



TREE SURVEY REPORT

Mr D Rowthorn & Ms F Jones

Site: Land Adjacent to 15 Langstone Road, Langstone



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The Complete Arboricultural Consultancy

May 2014
CBA10257 v1



TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees 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 category U trees (e.g. 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
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or 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	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing 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 value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 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 collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	BS5837:2012 TREE SURVEY REPORT			
	Client:	Mr Daren Rowthorn & Ms Fiona Jones	Site:	Land adjacent to 15 Langstone Road, Langstone
	Date:	29 May 2014	Consultant:	Stefan Rose BSc(Hons), TechCert (Arbor A)
	Tagged:	No	Weather	Overcast, light winds

Notes:-

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. a) At this stage the Root Protection Area (RPA) information is for your guidance and ongoing discussion purposes only as it assumes that all but the 'U' grade trees will be retained, which may not be the case.
b) For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m² in accordance with Section 4.6.1 of BS5837:2012.

TREE PRESERVATION ORDER/CONSERVATION AREA:

CBA Trees has not been instructed to investigate whether trees on or adjacent to the site are protected by a Tree Preservation Order or located within a Conservation Area.

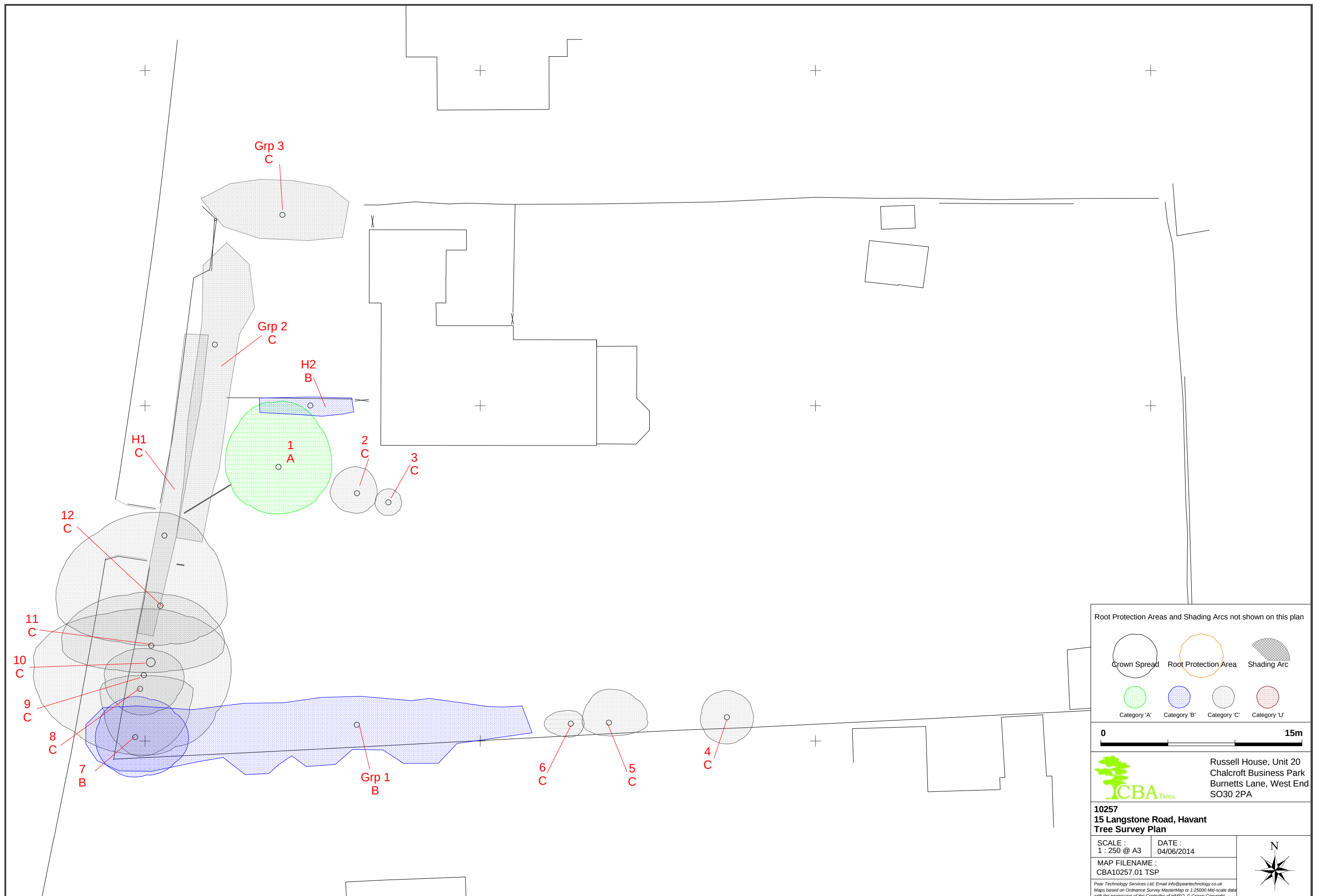
Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Blue Atlantic Cedar <i>Cedrus atlantica</i> 'Glauca'	11	S	310	43	3.7	N 5 E 4 S 3.5 W 4	N 2 E 3 S 2 W 3	Young	Good	Structural Condition - Good Old pruning wounds Low hanging branches Minor deadwood in crown False Acacia sucker growing at base	Remove sucker growth	40+	A1+2
2	Juniper <i>Juniperus spp</i>	6	S	160	12	1.9	N 2 E 1.5 S 1.5 W 2	N 1 E 1.5 S 1.5 W 1	Semi-mature	Fair	Structural Condition - Good Low crown density Low hanging branches Old pruning wounds Minor deadwood in crown	None required at time of survey	10+	C1
3	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	6	MS	60 70 80 130 90	18	2.4	N 1 E 1 S 1 W 1	N 1 E 1 S 1 W 1	Early Mature	Fair	Structural Condition - Fair Old pruning wounds Crown shape distorted Minor deadwood in crown Multi-stemmed at ground level Weighted South-east	None required at time of survey	10+	C1
4	Bay <i>Laurus nobilis</i>	7	S	350	55	4.2	N 2 E 2 S 2 W 2	N 1 E 1 S 1 W 1	Mature	Good	Structural Condition - Fair Low hanging branches Minor deadwood in crown Old pruning wounds Basal suckers Multi-stemmed at ground level	None required at time of survey	10+	C1+2
5	Common Yew <i>Taxus baccata</i>	7	S	250	28	3.0	N 2.5 E 3 S 1 W 2	N 1.5 E 1.5 S 1.5 W 1	Young	Good	Structural Condition - Good Old pruning wounds Minor deadwood in crown Low hanging branches Ivy on trunk	None required at time of survey	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
6	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	10	S	260	31	3.1	N 1 E 1 S 1 W 2	N 1 E 1 S 3 W 0.5	Semi-mature	Good	Structural Condition - Good Old pruning wounds Minor deadwood in crown	None required at time of survey	10+	C1+2
7	Common Yew <i>Taxus baccata</i>	6	S	310	43	3.7	N 3 E 4 S 3 W 3	N 1 E 1 S 2 W 3	Young	Good	Structural Condition - Good Ivy on trunk Low hanging branches Minor deadwood in crown Crown shape distorted Grows under canopy of T10	None required at time of survey	20+	B1+2
8	Sycamore <i>Acer pseudoplatanus</i>	8	S	130	8	1.6	N 1 E 4 S 5 W 3	N 3 E 3 S 3 W 3	Young	Good	Structural Condition - Fair Tall and etiolated due to group pressure Crown shape distorted due to group pressure Developing tree Minor deadwood in crown Self-set regeneration Growing under canopy of T10	None required at time of survey	10+	C1
9	Highclere Holly <i>Ilex x altaclarensis</i>	7	MS	40 80 60 60	7	1.5	N 2 E 3 S 3 W 3	N 1 E 0 S 0 W 3	Semi-mature	Good	Structural Condition - Fair Basal suckers Crown shape distorted due to group pressure Minor deadwood in crown Multi-stemmed at ground level Grows under canopy of T10	None required at time of survey	10+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
10	Sycamore <i>Acer pseudoplatanus</i>	16	S	670	203	8.0	N 4 E 6 S 7 W 9	N 9 E 2.5 S 5 W 5	Mature	Good	Structural Condition - Fair Ivy on trunk Crown shape distorted due to group pressure Epicormics in crown Minor deadwood in crown Bifurcated at 4m above ground level Grows with T11 Weighted South	None required at time of survey	20+	C1+2
11	Sycamore <i>Acer pseudoplatanus</i>	16	S	410	76	4.9	N 4 E 5.5 S 2 W 7	N 3 E 3 S 8 W 5	Early Mature	Good	Structural Condition - Fair Crown shape distorted Ivy on trunk and in crown Minor deadwood in crown Grows with T10 Weighted North	Sever and remove ivy and resurvey within 1 month	20+	C1+2
12	Sycamore <i>Acer pseudoplatanus</i>	14	S	420	80	5.0	N 7 E 5 S 3 W 8	N 4 E 3 S 4 W 5	Early Mature	Good	Structural Condition - Fair Ivy on trunk and in crown Crown shape distorted Minor deadwood in crown Weighted and leans North Unable to verify health and safety due to ivy	Sever and remove ivy and resurvey within 1 month	20+	C1+2
Grp 1	Lawson Cypress Hazel Cherry Laurel Ash Rhododendron Pittosporum Bay Laurel	7	S	260	31	3.1	N - E - S - W -	N - E - S - W -	Semi-mature	Good	Structural Condition - Fair Crown shapes distorted due to group pressure Low hanging branches Minor deadwood in crowns Old pruning wounds Trunk shapes distorted due to group pressure Group grows along site boundary providing visual separation Some trees are multi-stemmed	None required at time of survey	20+	B2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
Grp 2	Cherry Laurel Bay Laurel Crab Apple	7	S	160	12	1.9	N - E - S - W -	N - E - S - W -	Early Mature	Good	Structural Condition - Fair Crown shapes distorted due to group pressure Low hanging branches Minor deadwood in crowns Old pruning wounds Trunk shapes distorted due to group pressure Informal planting Some multi-stemmed at ground level	None required at time of survey	10+	C2
Grp 3	Ash Pittosporum Lawson Cypress Cherry Laurel	7	S	270	33	3.2	N - E - S - W -	N - E - S - W -	Semi-mature	Good	Structural Condition - Fair Crown shapes distorted due to group pressure Trunks and crown shapes distorted Small group of planting on edge of driveway	None required at time of survey	20+	C1+2
H1	Leyland Cypress	4	S	180	15	2.2	N - E - S - W -	N - E - S - W -	Semi-mature	Good	Structural Condition - Fair Topped hedge planted along site boundary Sides regularly clipped Becoming ivy clad	None required at time of survey	10+	C2
H2	Common Beech	1.8	S	70	2	0.8	N - E - S - W -	N - E - S - W -	Young	Good	Structural Condition - Good Formal hedge planting on edge of existing driveway	None required at time of survey	20+	B2









The Professional Arboricultural Consultancy

COMPANY PROFILE, QUALIFICATIONS AND EXPERIENCE



CBA Trees, one of the leading professional arboricultural consultancy practices in the UK is based in Southampton. There are currently three consultants working from our Hampshire office, all of varying expertise and qualifications.



The team is headed by **Colin Bashford MBE M.Arb., ex F.Arbor.A, MAE** who, with over 45 years in the profession, is considered to be one of the most eminent professionals in this field and is a past Registered Consultant of the Arboricultural Association, a Law Society approved Expert Witness and a member of the Academy of Experts.

Colin has worked on private estates; for Local and Central Government where in the latter he advised up to Ministerial level for government bodies, agencies and departments, as well as acting as the Inspecting Officer on Appeals, or Technical Assessor at Public Local Inquiries.

In 1990, Colin retired from public service and formed a sole practitioner company; this has since blossomed into a thriving Practice which was formally incorporated in 1993.

His expertise leads Colin to act as an expert witness on behalf of well-known household names. A listing of some of the clients of CBA Trees can be found on pages 3 and 4 of this document.

Colin is a past Chairman of the Board of Governors for Merrist Wood College in Guildford, and has served for many years on the Board of Directors of the International Society of Arboriculture (ISA) and that of ISA Europe Ltd. He was President of ISA for the period 2011-2013 and is now currently the immediate past President.



Stefan Rose BSc(Hons), TechCert (Arbor A), joined CBA Trees in 1998 as a junior surveyor/arborist, and he has gained experience in almost every field of our work, under guidance and supervision of the senior consultants. Stefan holds the Arboricultural Association Technician's Certificate, and now as a Senior Consultant, he takes instructions from his own expanding client base, as well as assisting our Principal Consultant on prestigious casework. Stefan continues his studies towards the Professional Diploma in Arboriculture and maintains a supervisory role with our young surveyors and trainees.



James Fuller FdSc.Arb, BTEC Nat.Dip Arb, TechArbor.A, joined CBA as a student placement during 2007 and has worked continuously since that time. Having successfully completed his Foundation Degree Studies at Sparsholt College, James became a full-time surveyor/trainee consultant during Summer 2009, and now as an Arboricultural Senior Consultant he undertakes large amenity and Health & Safety audits, British Standard Surveys and provides advice in line with BS5837:2012, liaison with local authority planning and tree officers, site monitoring, provision of advice to prominent development companies and preparation of Implications Assessments and Method Statements his for ever expanding client base. As part of his professional development, James attained the Professional Tree Inspector's Certificate in November 2011.



Alex Monk TechCert (Arbor A), NCH Arb, has had many years of experience as an independent tree surgeon/surveyor, running his own business in Hampshire. He holds the National Certificate in Arboriculture, and the Arboricultural Association Technician's Certificate. Alex came to CBA Trees in May 2004 as a trainee surveyor/consultant, soon became a reliable and trusted member of staff, and is now a Consultant with his own extensive client base.



All consultants are trained in the use of 'state of the art' decay detection equipment, and other professional tools.

Listed below are some of the services we provide:

- Arboricultural Consultancy
- Arboricultural Impact Studies & Method Statements
- Trees in Conservation Areas
- Advice on Veteran Trees and Ancient Woodlands
- Expert Witness at PLI, and Court Work
- Arboricultural/Landscape Design
- PLI, Expert Witness and Court Work/Litigation
- Tree Survey Work (street trees, development projects, individual private sites)
- Tree Preservation Order Advice
- Tree Inspections and Hazard Risk Assessments
- Woodland Creation, Maintenance & Management
- Health & Safety issues – Inspections on behalf H&SE
- Arboricultural site and project management

CBA Trees is very proud of its client base that includes the following companies:



Developers – Commercial and Residential

Bryant Homes Ltd
Abbeymill Homes Ltd
Alfred McAlpine Limited
Bellway Homes Ltd
Berkeley Homes Ltd
Bewley Homes
Bloor Homes
Bouygues UK
Bovis Homes Limited

Countryside Properties
Crayfern Homes
Crest Strategic Properties
David Wilson Developments Ltd
Fairview New Homes plc
Great Sutton Homes
Highwood Construction
Imperial Elite Construction

Laing/Gladedale Ltd
Linden Homes
Morgan Sindall
Rydon Construction
Taylor Wimpey
Thomas Homes
Wates Construction
Wates Development



Design & Legal

Barton Willmore Partnership
Terra firma Consultancy
Boyer Planning Associates
Acanthus, Lawrence & Wrightson
Cunningham Ellis & Buckle
Penningtons

Tucker Parry Knowles Partnership
Derek Lovejoy Partnership
David Huskisson Associates
Acanthus Ferguson Mann
Masons
RPS Planning, Transport & Environment

Town Planning Consultancy
MacGregor Smith
Lester Aldridge
Denton Hall
Bond Pearce
McKennas



Education

Brighton and Hove Sixth Form College
Cognita Schools
Hillyfield Primary Academy

Richard Taunton College
Royal Holloway University of London
St Osmunds Primary School

United Church Schools
University College Oxford
University of Portsmouth



Local Authorities & Government Bodies

Ampfield Parish Council
Basingstoke Borough Council
Catalyst Housing
Circle Housing Group
Eastleigh Borough Council
Hampshire County Council
Highways Agency
Lambeth and Southwark
Housing
London Borough of Bexley

London Borough of Camden
NHS Property Services
Poole Borough Council
Portsmouth City Council
Raglan Housing
Reigate and Banstead Council
Royal Borough of Kensington
& Chelsea
Royal Borough of Kingston
Ruscombe and Twyford LEP

Rushmoor Borough Council
Southampton City Council
Test Valley Borough Council
The Hyde Group
Transport for London
West Sussex County Council
West Wittering Parish Council

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For further information, visit our web site at www.cbatrees.com which gives more detail of our expertise, and of course, our staff are always willing to help answer any queries you may have.