



Membership No.FE00604

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Established 1994



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Our Ref: IH/ Site 4, Shedfield Nursery & Equestrian Centre, Botley Road, SO32 2HN /survey/impact/7037

25th September 2023

Mr Conrad Collins
Shedfield Nursery & Equestrian Centre
Botley Road
Southampton
Hampshire
SO32 2HN

Dear Conrad

TREE SURVEY AND IMPACT FOR SITE 4, SHEDFIELD NURSERY & EQUESTRIAN CENTRE, BOTLEY ROAD, SO32 2HN.

Brief: Survey trees that are on/close to Site 4, Shedfield Nursery & Equestrian Centre, Botley Road, as shown on the plans provided, and assess the impact of these trees on this site.

Date of Inspection: 25.09.23.

Inspected by: Ivan Hinsley BSc

Survey method: On foot ground level visual.

Findings: From the on-site, ground level survey that was conducted at Site 4, Shedfield Nursery & Equestrian Centre, Botley Road, there were found to be three groups of trees to the west of the site, two individual trees and one group to the north and one individual tree to the northeast, that have the potential to have an impact on the site. Site 4 is made up of hard surfacing with piles of aggregate on it and some storage units. The vehicle access to further sites at Shedfield Nursery & Equestrian Centre, Botley Road runs along the southeast and boundary of the site.

Tree preservation order 1489 covers at site 4, Shedfield Nursery & Equestrian Centre, Botley Road, all mixed deciduous and coniferous trees.

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TREE SURVEY FOR SITE 4, SHEDFIELD NURSERY & EQUESTRIAN CENTRE, BOTLEY ROAD, SO32 2HN

Survey Technique

The surveyed trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees was restricted, in such cases the descriptions of the trees given in the survey schedule are subject to the tree being free of significant defects that were not clearly visible. Detail on the individual trees assessed is given in the survey schedule using the format in BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', please read in conjunction with the enclosed Tree Survey Plan.

The columns and abbreviations used are:

Column 1 = T – Tree number marked on the submitted plan.

Column 2 = The Latin binomial and common name if applicable.

Column 3 = Hgt – Approximate tree height, in metres; to the nearest 0.5m if under 10m.

Column 4 = Dbh – Diameter (rounded to the nearest 10mm). Single stemmed trees, at 1.5m above ground level. Low branched trees, at the narrowest point below the fork. Trunks with irregular swellings, at the narrowest point below the swelling. Multi stemmed trees, each stem measured at 1.5m above ground level. # estimated value if unable to gain access.

Column 5 = RPA – The Root Protection Area: radius measured in metres from the centre of the trunk.

Column 6 = B/S – Approximate branch spread to the four cardinal points of the compass, in meters.

Column 7 = FSB – Height of first significant branch above ground level in meters and direction of growth

Column 8 = C/C – Height of canopy above ground level, in meters.

Column 8 = Age – Age class as representation of passage through normal life cycle – Y=Young, SM= Semi-Mature, EM = Early Mature, M=Mature, FM = Fully Mature, OM = Over Mature.

Column 9 = R/C – Estimated remaining contribution, in years.

Column 10 = Cat – BS5837: 2012 Survey category.

Categories are:-

U Trees unsuitable for retention (Red on plan)

Trees that can not realistically be retained, in the context of the current land use, for longer than 10 years.

A Trees of high quality (Green on plan)

Trees able to make a substantial contribution for a minimum of 40 years. Particularly good examples of trees, or essential components of groups of arboricultural features e.g. avenues. Visual importance or significant conservation, historical or other value. Veteran trees, especially if ancient.

B Trees of moderate quality (Blue on plan)

Those in such a condition as to be able to make a significant contribution for a minimum of 20 years. Might be category A but have defects or lack special qualities; or growing in a high value group. Has conservation or cultural values.

C Trees of low quality (Grey on plan)

Unremarkable trees of limited merit, with a life expectancy of at least 10 years; or growing in a low value group. Also young trees with a stem diameter of below 150mm.

Column 11 = General Observations - notes re structural and/or physiological condition, and/or preliminary management recommendations.

SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
G1	<i>Pinus sylvestris</i> Scots pine	17	280 310 320 380	3.87	N 4 E 4 S 4 W 4 FSB	10	EM	40+	B	Group of 4. Good vigour
G2	<i>Pinus sylvestris</i> Scots pine	15	420 360 300	4.32	N 5 E 5 S 5 W 5 FSB	9	M	40+	B	Group of 3. Good vitality.
G3	<i>Pinus sylvestris</i> Scots pine	16	Range 380 to 220	3.8	N 3 E 3 S 3 W 3 FSB	9	EM	40+	B	Group of 10. Collectively Good vitality.
4	<i>Quercus robur</i> Oak	17	810	9.72	N 7 E 5 S 4 W 9 FSB	3	M	40+	A	Retrenching. Good vitality.
5	<i>Quercus robur</i> Oak	19	770	9.24	N 5 E 10 S 10 W 7 FSB	3	M	40+	A	Good vigour. Premium tree.
G6	<i>Quercus robur</i> Oak	19	540 710 890	8.56	N 6 E 5 S 8 W 5 FSB	4	M	40+	A	Successful group of 3 trees. Good vigour.
7	<i>Quercus robur</i> Oak	20	940 600	13.38	N 9 E 8 S 9 W 10 FSB	5	M	40+	A	Twin stem tree. Good vigour.

General Constraints:

When considering the retention of trees in a planning context, preference should be given to retaining trees in categories A and B as these are the trees that contribute most to the internal amenity of the site and surroundings for the longest time.

Category C trees are of lesser importance, they would not usually be retained where they would impose a significant restraint on development.

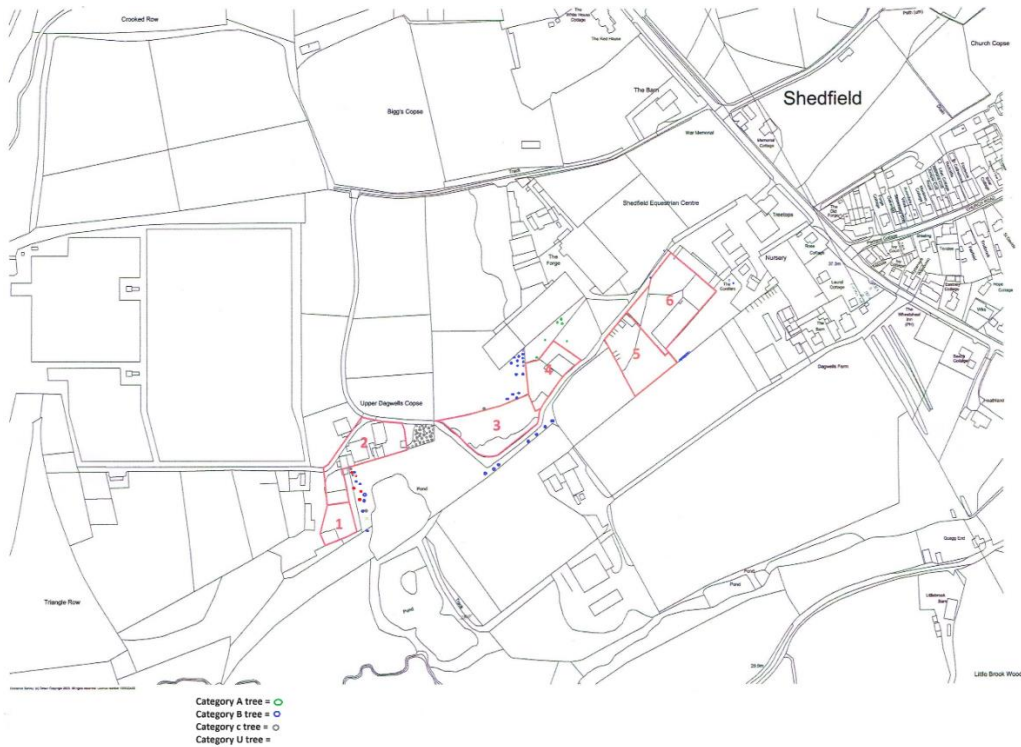
Trees placed in the removal 'U' category are assessed upon their condition and not on any planning proposals which may require the removal of the tree for other reasons; category U trees are unsuitable for retention in a development context and should be removed for sound arboricultural reasons.

The enclosed tree survey plan indicates the initial root protection areas produced from the survey data. The Root Protection Areas (RPA's) for the trees have been calculated using the formula given in to BS5837:2012. This is the recommended area around the tree in square metres within which no construction, excavation, soil stripping, level changes or other potentially harmful activities should take place unless appropriate precautions or techniques are employed to avoid root damage. Barriers should protect this area for the duration of any development works to avoid damage to the root system.

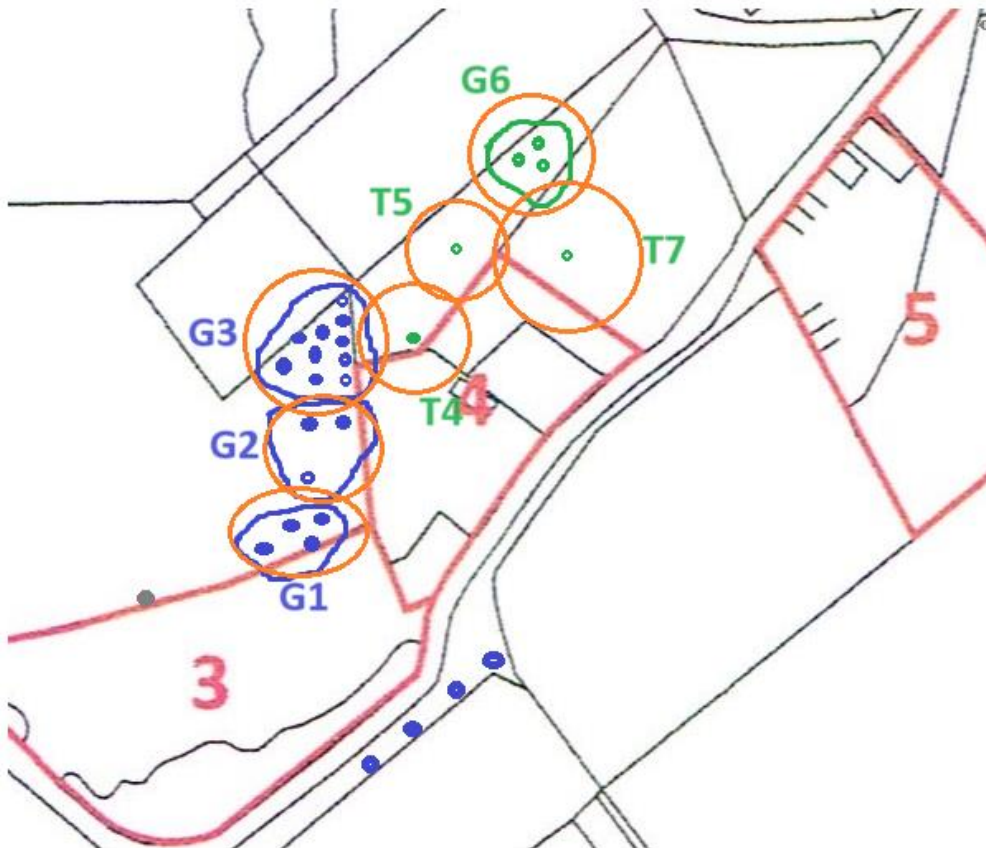
Adequate space should also be allowed for future growth, particularly around young and middle-aged trees.

The requirements of BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations have been given full consideration with regard to these arboricultural constraints plan and report in line with established arboricultural practice. Please note that once the design is finalised an Arboricultural Impact Assessment plus also an Arboricultural Method Statement with accompanying Tree Protection Plan will be required by the Local Planning Authority (LPA) prior to granting planning approval. The LPA often requires arboricultural supervision throughout site works; for which we will require a separate instruction.






Map of Shedfield Nursery & Equine Centre, Botley Road, Shedfield.



Map of site 4 Shedfield Nursery and Equine Centre, Botley Road, Shedfield, with tree detail entered.

RPA= 

Conclusion: Site 4 Shedfield Nursery and Equine Centre, Botley Road, Shedfield, as shown on the map above, has no impact on G1 and G6. Site 4 does have an impact on the linear RPA for G2, G3 and T5. The encroachment into the RPA of G2, G3 and T5 is mitigated by the surrounding land use of agricultural grassland on all other sides. The availability of this land to G2, G3 and T5 would give them the opportunity, if they have not already done so, to seek out moisture and nutrients elsewhere. BS 5837:2012, 5.3.1 states that:

‘If operations within the RPA are proposed, the project arboriculturist should:

- a) Demonstrate that the trees can remain viable, and that the area lost to encroachment for elsewhere, contiguous with its RPA’.

We believe that there would be no detriment to G2, G3 and T5 from developing Site 4, Shedfield Nursery & Equestrian Centre, Botley Road and we would be conforming to BS 5837:2012.

Site 4 Shedfield Nursery and Equine Centre, Botley Road, Shedfield does have a major impact on the RPAs of T4 and T7 and as so there needs to be great care taken around these trees and their RPAs, as they are very significant trees in this environment. T4 and T7 are displaying veteranizing characteristics which increases their biodiversity value and their importance to the surrounding environment. Any development within site 4 Shedfield Nursery and Equine Centre, Botley Road, Shedfield would need to be sympathetic to the requirements of the trees and not impact their future within the environment they stand in.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely



Ivan Hinsley

Response to the appeal ref: APP/L1765/C/23/3331896, December 2023

When assessing the report that has been produced by the planning officer, we first need to evaluate the source of the information that has been used by the planning officer to come to their conclusions. The report that we submitted, and the photographs taken by Ivan Gurdler in September 2022, meet the time constraint guidelines set by the planning authorities, which in our experience is 18 months, after which it would need to be re-surveyed. However, Andy Sherlock’s report does not, and this report was used in a failed prosecution against the client and not for a planning application. Andy Sherlock’s motivation and interpretation does not align with a planning application and so the data recovered within the report bears no relevance to this appeal.



Photo 1 report issued 16th December 2020



Photo 2 report issued 29th September 2022



Photo 3 report issued 25th September 2023

For the ease of evaluation, the photos of T4 have been collated. Photo 1 was taken by Andy Sherlock in December 2020, photo 2 was taken by Ivan Gurdler September 2022 and photo 3 was taken by Ivan Hinsley September 2023. Having the 3 images together helps to see the progression of T4 over the last 3 years. The canopy has thickened over that period, which is highlighted by the reduction of sky that can be seen through the canopy, even with the improvement of camera technology.

From these pictures, it is evident that T4 has suffered an event that has caused it harm. This event has probably happened within the last 10 years. However, it is not the subject of this report to speculate on what that was and the exact date. We have come to this conclusion because of the observed dead wood that is showing beyond the foliage of the canopy and its lack of retained twigs, which is a sure indication that those branches died some years before the taking of the photograph.

We accept the Vigour/Vitality exercise in semantics undertaken by the local planning authority. However, their reliance solely on above ground extension growth as a sole indicator of a tree's vigour/vitality

demonstrates a lack of understanding of what is actually happening with T4 and T7. For a tree to present the symptoms of upper canopy dieback, 99 times out of 100 it will be as a result of loss of root function probably due to loss or dieback. ‘Tree Roots in the Built Environment (research for amenity trees No.8)’, published for the Department for Communities and Local Government gives us an understanding of what is occurring within T4 and T7:

8.3.1.1 Growth responses to root and shoot pruning.

“Removal of roots lowers the root:shoot ratio and impairs the supply of water and mineral nutrients, rather than carbohydrates. If the supply of nitrate, for example, becomes limiting after root severance, growth of stems and leaves is reduced. Carbohydrates not utilised for shoot growth are used for root growth, leading to restoration of the root-shoot balance. If the supply of water is limiting after root severance, the water potential in the shoot tissues required to maintain transpiration is more negative, as movement of water through the diminished root system requires stronger suction. Expansion of growing cells in leaves and stems is reduced, and therefore carbohydrate becomes available for root growth, again resulting in gradual restoration of the root:shoot ratio which existed previously.”

The allocation of resources can be clearly seen in T4 to be one whereby the tree has been primarily concentrating on root growth. As the recovery of the root system has progressed it has allowed the tree to begin restoring its photosynthesising surface. This restoration is occurring in the lower part of the canopy where the suction required is compatible with the resources of the recovering root system. Whilst the recovery is not yet complete, the series of photographs clearly demonstrate that the tree is on an upward recovery spiral and is making good progress. Hence the conclusion that the vigour/vitality of the tree is good.

We do, however, not agree with the interpretation of Retrenching. The Woodland Trust publication ‘Ancient and other veteran trees: further guidance on management’ edited by David Lonsdale, contradicts the planning officer’s view. *“A relatively young tree that has been affected by adverse factors could show crown retrenchment, hollowing or other characteristics more typical of an ancient tree. Such a tree might simply be in a state of terminal decline, unworthy of recording as a veteran unless it has evidently recovered from adversity and can thereby be regarded as a veteran by virtue of being a survivor.”* We believe that T4 and T7 are survivors.

We do not deny that T4 and T7 have been through an event. Both trees, however, have shown evidence that they have adapted to their environment and survived. We feel that the current use of the site is not now hindering the success of the trees; they are in equilibrium with their surroundings. This is a strong argument for not making any further changes to the site, thereby allowing the trees to continue the recovery that they have demonstrated over the last few years.

Trees are living organisms, they are not buildings. If the impact of a building is detrimental to the visual amenity of a landscape, the building can simply be removed and the detriment is removed with it. This is possible partly because the landscape does not respond to the existence of the building. Removal of the building returns the whole situation back to point zero. Any new activity or change of circumstance which occurs within the living environment of a tree has the immediate consequence of triggering defence mechanisms within the tree that increase its chances of surviving the changes. Therefore, unlike the landscape which is the same landscape after the building is removed as it was before it was built, the tree after changes have occurred in its environment is not the same tree as it was before it occurred. For this reason, from the point of view of retaining protected trees in the best possible condition, whether or not the activities that have occurred around the trees would have been approved if part of a prior application may be an interesting academic exercise, but it makes no contribution to determining how best to achieve the

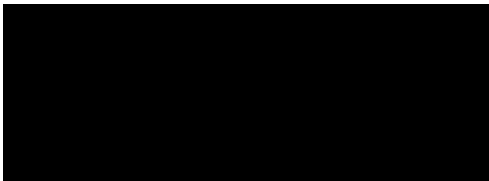
aims of the existing tree preservation order. To best meet the aims of the TPO the situation needs to be looked at as it is now and the decision to be made lies between:

1. Is it best for the trees and their long-term survival prospects to now leave things as they are or
2. is it better for the trees to seek to return their circumstances back to what they were before the recent changes were made?

Photo 1 shows how close to dying T4 was in its previous circumstances and Photo 3 shows the progress it has made since its circumstances have changed. In our opinion the only reasonable conclusion to draw is, the best outcome for the trees and therefore the best ways to support the aims of the TPO is now to leave things just as they are.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely



Ivan Hinsley
03.01.2024