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Our Ref: 6123/JC/IMP/03/22

11th March 2022

Mr J Gateley
BDW Southampton
Tollbar House
Tollbar Way
Hedge End
Southampton
SO30 2UH

Dear Mr. Gateley

RE: Trees on Land east of St George's Avenue, Warblington, Emsworth.

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: 29th April 2021

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 LAND EAST OF ST GEORGE'S AVENUE, WARBLINGTON, EMSWORTH.

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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 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
T1	Ash <i>Fraxinus excelsior</i>	10	800 at base	8.00m	N6 E5 S7 W5 FSB S 3	5 5 2 3	FM	40+	B	Could not thoroughly inspect. Prominent roadside tree. Previous pruning wounds.
T2	Sycamore <i>Acer pseudoplatanus</i>	10	450	5.40m	N4 E4 S4 W4 FSB	3 3 3 3	FM	40+	C	Could not thoroughly inspect. Growing in neighbouring property.
T3	Deodar Cedar <i>Cedrus deodara</i>	12	500	6.00m	N5 E5 S3 W6 FSB	3 3 3 3	FM	40+	C	Lost top. Could not thoroughly inspect. Growing in neighbouring property.
T4	Hawthorn <i>Crataegus monogyna</i> Goat Willow <i>Salix caprea</i>	5	120	1.50m	N3 E3 S3 W3 FSB	4 4 4 4	M	40+	C	Good screening.
T5	Sycamore <i>Acer pseudoplatanus</i>	10	200 220 180	4.20m	N5 E3 S3 W3 FSB	4 4 4 4	M	40+	C	Multi stemmed at 1m. ok.
T6	Hawthorn <i>Crataegus monogyna</i> Field Maple <i>Acer campestre</i>	7	120 average	1.50m	N2 E2 S2 W2 FSB	4 4 2 2	M	40+	B	Good screening. Dense bank of plantings.
T7	Field Maple <i>Acer campestre</i>	8	350 average	4.20m	N4 E4 S4 W4 FSB	2 2 2 2	M	40+	B	Good screening.
T8	Oak <i>Quercus robur</i>	6	400 at base	4.00m	N4 E4 S3 W3 FSB	3 2 4 2	M	40+	C	On neighbouring land. Bordering railway line.
T9	Oak <i>Quercus robur</i>	6	250	3.00m	N3 E3 S2 W3 FSB S 2	2 2 2 2	M	20-40	C	On neighbouring land. Bordering railway line.
T10	Oak <i>Quercus robur</i>	7	300	3.60m	N3 E3 S3 W3 FSB	2 2 2 2	M	40+	B	Ok. Has potential.

Senior Consultant: Mark Hinsley MSc Res Man(Arb), OND(Arb), F.ArborA
 Consultant: John Christopher FdScArb, HNC Building Studies
 Arboriculturalist: Kym Brooks NDArb
 Technician: Rebecca Hinsley BA (Hons), FdArt & Design
 Support staff: Claire Perry, Teresa O'Neale

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T11	Hawthorn <i>Crataegus monogyna</i>	6	350	4.20m	N3 E2 S2 W2 FSB	1 1 1 1	M	20-40	C	Previous pruning wounds. Ok.
T12	Hawthorn <i>Crataegus monogyna</i>	6	250 average	3.00m	N2 E3 S2 W3 FSB	1 1 1 1	M	40+	B	Line of plantings. Offer reasonable screening.

General Constraints:

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, and 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.

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.

These root protection areas have been scaled onto a flat plan. However, they represent a linear measurement to be taken across the topography of the ground. On steeply sloping areas a linear ground measurement will not extend so far across the plan as a flat ground measurement. It therefore follows that, on the steep areas of the site, it could be possible to create a more accurate, across the ground, root protection area measurement and marginally reduce some of the root protection areas from the limits shown on the enclosed plan.

The root protection areas deal only with the physical protection of the root system, other issues such as shade and dominance may still need to be addressed

Proposal

To undertake a large-scale development of the site, including new dwelling houses, roads, green spaces and amenity areas.

Arboricultural Impact Assessment

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

No trees are to be felled to facilitate the construction of the development proposals. Minor canopy pruning is required to boundary plantings.

T8 Oak will be minorly pruned to its southern canopy aspect in the vicinity of unit 10. T11 Hawthorn will be minorly pruned along its eastern canopy aspect in the vicinity of unit 1. Members of T12 Hawthorn will be minorly pruned along their eastern canopy aspects in the vicinity of unit 152.

The pruning will achieve an adequate separation of up to 2m between proposed building lines and canopy extents. In no case will the required pruning be of detriment to the retained trees, it is our view that the pruning is more akin to garden management of boundary screening such as hedge line pruning.

Other boundary screening will be managed and cut back as required as part of the soft landscaping on the site. This work is in our view a matter of gardening that is not of sufficient importance to be relevant to the town and country planning act.

A significant new tree planting proposal is included as part of the soft landscaping scheme. We welcome this opportunity to undertake tree planting that will establish an age class diversity to the tree resource in the short term and also ensure that a mature tree cover will be in place in the long term.

The proposed dwellings are sited appropriately within the developable areas of the site, with the entirety their footprints located outside of retained tree root protection areas.

The development proposals are considered to be appropriate for the site and no arboricultural concerns are raised, other than the physical protection of trees, which will be achieved through the erection of contractor hoardings and security fencing. No specific tree protection barriers are required on site.

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

Yours sincerely

John Christopher
Arboriculturalist