

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

1 Ferndale, Waterloooville, PO7 7NZ

1. Introduction

This Arboricultural Impact Assessment (AIA) has been prepared in support of a planning application for the change of use of an existing residential building at 1 Ferndale, Waterloooville, PO7 7NZ.

The property was originally a large single dwelling, converted into 4 flats in 2009. The current proposal seeks to convert the building into a 9-bedroom House in Multiple Occupation (HMO).

This report assesses the potential impact of the proposed development on existing trees within and adjacent to the site, in accordance with BS5837:2012 – Trees in relation to design, demolition and construction.

2. Scope of Works

The proposed development is predominantly internal, with only minor external alterations, including:

- Construction of a front porch
- External renovation works to the building façade
- Replacement paving (like-for-like and compliant)
- Installation of a lightweight bike shed (on existing hardstanding)
- Installation of a front gate
- No changes to parking layout or extent

3 Tree Survey Overview

A full tree survey has been undertaken (refer to appended Tree Survey Schedule). Trees on and adjacent to the site include a mix of:

- Oak (*Quercus robur*)
- Ash (*Fraxinus excelsior*)
- Yew (*Taxus baccata*)
- Cypress (*Leylandii*)
- Hawthorn
- Laurel

Trees range in quality from Category B (moderate quality) to Category C (low quality), with some Category U (unsuitable for retention) specimens also identified.

Several trees exhibit conditions such as:

- Deadwood and cavities
- Leaning stems
- Ash dieback
- Overgrowth or poor structural form

Easting	Northing	Tree ID	TPO No	Tree Type	Latin Name	Maturity	Height (m)	Number of Stems	Stem 1 (mm) Enter average diameter for trees with more than 5 stems	Spread - N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	BS5837 Classification Category	Condition
468828.4	109364.6	T1	G1	Oak	<i>Quercus robur</i>	EM	9	1	300	1	3	3	1	C	Bark wound, front wall leaning
468829.3	109364.8	T2	G1	Oak	<i>Quercus robur</i>	Y	7	1	100	2	1.5	1.2	1.5	C	Young tree
468832.4	109369.8	T3	G1	Oak	<i>Quercus robur</i>	M	18	1	550	6	8	5	4	B	Mature fair condition/ deadwood and cavities in crowns monitor
468831.6	109371.5	T4	G1	Oak	<i>Quercus robur</i>	M	18	1	550	6	5	5	4	B	Mature fair condition/ deadwood and cavities in crowns monitor
468828.6	109372.7	T5	G1	Oak	<i>Quercus robur</i>	M	18	1	550	3	6	6	4	B	Mature fair condition/ deadwood and cavities in crowns monitor
468832	109377.3	T6	G1	Oak	<i>Quercus robur</i>	M	18	1	650	6	7	6	5	B	Mature fair condition/ deadwood and cavities in crowns monitor
468832.5	109382.5	T7		Dead stump				1	400	N/a	N/a	N/a	N/a	U	Dead stump fell
468830.7	109383.8	T8		Yew	<i>Taxus baccata</i>	EM		1	300	2.5	2.5	2.5	2.5	U	Leaning yew fell
468832.5	109385	T9		Cypress	<i>Leylandii</i>	Y		1	200	2	2	2	2	U	Leaning fell
468836.2	109387.5	T10		Hawthorn		EM	4	1	250	2	2	2	2	U	Hawthorn poor by wall fell
468818.3	109357.9	T11		Ash	<i>Fraxinus excelsior</i>	EM	18	1	300	4	4	4	4	C	Leaning north
468815.8	109358.7	T12		Ash	<i>Fraxinus excelsior</i>	Y	6	1	150	2	2	2	2	C	Ash sapling

468810.4	109364.9	T13		Ash	Fraxinus excelsior	M	18	1	500	6	6	6	6	C	Dieback poor condion
468815.3	109377	T14		Ash	Fraxinus excelsior	Y	5	1	150	6	6	6	6	C	Dieback poor condion
468814	109376.1	T15		Ash	Fraxinus excelsior	Y	5	1	150	2	2	2	2	C	Dieback poor condion
468803.7	109377.5	G16		Laurel	Prunus	M		20	150				2	C	overgrown
468799.2	109383.3	T17		Ash	Fraxinus excelsior	M	350	3	300	6	3	6	6	C	Dieback poor condion
468800.2	109387.4	T18	A1	Oak	Quercus robur	M	20	1	800	8	4	8	8	B	Next-door
468803	109394.4	T19	A1	Oak	Quercus robur	M	20	1	800	8	4	8	8	B	Next-door
468809.4	109407.7	T20	A1	Oak	Quercus robur	M	20	1	700	8	8	8	8	B	Next-door
468823.4	109416	T21	A1	Oak	Quercus robur	M	18	1	600	4	6	6	4	B	Mature fair condition/ deadwood and cavities in crowns monitor
468820.3	109418.7	T22	A1	Oak	Quercus robur	M	18	1	600	4	6	6	4	B	Mature fair condition/ deadwood and cavities in crowns monitor
468816.9	109412.7	G21	A1	Stumps				2						U	2 stems storm damaged fell
468826.3	109426	T24	A1	Oak	Quercus robur	M	20	1	1000	8	8	8	8	B	Mature fair condition/ deadwood and cavities in crowns monitor
468833	109422.6	T25	A1	Ash	Fraxinus excelsior	M	20	1	400	5	5	5	5	U	Dieback poor condion
468838	109416.3	T26	A1	Oak	Quercus robur	M	20	1	1000	8	8	8	8	B	3 stems Inclusive union monitor
468842.4	109414.1	T27	A1	Oak	Quercus robur	M	20	1	1000	8	8	8	8	B	Mature fair condition/ deadwood and cavities in crowns monitor
468797.2	109376.8	T28		Oak	Quercus robur	M	20	1	700	6	6	6	6	C	Outside boundary
468799.9	109372.8	T29		Oak	Quercus robur	M	20	1	400	6	6	6	6	C	Outside boundary
468803.2	109366.8	T30		Ash	Fraxinus excelsior	M	20	1	550	6	6	6	6	C	Outside boundary
468806.3	109363.9	T31		Ash	Fraxinus excelsior	M	20	1	550	6	6	6	6	C	Outside boundary
468818.1	109351.3	T32		Oak	Quercus robur	M	18	1	650	5	5	5	5	B	Outside boundary
		H1													Conifer hedging
		H2													Conifer hedging
		H3													Laurel understory
		H4													Mixed understory.

Site: 1 Ferndale, Waterloooville, PO7 7NZ.
A3 1:300 Positions by GPS.

Key:

Root protection area

B Class/ Canopy

C Class/ Canopy

T= Tree id
G= Group id
H= Hedging



Tree ID	TPO No	In Conservation Area	Tree Type	Diameter	Root Protection area m2	Root Protection area radius m from stem
T1	G1		Oak	300	41	3.6
T2	G1		Oak	100	5	1.2
T3	G1		Oak	550	137	6.6
T4	G1		Oak	550	137	6.6
T5	G1		Oak	350	137	6.6
T6	G1		Oak	650	191	7.8
T7	G1		Dead stump	400	72	4.8
T8			Yew	300	41	3.6
T9			Cypress	200	18	2.4
T10			Hawthorn	250	28	3
T11			Ash	300	41	3.6
T12			Ash	150	10	1.8
T13			Ash	500	113	6
T14			Ash	150	10	1.8
T15			Ash	150	10	1.8
G16			Laurel	150	10	1.8
T17			Ash	300	41	3.6
T18	A1		Oak	800	290	9.6
T19	A1		Oak	800	290	9.6
T20	A1		Oak	700	222	8.4
T21	A1		Oak	600	163	7.2
T22	A1		Oak	600	163	7.2
G21	A1		Stumps	1000	452	12
T24	A1		Oak	400	72	4.8
T25	A1		Ash	400	72	4.8
T26	A1		Oak	1000	452	12
T27	A1		Oak	1000	452	12
T28			Oak	700	222	8.4
T29			Oak	400	72	4.8
T30			Ash	550	137	6.6
T31			Ash	550	137	6.6
T32			Oak	650	191	7.8

4. Root Protection Areas (RPA)

The Root Protection Areas (RPAs) for all retained trees have been calculated in accordance with BS5837:2012.

The RPAs form a constraint layer that has been fully considered in the design and planning of the proposed works.

5. Impact Assessment

5.1 General Impact

The proposed development will have negligible impact on retained trees due to:

- Works being primarily internal
- No excavation or construction within RPAs
- No changes to parking or hardstanding within sensitive areas

5.2 External Works

- Front Porch: Located well outside all tree RPAs
- Bike Shed:
 - Positioned on existing paving
 - Lightweight, non-invasive structure
 - No ground disturbance anticipated
- Replacement Paving:
 - Like-for-like replacement
 - Constructed in accordance with arboricultural best practice
- Front Gate Installation:
 - Installed with due care to avoid root damage
 - No significant excavation within RPAs

5.3 Materials Storage & Site Activity

- All materials will be stored outside of Tree Protection Zones (RPAs)
- No mixing of concrete, fuel storage, or plant parking will occur within RPAs

6. Tree Protection Measures

To ensure full protection of retained trees during the development:

- Tree Protection Fencing will be installed in accordance with BS5837:2012
- or
- Clearly marked protective barriers / warning tape will be used where fencing is impractical

These measures will:

- Define no-go zones
- Prevent accidental damage from construction activity
- Be installed prior to commencement of any works

No personnel, machinery, or materials will be permitted within these protected areas.

7. Arboricultural Method Statement (Summary)

- All works to be carried out with arboricultural awareness
- No excavation within RPAs
- Existing ground levels retained
- Use of hand tools only if any minor works are required near RPAs
- Supervision by a qualified arboriculturist if required

8. Conclusion

The proposed change of use and associated minor external works at 1 Ferndale will have no significant adverse impact on retained trees, subject to the implementation of the recommended protection measures.

Key conclusions:

- All works are outside Root Protection Areas
- No significant ground disturbance is proposed
- Protective measures will ensure tree safeguarding throughout
- The development is fully compliant with BS5837:2012