Arboricultural ASSOCIATION
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Established 1994

Consulting Arborist Society.com PROFESSIONAL MEMBER

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Our Ref: 7269-12-25/JC/IMP/12/25 18th December 2025

Mr. P Basham
Bursel Dene
Windmill Lane
Bursledon
Southampton
SO31 8BG

Dear Mr Basham.

RE: TREES AT BURSEL DENE, WINDMILL LANE, BURSLEDON, SOUTHAMPTON, SO31 8BG.

Brief: To survey the trees on the above site, comment upon their condition and suitability for retention on the site of the proposed development; indicate the constraints the retention of the trees will place upon such a proposal.

Inspected by: J Christopher

Dates of inspection: 25th June 2024

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:

TREE SURVEY
FOR
BURSEL DENE, WINDMILL LANE, BURSLEDON, SOUTHAMPTON, SO31 8BG.

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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 metres.
Column 7 = FSB – Height of first significant branch above ground level in metres and direction of growth
Column 8 = C/C – Height of canopy above ground level, in metres.
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 cannot 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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SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
G1	Line of Leyland Cypress.	22 averages	400 averages	4.80m	N 6 E 2 S 6 W 2 FSB -	10 10 10 10	FM	20-40	B	Line of plantings originally intended as act as screening. Historically maintained as hedge line.

General Constraints: The above survey has been undertaken using the recommendations contained in the new BS5837:2012.

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.

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.

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.

Young trees with a stem diameter of less than 150mm could be relocated plus new tree plantings could be made to replace any lost trees.

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 to 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.

Proposal

To construct a side extension to the existing property to include swimming pool, plant room and associated facilities.

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Arboricultural Impact Assessment

The survey of the trees has been undertaken using the guidance in BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

No trees are to be pruned or felled as part of the development proposal.

Located along the north westerly boundary of the plot are a line of fully mature Cypress plantings located and spaced in a manner consistent with providing boundary screening to the property.

The trees are not subject to any statutory protections such as a Tree Preservation Order or by virtue of being located within a Conservation Area.

Some individual plantings within the line have been historically suppressed in growth by their neighbouring plantings, however, the overall condition of the trees is considered to be good.

Ground levels slope significantly downwards from the south westerly boundary in a north easterly direction. The design and layout of the extension has been organised to work with existing ground levels and make best use of the level changes along the length of the extension footprint.

The above ground structure of the extension will be supported on a piled foundation and ring beam. In the north westerly corner of the extension, a 1m deep excavation will be required to pour the ring beam once the piling has been completed. Over the length of the building the excavation will decrease in depth as ground levels drop away, to a point approximately halfway along the length of the extension, where the ring beam will sit on top of and above existing ground levels with no excavation required other than the installation of piles.

The excavation for the swimming pool is located to the north easterly end of the extension. Due to falling ground levels over the length of the swimming pool, the excavations minimise cut and fill operations and work with the level gradients rather than against them.

The footprint of the proposed extension has been offset from the existing line of Conifers to create a reasonable and maintainable minimum separation of 2.5m between the trees and building fabric. The line of Conifers are fully mature trees and this reasonable separation will ensure that whatever minor tip pruning is needed to maintain this separation will not cause any notable detriment to the trees or affect their long term retention.

It is recognised that the construction of the extension requires an excavation within the root protection areas of the line of Conifers, which is contrary to the guidance found in BS5837:2012. However, the separation between the building and trees is sufficient to ensure that the excavation will not result in any damage to their structural root plates, nor will the structural integrity of the trees be impacted. Site conditions are such that the field found to their northern aspects is adequate to allow the offsetting of their root protection areas without loss of m2 area of rooting environment attributed to each tree.

In the long term, this line of trees will not be significantly impacted by the construction, as long as some shorter-term measures are put in place to allow the root systems of these trees to adjust. Firstly, an irrigation system should be put in place to deliver water to the ground between the trees and the extension. The ground should also be aerated and mulched to ensure that moisture retention within the soil profile is optimal whilst the trees grow new fine feeding roots into the available medium. A management and maintenance programme, sustained over a period of 5 years will be sufficient to allow these trees to adjust to their new environment.

During all site works, protective barriers and ground protection will be required to protect the line of trees and the ground between them and the extension from compaction and construction activities. The protective barriers are to remain in place throughout the duration of the development proposals. The area behind the barriers is a construction exclusion zone and is considered sacrosanct. Ground protection will be laid to a specification that is proportionate to the weight loads it is expected to carry.

The location of the tree protection barriers and ground protection is shown on the accompanying Tree Survey & Tree Protection Plan 7269-12-25.

The submission of an arboricultural method statement, containing further structural, engineering and practical information, should one be required, could be conditioned as part of any grant of planning permission.

In my view, the works proposed to allow the construction of the extension, when considered alongside a system of amelioration and ground improvement works outside of the footprint of the building, are appropriate to allow the construction to be development proposal without significant detriment to the line of trees in the long term.

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

Yours sincerely

John Christopher
Arboriculturalist

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