

LAND AT NEWGATE LANE (NORTH) FAREHAM

TREE REPORT

(Tree Survey and
Constraint Advice)



Ecology
Archaeology
Arboriculture
Landscape Architecture

for

FAREHAM LAND LP

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1. Executive Summary

- 1.1. This report provides survey information about the trees on the site at Land at Newgate Lane (North), Fareham, in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. This is to identify the quality and value of existing trees on site, allowing decisions to be made as to the retention or removal of trees in the case of any development.
- 1.2. This report was revised in June 2018 to add trees following a further survey at the site.
- 1.3. The report has been further revised in September 2018 to detail the northern portion of the site.
- 1.4. This report, and appended plans are limited in that they are not based on a topographical survey. Positions of tree stems on the plan are estimated and shown in relation to available aerial photograph imagery. Due to access issues, survey information may be estimated. This level of information is deemed suitable for the purpose of identifying broad level tree constraints for an outline planning application. However, for the purpose of any subsequent detailed layout design, it is recommended that a topographical survey is undertaken, and the site revisited to accurately undertake the tree survey.
- 1.5. The subject trees have been categorised as follows:

BS Category	Number of individual trees	Tree Groups	Hedges
U	0	0	0
A	5	0	0
B	8	0	0
C	7	2	4

- 1.6. A total of twenty individual trees with stem diameters of 75mm and above at 1.5m were surveyed and recorded. In addition, four hedgerows and two groups were surveyed and recorded.
- 1.7. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C and U category will not usually be retained where they would impose a significant constraint to development. U category trees are often in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.
- 1.8. There is scope for development of the site whilst retaining the A and B category trees as part of the development proposals.
- 1.9. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

2. Introduction

- 2.1. ACD were instructed by Fareham Land LP, in March 2018, to survey and categorize the trees at Land at Newgate Lane (North), Fareham, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 2.2. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:
 - Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
 - C category trees will not usually be retained where they would impose a significant constraint to development, but should be retained where there is no reason for their removal.
 - U category trees are in such a condition that they are unlikely to contribute beyond 10 years, and may be removed as good arboricultural practice.
- 2.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary then it will be made clear within this report.
- 2.4. According to a search of the Fareham Borough Council online mapping service on 4th May 2018 there are no TPOs at the site, and the site is not within a Conservation Area.
- 2.5. The controlling authority is Fareham Borough Council, who can be contacted at: Civic Offices, Civic Way, Hampshire, PO16 7AZ, Tel: 01329 236100.
- 2.6. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425 714/07796 832 490, quoting the site address and report reference number.

3. Scope and Method of Survey

- 3.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.
- 3.2. Due to access issues, tree dimensions in the survey may be estimated.
- 3.3. No discussions took place between the surveyor and any other party.
- 3.4. The reference numbers of surveyed trees and groups of trees are shown on the Tree Reference Plan, which is based on the supplied survey drawing and appended to this report. The prefix G has been used to indicate a group of trees, and H for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.5. The tree survey was carried out from ground level only.
- 3.6. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 3.7. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.8. Tree heights were measured with a clinometer, or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 3.9. Trunk diameters were estimated at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.
- 3.10. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at <http://www.landis.org.uk/soilscapes> the soil on site is expected to be: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

4. Discussion

- 4.1. For individual details of the subject trees see the survey at appendix 2.
- 4.2. The site is located the east of Newgate Lane, and to the north of Woodcote Lane. The newly built B3385 is located to the east of the site. The site comprises arable fields bounded by hedgerow. There is residential property located at the south west of the site.
- 4.3. A total of twenty individual trees with stem diameters of 75mm and above at 1.5m were surveyed and recorded. In addition, four hedgerows and two groups were surveyed and recorded.
- 4.4. Five of the trees included in the survey are A category. These are all mature Oak trees with high individual quality and landscape value.
- 4.5. Eight individual trees on the site are B category. B category trees are those trees with moderate individual quality, or trees present in numbers, growing as groups with landscape value, such that they attract a higher collective rating than they might as individuals. B category trees may also be trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage).
- 4.6. There are seven individual trees, two groups and four hedgerows on the site which are C category. Individual trees are C category due to their low inherent value due to low overall physiological vigour, or structural faults, or their diameter is less than 150mm at 1.5m above ground level.
- 4.7. The boundary hedge rows have landscape value as group features and are a constraint to any development of the site notwithstanding their individual category. The individual trees making up the hedge rows are in most cases less than 150mm in diameter. They are therefore C category in accordance with BS5837:2012, however the group value of the hedges should be recognised in terms of their wider landscape significance, and it is recommended that these are retained where they have landscape value as screening.



View of site east of Newgate Lane



View of trees T16 - T18



Trees 21 - 25 at south eastern corner of site

5. Conclusions and Recommendations

- 5.1. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C category will not usually be retained where they would impose a significant constraint to development. U category trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.
- 5.2. There is scope for development of the site whilst retaining the A and B category trees as part of the development proposals.
- 5.3. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 5.4. This report, and appended plans are limited in that they are not based on a topographical survey. Positions of tree stems on the plan are estimated and shown in relation to available aerial photograph imagery. Due to access issues, survey information may be estimated. This level of information is deemed suitable for the purpose of identifying broad level tree constraints for an outline planning application. However, for the purpose of any subsequent detailed layout design, it is recommended that a topographical survey is undertaken, and the site revisited to accurately undertake the tree survey.
- 5.5. Under the Hedgerows Regulations 1997 it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length, more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the regulations. Hedgerows in areas covered by an Historic Landscape Characterisation are often protected on the basis of historic importance and their wildlife value.
- 5.6. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.
- 5.7. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 5.8. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that

any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

- 5.9. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme, and demonstrate to the Planning Authority the viability of the layout.
- 5.10. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.
- 5.11. Attention is drawn to the provisions of the Occupiers Liability Act (1957 and 1984). A land owner has a duty of care to ensure that reasonable steps are taken to ensure the safety of others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Reasonably frequent inspections of trees with potential to cause harm, by a competent person, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.
- 5.12. Notice must also be taken that it is an offence under the Wildlife and Countryside Act and Countryside and Rights of Way Act to disturb a nesting bird or roosting/breeding bat. Further advice, particularly if bats are discovered during tree work, may be obtained from ACD's Ecologist, if required.

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Senior Arboriculturist
12 April 2018

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Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U 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"> *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; see 4.5.7.</i></p>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	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)	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)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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	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	Trees with material conservation or other cultural value
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 150mm	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 collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N E S W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T14	Hawthorn	5	350	3	3	3	3	M	20+	Topped under cables. Canopy reduced back from road by vehicle action	C2
T15	Hawthorn	5	450	3	3	3	3	M	20+	Topped under cables. Canopy reduced back from road by vehicle action	C2
T16	Common Oak	10	450	4	4	4	4	EM	40+	Ivy clad crown	B2
T17	Common Oak	12	600	7	7	7	7	M	40+	Ivy clad crown	A2
T18	Common Oak	12	600	7	7	7	7	M	40+	Ivy clad crown	A2
T19	Common Oak	16	750	6	6	6	6	M	40+		A2
T20	Common Oak	16	750	6	6	6	6	M	40+	Twin stem. Die back in upper crown.	B2
T21	Common Oak	11	450	5	5	5	5	EM	40+		B2
T22	Common Oak	16	750	8	8	8	8	M	40+		A2
T23	Common Oak	14	600	4	4	4	4	M	20+		C2
T24	Common Oak	16	750	8	8	8	8	M	40+		A2
T25	Holly	6	300	3	3	3	3	EM	20+		C2
T37	Sycamore	1	190	2	3	1	0	SM	20+	Self seeded tree. Sparse canopy, formerly Ivy covered with Ivy now removed.	C2
T38	Sycamore	2	270 + 250	3	1	4	4	EM	20+	Ivy throughout crown. Self seeded.	B2
T39	Sycamore	2	300 + 300	5	4.5	4.5	4.5	M	20+	Ivy throughout crown. Self seeded. Twin stem	B2
T40	Sycamore	2	250 + 350	5	4.5	4.5	4.5	M	20+	Ivy throughout crown. Self seeded. Twin stem	B2
T41	Horse Chestnut	1	800e	5	5	7	5	M	20+	Diameter estimated due to dense ivy and vegetation at base.	B2
T42	Sycamore	1	600e	8	8	8	8	M	20+	Self seeded tree twin stem from 2m.	B2
T43	Sycamore	2	300e	4	4	4	4	EM	20+	Self seeded tree	C2
T44	Oak	1	250ms	3	3	3	3	EM	40	Crown lifted	C2
H4	Hawthorn, Elder	1	<150	1	0.5	0.5	0.5	SM	20+	Hedge with gaps	C2
H5	Hawthorn, Elder	1	<150	1	0.5	0.5	0.5	SM	20+	Hedge with gaps	C2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

SITE: Land at Newgate Lane (North), Fareham
CLIENT: Fareham Land LP
DATE: 10.04.2018 / 01.06.2018

SURVEYOR: T Grayshaw

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N E S W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
H6	Hawthorn, Elder	1.5	<150	1	1	1	1	SM	20+		C2
H7	Hawthorn	2	<150	1	1	1	1	EM	20+	Hedge row with gaps.	C2
G6	Hawthorn, Willow	6	250	3	3	3	3	EM	20+	Trees located in patch of dense vegetation.	C2
G13	Sycamore, Hawthorn	1	<150	3	3	3	3	EM	10+	Poor quality self seeded trees	C2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Reference Plan
(PEG21756-02(North))



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