

RMTTree Consultancy Ltd



**BS5837:2012
Arboricultural Survey
Impact Assessment
&
Arboricultural Method
Statement**

**Site Address:
Paddock Bend
Holt Lane End
Bentworth
GU34 5LD**

**Robert Toll
HND Urban Forestry - ND Forestry - MArborA
Ref: RMT943
Site inspection date: 9th January 2024
Date report published: 26th January 2024
Prepared for Christian Browning**



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1 Instructions

- 1.1 I was instructed by the client Christian Browning on the 19th December 2023 to undertake a survey of trees that are on or adjacent to Paddock Bend, Holt Lane End, Bentworth, GU34 5LD in accordance with *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.
- 1.2 I am a qualified arboriculturalist as detailed at as it is detailed at **Appendix 7** and this report has been produced in support of a planning application to East Hampshire District Council for construction of an annex following demolition of the existing stables.

2 Introduction

Site Description

- 2.1 The site is a residential property which is accessed via gravel driveway in the north-western corner. The house is located in the south-western corner of the site. The proposal site is wooden stable building in the south-eastern corner, with a brick garage at the western end of the stables. The stable building is located on a concrete foundation with a section of concrete extending north of the footprint. To the north of the stables and the concrete area is garden.

Figure 1 – Paddock Bend, Holt Lane End, Bentworth, GU34 5LD is shown by an indicative yellow line



Limitations

- 2.2 I carried out the survey from ground level with the aid of a Bosch GLM 120 C Professional Laser Measure to measure distances, a Nikon Forestry Pro height measurer and diameter tape.
- 2.3 Prior to visiting the property I was not supplied with a topographical survey so I have annotated the position of tree T1 onto the plans to the best of my ability. I did this by taking measurements from known site features annotated on the ordnance survey drawing and plotting the tree. I have also annotated certain aspects of the existing outbuildings and proposal building onto the tree constraints plan at **Appendix 3** and tree protection plan at **Appendix 4** to the best of my ability.
- 2.4 All measurements taken to calculate root protection areas and canopy spreads have been measured wherever possible. Where it has not been possible to access certain areas, dimensions have been estimated.
- 2.5 This report does not constitute a safety survey of the trees included within it. It is advised that if there are concerns regarding the risk posed by trees to persons and property then a tree condition inspection should be commissioned.

Legal Restrictions

- 2.6 I have not contacted the local planning authority (LPA) directly to ascertain whether the trees on or adjacent to the site are protected by Tree Preservation Orders (TPO) or if they are within a Conservation Order.
- 2.7 On the 17th January 2024 I carried out a check on the East Hampshire District Council online protected tree maps. They indicate that the eastern section of the rear garden, approximately opposite and including the existing outbuildings is covered by an Area TPO reference E.H.118-1982. Tree T1 is within the outline of the Area TPO.
- 2.8 Trees protected by a TPO benefit from statutory protection and no work can be carried out to them (including cutting roots, branches or felling) without the written consent of the LPA. In the event that planning permission is granted and trees are shown as removed or requiring works to facilitate development then this overrides the protection afforded by a TPO or Conservation Area. The removal of deadwood, the removal of dead trees or works to trees that are urgently necessary to remove an immediate risk of serious harm, can be carried out under exemption and without the submission of a formal application.
- 2.9 An Area TPO only protects those trees that were present when the order was made, which in this case is listed on the LPA website as the 12th January 1983. Having surveyed the tree I believe the protected status of tree T1 under the Area TPO is highly questionable due to it being too young. This is on the basis of checks on Google Earth aerial photography which appears to show a small tree and its shadow present in 2000. From the height of the shadow I would surmise that in 2000 the Silver Birch would have been a small tree of less than 20 years old. This conclusion would need to be discussed with the LPA.

2.10 It is an offence under the Wildlife and Countryside Act 1981 and the Rights of Way Act 2000 to disturb nesting birds or roosting/breeding bats. When carrying out tree work care should be taken to avoid disturbance. If necessary, advice should be taken to avoid disturbance. If necessary, advice may need to be sought from a qualified Ecologist.

Tree survey

2.11 I visited the site on 9th January 2024 and surveyed a total of one tree. The surveyed tree has been categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1** and the tree survey schedule can be seen at **Appendix 2**.

2.12 At the time of my survey the single tree was considered to be category B and moderate value.

Table 1 – Tree categorisations as BS5837:2012

Category A	Category B	Category C	Category U
-	T1	-	-

2.13 It was noted that there are other trees that are located on or adjacent to Paddock Bend, Holt Lane End, Bentworth, GU34 5LD but they have not been included within this report. This is because it is deemed that they are:

- far enough from the area proposed for development that they will not be affected;
- they will be adequately protected by the tree protection measures afforded to the surveyed trees;
- they are specimens of limited significance;

Measurements

2.14 Wherever possible all diameter measurements have been measured using a diameter tape at a height of 1.5m. Where it has not been possible to access the stems at 1.5m above ground level due to such things as dense Ivy, trees being offsite or the tree being inaccessible, an estimated measurement has been taken. All estimated measurements include the word “estimated” or the abbreviation “est” in the tree survey schedule shown at **Appendix 2**.

Canopy spreads

2.15 The canopy spreads have been measured from ground level using a laser measure and visual assessment. The canopy spreads have annotated on the tree constraints plan and tree protection plan at **Appendices 3 and 4**.

Root protection area (RPA) definition

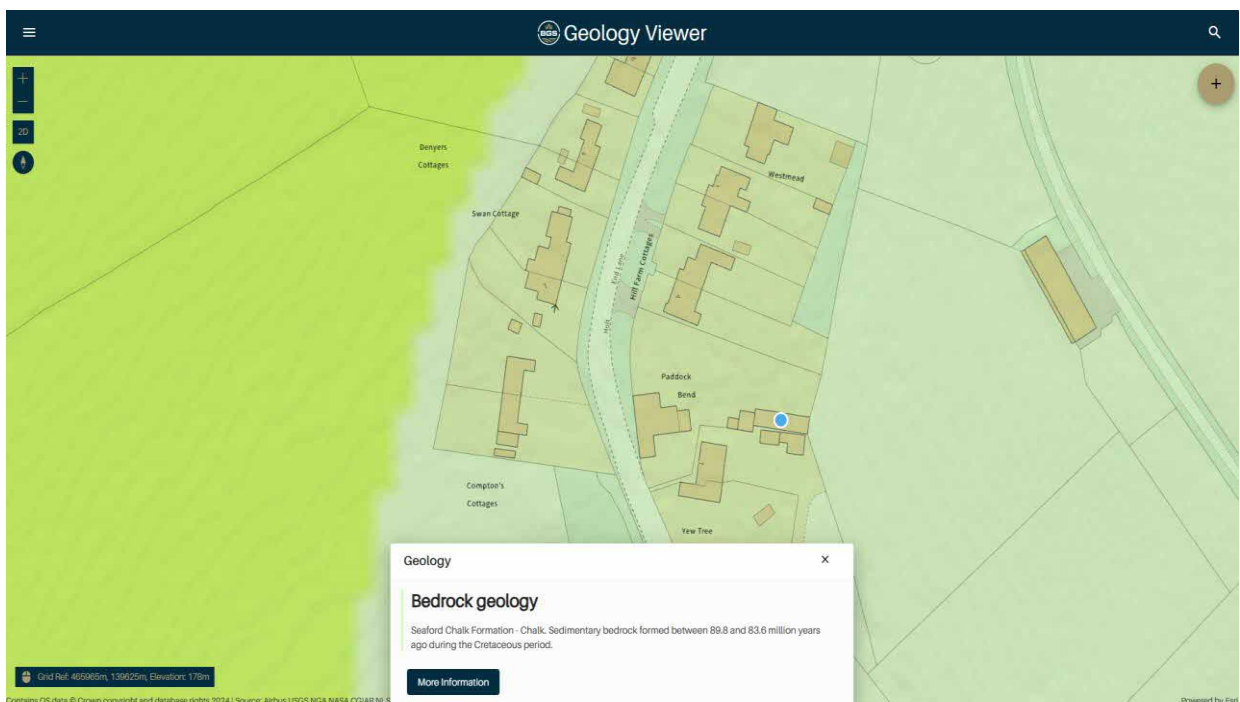
2.16 The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability and where the protection of the roots and soil structure are treated as a priority.

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

3 Soil Assessment

- 3.1 The soil assessment is necessary to establish whether the soil on the proposal site is shrinkable. Tree roots and those of other vegetation have the potential to extract moisture from shrinkable soils such as clay, making the soil expand and contract as the soil desiccates and re-hydrates. Where new structures are proposed on shrinkable soils and close to trees, foundations will need to be sufficiently deepened or able to withstand to minimise the risk of indirect damage to foundations.
- 3.2 No soil assessments have been undertaken however a check on the Geology of Britain Viewer gives the soil type as Seaford Chalk Formation - Chalk. This means that the underlying soil is potentially non-shrinkable and as such foundations should not need to be deepened because there is no shrinkable soil such as clay. If further assessments are undertaken that show that there is shrinkable clay, then foundations must be designed in accordance with the guidance within the National House Building Council's Standards Chapter 4.2 Building near trees or similar guidance.

Figure 2 – The Geology of Britain Viewer 1:50,000 scale indicates that the underlying geology at Paddock Bend, Holt End Lane, Bentworth, GU34 5LD is potentially non-shrinkable Seaford Chalk Formation - Chalk.



4 Arboricultural Impact Assessment

Arboricultural Impact Assessment overview

- 4.1 The arboricultural impact assessment assesses the direct and indirect effects of the proposed design on trees that are growing or adjacent to the site. Where appropriate mitigation will be recommended to prevent or minimise harm and details mitigation as appropriate. Consideration will be given to the practicality of the design and the viability of tree retention.

Access facilitation pruning

- 4.2 To maintain adequate clearances for construction to access, it will be necessary to crown lift tree T1 to provide 4m clearance above ground level, as set out at **Appendix 2**. These works are considered to be minor and will not pose a risk to the health or amenity value of this tree.

Tree protection fencing

- 4.3 Tree protection fencing will be required throughout the construction process to restrict construction access within the RPAs of trees T1. The areas to be protected by the tree protection fencing can be seen as blue lines on the accompanying Tree Protection Plan at **Appendix 4**.
- 4.4 Tree protection fencing will consist of 1.8m high wire mesh panels placed in rubber blocks. The panels will be securely bolted together to prevent movement and a backstay must be attached to each panel to prevent movement and resist impacts. Un-braced weld mesh panels on unsecured rubber or concrete feet will not be used as these are not resistant to impact and are too easily removed by site operatives.
- 4.5 A notice will be attached to the fencing which says 'Tree Protection Area. Keep Out!'

Ground protection

- 4.6 The existing areas of concrete will be suitable for construction access within the RPA of tree T1, so it will not be necessary for additional ground protection to be laid.

Annex Foundations

- 4.7 The annex will be primarily built onto the existing concrete foundation that has been utilised for the stables. There will also be a series of pads under the building which will require sections of the concrete to be removed and localised excavations into the outer RPA of tree T1.
- 4.8 To minimise the risk of harm to T1 the existing concrete will be carefully removed using hand tools and the excavations will be carried out using hand tools or compressed air device. The concrete removal and excavations will be carried out under the supervision of the appointed arboriculturalist.

Areas for site compounds, storage and mixing

- 4.9 Site compounds will be located away from trees wherever possible and ideally 2m from any protective barriers.
- 4.10 On this occasion it is proposed to utilise the existing driveway for the site compound, storage and mixing.

Services

- 4.11 The proposed drains to the septic tank will be pass through the outer RPA of tree. To minimise the damage to the RPA the excavations will be carried out sensitively using hand tools or compressed air device. The removal of the concrete surface will be removed using hand tools. The concrete removal and excavations will be carried out under the supervision of the appointed arboriculturalist.

Conclusions

- 4.12 I visited Paddock Bend, Holt Lane End, Bentworth, GU34 5LD on the 9th January 2024 and surveyed a total of one tree in accordance with BS5837: 2012.
- 4.13 At the time of my survey the single tree was considered to be category B and moderate value.
- 4.14 All trees were categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1**.
- 4.15 The development will not require the removal of the surveyed tree.
- 4.16 Tree T1 will require minor crown lifting works to increase the clearance between the ground and the lower canopy.
- 4.17 The trees to be retained will be protected during development and methods for ensuring their protection have been described.
- 4.18 The development is sympathetic to the leafy character of the area.

5 Arboricultural Method Statement

Access facilitation works

- 5.1 The agreed pruning works will be carried out as preliminary works as detailed at **Appendix 2**. These works will be carried out by suitably qualified arborists to the standards set out in BS3998: 2010 Tree works – recommendations. Heavy machinery must not be used on unprotected ground.

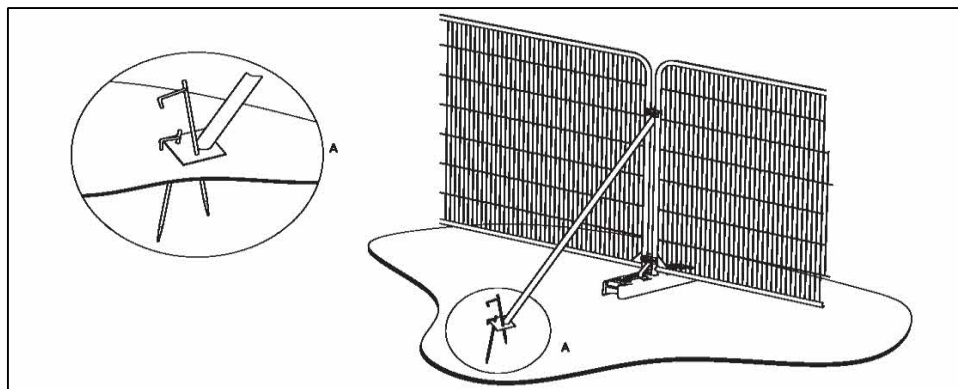
Pre-commencement meeting

- 5.2 Prior to the commencement of development all tree protection will be erected and a site meeting will be held between the appointed building contractors, the appointed arboriculturalist and local authority Tree Officer as it is stipulated at **Appendix 5**. This meeting is necessary to agree that the position of the tree protection is correct.

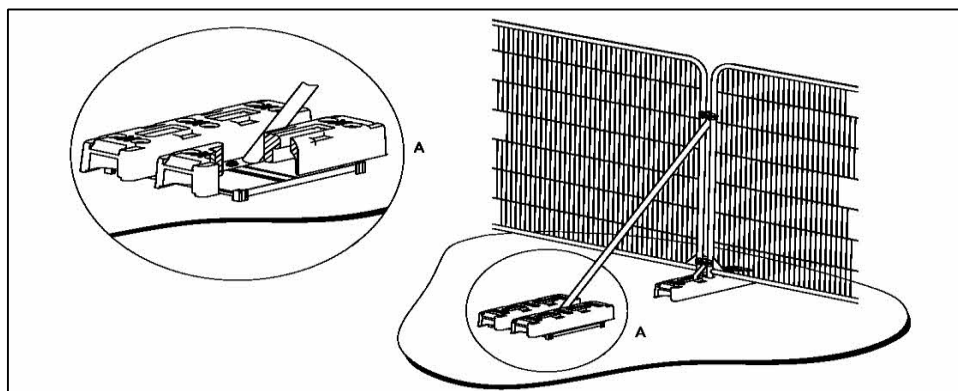
Protective barriers/fencing

- 5.3 All tree protection barriers will be erected in the positions shown in **Appendix 4** and in accordance with the specifications detailed in Figures 3 and 4.

Figures 3 and 4 – Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Image taken from British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations.

Warning signs

5.4 All weather notices will be attached to the tree protection fencing.

Figures 5 – Examples of tree protection warning sign.



5.5 Development can commence in accordance with the planning consent.

Sensitive removal of existing hard surfaces within the RPA of tree T1

5.6 Localised sections of the existing concrete surfaces that overlap with the RPAs will be removed sensitively using hand tools and under the supervision of the appointed arboriculturalist. The areas where sensitive surface will be required is shown as light blue hatching at **Appendix 4**. The localised sections of the surfaces will be broken up by hand tools and pneumatic devices and carefully extracted. If roots are exposed, they will be covered with damp hessian to protect them from rapid temperature changes. Damage to roots must be avoided, including to the outer bark layer.

5.7 The sensitive excavations will be carried as per section 5.5.

Sensitive excavations within the RPA of tree T1

5.8 The areas to be sensitively excavated are shown as light blue hatching at **Appendix 4**. The appointed arboriculturalist will be invited to site supervise the excavations within the RPA to depth of circa 600mm for the drainage pipes and pads. The excavations will be carried out using hand tools or compressed air device (Air Spade). If roots of 25mm diameter or greater are uncovered they will be cut using a hand saw to leave a clean wound. Prior to pouring concrete, the sides of the holes must be lined with an impermeable membrane.

5.9 Following completion of all development the tree protection can be dismantled to allow landscaping works to take place.

Appendix 1 – British Standard 5837:2012 tree categorisation chart

TREES UNSUITABLE FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA			IDENTIFICATION ON PLAN
<p>Category U</p> <p>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</p>	<p>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).</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</p> <p>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.</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5 of BS5837:2012</i></p>			<p>RED </p> <p>RGB 127.000.000</p>
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA - SUBCATEGORIES			IDENTIFICATION ON PLAN
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
<p>Category A</p> <p>Trees of high quality</p> <p>with an estimated remaining life expectancy of at least 40 years</p>	<p>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).</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	<p>LIGHT GREEN </p> <p>RGB 000.255.000</p>
<p>Category B</p> <p>Trees of moderate quality</p> <p>with an estimated remaining life expectancy of at least 20 years</p>	<p>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.</p>	<p>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.</p>	<p>Trees with material conservation or other cultural value</p>	<p>MID BLUE </p> <p>RGB 000.000.255</p>
<p>Category C</p> <p>Trees of low quality</p> <p>with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>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.</p>	<p>Trees with no material conservation or other cultural value.</p>	<p>GREY </p> <p>RGB 091.091.091</p>

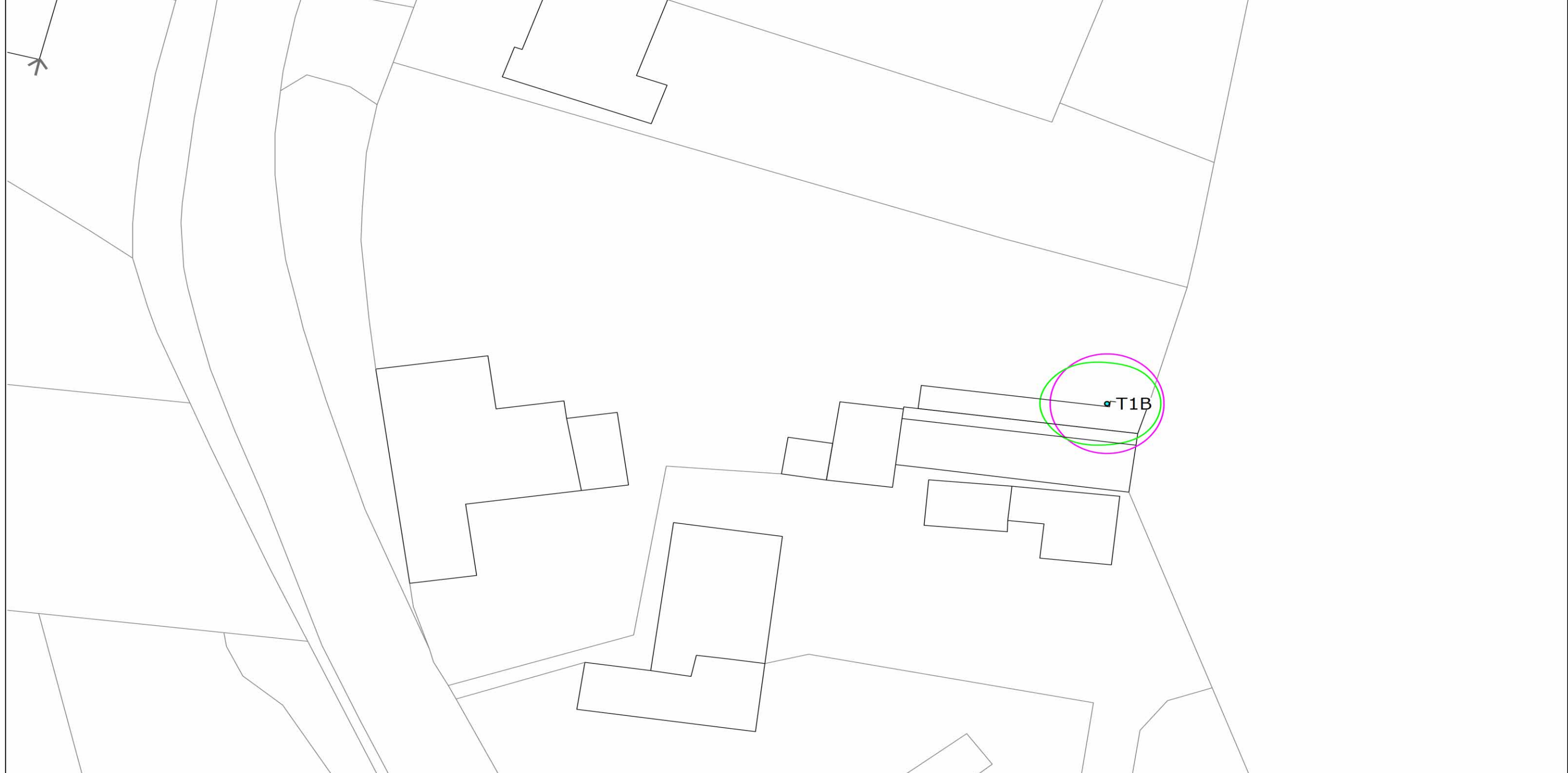
Appendix 2 - Tree survey schedule

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T1	Silver Birch <i>(Betula pendula)</i>	14m	353mm	N3.5m E4m S3.5m W5m	2m	Mature	Good	Good	Works required for development: Crown lift to 4m above ground level.	20+	B	4.2m	56.4m ²

Appendix 3 – Tree Constraints Plan – RMT943 – TCP

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 200 @ A2.

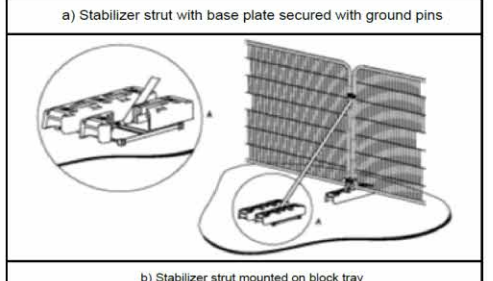
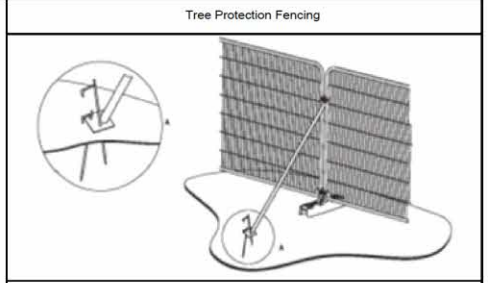
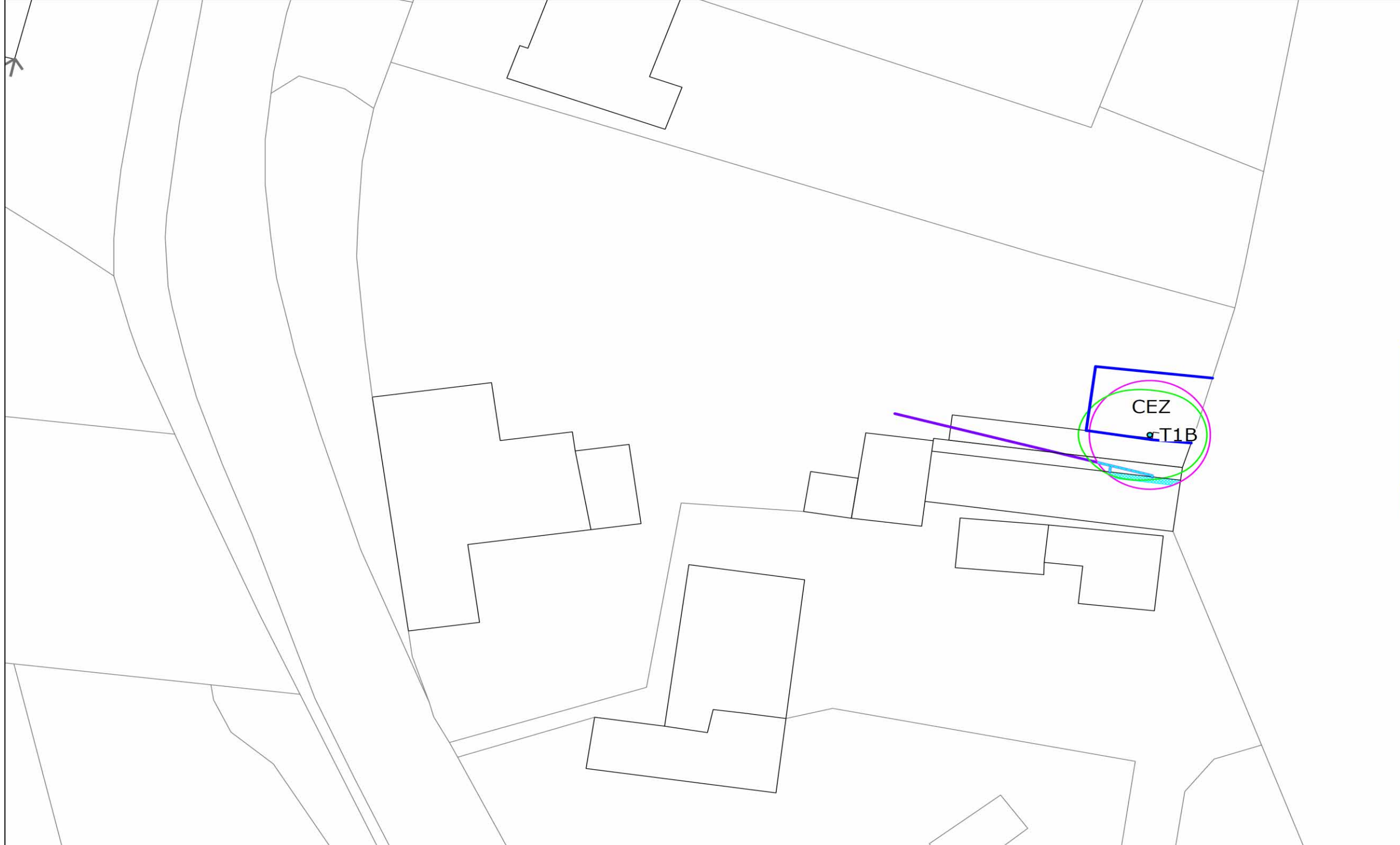
RMTTree Consultancy Ltd 		Key	Address Paddock Bend, Holt Lane End, Bentworth, GU34 5LD			
Title	Tree Constraints Plan	Root Protection Area				
Drawing no.	RMT943 - TCP	Canopy Spreads				
Scale	1:200 @ A2					
Date	January 2024					



Appendix 4 – Tree Protection Plan – RMT943 – TPP

Tree protection plan (TPP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The location of protective fencing is shown as blue lines and sensitive demolition and excavation as light blue hatching. The plan has been provided separately as a PDF at a scale of 1: 200 @ A2.

RMTTree Consultancy Ltd 		Address Paddock Bend, Holt Lane End, Bentworth, GU34 5LD		 		
Title	Tree Protection Plan	Root Protection Area	 Drainage Services Route			
Drawing no.	RMT943 - TPP	Canopy Spreads	 Construction Exclusion Zone			CEZ
Scale	1:200 @ A2	Tree Protection Fencing				
Date	January 2024	Sensitive Demolition and Excavation				



Images taken from British Standard 5837:2012 - Trees in relation to design, demolition and construction - Recommendations

TREE PROTECTION AREA
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER (TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDERS MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

KEEP OUT!


- Root Protection Area and Construction Exclusion Zones
- All tree protection measures will be erected as agreed within the BS5837:2012 Arboricultural Survey, Implications Assessment and Arboricultural Method Statement;
 - There will be access to foot or vehicular traffic within fenced off areas once development (including demolition) has commenced;
 - Once development (including demolition) has commenced the tree protection must not be moved for any reason without the written consent of the local planning authority;
 - There will be no excavations, storage of materials, mixing of materials or dumping of spoil within construction exclusion zones (CEZ) unless agreed in writing with the local planning authority;
 - All caustic substances e.g. oil, diesel, cement etc will not be stored within 2m of CEZs;
 - No fires will be lit within 10m of CEZs or tree canopies;
 - Protection area signage will be displayed on protective barriers for the duration of development;
- PLEASE BE AWARE** – The tree protection specified on this tree protection plan and within the Arboricultural Survey, Implications Assessment and Arboricultural Method Statement document are conditioned to be erected. Failure to protect trees in full accordance with the approved scheme is likely to result in local planning authority taking enforcement action, including prosecution.

Appendix 5 – Arboricultural site supervision schedule

Activity	Supervision Required
Pre-commencement meeting between the local authority arboricultural officer, the appointed arboriculturalist and the appointed building contractor.	
During sensitive excavations and surface removal within the RPA of T1.	
At any time that there are conflict issues with the agreed tree protection.	

Following every visit the appointed arboriculturalist will fill out the site monitoring form which is shown at **Appendix 6** and this will be forwarded to the LPA.

Appendix 6 – Site monitoring form

RMTTree Consultancy Ltd 			
Site monitoring form			
Date of visit		Site	
Consultant in attendance			
Observations/status of tree protection/comments:			
Recommendations (if necessary):			
Date of next visit		Signature	

Appendix 7 – Qualifications and experience

Robert Toll has been working with trees since 2004 when he completed his studies.

In 2000 he began his studies at Riseholme College, Lincoln where achieved a pass with merit in Forestry at National Diploma level. In 2002 he attended Moulton College in Northampton where he gained a Level Five Higher National Diploma in Urban Forestry with merit.

In 2004 Robert began work as a temporary tree inspector at Northampton Borough Council, undertaking inspections of trees in response to enquiries from the public. After 4 months Robert took up a permanent tree inspector role at Coventry City Council which predominantly involved undertaking safety inspections of trees on school sites.

In 2006 Robert moved to Warwick District Council to take up a temporary post of Tree Protection Officer which involved reviewing old area tree preservation orders and identifying those trees which were considered worthy of protection under new specific orders. He also streamlined the council procedure for making new tree preservation orders, cutting the time from making to serving from up to 2 weeks to within 2 hours.

In 2008 Robert moved to Hart District Council, Hampshire to take up the role of Tree Officer within the planning department. This role included determining works trees applications, commenting on planning proposals, liaising with the public and providing arboricultural advice to other departments within the Council.

Between 2014 and 2016 Robert took up the role of Tree Officer at Elmbridge Borough Council, Surrey, once again carrying out tasks such as determining works trees applications, commenting on planning proposals and liaising with the public. While at Elmbridge Borough Council he passed the Arboricultural Association's Professional Tree Inspection course.

Robert is a professional member of the Arboricultural Association.