



# HEARNE ARBORICULTURE

REPORT OF THE ARBORICULTURAL CONSTRAINTS TO  
POTENTIAL DEVELOPMENT AT:

FIR TREE FARM,  
CHARTER ALLEY, PAMBER ROAD, TADLEY  
RG26 5PZ



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3 February 2023

ACP/23/01

## ARBORICULTURAL CONSTRAINTS TO POTENTIAL DEVELOPMENT AT: FIR TREE FARM, PAMBER ROAD, CHARTER ALLEY, RG26 5PZ

### Summary

This report identifies the arboricultural constraints to potential development at Fir Tree Farm, Charter Alley. It is based on guidance provided in British Standard (BS) 5837 - 'Trees in relation to design, demolition and construction – Recommendations'. The report can be used to aid layout design and to inform pre-application enquiry. It is *not suitable* for submission in support of a full planning application for which an arboricultural impact assessment report and tree protection scheme will be required.

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- 2.0 Tree Constraints Plan

## **1.0 Terms of Reference**

- 1.1 I am instructed by Mr Simpson and Ms Bryant Jones to conduct a survey of trees on land at Fir Tree Farm, Charter Alley for the purposes of assessing the potential arboricultural constraints to development and inform any design of development layout or to accompany a pre-application submission.
- 1.2 I am provided with Dando Surveying Ltd's topographical survey plan dated MffirtreeTOPO dated 18 November 2022.

## **2.0 Report Limitations**

- 2.1 The report is based on the condition of the trees, their expected longevity and their significance in the landscape – both current and in the context of potential development – as found at the time of survey. Observations were made from ground level and no internal investigations were carried out.
- 2.2 The report provides information to help inform the layout design for potential development. It is not suitable for the submission of a planning application for which a detailed impact assessment and protection plan is likely to be required.
- 2.3 The report is for the sole use of the clients and their appointed agents.

## **3.0 Statutory Tree Protection**

- 3.1 I have not ascertained if any of the surveyed trees are subject to Tree Preservation Orders or protected by virtue of being within a Conservation Area. If either be the case, no tree works can be undertaken, or other operation that may harm them, without prior reference to the Planning Authority.

## **4.0 Tree Categories**

- 4.1 British Standard 5837 (2012) – 'Trees in Relation to Design, Demolition and Construction – Recommendations' advises that trees are assigned to categories, the purpose of which is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development.

- 4.2 The trees were surveyed on 16 July 2021 from ground level using visual tree assessment (VTA) principles. No internal investigations were conducted. They are numbered and listed in the appended schedule as T1, T2 etc

The trees were categorised in accordance with BS 5837. Their categories are listed in the schedule at appendix 1 and colour coded on the plan at appendix 2.

**Category A** trees are the trees of the highest quality and importance in the landscape with estimated life expectancies of at least 40 years. They are considered the most suitable for long term retention.

**Category B** trees are trees of moderate quality with life expectancies of at least 20 years.

**Category C** trees are trees of low quality or landscape importance or young trees with stem diameters below 150mm. Category C trees should not constrain development potential though some reasonable specimens can be retained where desired, for example to provide maturity to landscaping.

**Category U** trees are unsuitable for retention as their condition is such that they cannot realistically be retained for 10 years

## 5.0 Root protection Areas

- 5.1 For each tree data was collected to calculate BS5837 recommended root protection area. Data on stem diameters is provided in the schedule at appendix 1. Circular root protection areas (RPAs) and approximate crown spreads are depicted on the plan at appendix 2.
- 5.2 The default position recommended by BS 5837 is that structures are located outside the RPAs of retained trees. However, where there is an overriding justification for building within the RPA, technical solutions might be available to prevent excessive damage. If incursion within a retained tree RPA is proposed, it may be necessary to demonstrate to a Planning Authority that the tree will remain viable and to propose mitigation measures. Examples might include the use of mini-pile foundations and void formers, or 'no-dig' hard surface specifications, as well as improving less favourable rooting areas.
- 5.3 Minor structures (e.g. shed bases) and hard surfacing bearing on existing ground can be sited within RPAs if they do not exceed 20% of the unsurfaced ground. Areas exceeding this will need to be permeable to air and precipitation.

Underground service runs should avoid RPAs but, where necessary, specialist installation techniques may be available to enable routing within an RPA.

- 6.0 **Shading: Shading:** Trees can significantly affect both sunlight and daylight (skylight). While both shade and sunlight can be desirable depending on the use of the area, BS 5837 recommends that design should avoid unreasonable

obstruction of light, particularly to rooms and areas where good light/sun levels are desirable. The Standard advises that a segment be plotted with a radius from the centre of the tree, equal to the height of the tree, drawn from due north-west to due east to indicate the shadow pattern through the main part of a day. Planning Authorities may also resist proposals where a property's amenity space is overly dominated by trees/shade. Approximate tree heights are provided in the schedule. Planning Authorities may resist proposals that they believe may bring pressure to lop or fell important trees.

**7.0 Seasonal Nuisance:** In addition to shading, some species characteristics may influence layout design – for example honeydew and fruit fall. Oaks and Sycamores for example are prone to honeydew in summer months which may be regarded as a nuisance – for example over uncovered parking spaces.

## **8.0 Qualifications and Experience**

8.1 I hold a BSc. in Forestry and NCH in Arboriculture. I have successfully completed the Arboricultural Association's examination in Professional Tree Inspection. I am a trained and licenced user of the Quantified Tree Risk Assessment methodology for risk management.

## **9.0 References**

- British Standard 5837 (2012) Trees in relation to design, demolition and construction – Recommendations.

# APPENDIX 1

## TREE SCHEDULE

## TREE SCHEDULE

Tree No.	Species	Stem Diameter (mm)	Estimated Height (m)	Life Stage	Physiological Condition	Structural Condition	Observations	BS Cat	Root Protection radius (m)	Root Protection Area (sq. m)
G1	6 X NORWAY SPRUCE AND APPROX 12 X CYPRESS	SPRUCE 270 MAX NORTHEN MOST CYPRESS 560	16	EM	MIXED GOOD TO POOR	MIXED GOOD TO POOR	CLIENT ARRANGING REMOVAL	C	NA	NA
G2	HOLLIES	300#	12	M	GOOD	FAIR		C	3.6	41
G3	SPRUCE & CYPRESS	NEAREST CYPRESS 255, NEAREST SPRUCE 200	12-14	EM	GOOD	GOOD	RPA's OF TWO NEAREST TREES PLOTTED ON PLAN	B	2.4 & 3	-
G4	CYPRESS WITH OCCASIONAL HOLLY	MAX 320	12	EM	GOOD	FAIR	LINEAR GROUP	C	3.8	45
G5	YOUNG HOLLY AND YEW	NA		Y	GOOD	GOOD		C	NA	NA
G6	YEW AND HAZE	YEW 250# HAZEL 400#	8	M	FAIR	POOR	HAZEL HAS EXTENSIVE DECAY	C	4.8	72
G7	HOLLY AND HAZEL	MAX 250#	14	M	GOOD	FAIR	LINEAR GROUP	B	3	28



## TREE SCHEDULE

Tree No.	Species	Stem Diameter (mm)	Estimated Height (m)	Life Stage	Physiological Condition	Structural Condition	Observations	BS Cat	Root Protection radius (m)	Root Protection Area (sq. m)
T1	BEECH ROHAN OBELISK	120#	12	SM	GOOD	GOOD		B	1.4	6
T2	OAK	1020	20	M	GOOD	GOOD		A	12.2	149
T3	WILD CHERRY	200	12	M	FAIR	FAIR		C	2.4	18
T4	WILD CHERRY	320	12	M	FAIR	FAIR		C	3.8	45
T5	YEW	500#	10	M	FAIR	FAIR	POLLARDED AT 1.5M, DEAD STUBS AT POLLARD POINT	C	6	113
T6	HOLLY	270/240 SSE 361	14	M	GOOD	GOOD		B	4.3	58
T7	LAUREL	220	9	M	GOOD	FAIR		C	2.6	21

## TREE SCHEDULE

Tree No.	Species	Stem Diameter (mm)	Estimated Height (m)	Life Stage	Physiological Condition	Structural Condition	Observations	BS Cat	Root Protection radius (m)	Root Protection Area (sq. m)
T8	BEECH	630	20	M	GOOD	POOR	STEM DIVERTS AT 0.5M TO GROW AT C60° LEAN INTO SITE. SAFETY CONCERN	C	7.6	181
T9	ASH	520	17	M	GOOD	GOOD		B	6.2	121
T10	ASH	320/450# SSE457	12	M	FAIR	POOR	POLLARD AT 1.5M DECAY AT WOUNDS	C	5.5	95
T11	THORN	160#	6	EM	FAIR	FAIR		C	1.9	11
T12 & t13	HAZEL COPPICE	NA	6	M	GOOD	GOOD		C	2.5	20

**Schedule abbreviations:**

**FSB Hgt/Dr:** First significant branch height and direction. **Phys Con:** physiological condition. **BS Cat:** British Standard 5837 tree quality categorisation.

**GL:** Ground level. **Y:** Young. **SM:** Semi-mature. **EM:** Early Mature **M:** Mature **#** - Estimated, **SSE:** Single stem equivalent

# APPENDIX 2

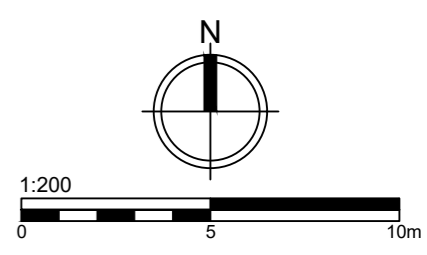
## TREE CONSTRAINTS PLAN

**General Notes**  
 Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.  
 Depictions of tree canopies are based on measurements taken to four cardinal compass points.  
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.  
 The original of this drawing was produced in colour; a monochrome copy should not be relied upon.  
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**Key**

- Trees  
Showing category colour and tag number (with category).
- Category A  
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B  
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C  
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U  
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups  
Shown as dashed centre/boundary line. Colour represents category (see above).
- BS 5837:2012 Root Protection Area



**Tree Constraints Plan**

Client: Dave Simpson and Shirley Bryant-Jones

Site/Project: Fir Tree Farm, Charter Alley, Tadley.

Scale/Sheet: 1:200 - A2	Date: 03/02/2023		
Drawing No: HN_TCP_3_2_23	Rev: 1	Drawn By: CS	Checked By: JH

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