



ARBORICULTURAL
CONSULTANTS



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TREE SURVEY REPORT

For:

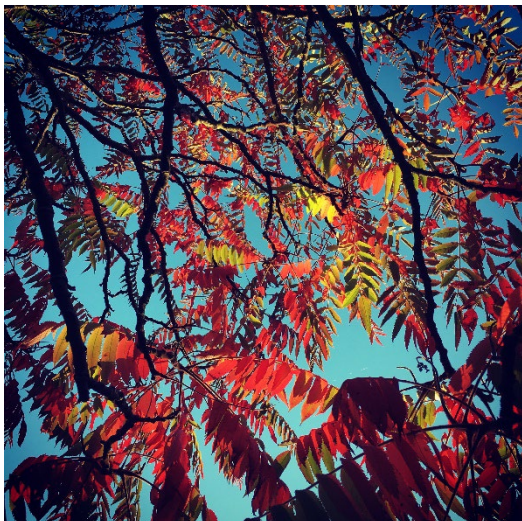
POTENTIAL NEW RESIDENTIAL
DEVELOPMENT & ASSOCIATED
INFRASTRUCTURE

At:

LAND AT BOYATT LANE, OTTERBORNE

Instructed by:

J SQUARED PROPERTY



MHP ref: 25005A_LAND AT BOYATT LANE_OTTERBORNE_TS_V1

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Issue record

Date	Version	Notes	Checked by
25.02.25	V1	Initial issue	MR 25.02.2025

1 INTRODUCTION

1.1 Introduction

- 1.1.1 My name is Justin Hobbs. I have over 20 years of experience in the arboricultural and environmental sector. I hold a BSc (Hons) Environmental Management, Technicians Certificate in Arboriculture, the LANTRA Professional Tree Inspection qualification, as well as other technical and trade level qualifications. I am a Professional Member of the Arboricultural Association.
- 1.1.2 Since 2004 I have worked in local government as a tree officer and as a consultant arboriculturist specialising in planning related matters and tree risk management.

1.2 Background

- 1.2.1 An application for planning permission is to be submitted for new residential development on land at Boyatt Lane, Otterborne; hereafter referred to as 'the site'.

1.3 Site details

- 1.3.1 For location purposes, the site can be located using the following:
- Grid reference SU 45417 21871
 - Nearest post code SO50 4LN
 - What3Words closed.bound.call

1.4 Instruction and scope

- 1.4.1 I am instructed by J Squared Property to visit the site and to carry out an assessment of arboricultural features in accordance with British Standards (BS) 5837:2012 'Trees in Relation to Design Demolition and Construction – Recommendations'.
- 1.4.2 I am to prepare the following information in relation to the planning application:
- Tree survey schedule of findings
 - Tree Survey and Constraints Plan
 - Provide general design advice relating to trees.

2 GENERAL

2.1 Statutory tree protection and other designations

2.1.1 I have carried out the following desk-based tree-related constraints checks in relation to the site.

Table 1 – statutory tree protection and other designations.

	General summary information	Relevant to site?
Conservation Area ¹	- All trees with a trunk diameter greater than 75mm at 1.5m height are protected in the same way as for TPO (see below). - Six weeks' notice must be given to the Local Planning Authority (LPA) prior to carrying out any tree works so that possible requirement for TPO can be assessed.	No
Tree Preservation Order (TPO) ²	- It is an offence to cut down, uproot, top or lop, wilfully damage or wilfully destroy relevant trees or woodlands. - Formal permission must be applied for (and granted) by the LPA before carrying out tree works. - Penalties of up to £20K (Magistrates Court) or unlimited fine (Crown Court).	No
Timber volume	- Forestry Act 1967 limits felling of volumes of timber in any calendar quarter to 5 cubic metres (m³) unless a Felling Licence has been issued by the Forestry Commission. - Any felling beyond this threshold may result in prosecution and/or issue of a Restocking Notice	No
Ancient/veteran trees ³	- Broadly defined as trees that are old for their species that have biodiversity, cultural and heritage value. - Like ancient woodland such trees are irreplaceable habitats and are afforded a high level of protection by the National Planning Policy Framework (NPPF).	None recorded
Note: specific exceptions and exemptions do apply in relation to the summary information above. Where relevant these are highlighted in the following paragraphs.		

¹ <https://emaps.eastleigh.gov.uk/WebMaps/Map.aspx?MapName=Trees&initialDialog=layersDialog> Accessed 04.02.2025

² <https://emaps.eastleigh.gov.uk/WebMaps/Map.aspx?MapName=Trees&initialDialog=layersDialog> Accessed 04.02.2025.

³ <https://ati.woodlandtrust.org.uk/> Accessed 04.02.2025.

2.2 Referenced document and other information

2.2.1 I have been provided with the following drawings:

- Topographical survey plan 11646/01 January 2025

2.3 Limitations

- 2.3.1 In some instances, I have been unable to access or clearly observe the trunks of trees as they are offsite. Where this is the case, I have made my best endeavours to accurately estimate dimensions and tree condition.
- 2.3.2 Due to topographical survey limitations, the locations of some trees and the extent of some tree groups are approximated in some cases.
- 2.3.3 Trees are living organisms and self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. As such, the findings and recommendations of my tree survey are limited to 24 months from the date of my site visit.
- 2.3.4 It is beyond the scope of this report to assess the potential for woody vegetation to cause subsidence/heave-related and/or direct contact-type structural damage. This matter may need to be addressed separately by a suitably qualified structural engineer.

2.4 Wildlife informative

- 2.4.1 Tree works should not be carried out until a reasonably detailed inspection of relevant trees has been carried out to determine if bat roosts and/or bird nests are present.
- 2.4.2 It is a criminal offence to intentionally damage/destroy the nest of any wild bird while it is in use or being built. Similarly, it is an offence to intentionally/recklessly disturb roosting bats or to damage or destroy a bat roost.
- 2.4.3 The Arboricultural Association publishes useful advice in relation to trees and nesting birds⁴.

Helpful advice with regards to bats and tree work is published by the UK Government⁵, the

⁴ <https://www.trees.org.uk/Help-Advice/Public/When-is-the-bird-nest-season>

⁵ <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

Arboricultural Association⁶ and The Bat Conservation Trust⁷.

3 ARBORICULTURAL SURVEY

3.1 Site visit

3.1.1 I visited the site on 1st February 2025

3.2 Findings

3.2.1 My findings are set out within the Tree Survey Schedule with explanatory key at **Appendix 1**.

3.3 General site characteristics

3.3.1 The underlying geology⁸ relating to the site is:

- Bedrock: Whitecliff Sand Member - Sand.
- Superficial: No information recorded.

3.3.2 Soil characteristics⁹ are:

- Soilscape 18 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

3.3.3 General site characteristics can be summarised as:

- A level small former pasture field.
- Early-mature to mature trees growing around the periphery of the site on the norther, western and southern boundaries.
- A hedgeline of mixed species and ages bound the site with Boyatt Lane to the south.
- To the north and west lies a large area of broadleaved woodland 'Pitmore Copse'. The section of this woodland to the norther of the site is designated Ancient

⁶ <https://www.trees.org.uk/Help-Advice/Public/Bats-and-trees-Who-does-what-where>

⁷ <https://www.bats.org.uk/about-bats/where-do-bats-live/bat-roosts/roosts-in-trees>

⁸ [BGS Geology Viewer \(BETA\)](#) Accessed 04.02.2025.

⁹ [Soilscales soil types viewer - National Soil Resources Institute. Cranfield University \(landis.org.uk\)](#) Accessed 04.02.2025.

Woodland.

- A public right of way runs close to the eastern edge of the site, the boundary here consisting of residential property wooden fencing.

3.4 Key arboricultural features

3.4.1 The key arboricultural features associated with the site can be summarised as:

- 3 mature oaks of high quality along the northern boundary (T4, T5 & T7).
- Designated Ancient Woodland to the north of the site.
- 1 moderate quality tree along the southern boundary (T1) and small moderate quality groups along the southern and northern boundary (G1, G3 & G4).

4 TREE SURVEY AND CONSTRAINTS PLAN

4.1 General

4.1.1 The constraints posed by the surveyed arboricultural features on site to the proposed development are shown on the Tree Survey and Constraints Plan at **Appendix 2**. The Plan describes the baseline of above and below ground constraints that are posed by trees on the site.

4.2 Tree Quality Assessment

4.2.1 Surveyed trees are represented using colour coding to indicate their quality and thereby suitability for retention. The quality assessment is as follows:

Table 2 – Table indicating tree quality assessment

Quality grade	Definition
A	Green: high quality with estimated remaining life expectancy of at least 40 years.
B	Blue: moderate quality with estimated remaining life expectancy of at least 20 years
C	Grey: low quality with estimated remaining life expectancy of at least 10 years
U	Red - unsuitable for retention. Cannot realistically be retained for longer than 10 years

4.3 Below Ground Constraints

4.3.1 In accordance with BS5837:2012, below ground constraints, or Root Protection Areas (RPAs), for the surveyed trees are plotted onto the Tree Survey and Constraints Plan. These are represented as a circle with a broken red line centred on the base of each tree stem with a radius of 12 times stem diameter (measured at 1.5m above ground level).

4.3.2 BS5837:2012, a root protection area (RPA) is defined as “a layout design tool indicating the

minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority". "The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained".

4.3.3 Root systems can be damaged in several ways:

- Root severance
- Soil compaction
- Contamination by spilled materials eg cement/diesel.

Design advice

4.3.4 Root Protection Areas (RPAs), for the surveyed trees are plotted onto the Tree Survey and Constraints Plan and are shown as a circular broken red line centred on the base of each tree stem.

4.3.5 As a default, structures (including hard surfacing) should always be located outside RPAs. However, if there is an overriding justification for development within an RPA, further arboricultural advice should be sought. This will enable best understanding of a tree's likely resilience and whether technical solutions can be used to prevent significant harm.

4.3.6 On shrinkable soils, foundation design must also consider potential for vegetation-related change in soil moisture content and associated risk of subsidence and/or soil heave.

4.3.7 The design process must also consider the proximity of structures and the potential for incremental root growth to result in future damage to structures.

4.4 Above Ground Constraints

4.4.1 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments; usually post occupancy. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, perceived fear of tree failure during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated future requests to fell or heavily prune retained and protected trees.

4.4.2 The above ground parts of trees can be damaged in several ways:

- Impact damage through contact with construction site plant
- Inappropriate pruning
- Other factors, for example, heat damage caused by bonfires.

Design advice

- 4.4.3 In order to avoid above ground damage, the design must also consider the capacity for trees to have an overbearing or dominating effect as they continue to grow near occupied dwellings.
- 4.4.4 Potential overbearing effects requiring consideration often comprise a combination of inconveniences. For example:
- Increased size and dominance giving rise to perceived risk of harm caused by tree failure in stormy conditions.
 - Excessive shading.
 - Branch spread dominating gardens or contacting with structures,
 - Seasonal nuisance such as leaf loss or mess associated with aphid honeydew.
- 4.4.5 If not adequately considered, above ground constraints can lead to incremental pressure to fell or heavily prune retained protected trees.
- 4.4.6 Above ground constraints are represented on the Plan by the outline of the tree crown and a radial “shade” area extending a distance equivalent to the height of the tree in a north-west direction through to an easterly direction. Aspects of the design that require reasonable daylighting should be situated outside of these areas.

4.5 Veteran/Ancient trees or Ancient Woodland

- 4.5.1 Paragraph 193 of the National Planning Policy Framework (NPPF) affords great weight to the importance of ancient woodland, veteran and aged trees, stating, *“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”*. For clarity, The Framework also clarifies what is meant by *“wholly exceptional”* at its footnote 70.
- 4.5.2 Government guidance¹⁰ requires a minimum of a 15 metre (m) buffer zone between Ancient Woodland and new development, although a larger buffer may be required in the event that impacts are likely to extend beyond this distance. Similarly, Ancient and Veteran trees are afforded proportionately larger RPAs than those defined by BS5837.

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

5 CONCLUSION & RECOMMENDATION

5.1 Conclusion

5.1.1 I conclude that an area of the site outside of the 15m buffer zone for the Ancient Woodland to the north is suitable for development, provided that the design process reasonably incorporates relevant arboricultural constraints that are indicated on the Tree Survey and Constraints Plan, for the following key reasons:

- This part of the site contains significant areas of land where key arboricultural features do not act as material constraints, and which can therefore be used for development.
- Collaborative layout design can incorporate adequate space for key arboricultural feature and considered new tree planting.

5.2 Recommendation

5.2.1 I recommend that:

- The Tree Survey and Constraints Plan is used to inform layout design in relation to key arboricultural features.
- Design iterations for the site incorporate arboricultural input with a view to achieving appropriate tree retention and avoiding harm to key arboricultural feature.
- Arboricultural collaboration with relevant local planning authority Officers takes place with a view to identifying and dealing with concerns and thereby achieving sustainable planning outcomes.

APPENDIX 1 – TREE SURVEY SCHEDULE

TREES

Tree number on plan	Common name	Height (m)	Est	Stem dia (mm)	Est	N	Est	E	Est	S	Est	W	Est	Estimated first branch height (m)	1st branch direction	Estimated canopy height (m)	Life stage	Irreplaceable habitat	General observations & management recommendations	Struct. cond.	Phys. cond.	ULE	Quality grading	RPA radius (m)	RPA area (m2)	Protected Status
T1	Common oak	12.5	-	725	-	7.5	#	6.5	#	7.5	#	7.5	#	1.5	East	1.5	Mature	None	Located in hedgerow, adjacent to PROW. Multi leaders from 1.5m.	Fair	Good	20+	B1	8.7	238	None
T2	Goat willow	12	-	400	#	6.0	#	5.0	#	7.0	#	2.5	#	2.0	North-east	3.0	Mature	None	Tall and prominent for species, slightly suppressed form to W.	Fair	Good	10+	C1	4.8	72	None
T3	Common ash	11	-	246	#	6.0	#	6.0	#	6.0	#	7.0	#	2.0	South	3.5	Mature	None	Multi-stemmed from low pollard points and base. Symptoms of ash dieback present which limits useful life expectancy.	Fair	Fair	<10	U	3.0	28	None
T4	Common oak	17	-	885	-	7.0	-	6.0	-	8.0	-	4.0	#	3.0	South-east	3.5	Mature	None	On edge of Ancient woodland, canopy biased into site, minor deadwood in canopy.	Fair	Good	40+	A2	10.8	366	None
T5	Common oak	19	-	1000	-	8.0	-	12	-	11	-	12	-	4.5	South-east	4.5	Mature	None	Substantial tree on edge of Ancient woodland. Significant longitudinal wound on W side from base to 3m. Heartwood exposed but largely intact, good adaptive growth around wound. <i>Ganoderma</i> fungal fruiting body at base on S side. Owl box in lower canopy, moderate amount of deadwood for age throughout canopy.	Fair	Good	40+	A2	12.0	452	None
T6	Common ash	7	-	330	-	3.0	-	5.5	-	8.0	-	1.5	-	0.5	North-east	0.5	Mature	None	Ash dieback symptoms evident, located at base of adjacent oak, suppressed, limited useful expectancy.	Fair	Fair	<10	U	4.2	55	None
T7	Common oak	20		1100	-	12	-	9.0	-	12	-	13	-	3.0	South-west	4.0	Mature	None	Substantial and prominent tree on edge of Ancient and woodland. Moderate amount of deadwood in tree canopy.	Fair	Good	40+	A2	13.2	547	None

GROUPS

Group number on plan	Common names of woody species present	Estimated average trunk diameter (mm)	Estimated maximum and minimum heights (m)	Estimated average height (m)	Estimated average canopy height (m)	Life stage	Irreplaceable habitat	General observations and management recommendations	Structural condition	Physiological condition	Useful life expectancy	Quality grading	RPA/VTB Radius (m)	Protected Status
G1	Hazel, Hawthorn	350	7 & 4	6	0.5	Mature	None	Group of 2 no older hazel coppice stools & 1no hawthorn. No recent management.	Fair	Good	20+	B2	As shown on plan	None
G2	Laurel, holly, bramble	100	2 & 1.5	2	0	Mature	None	Predominantly laurel, topped at 2m, bramble throughout and spreading into site.	Fair	Fair	10+	C2	As shown on plan	None
G3	Hazel, hawthorn	400	6.5 & 2	6	1.5	Mature	None	Predominantly old hazel coppice stools, canopy spreads over Boyatt Lane.	Fair	Good	20+	B2	As shown on plan	None
G4	Hazel, Holly	200	6 & 4	5	0.5	Mature	None	Gappy group forming shrub layer on edge of woodland	Fair	Good	20+	B2	As shown on plan	None
G5	Hazel, laurel, hawthorn	150	5 & 2	3	0.5	Mature	None	Scrappy group straddling PROW.	Fair	Good	10+	C2	As shown on plan	None

WOODLANDS

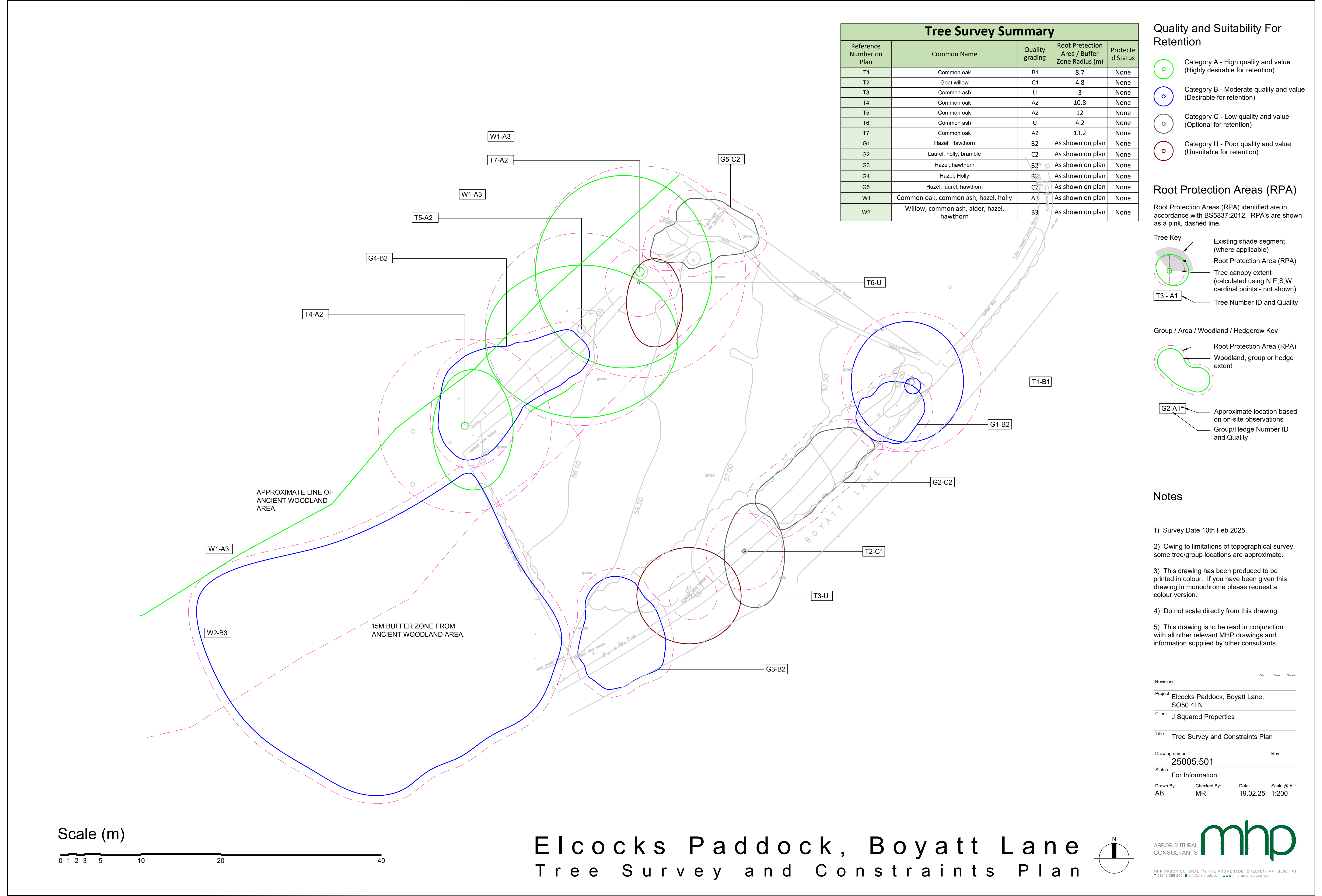
Woodland number on plan	Common names of woody species present	Estimated average trunk diameter (mm)	Estimated maximum and minimum heights (m)	Estimated average height (m)	Estimated average canopy height (m)	Life stage	Irreplaceable habitat	General observations and management recommendations	Structural condition	Physiological condition	Useful life expectancy	Quality grading	RPA/VTB Radius (m)	Protected Status
W1	Common oak, common ash, hazel, holly	600	21 & 6	18	4	Mature	Ancient woodland	Designated Ancient & Semi Natural woodland	Fair	Good	40+	A3	As shown on plan	None
W2	Willow, common ash, alder, hazel, hawthorn	200	15 & 2	10	3	Mature	None	Scrubby, off site woodland, not designated as Ancient woodland. Habitat value.	Fair	Good	20+	B3	As shown on plan	None

KEY

Assessment criteria	Description
Reference number on plan	T: Tree, G: Group, W: Woodland, H: Hedgerow. This reference is recorded on the Tree Survey and Constraints Plan against the relevant survey item.
Common name (Scientific name)	Common names: normal type. Scientific names where required: italic type in brackets
Heights	Unit: metres (m). Recorded to the nearest half metre for heights upto 10m and to the nearest whole metre for heights above 10m.
Stem diameter	Unit: millimetres (mm). Rounded to the nearest 10mm. Single and multi-stemmed trees are measured at 1.5m above highest ground level or otherwise as in accordance with Annex C, BS5837:2012.
Estimates	Measured tree dimensions are identified by an '-' in the adjacent 'Estimate' column. Where dimensions have been estimated (offsite, or otherwise inaccessible survey items) this is clearly identified by a '#' in the adjacent 'Estimate' column.
Crown spread	Unit: metres (m). Directions refer to the four compass points (north, east, south, west). Dimensions are rounded-up to the nearest half metre for heights up to 10m and to the nearest whole metre for heights above 10m.
Estimated average lateral spread	Unit: metres (m). For hedgerows only. An estimate of the average width between branch tips.
Crown clearance height	Unit: metres (m). The existing height above ground level of: - First significant branch and the compass direction of its growth: North (N), North-east (NE), East (E) , South-east (SE) etc. - Canopy (height between branch tips and ground level).
Life stage	Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran, A - Ancient (any tree displaying characteristics described by the Ancient Tree Forum and referenced by Natural England).
Irreplaceable habitat	- None - Veteran: any tree judged to meet criteria as defined by the Ancient Tree Forum - Ancient: any tree judged to meet criteria as defined by the Ancient Tree Forum¹ Ancient woodland: as identified by
General observations and preliminary management recommendations	General observations are recorded in relation to a survey item’s structural and/or physiological condition (eg the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate.
Structural condition	- Good: without any observable significant biomechanical structural weaknesses - Fair: with minor biomechanical structural flaws. Some remedial action may be required - Poor: with significant biomechanical weaknesses requiring intervention particularly where risk management is required.
Physiological condition	- Good: no indications of impaired physiological function and in optimum condition for age and species - Fair: with indicators of reduced vitality. Some intervention may be required - Poor: with significantly impaired physiological function for age and species
Remaining contribution	Useful life expectancy, or the length of time a tree’s is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+.
Quality grading	Assessed in accordance with Table 1, BS5837:2012. Colours relate to depiction on the Tree Constraints Plan. - Category A (Green) Trees of high quality with an estimated remaining life expectancy of 40 years - Category B (Blue) Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. - Category C (Grey) Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. - Category U (Red) Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Note - A, B and C trees are also given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree. More than one sub-category may be applied to a survey item as appropriate.
RPA radius	Root Protection Area (RPA): a layout design tool. Unit: metres (m). Radial distance from tree centre to define a circle that indicates on the Tree Survey Plan the minimum rooting area required to maintain tree's viability. Calculated in accordance with Annex D, BS5837:2012
RPA area	Unit: square metres (m²). The area of the RPA radius circle described above. Applies only to individual trees.

¹ LONSDALE, D. (Ed). Ancient and other veteran trees: further guidance on management. The Tree Council. London. 2013.

APPENDIX 2 – TREE SURVEY & CONSTRAINTS PLAN



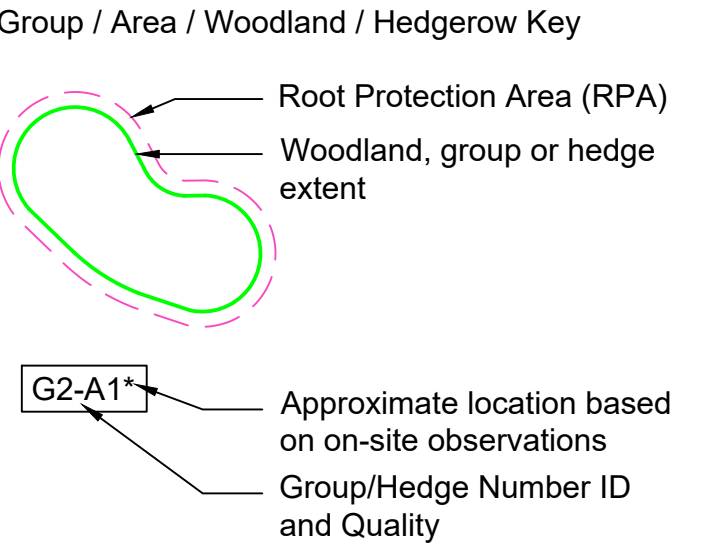
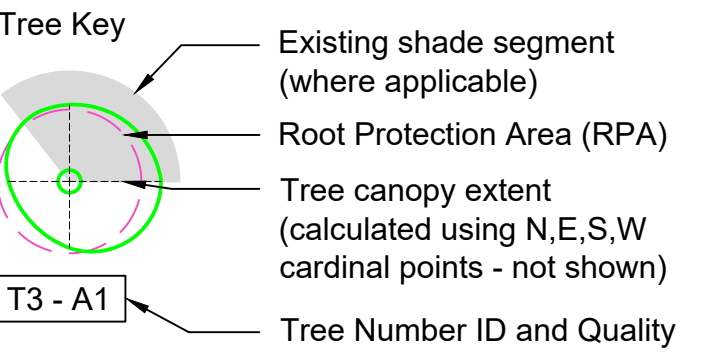
Tree Survey Summary				
Reference Number on Plan	Common Name	Quality grading	Root Protection Area / Buffer Zone Radius (m)	Protected Status
T1	Common oak	B1	8.7	None
T2	Goat willow	C1	4.8	None
T3	Common ash	U	3	None
T4	Common oak	A2	10.8	None
T5	Common oak	A2	12	None
T6	Common ash	U	4.2	None
T7	Common oak	A2	13.2	None
G1	Hazel, Hawthorn	B2	As shown on plan	None
G2	Laurel, holly, bramble	C2	As shown on plan	None
G3	Hazel, hawthorn	B2	As shown on plan	None
G4	Hazel, Holly	B2	As shown on plan	None
G5	Hazel, laurel, hawthorn	C2	As shown on plan	None
W1	Common oak, common ash, hazel, holly	A3	As shown on plan	None
W2	Willow, common ash, alder, hazel, hawthorn	B3	As shown on plan	None

Quality and Suitability For Retention

- Category A - High quality and value (Highly desirable for retention)
- Category B - Moderate quality and value (Desirable for retention)
- Category C - Low quality and value (Optional for retention)
- Category U - Poor quality and value (Unsuitable for retention)

Root Protection Areas (RPA)

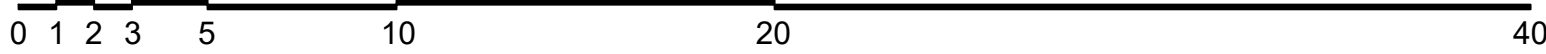
Root Protection Areas (RPA) identified are in accordance with BS5837:2012. RPA's are shown as a pink, dashed line.



Notes

- 1) Survey Date 10th Feb 2025.
- 2) Owing to limitations of topographical survey, some tree/group locations are approximate.
- 3) This drawing has been produced to be printed in colour. If you have been given this drawing in monochrome please request a colour version.
- 4) Do not scale directly from this drawing.
- 5) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.

Scale (m)



Elcocks Paddock, Boyatt Lane
Tree Survey and Constraints Plan

