years	General observations Physiological condition- P Structural condition - S	Preliminary management recommendations	Category of retention and sub category
1	<i>Betula pendula</i>	12	4 6 4 5	480 5.8 106	M	>20	P- Fair S- Fair Poorly pruned historically, but useful screening tree from highway.	Erect TPF as per TPP.	B2
2	<i>Betula pendula</i>	10	4 2 3 3	170 2 12.6	M	>20	P- Fair S- Fair Useful screening tree from highway.	Erect TPF as per TPP.	B2
3	<i>Betula pendula</i>	11	3 2 3 1	220 2.6 21	M	>20	P- Fair S- Fair Poorly pruned historically, but useful screening tree from highway. Incompatible with proposals.	Fell	B2

Tree no. on plan	Species	Ht (M)	Crown spread (M) N E S W	Stem dia. @1.5m (mm) RPA radius(m) RPA area (m2)	Life stage	Estimated remaining contribution in years	General observations Physiological condition- P Structural condition - S	Preliminary management recommendations	Category of retention and sub category
4	<i>Betula pendula</i>	11	4 3 5 4	380 4.6 66	M	>20	P- Fair S- Fair Poorly pruned historically, but useful screening tree from highway. Incompatible with proposals.	Fell	B2
5	<i>Betula pendula</i>	10	3 2 2 3	170 2 12.6	YM	>20	P- Good S- Good	Erect TPF as per TPP. Driveway access to bisect RPA using no dig solution : advise 100mm Cellweb®.	C1
6	<i>Charmaecyparis lawsonia</i>	8	1 1 1 1	160 1.9 11.3	Y	>40	P- Good S- Good	Erect TPF as per TPP.	C1

Site - Wayside cottage, Botley, SO30 2DJ

27th January 2025

Tree no. on plan	Species	Ht (M)	Crown spread (M) N E S W	Stem dia. @1.5m (mm) RPA radius(m) RPA area (m2)	Life stage	Estimated remaining contribution in years	General observations Physiological condition- P Structural condition - S	Preliminary management recommendations	Category of retention and sub category
7	<i>Betula pendula</i>	9	3 4 3 5	250 3 28	M	>20	P- Fair S- Fair Poorly pruned historically, but useful screening tree from highway.	Erect TPF as per TPP.	B2

Survey schedule key

1. Tree ID: Refers to numbers as shown in the plan of the tree constraints.
2. Species: common name and scientific name
3. Height (measured in meters)
4. Crown spread (measured in meters at the points of North, South, East and West). Where “#” is used as a suffix, the measurements are approximate.
5. Stem diameter measured at 1.5m height in mm. RPA calculated in accordance with BS5837:2012.
6. Life stage: Young (Y) (small trees at a very early stage of their growth), young mature (YM)(larger trees at an early life stage with the potential to still grow considerably larger), Mature (MA)(trees which have reached their maximum size and are self sustaining at the point), Over mature (OM)(trees that are beginning to decline and starting to die back from the tips), Veteran (V)(trees that are rapidly in decline and steadily losing canopy spread), Dead (D)
7. Estimated remaining contribution in years: Until such a time as any residual amenity is lost.
8. General observations - a visual assessment of the physiological and structural condition of the tree, classed as :Poor, fair, good, dead, decline. Physiologically refers to the vitality and vigour of the tree; Structural refers to the presence of physical defects within the tree’s structural makeup. For example, a multi stemmed tree from a lapsed pollard with multiple defects in those unions, but with good vitality and good leaf cover would be classed as physiologically good, but structurally poor.

9. Preliminary management recommendations - recommendations to maintain the tree as part of the proposals, or assessing whether its retention is viable, whether it be the suggestion of aerial inspections, remedial pruning, or detailed decay inspections.

10. Categories and sub-categories of retention: See figure 1 below.

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition			Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)				
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 [BS5837:2012] 4.5.7.		
Trees to be considered for retention				
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 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 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
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	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
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

Fig.1

