



BS5837 2012

**Trees in Relation to Design,
Demolition and Construction**

TREE REPORT

At

**15 Hallett Road
Emsworth**

September 2016

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Summary

This development proposal is to construct a new dwelling within the rear garden of 15 Hallett Road. There is only 1 tree that could be affected which is situated within the rear garden of a neighbouring property. This has been inspected and the details are provided below.

The development proposal would result in the successful retention of this tree and no high category tree will be lost or significantly affected.

Importantly, there will be no significant adverse impact on the contribution on trees to local amenity or character, provided that adequate precautions to protect the tree are implemented through the method statement included in this report.

1. Introduction

1.1 On instructions received from the client, CES Ltd undertook a ground level, visual assessment of any trees that could be affected by the development proposal in accordance with BS5837 2012 and best practice and to prepare the following to accompany a planning submission: -

- A schedule of the relevant trees to include survey data and condition assessment.
- An appraisal of the impact of the proposal on the trees and the consequences for the local amenity.
- A preliminary arboricultural method statement setting out appropriate protective measures and management for trees to be retained.

1.2 For the purposes of this survey we were provided with a drawing of the site showing the proposed dwelling. This drawing has been revised to show tree numbers and locations and root protection areas (RPAs) if required.

1.3 The oak tree is not subject to a tree preservation order (TPO).

2. Site visit and collection of data

2.1 The site was visited on 23rd September 2016. All observations were from ground level without detailed investigations and all dimensions estimated unless otherwise indicated.

2.2 Soil analysis was not carried and subsoil types are not known.

3. Arboricultural Impact Assessment

The impact of the proposal on any trees has been assessed. Any tree/s that may be affected by the development are listed in table 1 below. These have been colour coded on the site plan. (See appendix 1).

Table 1: Summary of trees that may be affected by development

Impact	Reason	Important/ High value A class Trees	Moderate Value B classed Trees	Low Value C Class Trees	Trees for Removal- R class trees
Trees to be removed	Within footprint of extension	-	-	-	-
Retained trees that may be damaged through disturbance to RPAs	Foundation line/ Landscaping/		T1	-	-
Retained trees to be pruned	Space for development	-	-	-	-

3.4 Detailed assessment of neighbour's trees;

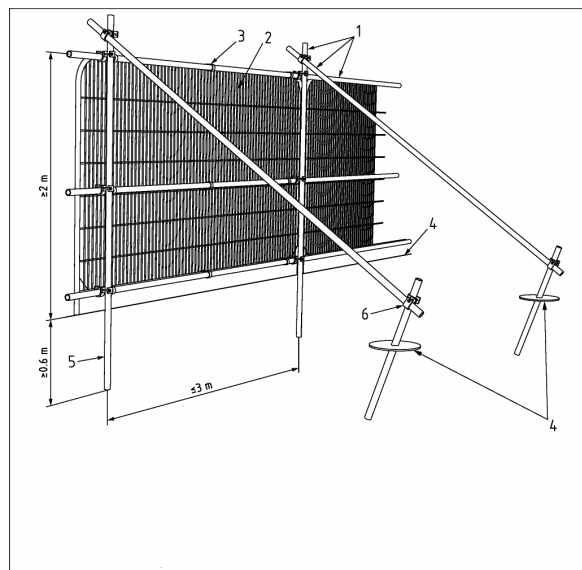
- **Tree T1:** This is a 7 to 8m tall mature oak situated within the neighbouring rear garden behind a well-built brick garden wall. It's in good condition with good vitality. No significant defects were noted.
- It has stem diameter of 550mm giving a standard circular root protection area (RPA) radius of 6.6m / 162m². The average crown spread (N/ S/ E/ W) is 3m respectively.
- Future growth is expected to be relatively moderate and based on its position in relation to the new buildings future shading and dominance will not be considered significant. The tree has been reduced previously to control size.
- It has a moderately high potential to contribute to amenity and has been assessed as a category B tree within BS5837 2012.
- Based upon the tree's position and adjacent wall structure it is estimated that the root zone of this oak would most likely be non-circular and will be asymmetric in shape and contained mostly in the garden it stands in. However, the tree plan is shown with a circular RPA.
- Based upon the proposed new dwelling footprint plans it will stand within 6m of the south-west corner of the build.
- On this site it will be necessary to work within the RPA of T1.
- The encroachment within T1 RPA will be to enable the construction of the SW corner foundations and patio and importantly the

encroachment will equate to less than 10% of a circular RPA. **The impact is rated low.** Please see below;

- The principal of RPA encroachment is established within BS5837:2012 and supported by the source document, National Joint Utilities Guidelines 10 / Vol. 4 1995 / 2010. NJUG introduced the x12 diameter Precautionary Zone for supervised working and Prohibited Zone at a universal 1m from the base of the tree. RPA's are frequently confused with the NJUG Prohibited Zone, when they clearly correlate with the NJUG Precautionary Zone.
- An RPA encroachment of <20% of RPA may be considered as low impact, given the permissive references to 20% RPA relocation and impermeable paving within BS5837 2012 and other published references to healthy trees tolerating up to 30-50% root severance. (Coder, Helliwell and Watson in CEH 2006). The tree in question is a good specimen of a species with a good resistance to development impacts, and quite capable of tolerating this low impact.
- In practice 50% of roots can sometimes be removed with little problem, provided there are vigorous roots elsewhere. Inevitably, this degree of root loss will temporarily slow canopy growth and even lead to some dieback" (Thomas 2000). CES do not recommend annexing such high proportions of the root system; rather that within the context of the published science, planning should not be unduly concerned by impacts that are well below the subcritical threshold – tree health is not at stake.
- **Arboricultural Method Statement**
- Pruning works will not be required to T1 to accommodate the new build.
- Due to the low impact and minor RPA encroachment on this tree a limited dig method of construction will not be required in order to successfully retain this trees.
- Barriers to define an exclusion zone surrounding this tree shall be used and should be placed to protect the RPA of T1 and the approximate location for tree protection barriers is shown on the tree protection plan below. Barriers shall be maintained for the duration of the build.
- Barrier design should meet the guidelines described in 6.2.2 of BS5837 2012. A recommended fencing design from BS5837 is given below.
- Further ground protection is not considered necessary to protect this tree.

- No other special protection measures are considered necessary.
- Service runs are not planned within the RPA area of this tree so no precautions are required.
- Site storage, cement washing and washing points: All these areas must be outside RPAs unless otherwise agreed with the planning department. Where there is a risk of polluted water runoff in RPAs heavy duty plastic sheeting and sandbags must be used to contain spillages and prevent contamination.

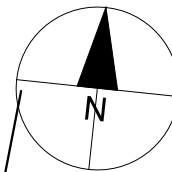
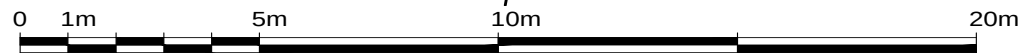
BS 5837 2012 RPA
Protective Fencing Design:



Oak Tree T1

BS5837 2012 Tree Quality Assessment Definitions

TREES FOR REMOVAL				
Category & Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and or safety of other trees nearby or very low quality trees suppressing adjacent trees of better quality			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category & Identification	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least of 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Tree groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least of 20 years	Trees that might be included in the high category but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits	MID BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least of 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural benefits	GREY



driveway

bin store

existing 1800 high brick wall along whole of east boundary

5m dia 'Spin-It' driveway
2 car turntable

13m² out of
162m²
affected-
<10% of
circular RPA.
Low impact

T1

cycle store

Client: Mr and Mrs Frith

Site: 15 Hallet Road

Drawing: Tree Plan

Date: 24/9/2016

Scale: As scale bar

KEY:

Tree classification quality
value categories to
BS5837 standards

Category U

Category A

Category B

Category C

Temporary load
bearing surface

Tree protection
fencing

Tree Location & Girth

