



ARBORICULTURAL IMPACT ASSESSMENT, PROTECTION PLAN AND METHOD STATEMENT

SITE:	THE OLD PARSONAGE, LEES HILL, SOUTH WARNBOROUGH, RG29 1RQ
SURVEY DATE:	21 MARCH 2024
REPORT DATE:	26 MARCH 2024
OUR REFERENCE:	635-1976-3/21/2024
ON BEHALF OF:	Phillip Diggins
AUTHOR:	Mark Harrison, BSc (Hons), MarborA, NDArb





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DIGITALLY APPENDED TREE PROTECTION PLAN (IN PDF FORMAT)	

ABBREVIATIONS

AIA	Arboricultural Impact Assessment	CMS	Construction Method Statement
AMS	Arboricultural Method Statement	RICS	Royal Institute of Chartered Surveyors
BRE	Building Research Establishment	RPA	Root Protection Area
BS	British Standard	TPBE	Trees and People in the Built Environment
CCS	Cellular Confinement System	TPO	Tree Preservation Order
CEZ	Construction Exclusion Zone	TPP	Tree Protection Plan



1. INTRODUCTION

- 1.1. Harrison Arboriculture Ltd. was commissioned to provide an arboricultural report to include an arboricultural impact assessment, tree protection plan and preliminary method statement for development proposals at The Old Parsonage, Lees Hill, South Warnborough, RG29 1RQ by Phillip Diggins on 14 March 2024.
- 1.2. The site co-ordinates are 51°13'18.9"N 0°58'08.7"W which lies within the administrative area of Hart District Council.

2. TERMS OF REFERENCE

- 2.1. To provide an assessment of the trees on and around the site regarding their suitability for retention within the context of the development based on the details provided. It assesses which of those will either have an impact on and/or be impacted upon by the development. The report includes methods by which those impacts can be mitigated if they are available and adheres to the recommendations provided in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS 5837)
- 2.2. The report includes:

An Arboricultural Survey

The survey provides a plan indicating the size and positions of the trees on and close to the site. The positions and dimensions are scaled based on the general topographical and building features indicated by the Ordnance Survey plan © Crown Copyright and database rights 2018 OS 100047474, the final plan will be at 1:500 or larger as per RICS specification.

An Impact Assessment (AIA) / Constraints Plan

Based on the tree survey and proposed layout as illustrated by drawing reference 635-1976-3/21/2024 TPP

A Tree Protection Plan (TPP)

Provides recommendations for the construction and positioning of suitable tree protection. It includes barrier fencing and both permanent and temporary ground



protection where appropriate based on the AIA.

Predicted impacts plan

The predicted impacts are provided on plan reference 635-1976-3/21/2024 TPP and assess the expected impacts of the retained trees post development. The shade prediction is based on guidance provided by Building Research Establishment (BRE) in Site Layout Planning For Daylight and Sunlight - A guide to good practice.

- 2.3. The scope and limitations of the report are listed in Appendix B – Generic Information.

3. PROTECTION STATUS

- 3.1. Trees subject to constraints such as Tree Preservation Orders (TPO) and Conservation Areas are protected under the law. There are trees on or adjacent to the site which are within a conservation area. Any works being undertaken outside the remit of an approved planning application will require formal notification of the intended works for trees within Conservation Areas to Hart District Council.



ARBORICULTURAL IMPACT ASSESSMENT

4. DEVELOPMENT / SITE APPRAISAL

- 4.1. The site is a residential property at The Old Parsonage, Lees Hill, South Warnborough, RG29 1RQ. It was surveyed on 16 March 2024.
- 4.2. The development proposal is for a rear extension to the existing wooden outbuilding.

5. TREE CATEGORISATION

- 5.1. The method of categorisation as provided by BS5837 can be found at Appendix A. The following is a summary of the trees present on the site and their grade (table 1). A and B category trees are a material consideration in the development process; the subcategories 1, 2 and 3 are intended to reflect arboricultural, landscape and cultural values respectively.

Table 2 - Tree Category Summary

C1	5		A	0
C2	0		B	0
C3	0		C	5
B1	0		U	1
B2	0		Total	6
B3	0			
A1	0		T	6
A2	0		G	0
A3	0		H	0
U	1		W	0
Total	6		Total	6

6. DEVELOPMENT IMPLICATIONS

- 6.1. The primary criterion, in Arboricultural terms, is the retention of as many appropriate trees as practicable, allowing development to proceed whilst providing them with space and protection both during and subsequent to the completion of



the development. The following is an assessment of the likely impact of the development on trees which are worthy of retention and guidance on the type and extent of protection required to ensure their continued wellbeing within the proposed development and the future landscape.

- 6.2. Most tree roots are typically found in the upper 600mm of soil and any excavation or compaction of the ground within these areas has the potential to damage roots and impact the future health and potentially the stability of the trees.
- 6.3. Soil levels over tree root areas must be left largely unaltered and the soil structure maintained. The recommended root protection area is the theoretical space required sufficient to maintain tree health.
- 6.4. The trees/large shrubs in proximity to the proposed extension are a sufficient distance that they will not be impacted. The existing footpaths and patio area provides access over the root areas and storage space well outside of any RPAs.
- 6.5. The existing boundary fences provide a barrier to incursion into the unsurfaced areas within the RPAs.

7. SERVICE RUNS

- 7.1. The existing services will supply the proposal. No additional services are planned.
- 7.2. Should additional underground electricity, gas or foul and grey water services be required, they will require routing well outside the protection areas of trees which are to be retained. If the route is likely to pass close to or within the RPA's of the retained trees prohibitions on excavation within the RPA's applies. A specific method statement will be required describing the method to be used to minimise any root damage. These may potentially involve hand digging within the root areas and laying pipework between any significant roots or moling from a position outside the RPA's

8. SITE PARKING, SITE HUTS, MIXING AND MATERIAL STORAGE AREAS

- 8.1. All deliveries, material storage and contractor parking shall make use of the existing access and hard surfaces. Materials must not be stored within the root



protection areas as illustrated on plan reference 635-1976-3/21/2024 TPP and marked by barrier fence on site. If additional space is required for the storage and/or mixing of building materials within or close to the unsurfaced RPA's ground protection must be installed to prevent soil compaction and/or contamination by any spillage.

8.2. Site huts are not required for this site

9. TREE PROTECTION

9.1. Exclusion of construction activity from the unprotected root protection areas from the outset will ensure those trees identified for retention are maintained in a safe and healthy condition preventing the following. They should be retained in place for the duration of the development to prevent:

- Root severance
- Damage to the bark, branches and trunks.
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

9.2. The existing boundary fence provides a barrier to the unsurfaced root areas. No additional barrier fence is required.

10. Ground Protection

10.1. Ground protection will be required where construction activity within or access across the RPA's is necessary. This is to prevent root damage and soil disturbance or compaction and is required for the duration of the development. This will be temporary where incursion is to facilitate the construction and permanent where traffic over the root area is required subsequent to the completion of the development.

10.2. The existing concrete and paved footpaths provide access over the root areas and the paved access drive and patio a surfaced storage area.



10.3. No additional ground protection is required.

11. POST DEVELOPMENT PRESSURES

Future pressure for removal.

The design of the site does not present any unreasonable impacts or pressures related to the proposal and no post development pressures for removal are expected.

12. CONCLUSION

No tree removals are required to facilitate the proposals.

Post development pressures for works on the retained trees are not expected as a result of the proposal.

The proposed development would not have adverse impacts on the long-term vitality of the retained trees providing the methodology set out in this document are followed.



APPENDIX A – TREE SCHEDULE

Site: The Old Parsonage, Lees Hill, South Warnborough, RG29 1RQ

Date: 16 March 2024

* Recommendations are provided based on the initial survey independent of the proposal by default. Recommendations in italics within parentheses relate to works required to facilitate the development as identified by the impact assessment.

Tree no	Species	Height/m	Diameter/mm	Age	Condition		Life Exp / yrs	Canopy Height/m				First Significant Branch Hgt/m	Canopy Spread/m				Comments	Recommendations	Category	Root protection	
					Physiological	Structural		N	E	S	W		N	E	S	W				Radius/m	Area/sqm
T1	Prunus laurocerasus (Cherry Laurel)	5	250	Early Mature	Fair	Fair	10+	1.5	1.5	1.5	1.5	0.5(S)	1.5	1	1.5	1	Off site. Diameter Estimated. Previously crown reduced.	None required at time of inspection.	C1	3	28.28
T2	Sambucus nigra (Elder)	5	100	Over Mature	Poor	Poor	<10	1.5	1.5	1.5	1.5	0.5(S)	1.5	1.5	2.5	1.5	Off site. Diameter Estimated. Ivy or climbing plants. Previously crown reduced. Hanging broken branch. Historical branch loss.	None required at time of inspection.	C1	3.79	45.13
T3	Malus species (Apple)	4	250	Over Mature	Poor	Poor	<10	1	1	1	1	0.5(NE)	2	2	1	2	Diameter Estimated. Previously crown reduced. Cavity in stem. Splits in major limb/crotch/trunk.	None required at time of inspection.	C1	3	28.28
T4	Prunus avium (Cherry)	6	440	Mature	Poor	Poor	<10	2	2	2	2	1.8(E)	4	3.5	2	3	Declining. Cavity in stem. Decay in stem. Major dead wood >50mm.	None required at time of inspection.	U	5.28	87.59
T5	Malus species (Apple)	4	240	Early Mature	Fair	Fair	10+	2	2	2	2	1.5(W)	1.5	1.5	1.5	2	Diameter Estimated. Previously crown reduced. Cavity in stem. Splits in major limb/crotch/trunk.	None required at time of inspection.	C1	2.88	26.06
T6	Pyrus salicifolia 'Pendula' (Weeping Willow Leaved Pear)	7	300	Mature	Fair	Fair	10+	2.5	2.5	2.5	2.5	2(N)	2.5	2.5	2.5	2.5	No significant defects noted.	None required at time of inspection.	C1	3.6	40.72



Key

1. Tree Ref No:

This relates to the numbers on the plan. Where trees have been tagged, the tag number will be used as the tree reference number. Individual trees are not prefixed and prefixed with a G, W or H represent a group, woodland or hedge respectively.

2. Species:

The name given is the Latin name by default. Where common names are given they are shown in parentheses.

3. DBH (Diameter at breast height):

This is the stem diameter at 1.5 metres (breast height') above ground level, given in millimetres. Where trees are multi-stemmed trees the square root of the combined stem diameter is calculated.

4. H (Height):

The height of the tree measured where possible or estimated and recorded in metres.

5. Canopy Spread (Crown radius):

The average crown spread taken from the centre of the trunk to the tips of the live lateral branches given in metres. Measurements following the compass points North, East, South and West.

6. Canopy height:

Ave - Average Crown Height Clearance: (HaB Height above ground) — ground clearance of the canopy for each cardinal point given in metres.

7. First significant branch

The height of the first significant branch the direction of which is shown in parentheses.

8. Age:

Age assessment is based on growth stages rather than actual age in years and are recorded as follows

Y Young



SM Semi Mature – having reached up to 1/3 life expectancy

EM Early mature - having reached 1/3 of the expected life expectancy and is transitioning into maturity.

M Mature - over 2/3 life expectancy

OM Over-mature - fully mature, past peak condition and beginning to decline

V Veteran - trees of interest biologically, aesthetically or culturally because of significant age.

9. Condition

Physiological – Assessment of the overall health and vigour of the tree compared to what would normally be considered typical of a healthy tree of the species.

Condition categories are given as good, fair, poor or dead.

Structural – Assessment of the structural stability of the tree based on visible signs of decay, damage, genetic weaknesses or faults. Structural categories are given as good, fair, poor or dead

10. Life Expectancy:

An estimate of the potential worthwhile remaining contribution – future life expectancy of the tree(s) in the present setting given normal circumstances, given in years (< = less than > = greater than) categorised <10 years, 10 – 20 years, 20 – 40 years and > 40 years.

11. Category:

A quality assessment of the trees based on criteria detailed in BS5837:2012 Table 1

U: Trees unsuitable for retention

A: Those of high quality and value

B: Those of moderate quality and value

C: Those of low quality and value

Assessments are based on their condition on the day of inspection and cannot account for future changes in circumstances.

12. Recommendations:

Preliminary management recommendations in relation to the proposed



development are made where appropriate. These may include remedial tree works that are deemed necessary to improve the quality of the tree or for safety reasons. Recommended tree works will be required to be in accordance with British Standard 3998:2010 Tree Work.

13. Root Protection

Radius – nominal circle centred at the stem centre providing the recommended radius of a circular area necessary for the continue wellbeing of the tree based on recommendations provided in British Standard 5837:2012

Area – The area necessary for the continue wellbeing of the tree based on recommendations provided in British Standard 5837:2012



Table 1

Category and definition	Criteria			Identification on plan
<p>Category U Those in such a condition that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> • 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) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • 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><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve</i></p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
<p>Category A Tree of high quality with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
<p>Category B. Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention beyond 40 years; of trees lacking the special quality necessary to merit A categorisation	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with material conservation or other cultural benefits	MID BLUE
<p>Category C. Trees of low quality with an estimated life expectancy of at least 10 years, or younger trees with a stem diameter below 150 mm</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
<p>NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation</p>				



Appendix B – Generic information

TREE SURVEY

Scope and Limitations of Survey

1. This survey and report are concerned with the arboricultural aspects of the site only.
2. Only trees of significant stature were surveyed. Trees with a stem diameter of less than 75mm when measured at 1.5m above ground level (DBH) have been excluded unless they have particular merit that warrants comment.
3. The survey is restricted to trees that will be affected by the development within and adjacent to the site in accordance with guidelines detailed in British Standard 5837:2012 and with good practice as promoted by the Arboricultural Association and Arboricultural and Forestry Advisory Group (AFAG).
4. This survey is based on a ground level tree assessment and examination of external features only — described as the 'Visual Tree Assessment' (Mattheck and Breloer, The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). Although the structural conditions of the trees are considered and remedial action may be recommended it does not constitute a comprehensive Health and Safety report and if one is required it should be commissioned separately. No tissue samples were taken or internal investigations carried out.
5. No soil samples were taken or soil analyses carried out and the risk of tree-related subsidence to structures has not been assessed.
6. Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
7. Although considered and wildlife habitat potential highlighted, no specific wildlife assessment has been carried out. It should be noted that The Wildlife and Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000 and Conservation - Natural Habitats -Regulations 1994 provides statutory



protection to birds, bats and other species that inhabit trees.

8. This report should be read in conjunction with the Tree Protection Plan. The position of all trees and existing or proposed features are based on the plans provided by the client or other instructed professionals. Where trees have been omitted from the plans provided their position has been estimated or where possible plotted by triangulation.

Survey Method

1. In order to provide a systematic and consistent evaluation of the trees situated on the site, the following methodology was used in accordance with BS 5837: 2012.
2. The stem diameters of single stemmed trees were measured in millimetres at 1.5m above ground level (DBH). Multi-stemmed trees were measured at 1.5m above ground level and the RPA arrived at as per section 4.6a BS 5837:2012.
3. The height of visible trees was measured using a clinometer and estimated visually where view to the upper canopy obstructed.
4. The crown radii were measured where possible or estimated where access is restricted and are given for each cardinal point.
5. Where access to trees was obstructed or obscured, dimensions have been estimated.
6. Each tree has been assessed in terms of its arboricultural, landscape, cultural and conservation values in accordance with BS 5837: 2012 which are detailed in the Tree Schedule.



REFERENCES

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Cottage

The Old Parsonage

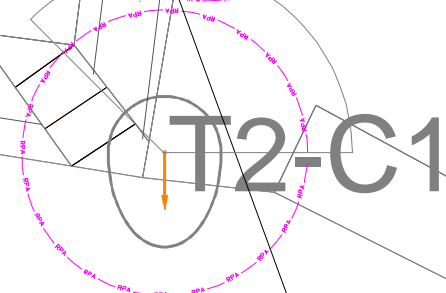
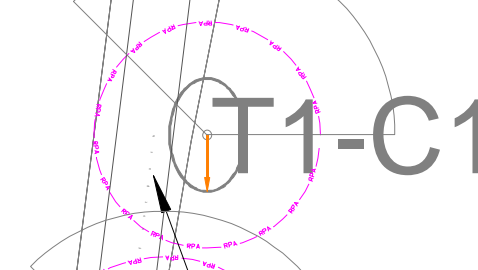
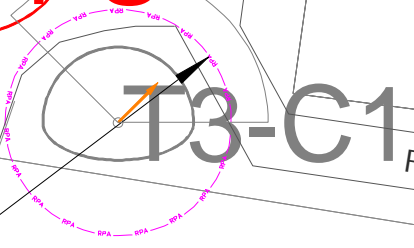
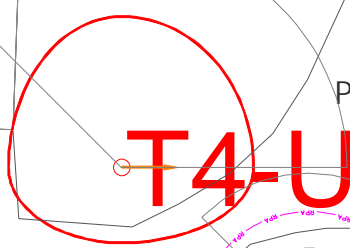
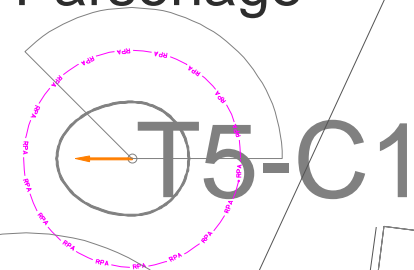
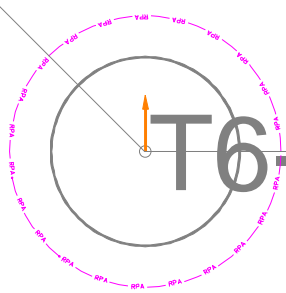
Old Police Cottage

LEES HILL

Hall

Legend

- Category A trees - Trees of high quality and value such that they make a substantial existing and future contribution for an expected 40 years or more.
 - Category B trees - Trees of moderate quality and value such that they make a significant future contribution for an expected 20 years or more.
 - Category C trees - Trees of low quality and value which might be expected to remain for around 10 years or less or with stems of less than 150 mm diameter.
 - Category U trees - Trees of low quality and value which are considered to have little or no potential due to disease or defects.
- Number suffixes relate to the subcategories 1, 2 and 3 which are intended to reflect arboricultural, landscape and cultural values respectively
- Direction of the first significant branch
 - The root protection area is the theoretical area considered necessary to provide sufficient room for the root growth required to support the tree - activity impacting the soil should be avoided.
 - The shade predictions based on guidance provided by Building Research Establishment (BRE) in Site Layout Planning for Daylight and Sunlight - A guide to good practice (BRE, 1991)



105.2m



CLIENT	Phillip Diggins
SITE	THE OLD PARSONAGE, LEES HILL, SOUTH WARNBOROUGH, RG29 1RQ
Title: Arboricultural Survey, Constraints and Tree Protection Plan	
DRAWING	Version: 0.1 Revision: A
Base plan ref.: OS Mastermap	
DRAWING NO.	635-1976-3/21/2024 AS TPP
SCALE	1:200 @ A3
DATE	26 March 2024
DRAWN BY	M.Harrison

Harrison Arboriculture Ltd.
 Telephone - 07915 847 367
 email: admin@harrisonarboriculture.co.uk

