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**Tree Survey
and
Arboricultural Implications Assessment
for the
erection of 9 no. dwellings with associated access, car parking,
landscaping and highway improvements
at
land to the rear of Solent View Road,
Seaview,
Isle of Wight,
PO33.**

**By
Mick Jones CERT ARB RFS**

***AC-TS-DF
July 2021.
Client: On Behalf of Eton College***

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INFORMATION.

DAMAGE TO TREES.

A. General:

1. Trees that have good health and stability are well adapted to their surroundings. Any development activity which affects the adaptation of trees to a site could be detrimental to their health, further growth and safety. Tree species differ in their ability to tolerate change but all tend to become less tolerant after they have reached maturity or suffered previous damage or stress.
2. The part of a tree most susceptible to damage is the root system, which, because it is not immediately visible, is frequently ignored. Damage to, or death of the root system affects the health, growth, life expectancy and safety of the entire tree. The effects of such damage may only become evident several years later. Damage may be the result of a number of insignificant but compounding factors that can accumulate over time.

B. Extent and Form of the Root System.

1. **The root system is typically concentrated within the uppermost 600mm of the soil** although it may be deeper within the dense mass of roots and soil close to the base of the tree. Within a short distance of the stem the roots are highly branched, so as to form a network of small diameter woody roots, which typically extend radially for a distance much greater than the height of the tree, except when impeded by unfavorable conditions. All parts of this system bear a mass of fine, non-woody absorptive roots.
2. The root system does not generally show the symmetry seen in the branch system. The development of all roots is influenced by the availability of water, nutrients, oxygen, and soil penetrability. As far as these conditions allow, the root system tends to develop sufficient volume and area to provide physical stability.
3. **The uptake of water and nutrients by the root system takes place via the fine roots, typically less than 0.5mm in diameter. Their survival and functioning – which are essential for the health of the tree as a whole – depend on the maintenance of favorable soil conditions.** The fine roots are short – lived, with the majority dying each winter and with fresh ones developing in response to the needs of the tree.
4. **All parts of the root system, but especially the fine roots, are vulnerable to damage.** Once roots are damaged, water and nutrient uptake is restricted until new ones have grown. Depending on the time this may take, if at all, and the volume of roots able to grow back due to changed soil conditions, such damage may result in decline or ultimately the death of the tree. Mature and over-mature trees respond slowly, if at all, to damage to their woody roots.
5. Damage to the stem and branches of a tree is not usually sufficient to kill the tree directly but may make it unsafe by affecting the weight distribution of the crown or by facilitating decay in the long term. Such damage may also be disfiguring.

1 INTRODUCTION

1.1. **Brief:** I am instructed to survey significant trees within and adjacent to the land rear of Solent View Road, Seaview, Isle of Wight, in anticipation of a planning application for residential properties on the site.

I am to provide a report in accordance with the specification in BS 5837:20012 *Trees in relation to design, demolition and construction: Recommendations* indicating the possible constraints which may be associated with the trees.

1.2. **Purpose of this report:** The primary purpose of this report is for the architect and council to review the tree information pertaining to the site so as to inform and support both the design development and the outline planning application process. The report can be used as the basis for issuing a planning consent or engaging in further discussions towards that end. Within this planning process, it will be available for inspection by people other than tree experts so the information is presented in a way to be understood and helpful to those without a detailed knowledge of the subject.

1.3. **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my 40+ years arboricultural experience. I hold the Royal Forestry Society's certificate in Arboriculture and the LANTRA Professional Certificate for Tree Inspection.

1.4. **Documents and information provided:** I was provided with the site plans. Existing site plan and Proposed Site Plan.

1.5. **Scope of this report:** This report is only concerned with the trees which may have an effect on or be affected by the proposed development. This will also include any trees in surrounding areas or properties which may be relevant to a proposed development.

1.6. **Ecological constraints:** The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit or nest in trees. Although the presence or relevance of such wildlife may be noted within this report these issues are beyond my area of expertise, so advice from an ecologist must be sought to check if any relevant constraints may apply to this site.

1.7. **Limitations of use and copyright:** All rights in this report are reserved. No part of it may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature without our written permission. Its contents and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of M Jones Arborist Consultancy Ltd.
This report is valid for one year from the date of inspection.

2 SITE VISIT and OBSERVATIONS

2.1. **Site visit:** I carried out two site visits in November 2020 for tree recording purposes and to assess the site and trees.

All observations were from ground level and did not involve any climbing or detailed investigations beyond what was visible from accessible points at ground level. All dimensions were estimated unless otherwise indicated. The weather at the time of the inspection was breezy, wet and overcast.

2.2. **Brief site description:** The site is a field to the rear of existing residential properties and a wooded coastal slope within the suburban area of Seaview.

The site has public footpaths to its north west and south west with a countryside hedgerow of mixed species and individual screening trees.

The site slopes from the north to the south.

2.3. **Identification and location of the trees:** The trees in question are plotted as individuals on the site plans included as *appendices* with details recorded in the tree schedule. Dead trees, trees of below 75mm trunk diameter at 1.5m height or trees and large shrubs that have little or no landscape or amenity value either now or in the future have not been included within this survey.

This tree survey is primarily concerned with the trees that may have an impact on or by a proposed development, therefore the Tree Schedule and the Tree Constraints Plan within this survey, lists and illustrates the trees within and adjacent to the development area which may be impacted. This will include trees that are outside the site boundaries and have not been measured but visually assessed and estimated from what is obvious from the site area.

The trees beyond the site boundary to the east were tape and pace plotted by the author of this report at the time of the site visit and added to the tree constraints plan within the appendix of this report.

2.4. **Restrictions:** A search of the I.O.W. Council GIS Mapping web site in November 2020 indicated that the site area and adjacent trees alongside the public footpath R68-67 are subject to a Tree Preservation Order (TPO). TPO reference No. 20/00016/TPO.

Explanatory Notes

- **Species:** I base the species identification on visual observations and list the common English name of what the tree appeared to be first, with the botanical name after in italics. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. If I am unsure of the precise species of tree, I indicate the botanical name followed by the abbreviation sp indicating only the genus is known, in order to avoid delay in the production of the report. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Measurements/estimates:** All height and branch spread measurements are estimates unless otherwise indicated. A diameter tape is used to calculate the stem diameter. In cases where the tree is inaccessible when the diameter is estimated. This will be indicated by a * before the measurement. Any other measurements specific to a site or a particular tree will be indicated by ** and referred to as *additional observations*.
- **Height:** I estimate height to the nearest meter.
- **Stem diameter:** These figures relate to 1.5m above ground level and I record them in millimeters rounded up to the nearest five millimeters. Where a tree branches into two or more stems below 1.5m the measurement is taken immediately above the root flare. 'M' indicates trees or shrubs with multiple stems.
- **Branch spread:** I pace out to the measurement from the centre of the trunk to the tips of the live lateral branches to the four compass points.
- **Crown height:** This is the height of crown clearance from ground level to the lowest branches.
- **Age Class:** I estimate age from visual indicators and I assess the grades of maturity as follows. Young = less than one third life expectancy. Middle aged = one third to two thirds life expectancy. Mature = trees within their last third of normal life expectancy. Overmature = trees towards the end of their last third of normal life expectancy that are in an obvious state of decline. Veteran = notably old or ancient tree of a particular species that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving the typical age range for the species concerned.
- **Health:** This refers to the physiological condition of the tree and is categorized as follows. Poor = obviously in poor health. Fair = some visible evidence of decline or lack of vigor. Good = Appears to be healthy and vigorous.
- **Structural condition:** Poor = obviously in a dangerous, or potentially dangerous condition. Fair = some visible defects, but no significant hazards. Good = sound, healthy condition.
- **Remaining contribution:** Estimated remaining contribution in years (e.g. less than 10, 10-20, 20-40, more than 40).
- **Grading:** Category U = trees of very limited arboricultural value due to condition. Category A = trees of high quality and value. Category B = Trees of moderate quality and value. Category C = trees of low quality and value. *Trees are further graded into subcategories 1-3 in compliance with the cascade chart for quality assessment in BS 5837:2012.*

3 TREE SCHEDULE.

Tree Survey: The results of the survey are recorded in the table below.
 N.B. *This table should be read in conjunction with the explanatory notes*

Tree No.	Species	Height	Stem Dia.	Branch Spread	Crown Height	Age Class	Health	Structural Condition	Preliminary Recommendations	Remaining Contribution	Grade
T1 Off site	Crab apple <i>Malus</i> var:	3M	*150mm	N=1.5m S=1.5m E=1.5m W=1.5m	0.75m	Middle	Good	Fair Small ornamental tree pruned to contain it's growth	Requires an estimated RPA radius from the trees centre of 1.8m	>10yrs	C1
T2 Off site	Birch <i>Betula pendula</i>	3M	*150mm	N=2m S=2m E=2m W=2m	1m	Middle	Good	Fair Small ornamental tree pruned to contain it's growth	Requires an estimated RPA radius from the trees centre of 1.8m	>10yrs	C1
T3 Off site	Cherry <i>Prunus sargentii</i>	3M	*150mm	N=1.5m S=1.5m E=1.5m W=1.5m	0.75m	Middle	Good	Fair Small ornamental tree pruned to contain it's growth	Requires an estimated RPA radius from the trees centre of 1.8m	>10yrs	C1
T4	Ash <i>Fraxinus excelsior</i>	10M	440mm @ 1.8m	N=5m S=6m E= 5m W=5m	3m Over the site field	Middle / Mature	Good/ Fair Possible infection with Ash Dieback (<i>Hymenoscyphus fraxineus</i>)	Fair / Poor Large and heavily decaying wound to 50% of lower trunk - structurally unstable	Requires an RPA radius from the trees centre of 5.3m Recommend to inform the owner of the tree to remove this tree for future safety reasons	<10yrs	C1

Tree No.	Species	Height	Stem Dia.	Branch Spread	Crown Height	Age Class	Health	Structural Condition	Preliminary Recommendations	Remaining Contribution	Grade
T5	Ash <i>Fraxinus excelsior</i>	11/12M	* 500mm	N=5m S=4m E= 7.5m W=5m	2.5M To east in field	Middle / Mature	Good/ Fair Possible infection with Ash Dieback (<i>Hymenoscyphus fraxineus</i>)	Good/Fair	Requires an estimated RPA radius from the trees centre of 6m Continue to monitor the health of the tree for Ash Dieback (<i>Hymenoscyphus fraxineus</i>)	<20yrs	B1
T6 Off site	Ash <i>Fraxinus excelsior</i>	14M	* 800mm	N=3m S=13m E= 6m W=4m	1.5M To the south	Mature	Good/ Fair Possible infection with Ash Dieback (<i>Hymenoscyphus fraxineus</i>)	Fair	Requires an estimated RPA radius from the trees centre of 9.6m. Continue to monitor the health of the tree for Ash Dieback (<i>Hymenoscyphus fraxineus</i>) Recommend the removal of the first limb to the south @ 2m to raise the crown to 4m for field maintenance.	<20yrs	B1
T7	Sycamore <i>Acer pseudoplatanus</i>	14M	300mm	N=2m S=4.5m E=2m W=3m	1.5M To the south	Young/ Middle	Good	Fair	Requires an RPA radius from the trees centre of 3.6m	>20yrs	C2
T8	Sycamore <i>Acer pseudoplatanus</i>	11M	290mm	N=3m S=5m E=2m W=3m	1.2M To the south	Young/ Middle	Good	Fair	Requires an RPA radius from the trees centre of 3.5m	>20yrs	C2

Tree No.	Species	Height	Stem Dia.	Branch Spread	Crown Height	Age Class	Health	Structural Condition	Preliminary Recommendations	Remaining Contribution	Grade
T9	Sycamore <i>Acer pseudoplatanus</i>	1M	Twin stem 200mm 205mm	N=4m S=4m E=4m W=4m	1M	Young/ Middle	Good	Good/ Fair	Requires an estimated RPA radius from the trees centre of 3.5m	>20yrs	C2
T10 Off site	Ash <i>Fraxinus excelsior</i>	15M	* 650mm	N=8m S=8m E=8m W=8m	1.2M To the north	Mature	Good	Good	Requires an estimated RPA radius from the trees centre of 7.8m	>20yrs If not infected with Ash Dieback	B2
T11 Off site	English Oak <i>Quercus robur</i>	12M	Twin stem * 600mm	Crown spread up to 6m into the site (south/ west)	5M	Mature	Good	Good/ Fair	Requires an estimated RPA radius from the trees centre of 7.2m	>20yrs	B2
G1 Off site	Hedgerow Elm / Ash	8-9M	Largest tree * 200mm	As shown to the footpaths	Base of hedgerow	Young	Good	Fair	Requires a maximum estimated RPA radius from the trees of 2.4 - two meters back from the boundary shown.	>10yrs	C1/2 as a group with C grade trees

Tree No.	Species	Height	Stem Dia.	Branch Spread	Crown Height	Age Class	Health	Structural Condition	Preliminary Recommendations	Remaining Contribution	Grade
G2	X5 Ash <i>Fraxinus excelsior</i>	9-10M	Largest stem (x2 twin) 250mm	Average 4m to the south	1.8M	Middle	Fair Declining crowns with deadwood and windswept form. Possible infection with Ash Dieback (<i>Hymenoscyphus fraxineus</i>)	Fair	Requires an estimated group maximum RPA radius from the trees centre of 4.2m. Continue to monitor the health of the tree for Ash Dieback	10yrs	C2 as a group with C grade trees
G3	X2 Sycamore <i>Acer pseudoplatanus</i>	10M	Largest stem 210mm	N=4m S=3m E=3m W=3m	Base	Young	Good	Good	Requires a maximum group RPA radius from the trees centre of 2.5m	>20yrs	C2 as a group with C grade trees

4. ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)

A study was carried out to consider, identify, evaluate and possibly mitigate the extent of direct and indirect impact on or from the trees that may occur as a result of any proposed new development being constructed on the site.

4.1 Tree Constraints.

- **Tree Categorizing:** The trees have been categorized using the BS 5837:2012 Cascade Chart for tree quality and assessment and these have been given in the Tree Schedule and are shown on the plans included in the *appendix* and represented as a shape and a color.

- Light Green = Category A trees: trees of high quality and value.
- ◆ Mid Blue = Category B trees: trees of moderate quality and value.
- Grey = Category C trees: trees of low quality and value.
- U Red = Category U trees: trees unsuitable for retention.

Subcategory Criteria: 1. Mainly arboricultural values.
2. Mainly landscape values.
3. Mainly cultural values including conservation.

- **Root protection areas:**

1. The root protection areas (RPA) for all the significant trees in the vicinity of the development have been plotted in accordance with the formula given in BS 5837:2012 and are shown along with the circle radius for the area on the plan included in the *appendix*. The BS 5837 recognizes that an RPA is influenced by other on site factors and states in 5.2.4 that it *'may change shape but not reduce its area whilst still providing adequate protection for the root system'*. This can be due to, *'b) The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services)*.

- **Tree shadow/ shade:**

1. The primary shade bearing trees are to the north of the site and the dwellings, therefore shade and shadow may be not considered as a possible constraint towards this development and has not been considered further within this report.

- **Crown Spreads:**

1. The indicative crown spreads of the trees surveyed are shown on the *Tree Constraints Plans* included in the *appendix*. Any proposed development design must consider the proximity and possible nuisance or damage to the fabric of the building from the crowns and branching system. The future crown spreads of younger retained trees must also be taken into consideration but have not been represented graphically within the scope of this survey report.

4.2 Tree Constraint Considerations: *General*;

On measuring and plotting the constraints of these trees, any development design and construction will need to consider any tree constraints. Any implications of this, from or to the trees must be considered and addressed. Possible solutions for this within BS 5873 may be:

A) Removal of the tree. This may be acceptable for category `C` trees as BS 5837 states that "C category trees will not usually be retained where they would impose a significant constraint on development," however this may not be reasonable for higher category trees or `C` grade trees or groups which may be retained for other reasons e.g. screening.

B) The re- positioning of the proposed development to outside the constraint.

C) To use construction methods which minimize the impact to the rooting system, this may be in the form of footings more radial to the tree roots, or sheathed micro-pile with footings- beams, slabs, suspended floors laid at or above ground level and cantilevered as necessary to avoid major tree roots.

These conditions should also applied to kerb edges, driveways and hard landscaping, by using a three dimensional cellular confinement system, e.g. `Cellweb` to minimize compaction and maintain porosity to both water and gasses. Any impervious surface or covering (construction) to be installed over a RPA must cover no more than 20% of any tree total RPA area and in a tangential strip no wider than 3 meters. If this is exceeded then a system of irrigation to the covered area is to be provided, to compensate for the loss of `open` root feeding area.

Any trenching for underground services will need to comply with National Joint Utilities Group (NJUG). *Guidelines for the planning, installation and maintenance of utility services in proximity to trees.*

Soil level changes, both lowering, or raising within a RPA should be kept to a minimum with any infill generally kept light and un-compacted.

D) To include within the development design elements which will minimize the affects of a current or future tree constraint, which may put future pressure on the tree to either be removed or pruned beyond what would be considered reasonable to maintain its amenity value and health, for example, to position windows or areas of high occupancy away from heavy shade or long periods of shadow.

NOTE i). With all the given current information and considering the longer term prospects of a tree in conjunction with the development the Planning Authorities may agree it suitable to remove a tree and replant with a species more suited or in a position more acceptable to the development.

ii). The retained trees and areas identified for re-planting will require protection during the works on the site, both above and below ground and shall be detailed in an Arboricultural Method Statement.

4.3 Tree Considerations: *Items*;

The Town & Country Planning Act 1990 requires trees on or near development sites to be part

of the material considerations within the planning process. The Local Planning Authority (LPA) is also **obliged**, to take steps, through the use of TPO's and Planning Conditions, and where it is considered appropriate, to retain and protect trees on development sites and to ensure the planting of new trees if considered necessary.

The removal of 'C' grade tree is unlikely to be objected to by the LPA, and shall not be seen as a material constraint to a development, however if significant numbers of 'C' grade trees are to be removed then the LPA are likely to request additional re-planting to compensate for the collective loss of these trees. It may also be considered that close growing 'C' grade trees will collectively qualify for a higher grade, and therefore more worthy of retention.

If any proposed development design of this site requires the removal of higher grade 'B' trees it must be shown that the loss of the public amenity benefits and value of the tree(s) can be suitably mitigated, if necessary by new planting.

- **Tree Removals:**

1. The proposed development will require the removal of some of the trees surveyed.
2. These trees are indicated as T4, G2 and G3.
3. T4 is a structurally unsound tree and should be removed for safety reasons regardless of the proposed development whilst G2 are ash trees already infected with Ash Die-back and so are likely to be lost in the near future.
4. G3 are a C grade group of young self seeded sycamore trees with a minimal landscape impact.
5. Additional tree planting in conjunction with the development is likely to more than compensate for the short term loss of any of the removed trees, but this planting has not been assessed or covered within this report.
6. Tree removals will not be considered as a constraint towards this development.

- **Crown Spreads:**

1. The development houses and garages have been located away from the current crown spread of the retained trees.
2. The crown spread of T11 that is over the access driveway is at a height of 5m which is the accepted highways standard height.
3. Any future pruning of the trees and hedgerows within and adjacent to the future properties will be akin to normal and commonplace garden maintenance and shall not be detrimental towards the trees or the local amenity landscape.
4. The crown spreads of the retained trees and any required future pruning of these shall not be considered as a constraint towards this development.

- **Root Protection Areas:**

The root protection areas (RPA) for the surveyed trees has been calculated and determined using the formulae provided in BS 5837:20012 and shown graphically on the *Tree Constraints Plan*.

1. The development buildings and structures have been located to the outside of the retained trees RPA.
2. The access driveway will intrude into the outside northern edge of the RPA of T11, however this intrusion is minimal in comparison to the overall RPS of this tree and is unlikely to be detrimental towards the future wellbeing of this tree.
3. The soft landscaping areas within the design will allow for the future growth and feeding requirements of any adjacent trees.
4. I do not consider that the RPA of the trees to be considered as a material constraint towards this development.

5. CONCLUSIONS:

1. After considering the constraints of these trees, the area available for a development design and the reasonable solutions available to the known constraints, I consider it is perfectly feasible to develop this site whilst adequately providing for the wellbeing of the retained trees.
2. If adequate precautions to protect and manage the retained trees is further detailed and specified within an Arboricultural Method Statement and a robust additional tree planting scheme implemented in conjunction with the construction of the development, it will have minimal impact to the local landscape amenity in the future but will open up an otherwise unavailable amenity for the benefit and use of the residents.

A handwritten signature in black ink, appearing to read 'Mick Jones', written over a light blue circular stamp or watermark.

Mick Jones. Cert Arb. RFS.

Appendices

TREE CONSTRAINTS PLANS 1:500@A1

**Tree Categories, Root Protection Areas,
Crown Spreads.**

PROPOSED SITE PLAN



NOTES

1. Tree Root Protection Areas have been added to survey drawing as supplied.
2. This drawing should be read in conjunction with the written Tree Report and associated schedule.

KEY.

- GRADE "A" TREE (HIGH GRADE TREES)
- GRADE "B" TREE (MEDIUM GRADE TREES)
- GRADE "C" TREE (LOW GRADE TREES)
- GRADE "R" TREE (TREE TO BE REMOVED)
- TREE PROTECTION AREA
- INDICATE CROWN SPREAD
- GRADE "B" CONTAINING "C" GRADE TREES
- NEGATIVE SHADE RANGE
- TREE TO BE PLANTED

Scale: 1:500 Date: 02/07/2011
 For further details, verify all dimensions on site before commencing any works or making any final drawings.



PROJECT: Donkey Field at Seaview, Isle of Wight

TITLE: TREE CONSTRAINTS PLAN SHOWING PROPOSED LAYOUT

Scale: 1:500 Date Iss: TCPIS/02
 Date: 02/07/2011

This drawing as 1:500 at A1