Arboricultural Report

Site Address: Garden Cottage
Shotters Lane
Newton Valence
Alton
Hampshire
GU34 3RJ

On behalf of: Mr C & Mrs Z Devane

Prepared by: Shane Verrion (MarborA)

Date: 14th June 2022

Contents

1.0 Introduction

1.1 This report has been prepared by Shane Verrion who is a qualified Arboriculturalist and a Professional Member of the Arboricultural Association.

1.2 The purpose of the report is to consider the trees situated in close proximity to the proposed development and recognise the impact of the proposal on the trees identified for retention. Trees which can not be retained have been identified for removal.

1.3 This assessment has been carried out from ground level and observations have been made solely from visual inspection. No invasive or non-invasive internal decay detection equipment has been used. The assessment relates to the condition of the trees at the time of inspection. It should be noted that this survey is not intended as a tree safety inspection, as it has been carried out solely with the intention of providing sufficient information to allow informed decisions to be made during the planning process.

1.4 All trees within or immediately adjacent to the area proposed for development were inspected. Whilst this appraisal is not a tree risk assessment it does take into account any obvious structural defects which may affect the potential long term retention of the tree. Should the development commence it is recommended that a full tree safety inspection should be carried out on completion which could take into account the change of use in areas directly around each tree.

1.5 The trees have been categorised in accordance with BS5837:2012 and the following information has been recorded:

Common Name

Height in metres

Diameter in centimetres (# indicates an estimate)

Canopy Spread in metres (average)

Canopy height (above ground level)

Age (Dead, Young, Middle, Mature, Veteran)

Observations (including any obvious structural defects)

Remaining contribution (in years)

Category (in accordance with BS5837:2012)

Recommended Root Protection Area (RPA) in metres

It should be noted that the Stem Diameter has been measured at 1.5 metres above ground level and the root protection area has been calculated in accordance with the guidance set out in section 4.6 of BS5837.2012. The spread of the canopy is recorded as an average, where it is uneven.

The categories are:

Category A - Trees of high quality and significant amenity value, that are in good structural and physiological condition. These trees should have a life expectancy of 40 years plus.

Category B – Trees which would be category A but do not fit all the required criteria. They should, however, have a life expectancy in excess of 20 years.

Category C – Low quality trees of no particular merit or trees that would score higher but for major defects. Young trees with a stem diameter of less than 150mm are also included in this section. Category C trees should have a life expectancy of a minimum of 10 years.

Category U – Trees in such poor condition that any existing value will be lost within 10 years. They should therefore be removed in the course of sound arboricultural management.

No consideration is given to the proposed development when allocating category ratings. Trees rated at category B or above are usually considered a constraint to development, unless adequate protection/mitigation is provided. Category C trees are retained wherever possible but should not necessarily be considered a constraint to development. Category U trees are not suitable to be retained, regardless of the development proposals.

2.0 Tree Survey

2.1 The tree survey was carried out on 19th May 2022. Fourteen trees (or groups) were considered to be close enough to the proposed development to warrant inclusion and these are marked on the Tree Protection Plan attached as appendix A. Further information is provided in the Tree Survey Schedule which is attached as appendix B

2.2. The Root Protection Areas of each tree have been marked on the Tree Plan.

2.3 Additional information, such as the height and canopy spread of each tree can be found in the Tree Survey Schedule.

3.0 The site

3.1 The site is occupied by a detached dwelling, with vehicular access in the northern corner.

3.2 The lane which serves the property continues around the western and southern side of the site.

3.3 The proposed development is to add two extensions to the rear of the property, as illustrated on the Tree Plan.

3.4 The purpose of this report is to consider the impact the proposed development will have on adjacent trees, and where necessary, to recommend appropriate protection measures to ensure they are not harmed during the demolition or construction process.

4.0 Constraints

4.1 East Hampshire District Council website was checked on 9th June 2022 to ascertain if any trees on site are protected. The online Map Search indicated that no trees are protected by Tree Preservation Orders.

4.2 The site is not located in a Conservation Area.

5.0 Arboricultural Impact Assessment

5.1 The proposal requires the removal of one tree, in order to facilitate development. The tree is an unremarkable Pear tree (T10) which has been identified as category C. It is growing close to the southern side of the existing dwelling. The tree is so close to an adjacent wall that it is unlikely it could be retained long term, even if no development were proposed.

5.2 Construction activity has the potential to impact on six trees which have been identified in the Tree Survey for retention (namely T4, T6, T7, T8, T9 and T11). Three of the trees are rated category B and three are category C. Fencing can be used to protect the rooting areas of the trees from compaction caused by plant and machinery.

5.3 The proposed development does not encroach closer to the retained trees, to the extent that it will cause undue apprehension to anyone living in the dwelling.

5.4 No overhanging tree canopies should be damaged by construction activity.

5.5 Sufficient space is afforded around the edge of the development to accommodate scaffolding (if required) without any encroachment into root protection areas.

6.0 Tree Protection Measures

6.1 Tree Protection Fencing in accordance with BS5837:2012 should be erected between the east side of the dwelling and trees T4 – T9.

6.2 Tree Protection Fencing should also be erected between the side of the dwelling and the southern boundary of the property, just to the east of the root protection area of T11.

6.3 The protective barriers should be erected before any materials or machinery are brought onto site, and before any clearance or construction activities occur.

6.4 Once the protective barriers have been positioned, they must stay in situ for the duration of the construction, unless the Local Planning Authority authorise the removal.

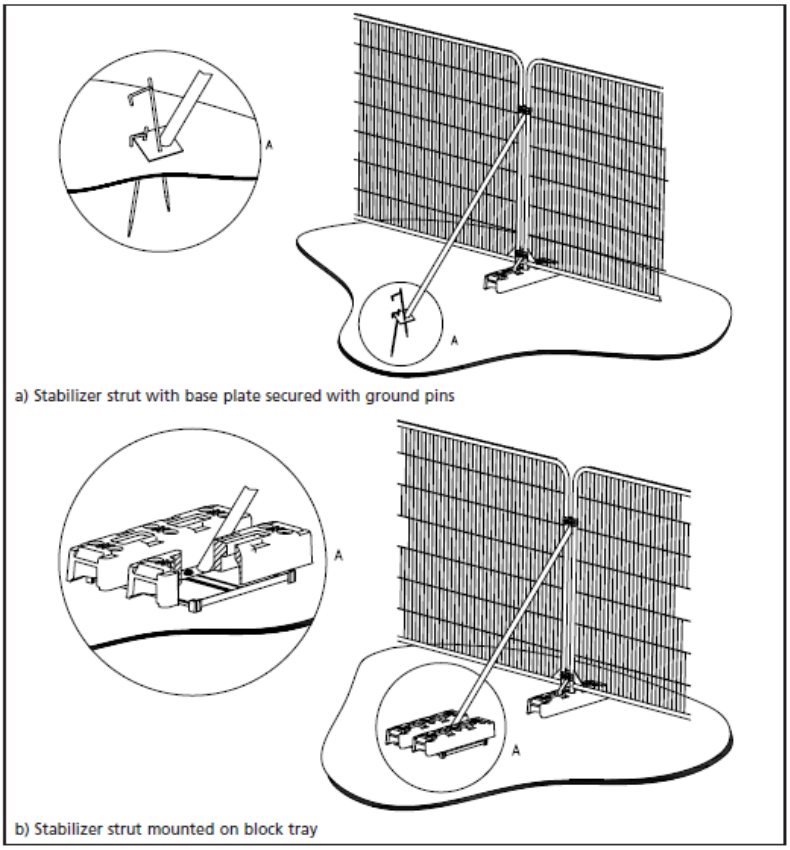
6.5 There will be no access into the protected areas and the storage of materials or excavated debris is prohibited in any Root Protection Area.

6.6 No fires or mixing of concrete/cement will be permitted within any Root Protection Area.

6.7 Vehicular access to the development area will be via the driveway (and between the dwelling and T4) or from a possible temporary access on the southern side of the building, between T9 and T11. This will ensure that vehicle movements do not cause compaction to the roots of any retained trees.

6.8 An example of the Tree Protection Fencing to be used on site:

Figure 3 **Examples of above-ground stabilizing systems**



7.0 Conclusion

7.1 If development is carried out in accordance with this report there is no reason why all the trees identified cannot be successfully retained.

7.2 The loss of one category C tree is considered reasonable. Should the local authority require any replacement planting, in mitigation, this could be agreed by condition.

Appendix A

Tree Protection Plan

Appendix B

Tree Survey Schedule

Tree Survey and Quality Assessment

Site: Garden Cottage, Newton Valence

No.	Species	Height (M)	Stem Diameter (CM)	Canopy Spread (M)	Canopy Height (M)	Age	Observations	Contribution (Years)	Category	RPA (M)
T1	Silver Pear	2.5	15.0	1.0	Ground level	Middle	Attractive ornamental tree	10+	C	1.8
G2	Fruit sp.	<10.0	30.0	3.5	2.0	Mature	Two trees near entrance, one heavily covered in Ivy, one with large cavity on stem	10+	C	3.6
T3	Apple	3.0	15.0	2.5	1.0	Middle	Small low growing tree	10+	C	1.8
T4	Cherry	6.0	30.0	4.5	2.0	Middle	Multi-stemmed from 1.5m	10+	C	3.6
G5	Maple	<10.0	<30.0	3.5	2.0	Middle	Two variegated Maples, but both starting to revert	20+	B	3.6
T6	Birch	5.5	15.0	2.0	1.0	Middle	Weeping form, heavily pruned	10+	C	1.8
T7	Purple Maple	11.0	35.0	4.0	2.5	Middle	Slight lean towards dwelling, Lilac growing around base, close to oil tank	20+	B	4.2
T8	Purple Beech	12.0	40.0	7.5	2.0	Middle	Good quality tree, close to oil tank	40+	B	4.8
T9	Pine	15.0	85.0	8.5	2.0	Mature	Stem sub-divides at 3m, thin canopy with significant deadwood	20+	B	10.2
T10	Pear	6.0	20.0	1.5	1.5	Middle	Leans to south, too close to wall of dwelling to be retained, will cause damage to structure	NA	U	NA
T11	Cherry	7.0	25.0	3.0	2.0	Middle	Stem divides into 3 at 1m	20+	C	3.0
T12	Birch	2.0	20.0	3.0	Ground level	Middle	Weeping form, heavily pruned	10+	C	2.4

Tree Survey and Quality Assessment

Site: Garden Cottage, Newton Valence

No.	Species	Height (M)	Stem Diameter (CM)	Canopy Spread (M)	Canopy Height (M)	Age	Observations	Contribution (Years)	Category	RPA (M)
T13	Hawthorn	5.0	25.0#	2.0	2.5	Mature	Heavily covered in Ivy, thin canopy	10+	C	3.0
G14	Beech	7.0	<15.0	1.5	2.0	Young	Two young trees planted within last 10 years, potentially too close to edge of track to be retained long term	20+	C	1.8

Appendix C

Photographs

Above: View along the front of the property from the western corner of the site

Below: Pine T9, Purple Beech and Maple (T7 & T8) viewed from the south east

Above: The Pear (T10) identified for removal

Below: The southern side of the dwelling with G14 (2 x Beech) front left and Pine T9 far right