
Tel: 01202 876177 Company Reg. No. 07232825 VAT Reg. No. 7303996
Reg. Office Address: Office F11, 10 Whittle Road, Ferndown, Dorset, England BH21 7RU

Our Ref. IH/IvyCottageBotleyRoad/Tres/7121

14th April 2025

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

Dear Mr Whitfield

**TREES AT LAND ADJACENT TO IVY COTTAGE, BOTLEY ROAD, HORTON HEATH,
EASTLEIGH, SO50 7DT**

Brief: Inspect the trees at Land Adjacent to Ivy Cottage, Botley Road, Horton Heath, Eastleigh, SO50 7DT. Comment upon their condition and suitability for retention. Indicate the impact which retained trees would place upon the planned development on this site.

Date of Inspection: 14.04.25.

Inspected by: Ivan Hinsley BSc

Survey Method: Ground level visual.

Findings: The site as shown on the plans currently has no Tree Preservation Orders (TPO) and is not part of a Conservation Area.

**TREE SURVEY
FOR
LAND ADJACENT IVY COTTAGE**

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 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>Taxus baccata</i> English Yew	9	350 250 200	5.7m	N 4 E 5 S 5 W 5 FSB	3 3 5 3	YM	40+	A	Native tree in neighbour's front garden. Interfering with utility cable.
2	<i>Salix caprea</i> Goat Willow	12	n/a	n/a	N E S W FSB		OM	<10	U	Fallen tree with phoenix growth. New growth unstable and attachment. Hazard beam cracks in larger growth.

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.ArborA
 Consultant: John Christopher FdScArb, HNC Building Studies
 Arboriculturalist: Ivan Hinsley BSc
 Support staff: Claire Perry, Teresa O'Neale

email: markhinsley@treeadvice.info
 email: johnchristopher@treeadvice.info
 email: ivanhinsley@treeadvice.info
 email: enquiries@treeadvice.info

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
3	<i>Acer campestre</i> Field Maple	15	350 280 250	6.2m	N 5 E 4 S 4 W 5 FSB n/a	4	M	40+	A	3 stemmed prominent native tree. Good vigour.
4	<i>Fraxinus excelsior</i> Common Ash	7	140	1.8m	N 2 E 2 S 2 W 2 FSB n/a	3	SM	<10	U	Compromised stem structure due to large bend. Poor form with no rear prospects.
G5	<i>Fraxinus excelsior</i> , Common Ash, <i>Ilex aquifoliaceae</i> , Holly, <i>Corylus avellana</i> , Hazel	9	Multi	2.2	N 2 E 2 S 2 W 2 FSB n/a	1	SM	20-40	C	Mixed group of trees. Unmanaged scrub. Has potential with intervention.

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.







Conclusion: With regard to the trees that stand on and around the site of Land Adjacent to Ivy Cottage, Botley Road, from the plans provided of the potential development, we see no impact to the trees from the proposed dwelling.

The main area of concern for the trees that were surveyed would be the potential change in levels from any landscaping within the site that would be required to enable the site to be enjoyed all year round. From walking the site and the adjacent areas, there are signs that this area lies low and under water during the wetter months of the year. With this in mind, the potential materials that could be used will need to be of a similar pH level to the site and be non-marine sourced products.

In the survey we recommended the removal of T2 due to its compromised structure due to the decay within the original stump and the poor structure at the point of regrowth. Willows are pioneer species of trees and so are short lived within the tree world. Their survival strategy is to grow fast, spread loads of seeds, fall over due to weak structure and then send out phoenix shoots that feed off the decaying tree. This does not take into consideration fences, roads and anything else that grows around it. Removing T2 and replacing it with a tree more suited to its surroundings is more appropriate. *Corylus avellana*, Hazel or *Prunus avium*, Wild Cherry are native trees that attract birds and are good garden trees.

In the areas within the RPAs of the trees that require level changes, the topsoil used should be rich in organic matter so as to promote good root growth and healthy trees. T1 is a Yew tree, which is a tough tree that can withstand changes in soil depth within its rooting area. T3 is similar. However, it would not enjoy soil depth increases of more than 250mm. This increased soil depth could be extended by using breather pipes as shown in figure 1. These pipes would stay in place for two growing seasons, so as to enable the tree to adjust to its new situation. These pipes enable moisture and gases to reach the original soil level

while the tree reacts. If spaced at 1-metre intervals, this would maintain the saturation levels currently experienced by the roots.

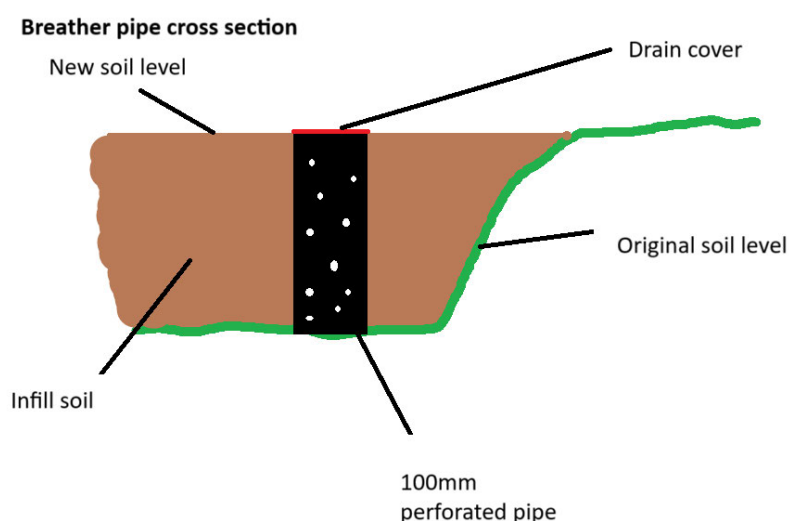


Figure 1

To establish a formal access route to the rear of the property T4 will require removal. We feel that this would give a great opportunity to plant a replacement tree within the site that is more suited to its setting. Ash die back can be found within the local Ash tree population and so diversifying the tree population within the local area will help to maintain the visual amenity and canopy cover. We feel that due to the wet nature of the site and wanting to promote native trees, an *Alnus glutinosa* (Alder) tree would be a great replacement.

In the areas within the RPAs where vehicles will be moving over the surface, the cellular confinement system as shown in figure 2, should be used. This is a recognised construction technique that has been used for this purpose for more than twenty years. The exact specifications of this product will need to be confirmed with the manufacturer or supplier so that a vehicle can be driven over this cellular confinement system without compacting the soil structure below. The subbase and wearing layer used in this construction will need to be permeable so as to maintain the flow of the water within the site.

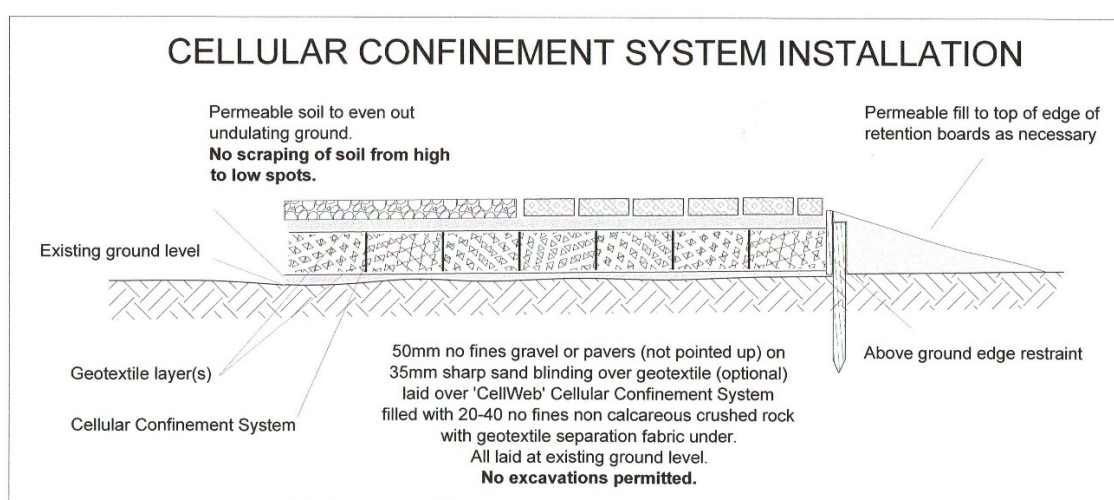


Figure 2.

In the areas that are reserved for planting, other than the trees that we have suggested previously, we feel that shrubs that enjoy wet conditions and attract flying wildlife are the best. We feel that encouraging wildlife to cross the busy Botley Road on foot to frequent the scrub woodland to the south of the site would not be a wise action as it would most likely end in tragedy. If this was, however, required, trees at the front of the property would need to be planted that would overhang the road to connect with the canopies of the trees on the other side. This would impact the visibility splays to the front of the property. Currently they look to be sufficient from an untrained eye. It would also impact the highway and require regular pruning to keep Botley Road clear of obstructions.

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

Yours sincerely



Ivan Hinsley