

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with redevelopment
at 56 Winchester Road,
Chandlers Ford,
Eastleigh
SO53 2GN**

Prepared by
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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by the applicant to inspect the significant trees close to the proposed redevelopment at 56 Winchester Road, Chandlers Ford, Eastleigh SO53 2GN and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the construction of a two-storey front extension, installation of solar panels, garage conversion to include addition of first floor home office space and carport at 56 Winchester Road, Chandlers Ford, Eastleigh, with access as existing from Winchester Road.
- 1.3 **Documents provided:** I have been provided with the applicant's 'Block Plan' indicating the location of the proposed development and the locations of trees on and adjacent to the site. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC1.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Eastleigh Borough Council WebMap indicates that trees on and closely adjacent to the site are included in a TPO with a 'woodland' designation, but the map is silent as to the date of the TPO. The site is not within a Conservation Area. The proposal is to retain the trees of amenity value (and see paragraph 3.2 below) and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent

for the proposed works. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Council comments:** I have seen an email to the applicant from the Council's tree officer with recommendations relating to the information to be submitted in support of the application. The email says verbatim:

The application property has a number of significant trees subject to Tree Preservation Orders. As no arboricultural information has been supplied, we are unable, at this time, to fully assess the impact of the proposal on the existing trees. Of particular interest is the proposals from the garage/workshop, but arboricultural information should be supplied for the complete proposal.

We require an up-to-date tree survey, impact assessment and method statement (often a single document) and a tree protection plan, all as per British Standard 5837:2012.

In a generic sense, though, we need:

1. A tree survey to ascertain what trees may be impacted, both on the applicants land and on 3rd party property – this needs to follow the guidance set out in British Standard 5837;
2. An impact assessment to detail the most likely impact on the identified trees;
3. A method statement to detail how the impacts can be mitigated during the construction; and
4. A tree protection plan, which shows, in a plan format, where tree protection will be located (e.g. fencing, ground protection, etc.).

- 1.7 **Submission requirements:** The schedule of trees to BS5837:2012 is set out at Appendix 2. This D2164AIA report is the impact assessment. This report is also effectively the method statement, insofar as it details the tree protection measures to be taken for the various redevelopment activities. The plan AC1 attached at the end of this report is the tree protection plan.

- 1.8 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2164AIA report has been prepared in line with the BS5837:2012

recommendations and should allow the planning application to be validated in respect of tree information.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 21st October 2021 to collect tree information to complete the tree schedule. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I did not have access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry and sunny with a light breeze and good visibility.
- 2.2 **Collection of data:** I inspected each significant tree, and the numbering is indicated on the annotated site layout attached as Plan AC1. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
 - Category B:** Trees of moderate quality and value
 - Category C:** Trees of low quality and value
 - Category U:** Trees unsuitable for retention, usually to be removed
- 2.4 **The root protection areas and location of protective fencing:** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule. In practice the siting of the specific protection measures may be different. The implication of the root protection area is that no significant disturbance should occur within it if the trees are to be successfully retained.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are occasional oaks within the site; and trees on the southeast side of the garden, where the ground falls steeply to the southeast. The oaks are variable in size and condition, with two being quite substantial. There are two goat willows with the stature and character of large shrubs near the southwest site edge; and the tree schedule picks up one yew in the semi-wooded belt on the slope to the south east, as the tree closest to the proposed house extension and setting the standard for the protection of the other more distant trees to the south east. Notwithstanding the TPO, few of the trees have particular individual amenity value because of their separation and distance from public view. With the noted exceptions, the proposal is for these trees to be retained and protected during development.
- 3.2 **Tree removals proposed:** The proposals include the removal of two individual trees T6 and T7. These are both pollarded goat willows, with the pollard points very low at 0.5m-1.0m and with regrowth. The historic management has effectively made these into shrubs requiring regular pruning, and they are not visible from any public place. Their removal will not have a significant adverse effect on amenity.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Preliminary matters:** There are more trees on the site than are included in the tree schedule at Appendix 2. The tree schedule picks up those trees nearest to the proposed redevelopments and those trees set the standard for measures for tree protection during development. Other trees more distant will be protected by the measures set out in respect of the identified trees.
- 4.2 **Site access:** Site access will be by way of the existing vehicular access. This has a tarmac surface and where it runs within RPAs, the existing surfacing provides ground protection to a satisfactory standard. Surface changes, if required, will be installed in conformity with the proposals in 4.8 below.
- 4.3 **Demolition and removal of structures:** There are no existing buildings within the RPAs of retained trees and proposed for removal. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any

retained tree. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.

- 4.4 **Existing surfaces:** The existing site access from Winchester Road will be retained and modified, to ensure good access to the proposed carport. Much of the existing surfacing is within RPAs of retained trees, and precautions in respect of changes to surfacing will be appropriate. These will generally be as set out in paragraph 4.8 below.
- 4.5 **Construction of proposed extension:** The proposed extension to the dwelling is outside the RPAs of trees proposed for retention. There are no construction design or specialist foundation requirements in respect of the risk of harm to trees and 'conventional' construction is proposed for the foundations for the dwelling extension.
- 4.6 **Construction of proposed garage extension:** The proposal for the existing garage is an additional storey; and a small woodshed / workshop on the southwest side elevation of the garage. The additional story does not require additional work to the existing structure in respect of footings or foundations and there are no proposals for excavation or ground disturbance for this element of the garage extension. There is already a structure on the southwest elevation of the garage with walls nearly up to the floor / slab level of the garage. This existing structure will be used for the woodshed / workshop with no additional excavation. There are no special construction / foundation design measures required for the garage additions in respect of the risk of harm to tree roots.
- 4.7 **Construction of proposed carport:** The proposed carport is outside the RPAs of trees proposed for retention. There are no special construction / foundation design measures required for the carport in respect of the risk of harm to tree roots.
- 4.8 **Installation of new surfaces:** Parts of the proposed access and parking are within RPAs. Where changes to existing surfaces or new surfaces are proposed within RPAs, they will be carried out using a 'no-dig' specification. Excavation into areas previously unsurfaced will be limited to the removal of the vegetation layer, a nominal 10cm, to be carried out by hand. Areas already surfaced will have the existing wearing course removed, again by hand. In both cases, there will be no excavation into previously undisturbed

ground. The levels allow surfacing to be installed using a no-dig form of construction and may allow the use of a cellular confinement system. For the avoidance of doubt, this method of construction will be used for all the areas indicated on plan AC1 by diamond hatching i.e. within the RPAs. Where new / replacement surfacing is proposed in these areas, a geotextile membrane will be installed over the previously undisturbed ground level, with the cellular confinement system laid over the membrane. The replacement surface laid over the filled cellular material will be retained by an edging of wooden boards secured by driven wooden pegs. The small change of levels from the new access surface past the edging to the existing ground levels will be managed by a batter formed from good quality topsoil. The restrictions on excavation and the use of a geotextile membrane and cellular confinement system in accordance with the guidelines in Section 7.4 of BS 5837 will limit the risk of damage to tree roots to an acceptable level. The special surfacing will be supplemented by temporary tree protective fencing (see 5.1 below).

- 4.9 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services run out to Winchester Road and the proposal is for all replacement and new services to connect to the existing provisions and do the same. There are no special measures proposed for the installation of services in respect of the risk of harm to tree roots.
- 4.10 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the temporary protective fencing as proposed is installed/retained, with the temporary ground protection for the southwest end of the garage, there will be no significant adverse effects on trees from construction access.
- 4.11 **Storage and movement of materials:** Materials will be delivered to the Winchester Road access and may be stored on the existing access surfacing. Materials will be moved to the garage / dwelling extension locations on the existing drive access surfacing. With the access surfacing retained and the additional measures of temporary fencing and ground protection, there will be no significant risk of harm to trees from the storage and movement of materials

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained trees. This will be erected at the locations shown on plan AC1. It will be to the BS5837:2012 section 6.2 recommendations i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced framework. It will be installed prior to the commencement of any development-related activity including demolition and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. Provided that the fencing and ground protection are properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of these trees.
- 5.2 **Ground protection:** Temporary ground protection is proposed as an adjunct to the temporary fencing and special measures relating to surfacing. It will be installed at the locations indicated on plan AC1. This temporary ground protection will allow pedestrian access for construction and the movement of small amounts of building materials. The ground protection will also act as a base for scaffolding if such access is required. The ground protection shall be as recommended in BS5837 i.e. it shall be scaffold planks, or plywood sheets at least 15mm thick, laid butt-jointed over a geotextile membrane installed on a layer of pulverised bark or similar laid on the existing ground surface i.e. with no significant excavation. The minimum areas where these measures apply are the protection zones near the existing garage as indicated on the attached plan AC1 by diamond hatching.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The proposed dwelling extension moves into the open area of the garden, with its main aspect and fenestration to the south, with few trees in direct view and those distant from the new south elevation. Trees will not be significant in blocking sunlight to the new extension or to the garage addition, or in obstructing skylight or in being unduly dominant. Trees and vegetation to the southeast will continue to provide useful screening between the dwelling and the adjacent property to the southeast. It will be in the interests of the occupants to retain the boundary trees in order to retain seclusion and privacy. The redevelopment will not bring new

pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g., the installation of temporary tree protection measures. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Tree surgery including tree removal is carried out prior to the erection of protective fencing and before the commencement of development
 - Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Tree protective fencing may be moved only with the consent of the Council
 - Temporary ground protection is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Ground protection may be moved only with the consent of the Council

- New surfacing within RPAs shall be installed with a 'no-dig' specification
- Existing surfacing within RPAs shall be broken up by hand and there shall be no excavation into previously undisturbed ground
- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to redevelop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FArborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I am currently a member of the Association's Consultants Working Party, have until recently been interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
56 Winchester Road, Eastleigh
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Yew (<i>Taxus baccata</i>)	10	40	5	5	2	EM	Slightly suppressed	20+	B	4.8
				5	5						
T2	Oak (<i>Quercus robur</i>)	17	87+50	8	8	6	M	Two stems from 1m, slightly thin in crown	20+	B	
				8	8						
T3	Oak	18	75	0	6	8	M	One-sided crown form, occasional minor dead wood	40+	A	9.0
				6	9						
T4	Oak	17	40	2	4	6	EM	Suppressed under T3, poor crown form	20+	C	4.8
				4	6						
T5	Oak	8	57	0	4	2.5	EM	Poor form, one-sided, suppressed	10+	C	6.9
				4	5						
T6	Goat Willow (<i>Salix caprea</i>)	4	80	2	2	0.5	M	Pollarded at about 0.5m with regrowth	<10	U	N/A
				2	2						
T7	Goat Willow	4	80	2	2	0.5	M	Pollarded at about 0.5m with regrowth	<10	U	N/A
				2	2						

Appendix 2
56 Winchester Road, Eastleigh
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

