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**Arboricultural
Impact Assessment
in connection with development at
Nunton Cottage, Beacon Road,
West End, Southampton
SO30 3BR**

Prepared by
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Report Reference: D2012AIAb

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Plan AC1b

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Mr M Beavis, the applicant, to inspect the significant trees close to the proposed development at Nunton Cottage, Beacon Road, West End, Southampton SO30 3BR and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the separation of a plot and the construction of a single detached dwelling with attached garage and parking on land at rear of Nunton Cottage, with access from Beacon Road.
- 1.3 **Documents provided:** I have been provided with the GBS Designs site layout drawing ref: KANDOLHU 04 revision A dated 15.07.22 based on an OS MasterMap and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC1b.
- 1.4 **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 experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Eastleigh Borough Council web maps indicate that the sweet chestnut my T4 is included in a TPO. The web maps show two circles one on each side of the site boundary with Arduillie Lodge and suggest that these are both yew trees included in a TPO with the same reference 617-E. The web maps show the land of Arduillie Lodge up to the rear boundary of Nunton Cottage to be within a TPO with the reference: test1. There are no trees of amenity or planning significance on the site of Nunton Cottage and the trees that need to be taken into account in planning

terms are on adjacent properties. The proposal is therefore to retain the trees and consider them in the planning submissions as if they were formally protected. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Recent planning history:** The application ref: F/22/92340 was refused planning permission in the Eastleigh Borough Council decision of 7th April 2022. There was not a refusal reason that specified trees or impact upon them. The officer report on the application referred to Eastleigh Borough Council tree officer comments. These said that the arboricultural report submitted with that application was broadly acceptable; but that it was the same report as submitted for a previous (withdrawn) application, and an up-to-date report was preferred. The tree officer also commented on a removed yew tree, concluding that a replacement tree was expected by the Council.
- 1.7 **Tree preservation order issues:** The preliminary guidance from Eastleigh about the use of their TPO website maps is that the information contained in the map is not definitive and a specific enquiry should be made to Eastleigh Borough Council for the confirmation of the TPO situation – the web maps are an indication only and should not be relied on. Reference to the website planning pages show no record of a TPO application for consent to fell a yew tree either on land of Arduillie Lodge or of Well House/ Nunton Cottage. There are applications for TPO tree work consent relating to a yew tree in land of Arduillie Lodge. There is a yew tree present in land of Arduillie Lodge. There is no yew tree present in land of Nunton Cottage. I have been advised that the current occupants saw no yew tree at Nunton Cottage when they first saw the property in May 2016. I have not seen the TPO that relates to the site or to the adjacent land. It is not clear to me how replacement planting is required or enforceable a) in the absence of supporting documents i.e. a relevant TPO; and some 6 years or more after the alleged removal of a tree. In any event, the principle of the way in which a planning application is considered is reasonably well-established; and that is that the planning authority looks at the physical characteristics of the land at the time the application is made. It may be that a replacement TPO tree is being sought; but if such a tree is not present, it cannot reasonably be considered as a constraint in the context of a planning application. In consideration of the circumstances, it seems reasonable for this planning application to be determined on the basis of the trees actually present; and for any 'replacement planting' to be pursued by other means.

- 1.8 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2012AIAb report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information. **Note:** In respect of 1.6 above, this report is the updated edition requested by the tree officer.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 14th February 2020 to collect tree information to complete the tree schedule. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I did not have access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry and overcast with a light breeze and good visibility.
- 2.2 **Collection of data:** I inspected each significant tree and the numbering is indicated on the annotated site layout attached as Plan AC1b. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
 - Category B:** Trees of moderate quality and value
 - Category C:** Trees of low quality and value
 - Category U:** Trees unsuitable for retention, usually to be removed
- 2.4 **The root protection areas and location of protective fencing:** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk

diameter. This distance is given for guidance for each tree in the tree schedule. In practice the siting of the specific protection measures may be different. The implication of the RPA is that no significant disturbance should occur within it if the trees are to be successfully retained.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are on adjacent properties to the south east and south west. These trees are generally in average to below average condition, with intervention pruning and the management consequences that come from that. They have small amenity value being separated from direct view from public places (adjacent streets) by distance and buildings. The proposal is for these trees to be retained and protected during development.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** Site access will be by way of a new access opened from Beacon Road towards the south east end of the Nunton Cottage frontage. Part of this access will be within the root protection area (RPA) for the sweet chestnut T4 on adjacent property. Precautions in respect of roots will be taken in the installation of the access surfacing (see 4.4 below).
- 4.2 **Demolition and removal of structures:** There are no existing buildings or significant built structures within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.3 **Construction of new buildings:** The proposed detached dwelling is marginally within the RPA of the sycamore T3 in adjacent property, and no more so than for the F/22/92340 scheme which was considered to be acceptable in tree terms. In consideration of all the circumstances, special design and construction of foundations seems disproportionate, and 'conventional' construction is proposed for the foundations for the new dwelling.

- 4.4 **Installation of new surfaces:** Parts of the proposed access and parking are within the RPA of T4. Where surfaces are proposed within RPAs they will be installed using a 'no-dig' specification. Excavation into areas previously unsurfaced will be limited to the removal of the vegetation layer, a nominal 10cm, to be carried out by hand. There will be no excavation into previously undisturbed ground. The levels allow surfacing to be installed using a no-dig form of construction and may allow the use of a cellular confinement system. For the avoidance of doubt, this method of construction will be used for all the areas indicated on plan AC1b by diamond hatching i.e. within the RPA. Where new surfacing is proposed in these areas, a geotextile membrane will be installed over the previously undisturbed ground level, with the cellular confinement system laid over the membrane. The replacement surface laid over the filled cellular material will be retained by an edging of wooden boards secured by driven wooden pegs. The small change of levels from the new access surface past the edging to the existing ground levels will be managed by a batter formed from good quality topsoil. The restrictions on excavation and the use of a geotextile membrane and cellular confinement system in accordance with the guidelines in Section 7.4 of BS5837 will limit the risk of damage to tree roots to an acceptable level. The plan AC1b assumes the installation of the base course of the vehicular access and parking with a temporary capping early in the development process, to allow site access during construction.
- 4.5 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services run out to Beacon Road and the proposal is for all replacement and new services to do the same. The RPA for T4 extends across the proposed access drive, but a service trench down the drive and across the south corner of the new curtilage of Nunton Cottage, as indicated on plan AC1b, would be a chord at the extreme extent of the RPA. The likelihood of a service trench here causing significant harm would be small, and no special measures are proposed for the installation of services in respect of the risk of harm to tree roots.
- 4.6 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the fencing, existing and proposed, temporary ground protection and special surfacing are installed/retained, there will be no significant adverse effects on trees from construction access.
- 4.7 **Storage and movement of materials:** Materials from ground works and foundation excavations will be moved from site and new materials for the development will come onto site on the proposed access (and see 4.4 above).

There is also an existing access towards the north west end of the Nunton Cottage road boundary, which can give access to the north west end of the proposed new dwelling. With both these accesses available there will be ample storage space for delivered materials either outside RPAs or on ground protected by special surfacing and temporary ground protection. Materials will be moved by hand from their delivery location or temporary storage to where they are to be used.

5 PROTECT

- 5.1 Protective fencing:** Temporary tree protective fencing is proposed for the retained trees, as an adjunct to existing boundary fencing. The temporary tree protective fencing will be erected at the locations shown on plan AC1b. It will be to the BS5837:2012 section 6.2 recommendations i.e. braced preformed galvanised steel mesh panels ('Heras' or similar). It will be installed prior to the commencement of any development-related activity including ground works and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. The fencing is shown giving a clearance from the building of no less than 2m, which gives room for the erection of scaffolding and pedestrian access. Provided that the fencing and ground protection are properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of these trees.
- 5.2 Ground protection:** Temporary ground protection is proposed as an adjunct to the temporary fencing and special surfacing. It will be installed at the locations indicated on plan AC1b. This temporary ground protection will allow pedestrian access for construction and the movement of small amounts of building materials. The ground protection will also act as a base for scaffolding if such access is required. The ground protection shall be as recommended in BS5837 i.e. it shall be scaffold planks, or plywood sheets at least 15mm thick, laid butt-jointed over a geotextile membrane installed on a layer of pulverised bark or similar laid on the existing ground surface i.e. with no significant excavation. The minimum areas where these measures apply are the protection zones as indicated on the attached plan AC1b by diamond hatching with a 'G' in the hatching.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. Trees are not generally unduly close or unduly dominant. The main amenity outlook will be to the main amenity space to the north

west where the nearest tree in direct view is the holly T1 at some 20m from the northwest end elevation of the main dwelling structure. The beech trees G2 stand to the west of the rear elevation and about 11m from the northwest end elevation of the main dwelling structure; and in any event a) they have already had their height potential managed down by pruning; and b) they are on adjacent property outside the direct management control of the applicant. Trees will not be significant in blocking sunlight to the rear elevation or in obstructing skylight or in being unduly dominant to an excessive and unreasonable extent. The development will not bring new pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of surfaces. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Tree protective fencing may be moved only with the consent of the Council

- Temporary ground protection is installed at appropriate locations before commencement of development and is retained until the completion of development
- Ground protection may be moved only with the consent of the Council
- New surfacing within RPAs shall be installed with a 'no-dig' specification
- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to develop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FArborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function is continued now by the Planning Inspectorate for whom I have been an Inspector for Tree Preservation Order application and High Hedge appeals.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I am currently a member of the Association's Consultants Working Party, have until recently been interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
Nunton Cottage, West End
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Holly (<i>Ilex aquifolium</i>)	11	32+28	4	4	1.5	EM	Two stems from ground level. Thin upper crown with dead wood and die-back. Reduced vigour.	10+	C	5.1
				4	4						
G2	Beech (<i>Fagus sylvatica</i>)	14	3<60?	5	5	3.0	EM	On adjacent property. Topped at about 12m with incipient decay at pruning points and minor die-back.	20+	B	7.2
				5	5						
T3	Sycamore (<i>Acer pseudoplatanus</i>)	15	35?	5	5	1.0	EM	On adjacent property. Slightly one-sided.	20+	B	4.2
				5	5						
T4	Sweet chestnut (<i>Castanea sativa</i>)	13	75?	4	4	4.0	M	On adjacent property. Crown reduced overall with dead wood and die-back and reduced vigour.	10+	C	9.0
				4	4						

Appendix 2
Nunton Cottage, West End
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.



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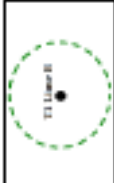
Plan AC1b

Tree Protection Plan for Arboricultural
Impact Assessment

Report Ref:
D2012A1Ab

Proposed development at
Nunton Cottage, Beacon
Road, West End

Location of trees with tree schedule numbering
indicating location of BS5837:2012 section 6.2 tree
protective fencing, ground protection, and special
measures relating to surfacing



T1 Holly C



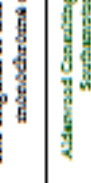
Location of trees indicating
species, BS5837 category and
BS5837 recommended root
protection area



Location of BS5837
recommended temporary
fencing and protected areas



Location of BS5837
recommended temporary
ground protection



Location of special measures
relating to surfacing



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The original of this drawing was produced in colour. A
monochrome copy should not be relied upon.

The diagram is a detailed site plan for the proposed development at Nunton Cottage, Beacon Road, West End. It shows the layout of the site, including the location of Nunton Cottage to the north and Thistlemount to the south. A large red line indicates the 'Indicative route of service trench'. Various tree protection zones are marked with dashed green circles and red hatched areas. Specific trees are labeled: T1 Holly C, G2 Beech C, T3 Sycamore B, and T4 Sweet chestnut C. Fences are indicated by red lines and labeled '2m FENCE'. A north arrow is located in the top right corner.

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All dimensions to be checked on site

All structural elements to be specified by a suitably qualified structural engineer.

REV	DESCRIPTION	DRAWN	DATE
	Initial design	GBS	11.05.22
A	Revisions following feedback from client	GBS	20.06.22
B	Changes to roof, sky lights, garage doors and rear window	GBS	15.07.22

Drawing Ref
KANDOLHU 04

Scale at A1
N/A

Scale at A3
1:200

Date
16 NOV 2021

Drawn by
GBS

Drawing Title
'Kandolhu',
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