

## Arboricultural Impact Assessment

Rivar Ltd

Land to the rear of Carlton and Campana, Burghclere

Ref: 18-0494  
Version: 1  
Date: 11<sup>th</sup> June 2018



Arboriculture

Ecology

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## ACRONYMS & ABBREVIATIONS

The following acronyms and abbreviations may be used throughout this report:

### A

AC	Arboricultural Consultant
ACoW	Arboricultural Clerk of Works
AMS	Arboricultural Method Statement

### C

CEZ	Construction Exclusion Zone
CCS	Cellular Confinement System

### M

MWC	Main Works Contractor
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### R

RPA	Root Protection Area
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### S

SoU	Statement of Undertaking
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### T

TPF	Tree Protective Fencing
TPO	Tree Preservation Order
TPP	Tree Protection Plan
TWC	Tree Works Contractor

## Purpose of Document

This report has been commissioned to provide an assessment of the trees on land to the rear of two residential properties, Carlton and Campana, on Harts Lanes in Burghclere. The report has been prepared in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of:

- A **Tree Survey** that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals. This includes a **Tree Constraints Plan** that shows the location of the trees on the site irrespective of any development considerations.
- An **Arboricultural Impact Assessment** to consider the impact that the development proposal may have on the trees. It provides details of how any adverse impact will be mitigated (including indicative protection measures) and includes an **Arboricultural Impact Plan**. This shows the location of the trees in relation to the proposed development and the above and below ground constraints posed by the trees.

The purpose of this report is to demonstrate how the tree constraints have been considered during the design and layout of the site. It also provides the local authority (Basingstoke & Deane Borough Council) with the necessary information to assess the tree issues associated with the planning application.

The aim is to present the information in a manner that can easily be understood by people without specific knowledge of tree related matters.

## Executive Summary

Lockhart Garratt Ltd was commissioned to provide an assessment of the impact from a development scheme for two new residential houses, on the existing tree stock in the gardens to the rear of Campana and Carlton, two domestic properties off Harts Lane in Burghclere.

A planning application (Ref: 18/00778/OUT) has been submitted to Basingstoke and Deane Borough Council, and the tree officer has raised concerns regarding the impact that the development may have on the existing trees. A temporary Area Tree Preservation Order (Ref: BDB/0660/TPO) has been applied to the trees in the garden to the rear of the properties and the applicant (Rivar Ltd) has been encouraged to commission a report to address the concerns raised by the tree officer. These primarily relate to the impact that the development proposal may have on the existing tree stock and how this will affect the visual amenity of the local area.

A site survey has been undertaken in accordance with the guidance provided in BS5837 (2012) *Trees in relation to design, demolition and construction*. This survey identified a total of 35 trees or groups of trees which could be impacted by the development, either directly through loss arising from construction or indirectly from disturbance to the growing environment.

The development proposal will require the loss of six trees and one group of trees. Five of the trees have been categorised as C grade trees meaning that they have very little arboricultural merit and offer little by way of visual amenity. The loss of these trees will have no impact on the wider community and therefore should not be considered as grounds for refusal of this application.

The remaining two trees have been categorised as B grade trees. One of these is fully screened in the garden to the rear of the properties and present no visual amenity to the wider locality. Its loss should therefore not be considered as ground for refusal of this application. The remaining tree group is located to the front of the properties and is visible from the public highway. However, the group is a mixed species group and forms part of the general vegetative screening to the street. The loss of this group to form a new entrance to the site will have no arboricultural impact as the group is considered to be of more relevance in landscape terms than arboricultural. The street is lined with access driveways and the creation of one new access will have a very limited impact to the street scene, and no impact on the visual amenity provided by the backdrop of Breach Copse. The loss of this group should therefore not be considered as grounds for refusal of this application.

Consideration has been given to local planning policy and the removal of six trees and one group of trees is not considered to breach the requirement of Policy EM1 which requires that a development proposal is sympathetic to the character and visual quality of the area. The loss of these trees does not affect the visual amenity provided by trees and therefore this proposal complies with that requirement.

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### Attachments

Description	Reference	Version
Tree Schedule	18-0503	1
Tree Constraints Plan	18-0479	1
Arboricultural Impact Plan	18-0508	1

## 1. INTRODUCTION

### Instruction

- 1.1. Written instruction was received from Rivar Ltd on 24<sup>th</sup> May 2018 to undertake a tree survey and to prepare an Arboricultural Impact Assessment to supplement an outline planning application for a proposed residential development at the site off Harts Lane.

### Scope

- 1.2. The survey has been carried out in accordance with the recommendations laid down by *BS5837:2012 Trees in relation to design, demolition and construction - Recommendations*.
- 1.3. The information collected during the survey has been used to assist in the preparation of a report to accompany a planning application. This report includes:
- A schedule of the relevant trees to include basis data and condition assessment
  - An appraisal of the impact that the proposed development may have on the trees and the resulting impact this may have on the local amenity.

### Site Description

- 1.4. The site consists of the private gardens of two residential properties located on the north side of Harts Lane, a small residential road in the village of Burghclere near Newbury.
- 1.5. The site is influenced by the presence of Breach Copse, a small woodland block on the northern side of the garden. Plate 1 shows the location of the site within the confines of the village.

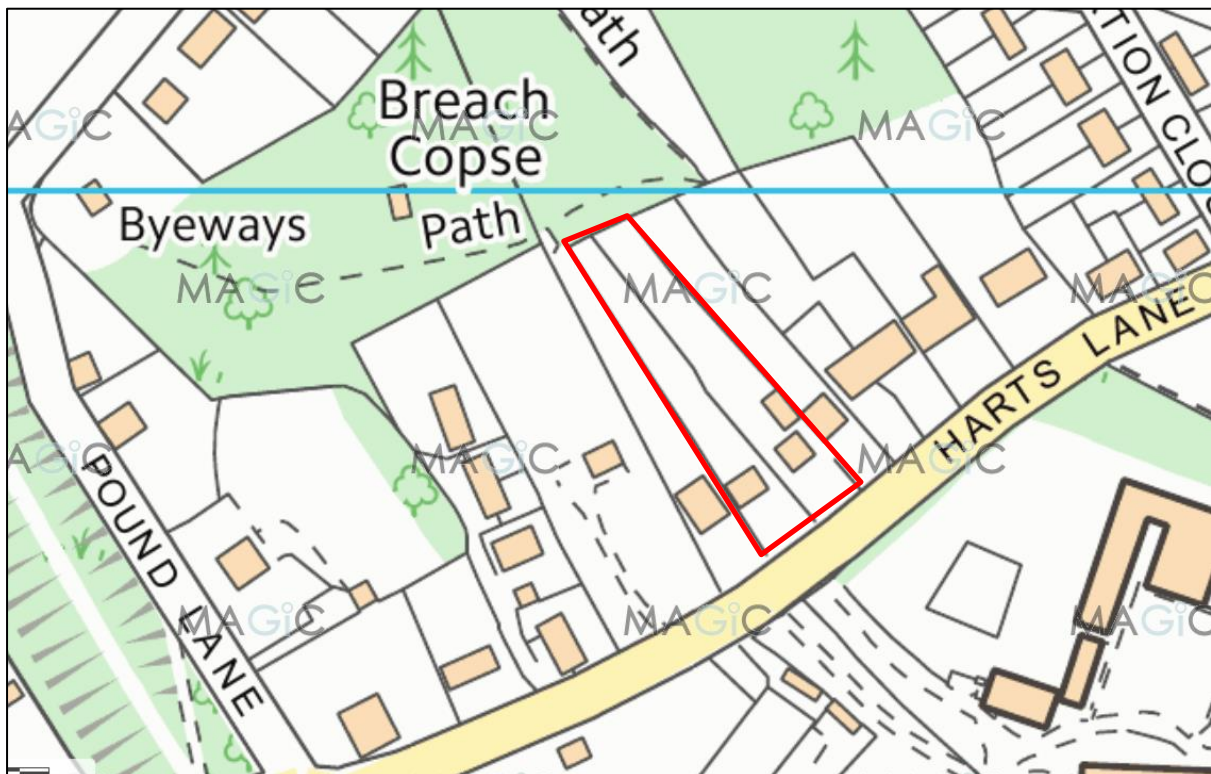


Plate 1 - Site Location (source: <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> 07 June 2018)



### Limitations

1.6. The following limitations apply to this report:

- **Ecology and Archaeology:** Although trees can be a valuable ecological habitat and can grow in archeologically sensitive areas, I have no specialist expertise in these disciplines and this report does not consider those aspects.
- **Tree Safety:** Whilst every effort has been made to ensure that comments relating to the trees surveyed are accurate, it must be noted that no trees have been climbed, no internal inspections carried out and no excavation of root areas has taken place. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. No tree can be guaranteed to be 100% safe as some defects are not detectable by visual non-climbed, non-invasive inspection. Failure of an apparently healthy tree, either in part or totally may occur as a result of physical or physiological stress.

### About the Author

1.7. This site survey was undertaken and this report prepared by Nick Bolton. Nick is a director of Lockhart Garratt Ltd and an arboricultural consultant with 15 years industry experience. He has a first class honours degree in Arboriculture from Mysercough College, accredited by the University of Lancaster. He is a professional member of the Arboricultural Association and is a Chartered Arboriculturist through the Institute of Chartered Foresters.

## 2. PLANNING POLICY AND STATUTORY CONSIDERATIONS

### National Planning Policy Framework 2012

- 2.1. National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.
- 2.2. At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.
- 2.3. The NPPF also states that the planning system should contribute to and enhance the natural and local environment, and provides specific guidance that:
- “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.”*
- 2.4. Where the LPA does not have a development plan or the development plan is out of date, the LPA should grant planning consent insofar as the development proposals do not breach the NPPF.

### Local Planning Policy

- 2.5. Burghclere is located within the boundary of the Basingstoke & Deane Borough Council (BDBC) planning authority. The Local Planning Authority (LPA) has a statutory obligation to ensure that provision is made for the protection of trees through section 197 of the Town and Country Planning Act (1990). BDBC has prepared a specific development plan which includes trees and the natural environment. This plan is the Basingstoke and Deane Local Plan 2011-2029.
- 2.6. A review of the plan has been undertaken to assist design and layout of the site. This has ensured that the existing trees on site have been considered in the context of planning policy and have influenced the design proposals submitted as part of this application.

### Basingstoke & Deane Local Plan 2011-2029

- 2.7. The relevant policies to this development proposal are:

Policy	Title	Notes
EM1	Landscape	Development must respect and enhance the character and visual amenity of the landscape. There is specific reference to trees in sub-clauses (b) & (e) which requires that particular attention be paid to: <ul style="list-style-type: none"> <li>• The visual amenity and scenic quality; and</li> <li>• Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;</li> </ul>
EM4	Biodiversity, Geodiversity and Nature Conservation	Development will only be permitted if it can be demonstrated that it will have significant harm to these features can be avoided. The relevance of this section to trees is in regard to the requirement to

Policy	Title	Notes
		ensure that there is no loss or deterioration of key habitat types including irreplaceable habitats.

2.8. This report has been prepared with the benefit of sight of the LPA tree officers comments (Ref: Tree Team Response dated 09 May 2018) regarding the proposed development. In particular he has stated that:

- The proposed development will require the removal of existing trees which make a positive contribution to the local landscape. Accordingly the proposal would be contrary to criteria (b) and (e) of policy EM1 of the adopted Basingstoke and Deane Borough Local Plan 2011- 2029.

#### **Statutory Consideration**

- 2.9. The land to the rear of Carlton and Campana is subject to an Area Tree Preservation Order (TPO/BDB/0660). This TPO was made on 10<sup>th</sup> May 2018 following the submission of an outline planning application. The TPO has not been confirmed and Rivar Ltd have submitted an objection to the imposition of this Order on behalf of the landowners.
- 2.10. Burghclere is not located within a Conservation Area.
- 2.11. An online search has been undertaken using Natural England’s MAGIC online mapping system to determine if there any other tree related statutory constraints such as Ancient Woodland designations. Breach Copse has not been designated as Ancient Semi-Natural Woodland (ASNW) and the trees that are growing within the gardens of Carlton and Campana are located outside the area designated as woodland. Plate 1 above is an extract of the MAGIC plan which shows the woodland edge in relation to the properties.

### 3. TREE SURVEY AND CONSTRAINTS

#### Tree Survey

- 3.1. A tree survey was undertaken on 7<sup>th</sup> June 2018 and a copy of the recorded data can be seen in the tree schedule attached to this report (Ref: 18-0503).
- 3.2. The tree survey considered all trees that have the potential to be impacted by any development proposals. This included trees that are outside the application boundary, but within influencing distance. The constraints have been plotted on the Tree Constraints Plan (TCP) attached to this report (Ref: 18-0479).
- 3.3. The purpose of the tree survey has been to assist in determining what trees (if any) are likely to be affected by the development proposal. This will assist in assessing the impact of the development on the visual amenity and scenic quality of the local community.

#### Tree Constraints

- 3.4. The results of the tree survey are graphically presented on the TCP.
- 3.5. The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, shown in the corresponding BS5837 retention category colour.
- 3.6. The below ground constraints posed by the Root Protection Area (RPA) have been plotted as a magenta line with the text RPA inscribed.
- 3.7. A summary of my assessment of the quality of trees that have been identified on the site is summarised in Table 1.

**Table 1 – An overview of tree quality in the surveyed area**

	Category A	Category B	Category C	Category U	Total
<b>Trees</b>	6	11	14	2	<b>33</b>
<b>Groups</b>	-	2	-	-	<b>2</b>
<b>Total</b>	<b>6</b>	<b>13</b>	<b>14</b>	<b>2</b>	<b>35</b>

- 3.8. Full details of the assessment criteria for the tree survey can be found in Appendix 1.

## 4. ARBORICULTURAL IMPACT ASSESSMENT

### Development Proposal

- 4.1. The development proposal is for an outline application with all matters reserved except for access and layout, for the erection of two residential dwellings with detached garages.

### Impact Assessment

- 4.2. The impact assessment has been graphically presented by the Arboricultural Impact Plan (AIP) that is attached to this report (Ref: 18-0508).

- 4.3. The purpose of the AIP is to identify:

- Trees that have the potential to be impacted by the design proposal;
- Trees that are to be removed; and
- Trees that require facilitation pruning.

### Arboricultural Impacts

- 4.4. The proposed development scheme will require the removal of five Category C trees (T18, T19, T21, T24 & T26) and one Category B group (G35), and one Category B tree (T20).
- 4.5. None of the Category C trees are visual from a public view point and their removal will have no impact on the visual amenity or scenic quality of the local community.

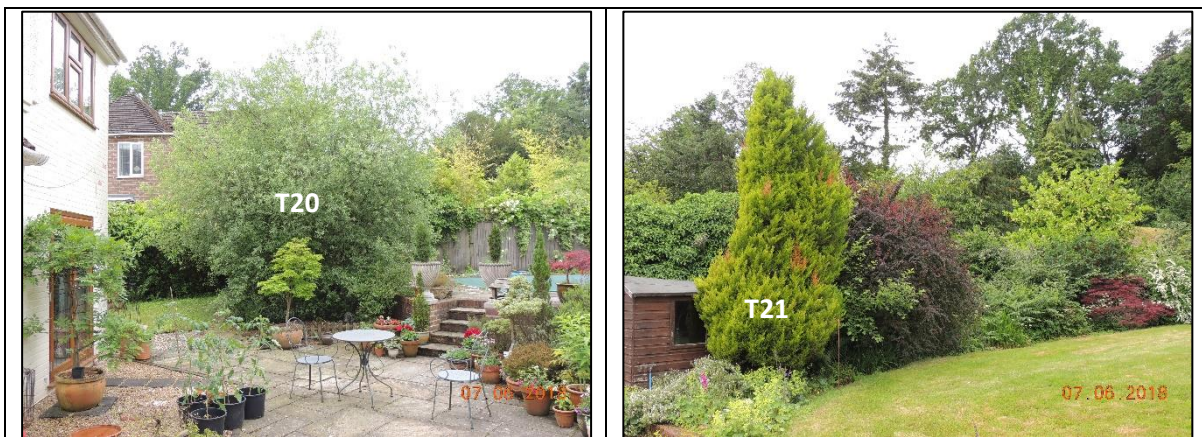


- 4.6. T18 & T19 are two small trees that are 5m in height and are growing in the garden to the north of Campana. These trees are not visible from the public highway to the south of the property and the removal of these trees would not be contrary to Policy EM1 of the Local Plan.





4.7. T24 & T26 are also two small trees in the garden the rear of Carlton. These trees are not visible from the public highway to the south of the property and the removal of these trees would not be contrary to Policy EM1 of the Local Plan.



4.8. T20 is a Category B goat willow located to the rear of Campana. The tree is fully screened from a public viewpoint by the boundary hedgerow to the front of the property, and at under 6m in height, this tree offers no visual amenity to the wider community.

4.9. T21 is a small ornamental golden cypress tree in the garden to the rear of Campana. This tree is under 5m in height and offers no visual amenity outside of the garden of the property. This tree will need to be removed to form the new access to the properties.



- 4.10. G35 is a mixed group of trees and shrubs that cross the border between Carlton and Campana. The removal of this group is required to enable an access to be formed to the rear of the existing properties. While this group of trees screens the two properties from Harts Lane, this is not a pattern that is repeated along the rest of the road, with the front hedge at Lonicera (the neighbouring property) being kept at a lower level, thus providing some visual amenity to the woodland edge to the rear of the properties. Although the removal of this group may be noticeable in the immediate locality, by opening up the views to the tops of the trees in Breach Copse, this proposal meets the requirements of Policy EM1 to be sympathetic to the character and visual quality of the site.
- 4.11. The development proposal does not require any trees within Breach Copse to be removed, nor does it require the mature trees within the gardens of Carlton or Campana (outside of Breach Copse) to be removed.

#### **Protection of Retained Trees**

- 4.12. The successful retention of those trees that will remain on the site will be dependent upon the quality and maintenance of any protection system that is put in place.
- 4.13. The following principles for the protection of retained trees will be adopted by the developer during the construction of the new properties:
- All retained trees will be protected by fencing that will form a construction exclusion zone (CEZ). The fencing has been indicated on the TPP by a dashed black line with the orange diagonal hatching showing the CEZ.
  - There will be no storage of materials, or access for construction workers or machinery within any CEZ.
  - There will be no level changes within a CEZ.
  - There will be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes.
  - Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage.
  - There will be no fires within a CEZ.
  - There will no use of herbicides within CEZ.

- 4.14. It is anticipated that an Arboricultural Method Statement will be required as a condition of any planning consent to provide detail of how the necessary tree protection can be implemented.
- 4.15. The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming tree protection recommendations made in this report are adhered to at all times by the contractors.



## 5. APPENDICES

### Appendix 1: Tree Survey Criteria (BS5837:2012)

- 5.1. The assessment of the trees has been carried out in accordance with the guidance provided in Annexe C of BS5837. In summary this requires that any tree on the site with a stem diameter of over 75mm at 1.5m above ground level is recorded.
- 5.2. All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.
- 5.3. Trees that are located outside of the site have been considered as part of this survey, and have been annotated on the accompanying plan as such.
- 5.4. Stem diameter measurements were taken using a girthing tape and in accordance with Annexe D of BS5837. Where access to the base of the tree was not possible for any reason, the diameter has been estimated.
- 5.5. Height, crown spread and canopy clearance measurements are recorded in accordance with the measurement convention detailed in paragraph 4.4.2.6 of BS5837.
- 5.6. The trees are categorised in an order defined in **Table 1** of BS5837, a copy of which can be seen below in **Figure 1**, but which can be summarised as:
  - **A Category** Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.
  - **B Category** Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.
  - **C Category** Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.
  - **U Category** Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.
- 5.7. Additionally, BS5837:2012 provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies.
  - Mainly arboricultural.
  - Mainly landscape.
  - Mainly cultural, including conservation.

**Table 1 Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
<b>Trees unsuitable for retention (see Note)</b>		
<b>Category U</b> 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	<ul style="list-style-type: none"> <li>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)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>Trees infested 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</li> </ul> <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>	See Table 2
<b>Trees to be considered for retention</b>		
<b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	<b>1 Mainly arboricultural qualities</b> 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)	<b>3 Mainly cultural values, including conservation</b> Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
<b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	<b>2 Mainly landscape qualities</b> 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	See Table 2
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	<b>1 Mainly arboricultural qualities</b> Trees that might be included in category A, but are downgraded 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	See Table 2

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