

TPO.TVBC.1223

69-72 Riverside Gardens, Romsey, Hampshire, SO51 8HN

Background Papers (Local Government Act 1972 Section 100D)

Background Papers C –
CAVAT assessment record from HCC;
email from objector's drainage contractor

Capital Asset Valuation for Amenity Trees (CAVAT)	
Valuation	£91, 511
Related documents	Calculation form attached and workings below.
Site	One sycamore to front of 69-72 Riverside Gardens, Romsey, SO51 8HN
Client	Dermot Cox, Test valley Borough Council
Account holder	TVBC – details to be confirmed. Commissioned By TVBC tree officer.
From	Hampshire Highways Arboriculture, tree officer, external works Bishops Waltham Depot, Botley Road, Bishops Waltham, Hampshire SO32 1DR E: arb@hants.gov.uk
Reason	Request for valuation and assessment of a single sycamore tree. Reason not known.
Commentary	<p>The tree was checked and measures in person on 07th April 2021.</p> <p>T1 is a single tree with a twin stem from a fork at about 1.7m. It is prominent in the location, being the only single, large tree on this section of Riverside Gardens: a treeline forms a green backdrop behind the dwellings but there are no remaining trees of significant size in the streetscape, making it locally more important.</p> <p>T1 is covered by a Tree Preservation Order reference TVBC 1223.</p> <p>T1 is positioned to the north of the TPO reference address so will interrupt the light levels, and is opposite the access to a set of garages.</p> <p>Sycamore sets readily and this is possibly the result of incidental germination rather than formal planting. It is well established, of good form and the canopy is well balanced.</p> <p>The methodology has been applied with a conservative approach.</p>
CAVAT valuation	CAVAT stands for Capital Asset Valuation for Amenity Trees and is an industry-recognised methodology. The valuation is based on a cross-sectional stem area and adjusted for several factors including condition, appropriateness and likely remaining life-span. The tree has been assessed as a multi-stem form and the appropriate methodology has been applied. See attached calculations.

Photo 1



Viewed from north looking to south

Photo 2



Viewed from West looking east



Calculation form and calculations with notes clipped below for reference:

CAVAT notes and calculator		Riverside Gardens Sycamore		
Step			T1	
		Stem diameter	96.50	
		Stem area	7326.41	
1	Base value	Stem area x £16.26	£119,127.47	
2	CTI value	= 100% for most of Hampshire	£119,127.47	Romsey is 100%
3	Location Factor - how visible is the tree to the public? (25% increments)	Can be reduced in 25% steps to minimum 25%	£119,127.47	Highly prominent in the streetscape. Fully visible from wide angles and right to stem base
4	Functional crown value - structural framework (10% increments)	How complete is the branch framework	£107,214.72	Reduced by 10% to allow for crown lifting and slightly compact canopy.
5	Functional crown value - functional crown. (10% increments)	How complete is the healthy canopy	£107,214.72	Fully functional: good bud mass at all branch tips and no notable deadwood present or shedding
6	Amenity and appropriateness value adjustment +/- depending on suitability, nuisance 10% increments, capped at 60% either way	Suited to its specific location?	£96,493.25	Reduced by 10% to allow for footway disruption at the back edge. Looking at the base of the tree it predates the footway so an engineering solution is appropriate to minimise further damage.
7	Life expectancy	Table for bands	£91,668.59	Remaining life expectancy used band 40-80 years. Peer reviewed.

CAVAT

SPREADSHEET TO CALCULATE VALUE OF INDIVIDUAL TREE STOCK (FULL METHOD)

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Created by Alexandra Sleet and Phillip Handley

Only enter data in the pale-green boxes

CAVAT	Quantities you measure / look up	Calculated Values
Step 1: Basic Value		
Measured Trunk Diameter	96.50	
Unit Value Factor	16.26	
Basic Value		£118,922.78
Step 2: CTI Value		
Community Tree Index (CTI) Factor	100	
Community Tree Index (CTI) Value		£118,922.78
Step 3: Location Value		
Location Factor	100	
Location Value		£118,922.78
Step 4: Functional Crown Value part 1		
Structural Factor	90	
Structural Value		£107,030.50
Step 5: Functional Crown Value part 2		
Functional Crown Factor	100	
Functional Crown Value		£107,030.50
Step 6: Amenity Value		
Positive Attributes Factor	0	
Negative Attributes Factor	-10	
Amenity Value		90
		£96,327.45
Step 7: Full Value		
Life Expectancy Factor	40 - <80	
FINAL VALUE		£91,511

The slight difference in figures is due to rounding of the values slightly differently in the two spreadsheets: use the lower value for adherence to the prescribed methodology.

Ends.

From:
Sent: 06 April 2021 08:44
To:
Subject: RE: 69-72 Riverside Gardens drain work

Good Morning

I can confirm that's the pictures below where taken of root removal works at above address .

Thanks

From:
Sent: 05 April 2021 23:46
To:
Subject: FW: 69-72 Riverside Gardens drain work

Good Evening

Further to my below email I would be immensely grateful for a response. A simple "Yes" would be very much appreciated.

Kind Regards

----- Original message -----

From:
Date: 31/03/2021 19:40 (GMT+00:00)
To:
Subject: 69-72 Riverside Gardens drain work

Hello

Thank you so much for the telephone call today. Please could you confirm that you were present when I took the attached images of your work?

Kind Regards

SENSE
TASK WIPES
Heavy Duty Wipes
Cleans Hands & Tools
Removes Difficult Solids



15:27 / 17-11-2020



8,54m

