

MC/Park Farm/230119 /EDC_Cond 11

19 January 2023

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Dear Sirs

Site - Park Farm, North Stoneham Park, Stoneham Lane
Planning Condition - 11 (Arboriculture)
Planning Consent - F/19/86946

We write to set out our proposals pursuant to Condition 11 of Planning Consent F/19/86946, relating to Arboriculture.

Planning Condition 11 states:

No development shall take place (including site clearance and any other preparatory works) until a scheme setting out the appointment of a project arboriculturalist and provision of arboricultural supervision has been submitted to and approved in writing by the Local Planning Authority. Arboricultural supervision as agreed in discharge of this condition to be implemented for the duration of the project.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase

In order to address the requirements of this condition, we propose to engage James Fuller Arboriculture to provide supervision and monitoring of the construction and demolition works in accordance with the Arboriculture Method Statement (uploaded to Planning Portal). The scope of the arboriculture appointment will include:

Meedhurst Project Management Ltd.
Sterling House
High Street Ascot
Berkshire SL5 7HG

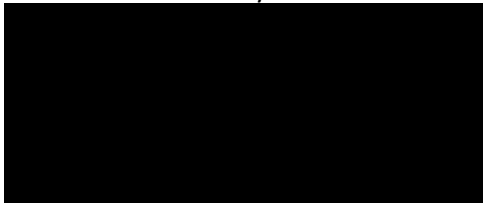
t. 01344 872889
e. mail@meedhurst.co.uk

Registered No. 4153029

1. Attend a pre-commencement site meeting to agree Works on site and location of Tree Protection Barriers.
2. Tree Protection Barrier Sign Off and email to local authority to show that this has been carried out.
3. Site Meetings at 4 monthly intervals throughout the project to check Tree Protection Barriers and report findings to the local authority by email.
4. Attend site to advise on arboriculture matters as and when required

We trust this is acceptable and sufficient to discharge this Condition. The application fee noted on Planning Portal has been paid electronically and we therefore look forward to receiving your approval.

Yours faithfully



Michael Corby

Enc.

cc: Jonathan Wilson, Highwood
Steve Matthews, Highwood
Patrick Egan, Opus
Albert Josephs, Opus

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Registered No. 4153029

October 2019
JFA10259CCRC

Cinnamon Retirement Living & Highwood Homes Ltd

Continuing Care Retirement
Community (CCRC)

Arboricultural Method Statement

James Fuller Arboriculture
...your complete arboricultural consultancy

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ARBORICULTURAL METHOD STATEMENT

Client:

Cinnamon Retirement Living &
Highwood Homes Ltd

Site:

Continuing Care Retirement
Community (CCRC)

Arboricultural Consultant:

James Fuller *FdSc.Arb, BTEC Nat.Dip Arb, M.Arbor.A*

Date:

October 2019

SUMMARY

The proposal is for the Development of a Continuing Care Retirement Community (Class C2) comprising the erection of new buildings; works to and conversion of the existing 'coach house' and 'granary' buildings; internal roads; car parking; footpaths; landscaping; drainage works; and associated infrastructure; following demolition of existing buildings on the site to the south of the main Stoneham development.

The application site crosses the boundary of two neighbouring planning authorities (Test Valley and Eastleigh Borough Councils). The application is being submitted as dual application to both authorities.

This Arboricultural Method Statement (AMS) demonstrates the protection measures for the retained trees and should be read in association with the Plans appended at JF3. It follows the initial tree survey, implications assessment and on-going discussions to minimise the impact upon the existing tree stock.

The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for the retained trees, to ensure their safe and healthy retention during and post development, as guided by BS5837:2012 and current best practice.

There are 9 (nine) Trees and 3 (three) groups of trees to be removed to facilitate the proposed development layout.

There are 5 (five) trees to be removed to improve the appearance of the site from the sales office and allow for new planting.

There are 134 (one hundred and thirty four) trees to be removed from the Woodland to the south of the site as part of the woodland management plan, removal of polluted soil and incorporation of new arboretum.

There are 3 (three) 'U' grade trees on the site that will either be removed or heavily reduced as detailed within this report.

There are 142 (one hundred and forty two) new trees to be planted within the site to mitigate the loss of the existing trees and enhance the woodland/arboretum environment.

James Fuller Arboriculture believes that the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

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SUPPORTING INFORMATION/APPENDICES:

JF1	Tree Survey Schedule (Submitted as part of the main site application)
JF2	Tree Survey Plan JFA10259CCRC.01 TSP
JF3	Tree Retention Plan JFA10259CCRC.02 TRP
	Tree Protection Plan JFA10259CCRC.03 TPP
	New Tree Planting Plan JFA10259CCRC.04 NTPP
JF4	Pre-Commencement Tree Works Schedule

GUIDING PRINCIPLES/APPENDICES:

JF5	Tree Protection Guidance Leaflet
	Construction Exclusion Zone Site Notice
	Common Causes of Damage During Construction Works
JF6	Qualifications and Experience

1.0 INTRODUCTION

- 1.1 There is a proposed planning application for the site known as Continuing Care Retirement Community (CCRC), Stoneham. The site is located to the west of Stoneham Lane and to the north of St Nicolas Parish Church.
- 1.2 The proposal is for the Development of a Continuing Care Retirement Community (Class C2) comprising the erection of new buildings; works to and conversion of the existing 'coach house' and 'granary' buildings; internal roads; car parking; footpaths; landscaping; drainage works; and associated infrastructure; following demolition of existing buildings.
- 1.3 Document disclosure provided:
 - Topographical Site Plan
 - Proposed Site Layout Plan by PRC Architecture and Planning
 - Site Plan by Deacon Design (Ref DD240R03)
- 1.4 The client provided the original site plans with tree locations plotted, these have been used as the basis for the production of subsequent plans. Whilst James Fuller Arboriculture has had a limited input in defining the contents of the development plan, it broadly conforms to the requirements of BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"* and current best practice advice.
- 1.5 Our advice has been sought on the principles of the proposed development in relation to the potential impact on the existing tree stock, to inform and to facilitate the proposed development from an arboricultural perspective.
- 1.6 James Fuller Arboriculture was instructed by Highwood Homes Ltd and Cinnamon Retirement Living to be part of the design team to help identify the constraints of the site and guide the design. The design of the site has developed through continued team and site meetings, with the Arboricultural Constraints being at the forefront of the design. The project Architect has considered the existing trees at all stages and has allowed for the retention of trees where they have been important. The design maximises those areas of open space and where lower quality trees/woodland could potentially be removed to facilitate a development layout.
- 1.7 The proposed landscaping scheme enhances the proposed layout by providing significant new planting in key areas to bring arboricultural features to highly visible areas of the site. The landscaping scheme includes a feature tree, Individual trees, groups of trees, woodland planting and an Arboretum.
- 1.8 A site meeting was held with local authority officers in respect of a proposed development of the site and potential loss of protected trees. The main point of the meeting was to discuss the principle of tree loss on the site with regard to the existing individual trees and a section of the woodland. It was determined as part of this meeting that in principle the tree loss proposed was acceptable as long as there was sufficient mitigation planting with potential consideration for an Arboretum. It is my opinion that the proposed landscaping scheme provides significant new planting within and around the site, incorporating new legacy planting in terms of the feature tree, Individual trees, groups of trees, woodland planting and an Arboretum.

2.0 CLIENT'S BRIEF

- 2.1 Information has been compiled as recommended in BS5837:2012 and current best practice advice.
- To visit site and undertake a Tree Survey of all the existing trees on and adjacent to the site.
 - Produce a combined Tree Survey and Root Protection Area (RPA) schedule appended at JF1. Tree Survey Schedule contained within the main site survey, previously submitted).
 - To produce a Tree Survey Plan (TSP) (Plan JFA10259CCRC.01 TSP appended at JF2).
 - To undertake numerous team meetings/site meetings and Arboricultural Implications Assessments (AIA's) of the proposed development layout provided by the project Architect to identify which trees can be retained, which will need to be removed and suggest mitigating build techniques in order to retain trees where feasible.
 - Based on the above and further on-going discussions, to provide an Arboricultural Method Statement (AMS) detailing the methodologies for the retention of the tree stock where feasible, in relation to the proposed design layout including a Tree Retention Plan JFA10259CCRC.02 TRP, Tree Protection Plan JFA10259CCRC.03 TPP and New Tree Planting Plan JFA10259CCRC.04 NTPP appended at JF3.
- 2.2 The advice provided is in support of the current planning application and has been formulated through discussions with the main construction contractors. Amendments to this Method Statement may be required for construction purposes. All amendments will be assessed by the retained arboricultural consultant and approved in writing by Test Valley Borough Council and Eastleigh Borough Council.

3.0 DESCRIPTION OF THE SITE

- 3.1 The site is known as the Continuing Care Retirement Community (CCRC) site, as it was highlighted for this purpose early on within the design of the overall site. The site is split into two distinct sections, the eastern part of the site is the paddock, which was used for horses. The western part of the site is more of an industrial site. The western part of the site is home to the old Coach House and a number of poor quality out buildings. The western part of the site has also been historically used as a site for dumping huge amounts of unidentified materials and liquids. There is an existing Tree Preservation Order (TPO) protecting all of the existing trees on and adjacent to the site, which is enforced by Test Valley and Eastleigh Borough Councils.

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3.2 Photograph 1: A view of the site from the north



4.0 THE TREE STOCK

4.1 A tree survey of the main site was undertaken between 2014 and 2018 that identified 646 (six hundred and forty six) Individual Trees, 83 (eighty three) Groups of Trees and 1 (one) Hedge. The combined Tree Survey and Root Protection Area (RPA) Schedule has previously been submitted and Tree Survey Plan JFA10259CCRC.01 TSP is appended at JF2.

4.2 *Tree Categorisation Method*

Category U = Trees in such a condition that any value would be lost within 10 years, or should be removed for reasons of sound arboricultural management.

There were 2 (two) 'U' grade trees on the site at the time of surveying (Trees 166 and 638). During a recent walk over of the site it was noticed that Tree 643 has now died, so has been downgraded from a C to a U grade tree.

Note: BS5837:2012 states -
“Category U trees are 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.”

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There were no individual 'A' grade trees, on the site at the time of surveying.

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Category B = Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years. There were 5 (five) individual 'B' grade trees and 4 (four) 'B' grade Groups of trees on the site at the time of surveying (Trees 165, 179, 180 and 646 and Groups 71, 72, 79 and 82)

Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter. There were 10 (ten) individual 'C' grade trees and 4 (four) 'C' grade Groups of trees on the site at the time of surveying (Trees 169-172, 639-642, 644 and 645).

Note:

Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively.

- 4.3 For more details of the existing tree stock, refer to the Tree Survey Schedule submitted separately. Some of the tree groups have had trees within them identified (Groups 71 and 82).

5.0 TREE PRESERVATION ORDER/CONSERVATION AREA

- 5.1 Following consultation with Test Valley and Eastleigh Borough Council, James Fuller Arboriculture has been made aware that the site is not located within a Conservation Area.
- 5.2 Following consultation with Test Valley and Eastleigh Borough Council, James Fuller Arboriculture has been made aware that the site is protected by a Tree Preservation Order (Ref No 55 1947). If it is intended to carry out works to trees on site prior to the granting of Full Planning Consent and Discharge of Planning Conditions or, in excess of those shown within this Method statement, it will be necessary to obtain written consent from Test Valley or Eastleigh Borough Council.

6.0 PROPOSED TREE RETENTION AND TREE LOSS

- 6.1 As guided by BS5837:2012 Trees in relation to design, demolition and construction - recommendations, an experienced arboriculturist has assessed the requirements for tree protection and the Root Protection Area (RPA). The implications of the proposed development are detailed below, along with the measures to ensure the protection of the retained trees.
- 6.2 As part of the assessment, dimensions have been scaled from the proposed design layout drawings (Ref DD240R03) by Deacon Design, which have been prepared and modified, to include the relevant Tree Survey data and the tree protection information as shown on Plan JFA10259CCRC.03 TPP, appended at JF3.

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- 6.3 There are 3 (three) 'U' Grade Trees that should be removed regardless of any development proposals. Tree 643 was originally given a 'C' grade, during a recent site walk over it was noticed that this tree is now dead. This tree will be removed and should now be classed as a 'U' grade tree.

6.4 **Table 1:** 'U' Grade Tree Management

Tree Number	Tree Species	Management
166	Sycamore	Remove
638	Sycamore	Remove
643	Scots Pine	Remove

- 6.5 There are 9 (nine) Trees and 3 (three) groups of trees to be removed to facilitate the proposed development layout.

6.6 **Table 2:** Tree Removals to facilitate development

Tree Number	Tree Species	BS5837 Category
179	Lime	B
180	Lime	B
639	Oak	C
640	Douglas Fir	C
641	Lombardy Poplar	C
642	Lombardy Poplar	C
644	Lawson Cypress	C
645	Lawson Cypress	C
646	Common Ash	B
Grp 70	Lawson Cypress	C
Grp 80	Ash x 5, Sycamore x 4	C
Grp 81	Ash x 4, Sycamore x 5, Elm x 3	C

- 6.7 Tree 639 is a Mature Oak Tree, during the tree survey and following site meetings the retention of this tree has been discussed at length. It should be noted that this tree has a number of wood decay fungal fruiting bodies at the base and a notable

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ARBORICULTURAL IMPLICATIONS ASSESSMENT

amount of apical dieback in the top of the crown (see Photograph 2). The retention of a Tree with a known hazard and the potential to fail within a new development would not be sensible or recommended.

6.8 **Photograph 2:** A view of Tree 639 from the east



6.9 There are 5 (five) trees to be removed to improve the appearance of the site from the sales office and allow for new planting.

6.10 **Table 3:** Tree Removals to improve appearance of the site from the sales office

Tree Number	Tree Species	BS5837 Category
168	Silver Birch	B
169	Common Ash	C
170 Already approved for removal	Sycamore	C
171	Hawthorn	C
172 Already approved for removal	Beech	C
640	Douglas Fir	C

6.11 Photograph 3: A view of Trees 166 and 168-172 from the north



- 6.12 There are 134 (one hundred and thirty four) trees to be removed from the Woodland to the south of the site as part of the woodland management plan, removal of polluted soil and incorporation of new arboretum. The area of trees has been inspected during a site meeting with Test Valley Borough Councils Officers. Due to the amount of soil remediation work required, demolition work and change in natural forces it was felt that these trees would be vulnerable if retained as part of any new development. The trees within the group/woodland are mainly Common Sycamore and have grown to be very tall and slender. Consideration was given to removing just the edge of the group/woodland, but due to the way these trees have grown, this would leave them liable to failure. These trees all coexist and rely on the protection of their neighbour. To remove a few would leave the remaining trees vulnerable to failure. It should be noted that Tree G82.1 has failed since the tree survey was carried out and this will now lead to the potential failure of other trees.

During the site meeting an agreement in principle was given for the potential to remove the trees highlighted on the Tree Retention Plan JFA10259CCRC.02 appended at JF3. This was based on suitable mitigation planting being provided as part of the new development, that might include an Arboretum. The proposed landscaping scheme by Deacon Design, provides, in my opinion sufficient new planting to support the removal of the trees. A New Tree Planting Plan JFA10259CCRC.04 NTPP is appended at JF3 to highlight the new planting.

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- 6.13 **Photograph 4:** A view of the tall, slender and vulnerable trees proposed to be removed.



- 6.14 There are 142 (one hundred and forty two) new trees to be planted within the site to mitigate the loss of the existing trees and enhance the woodland/arboretum environment. It is my opinion that the proposed landscaping scheme provides significant new planting within and around the site, incorporating new legacy planting in terms of the feature tree, Individual trees, groups of trees, woodland planting and an Arboretum.
- 6.15 For further details of the new Tree Planting, species, sizes and quantities please look at Deacon Designs Site Plan (Ref DD24OXR02).

7.0 SUMMARY OF ARBORICULTURAL IMPLICATIONS

7.1 Tree Works

All the proposed tree works/removals are detailed within the Tree Works Schedule (TWS) appended at JF4. The tree works shall be carried out as an initial phase of works, prior to any other works taking place on site. Once the tree works have been completed the Tree Protection Barriers shall be erected.

7.2 Tree Protection Barriers and Ground Protection

Tree Protection Barriers shall be erected following the completion of the tree works. The barriers shall be constructed as detailed within section 11 of this report and positioned as specified on the Tree Protection Plan JFA10259CCRC.03 TPP appended at JF3.

Tree Protection for the site can be erected and then left in situ for the duration of the works.

7.3 Tree 165 – Common Lime

Tree 165 is a Mature Common Lime, which is part of the original avenue planting and provides an important historical feature for the site. The proposed design layout for the site has fully respected this tree and stayed outside of its Root Protection Area (RPA) and fall zone. The design has also looked to improve the condition around the base of the tree by turning an existing compacted track into an open grassed area. A footpath has been included that encroaches into the RPA, however this is within the footprint of the existing compacted track.

Tree Protection Barriers shall be erected around this tree protecting the areas that aren't occupied by the existing track. The existing track shall be removed as detailed within section ?? of this report. Once the track is closed and has been removed as specified, Tree Protection Barriers shall be re-located to protect the whole of the RPA as detailed on the Tree Protection Plan JFA10259CCRC.03 TPP appended at JF3.

7.4 Group 71

Group 71 is located to the south of the existing paddock, which will become the site for the main feature building and car parking. The proposed layout has been designed to minimise the impact on the this group. The footprint of the proposed car park encroaches minimally into the RPA's of Trees G71.7 and G71.8. Tree Protection Barriers shall initially be erected around this group to make sure its fully protected. Once the car parking is ready to be installed the Tree Protection Barriers shall be moved back to the locations shown on the Tree Protection Plan JFA10259CCRC.03 TPP appended at JF3. The car parking shall then be marked out on site and the encroachments into the RPA's will then be excavated by hand under the supervision of the retained arboricultural consultant.

Group 71 will need to be crown lifted on its norther side where the branches overhang the proposed car parking. This work will be carried out as detailed within the Tree Works Schedule (TWS) appended at JF4.

7.5 Group 72

Group 72 is located on the opposite side of the existing track and will not be implicated by the proposed design layout or site works. The existing fences and track will be retained, which will provide protection for this group for the duration of the development works.

7.6 Group 79

Group 79 is located off site and behind the existing boundary wall. The boundary wall will be retained and protected throughout the development of the site. The wall will provide sufficient protection for the off-site trees during the development of the site.

7.7 Group 82

Following the Tree Removal works detailed within Section 6 for this group, the retained trees will be protected with a Tree Protection Barrier for the duration of the site works. The proposed car parking layout is located in close proximity to the RPA

of Tree G82.21, however the car park has been designed to sit on a similar footprint to the existing building that will be demolished. There is no impact from the development on the retained trees.

Crown lifting works will be required to this group as detailed within the TWS appended at JF4.

7.8 Proposed Woodland Walk (Arboretum)

The proposed woodland walk within the Arboretum follows the route of the historic carriageway. The route can clearly be seen when walking through the area. The proposed route will be of a 'No Dig' construction to avoid causing any root loss. Trees and understorey will be crown lifted and pruned back to provide clearance for the footpath to be used.

7.7 Phases of work

- Pre-Commencement Meeting
 - Mark up Trees for removal
 - Mark out Locations of Tree Protection Barriers
- Carry out Tree Works
- Erect Tree Protection Barriers
- Monthly Site Monitoring
 - Discussions on next phases of work to make sure Trees are continually being protected.
 - Reports provided to Test Valley and Eastleigh Borough Council
- Additional visits to supervise works within the CEZ of retained trees
- Sign Off meeting and report

This will be a fluid phases of work list, as other stages may become clearer during the development of the site, but at all stages communication will be maintained with Test Valley and Eastleigh to make sure all retained trees are continually being protected.

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ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

8.0 PRE-COMMENCEMENT SITE MEETING

- 8.1 Due to the sensitivity of this site, it is recommended that a pre-commencement site meeting is held prior to any works commencing on site, to agree all approved processes with the arboricultural consultant, the construction personnel and Test Valley Borough Council. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work.
- 8.2 **General Site Management:** It is the developer's/site manager's responsibility to ensure that the details of this arboricultural statement and any agreed amendments are known, understood and carried out by all site personnel.
- 8.3 It is recommended that as part of the pre commencement site meeting, the retained arboricultural consultant carries out the following items:
- Mark up all trees to be removed (one colour spray paint)
 - Mark up the locations of the Tree Protection Barriers with the site manager.
 - Provide a conformance report to Test Valley and Eastleigh Borough Council.

9.0 ADDITIONAL ARBORICULTURAL ADVICE FOR SITE PERSONNEL

- 9.1 To provide site personnel with additional information regarding the requirements of Tree Protection, a leaflet (appended at JF5) shall be issued to all staff at the time of their site induction. Spare copies of this leaflet shall be available in the site office as replacements.
- 9.2 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be weather proof and should be similar to the one provided at appendix JF5 and replaced as and when necessary.
- 9.3 There is a Common causes of Tree Damage leaflet attached at JF5, it is recommended that leaflet is handed out to all contractors to make them aware of the potential actions carried out on site that could damage any retained trees. It is hoped that making all site operatives aware of how a tree can be damaged that this might help avoid retained trees being accidentally damaged.

10.0 PRE-COMMENCEMENT TREE WORKS

- 10.1 All tree works are detailed within the Tree Works Schedule appended at JF4 and will be undertaken prior to the commencement of site preparation and construction works.

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ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

- 10.2 **All permitted or approved tree work** should be carried out in accordance with the British Standard “*Recommendations for Tree Work*” BS3998:2010, by suitably qualified and experienced professional Tree Surgeon. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the commencement of any site works, and erection of protective barriers.
- 10.3 If any works are required to retained trees protected by the TPO, prior to full planning permission being granted, written approval must be obtained in advance from Test Valley and Eastleigh Borough Council.
- 10.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
- 10.5 Due to the official bird nesting season considered to be from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also be given to the potential for nesting birds. Therefore if tree work is to be carried out within June, July or August the project ecologist must be consulted to:
- Complete or advise on a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed that birds will be nesting in trees, and it is down to contactors to assess, record and confirm that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds*.
- 10.6 Tree works will need to be discussed and approved by the Project Ecologist prior to being carried out.
- 10.7 Should additional tree works become apparent during the construction process; written consent will be required from Test Valley and Esatleigh Borough Council prior to these additional works being undertaken.

11.0 TREE PROTECTION MEASURES

11.1 *Tree Protection*

Following the completion of the Tree Works and before starting any works on site tree protection will be installed in accordance with Tree Protection Plan JFA10259CCRC.03 TPP (appended at JF3).

It is recommended that a copy of all the Plans attached to this report are available on site at all times to act as a main point of reference.

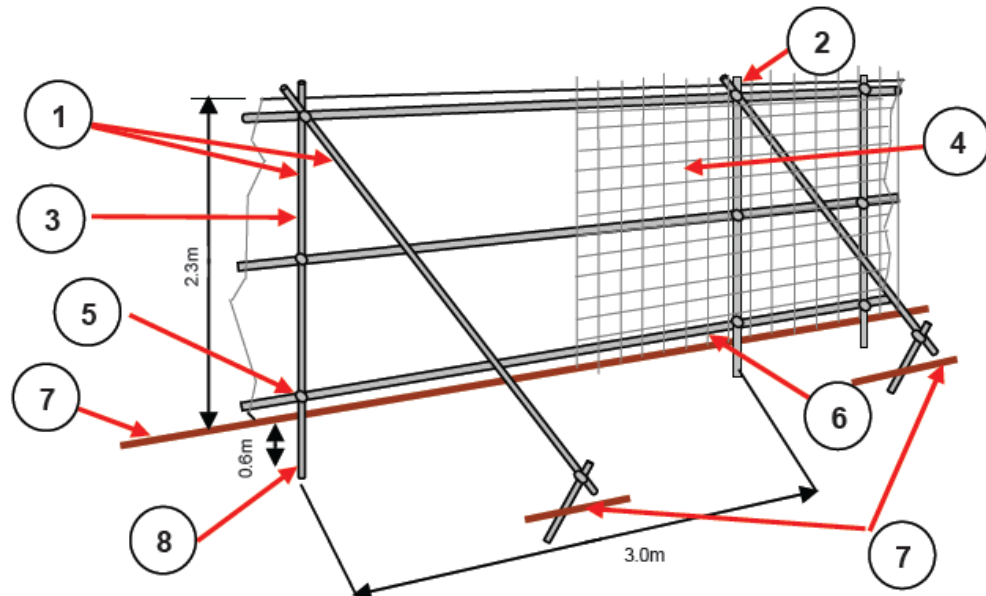
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11.2 Tree Protective Barrier

All retained trees are adjacent to areas of significant construction activity and will be protected by installing one of the following protective barriers in the locations specified on the Tree Protection Plan JFA10259CCRC.03 TPP. One option, is for the barrier is to comprise of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps.

Figure 1: Protective Barrier



Example of protective barrier:

1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barriers to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground



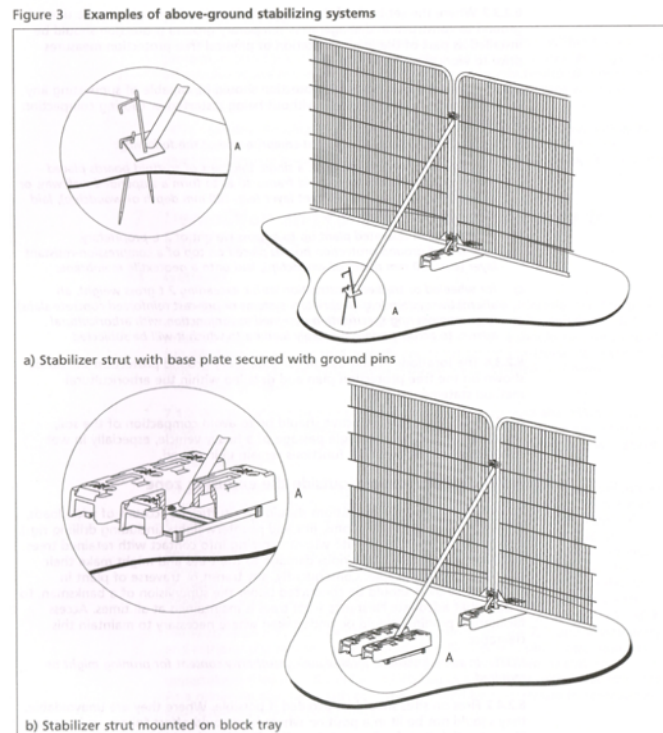
The second option is to install the following protective barrier in the location specified on the Tree Protection Plan JFA10259CCRC.03 TPP appended at JF3. Trees could be protected by using 2m tall welded mesh panels on rubber or concrete feet, joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the barrier. The distance between the couplers should be at least 1m and be uniform throughout the barrier. The panels should be supported on the inner side by stabilizing struts, which should be attached to a base plate and secured with ground pins.

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Figure 2:

Example of weld mesh panels and ground stabilising systems taken from BS5837:2012



Once the barriers are in place they must remain *in-situ* throughout the following:

- Contractor occupancy
- Plant and Materials delivery
- Construction works
- Installation of porous surfacing
- Utility installation
- Completion of development
- Landscaping

The area within the Tree Protection Barriers shall be known as the Construction Exclusion Zone (CEZ) and will be regarded as **sacrosanct**. The tree protective barriers shall not be taken down or relocated at any time without the written approval of Test Valley Borough Council. An example of a CEZ notice is appended at JF5.

12.0 AVOIDING DAMAGE TO STEMS AND BRANCHES

- 12.1 Care shall be taken when planning site operations, to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them, and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

13.0 SITING OF TEMPORARY OFFICES, TOILETS AND MATERIAL STORAGE COMPOUNDS

13.1 It is anticipated that all storage of materials and deliveries shall make use of the existing/resurfaced access and open areas within the site confines, in order to avoid unnecessary damage to tree roots.

13.2 The locations for the delivery, storage and movement of all essential facilities, as well as aspects such as temporary contractor vehicle parking and site location of chemical mixing (e.g. concrete, will be outside of the RPAs, and avoid areas where harmful chemicals may flow downhill into the RPAs of retained trees or into the water courses.

13.3 Site Huts

All site huts (if required) that are to be situated on ground that is not existing hard surfacing, shall have appropriate footings or be situated on a temporary surface, which will aid in reducing the potential for compaction of the ground, where they are in close proximity to the existing tree protective barrier line. Site huts can be used as part of the protective barrier boundary, and in some cases, can be beneficial where installation does not conflict with the aerial parts of the tree.

13.4 Material Storage

This shall be accommodated outside of the CEZ, particularly to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees.

14.0 GENERAL CONSIDERATIONS WITHIN AND OUTSIDE THE CEZ

14.1 Inside the CEZ formed by the protective barrier and ground protection measures, the following prohibitions shall apply:

- No construction activity will occur within the CEZ unless otherwise stated in this report, or agreed in writing with Test Valley Borough Council prior to the specific activity taking place.

14.2 In addition to the above, further precautions are necessary adjacent to trees outside the CEZ:

- Materials/liquids, which are harmful to trees and have the ability to contaminate the soil e.g. concrete mixing, diesel, oil and vehicle washings, shall not be discharged within 10 metres of the tree stem, branches, foliage or RPA. This should take into consideration the topography of the site, to avoid materials/liquids such as concrete washings running downhill towards any retained trees or water courses.
- Fires shall not be lit in a position where their flames can extend to within 10 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.

PART 2

ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

- Notice boards, telephone cables or other services shall not be attached to any part of the tree. (See appendix JF5 Common Causes of Damage During Construction Works)
- Any new services should not be installed in close proximity to retained trees unless detailed within this report.

15.0 REMOVAL OF EXISTING TRACK

- 15.1 The existing compacted track within the RPA of Tree 165 will continue to be used as an access track for the commencement of works on site. At some point within the development of the site this track will be closed and then removed. The removal of the track will be carried out as detailed within the following sections.
- 15.2 The existing compacted track shall be removed with due care and consideration for any roots located under the existing material, where it is located within the RPA of Tree 165. The track removal works shall be supervised by the retained arboricultural consultant to make sure that significant root damage doesn't occur.
- 15.3 The existing compacted material shall be scraped back using a mini digger or similar. The depth of the track is not currently known, however a test pit shall be dug within the track but outside of the RPA to give an idea of the depth of the build up. Once the depth is known, the scrape shall be taken down to just above the bottom of the compacted material. Then very gently and under supervision the last section of the material shall be removed.
- 15.4 The excavated area shall then be backfilled with a good quality top soil or similar and Tree Protection Barriers erected so that the whole of the RPA is then protected. Once the track has been removed there will be no contractor access into this area, unless its for seeding or planting.

16.0 SITE MONITORING AND SUPERVISION

- 16.1 It is recommended that on-going arboricultural site monitoring takes place for the duration of the proposed development, to be carried out by a qualified and experienced arboriculturist at pre-determined and agreed time intervals, and governed by the type, timing, location and intensity of site works. Test Valley and Eastleigh Borough Council to Condition site monitoring if required.
- 16.2 If Conditioned, it is recommended that it take the form of regular inspections (to be agreed, but at least one visit per month during the construction phase of the development is advised, together with additional visits to supervise works within the CEZ of retained tree/s). The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Test Valley and Eastleigh Borough Councils and their Tree Officers.

PART 2

ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

- 16.3 Any defects requiring rectification shall be notified to the Contractor/Site Manager and the client.
- 16.4 In addition a site monitoring report will be issued to keep all parties aware of the current status of the site from a Tree Protection perspective.

17.0 CONCLUSIONS

- 17.1 The proposal is for the Development of a Continuing Care Retirement Community (Class C2) comprising the erection of new buildings; works to and conversion of the existing 'coach house' and 'granary' buildings; internal roads; car parking; footpaths; landscaping; drainage works; and associated infrastructure; following demolition of existing buildings on the site to the south of the main Stoneham development have been assessed broadly in accordance with BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.
- 17.2 It is my opinion that the trees identified for retention can be afforded due respect and provided adequate protection, ensuring their safe and healthy retention during the development process.
- 17.3 There are 9 (nine) Trees and 3 (three) groups of trees to be removed to facilitate the proposed development layout. There are 5 (five) trees to be removed to improve the appearance of the site from the sales office and allow for new planting. There are 134 (one hundred and thirty four) trees to be removed from the Woodland to the south of the site as part of the woodland management plan, removal of polluted soil and incorporation of new arboretum. There are 3 (three) 'U' grade trees on the site that will either be removed or heavily reduced as detailed within this report. There are 142 (one hundred and forty two) new trees to be planted within the site to mitigate the loss of the existing trees and enhance the woodland/arboretum environment.
- 17.4 The proposals by Deacon Design to plant 142 (one hundred and forty two) new trees to soften the appearance of the site, incorporating new legacy planting in terms of the feature tree, Individual trees, groups of trees, woodland planting and an Arboretum will mitigate the loss of the existing trees and groups.
- 17.5 Provided the recommendations included within this report are strictly adhered to, James Fuller Arboriculture believes the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

18.0 CONTACT LIST

- 18.1 It is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:-
- Arboricultural Consultant – James Fuller
 - Project Architect
 - Highways Engineer
 - Structural Engineer

PART 2

ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

- Drainage Engineer
- Landscape Architects
- Test Valley Borough Council's Tree Officer
- Test Valley Borough Council's Planning Case Officer
- Site Supervisor and Foreman

18.2 It is advised that the site supervisor establishes their own listing of contact details at the pre-start site meeting, and displays this in their office for general use as necessary.

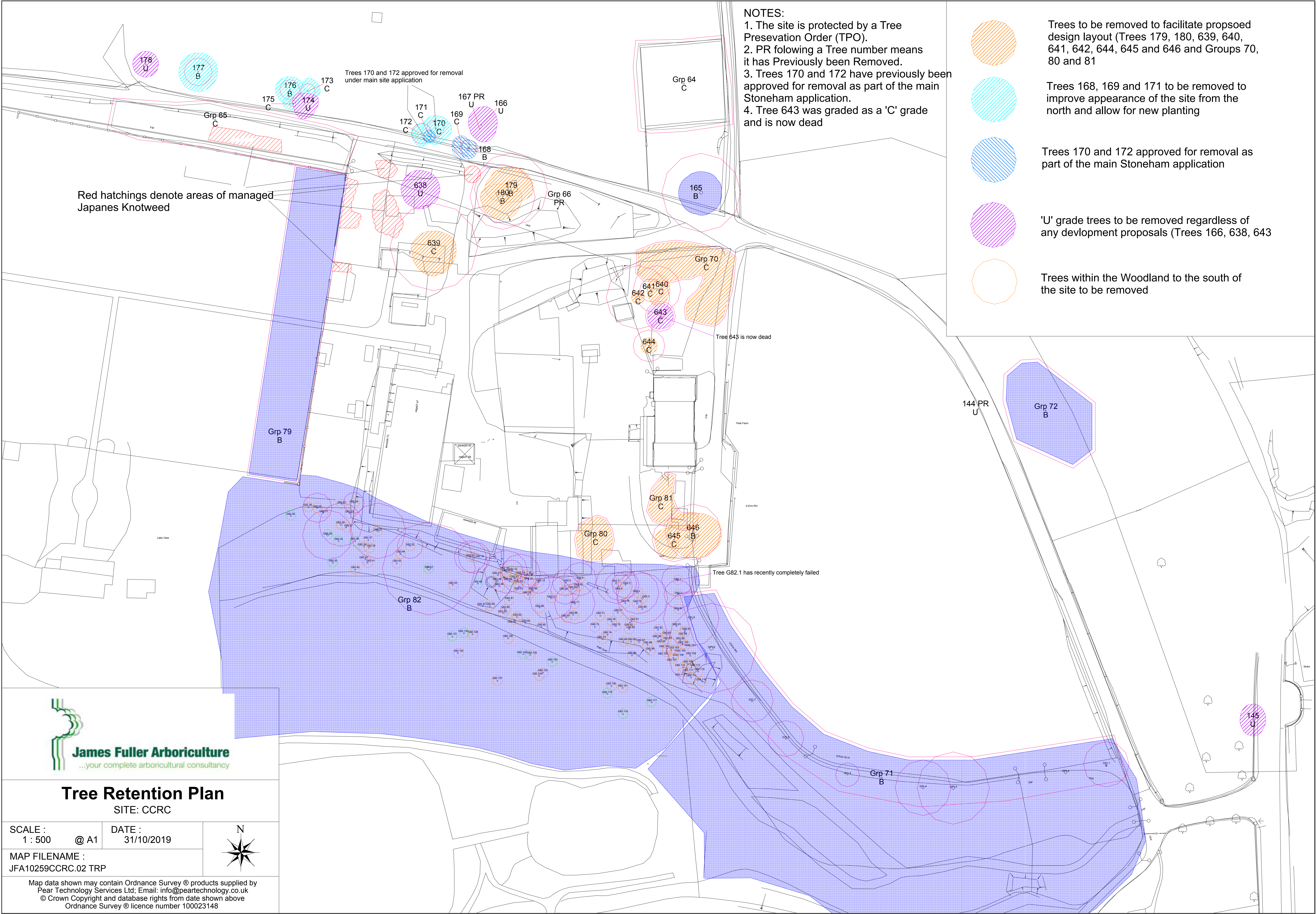
19.0 BIBLIOGRAPHY

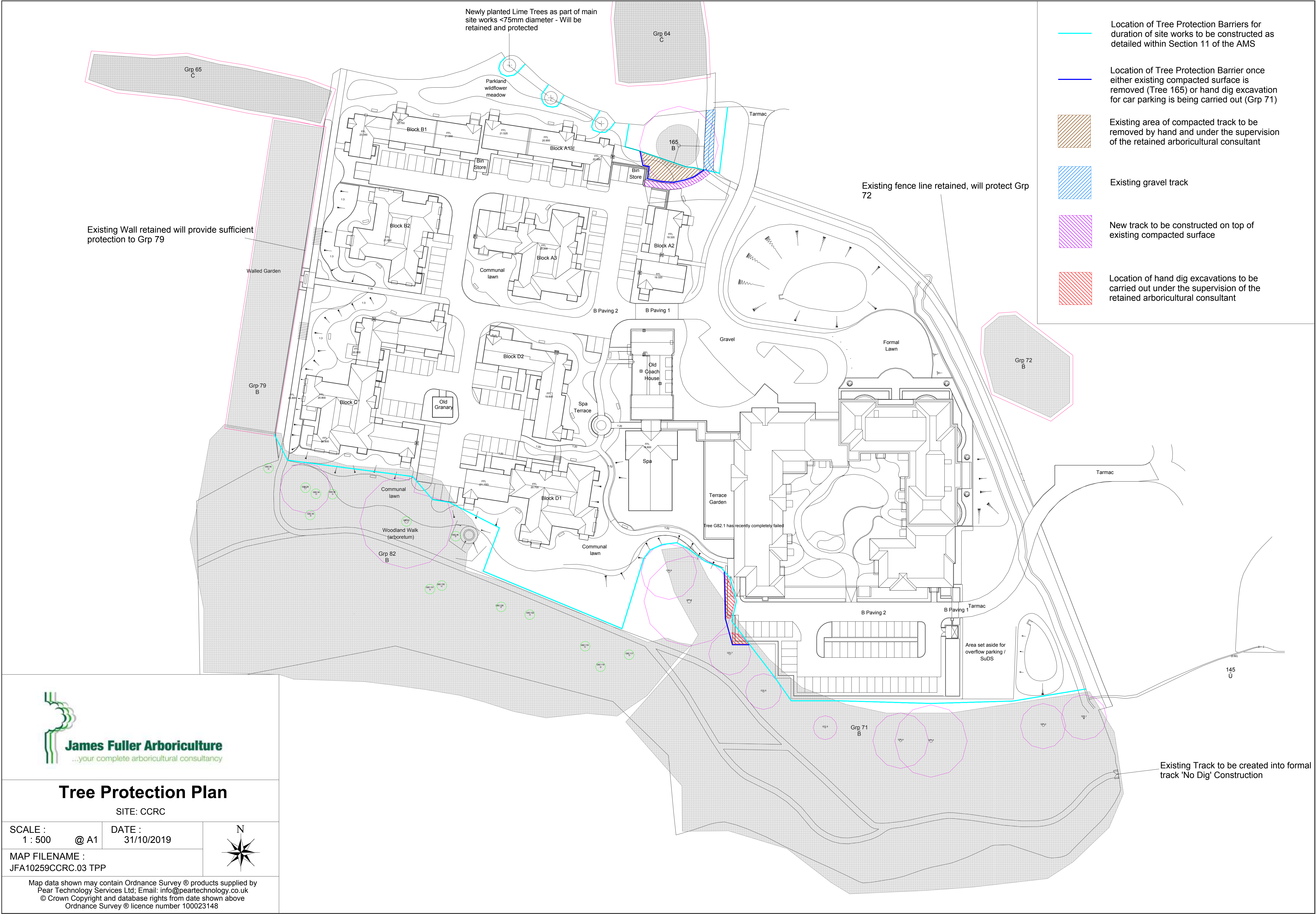
- British Standard 5837:2012 –
"Trees in Relation to Design, Demolition and Construction - Recommendations"
- British Standard 3998:2010 –
"Recommendations for Tree Work"
- National Joint Utilities Group Publication Volume 4 –
"Guidelines for the planning, installation and maintenance of utility services in proximity to trees"
- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Town and Country Planning Acts









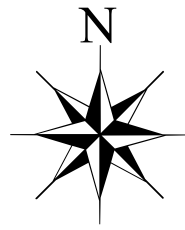


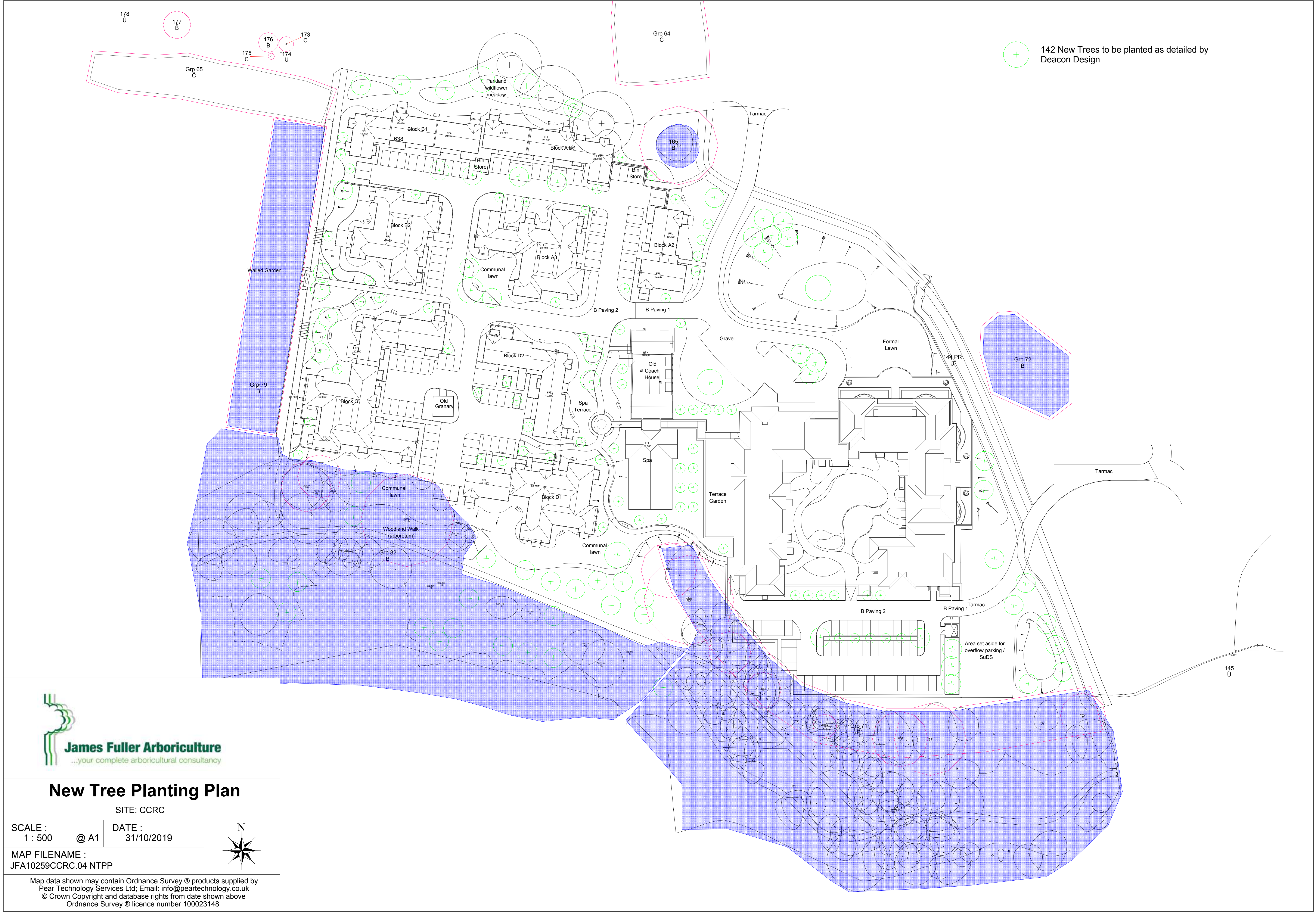
Tree Protection Plan

SITE: CCRC

SCALE : 1 : 500 @ A1 DATE : 31/10/2019

MAP FILENAME : JFA10259CCRC.03 TPP



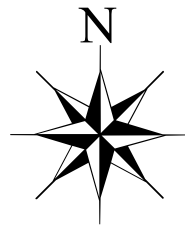


New Tree Planting Plan

SITE: CCRC

SCALE : 1 : 500 @ A1 DATE : 31/10/2019

MAP FILENAME : JFA10259CCRC.04 NTPP



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 James Fuller Arboriculture ...your complete arboricultural consultancy	TREE WORKS SCHEDULE			
	Client:	Cinnamon Retirement Living & Highwood Homes Ltd	Site:	Continuing Care Retirement Community (CCRC)
	Date:	October 2019	Consultant:	James Fuller <i>FdSc Arb BTEC Nat.Dip Arb, M.Arbor.A</i>

Tree No.	Species	Recommended Works
'U' Grade Trees		
166	Sycamore	• Remove
638	Sycamore	• Remove
643	Scots Pine	• Remove
Tree Works to Facilitate Development		
179	Lime	• Remove
180	Lime	• Remove
639	Oak	• Remove
640	Douglas Fir	• Remove
641	Lombardy Poplar	• Remove
642	Lombardy Poplar	• Remove
644	Lawson Cypress	• Remove
645	Lawson Cypress	• Remove
646	Common Ash	• Remove
Grp 70	Lawson Cypress	• Remove
Grp 71	Mixed Species	• Crown lift branches on northern side over new parking to provide 3m clearance
Grp 80	Ash x 5, Sycamore x 4	• Remove
Grp 81	Ash x 4, Sycamore x 5, Elm x 3	• Remove
Woodland Tree Removals		
G82.1	Sycamore	• Remove
G82.2	Sycamore	• Remove

Tree No.	Species	Recommended Works
G82.3	Sycamore	• Remove
G82.4	Sycamore	• Remove
G82.5	Sycamore	• Remove
G82.6	Sycamore	• Remove
G82.7	Sycamore	• Remove
G82.8	Sycamore	• Remove
G82.9	Sycamore	• Remove
G82.10	Ash	• Remove
G82.11	Sycamore	• Remove
G82.12	Sycamore	• Remove
G82.13	Sycamore	• Remove
G82.14	Sycamore	• Remove
G82.15	Sycamore	• Remove
G82.16	Sycamore	• Remove
G82.17	Sycamore	• Remove
G82.18	Sycamore	• Remove
G82.19	Holly	• Remove
G82.20	Sycamore	• Remove
G82.21	Sycamore	• Retain • Reduce long, heavily weighted limb on north side • Crown lift on north side to 4m above ground level
G82.22	Sycamore	• Remove
G82.23	Sycamore	• Remove
G82.24	Sycamore	• Remove
G82.25	Sycamore	• Remove
G82.26	Sycamore	• Remove
G82.27	Sycamore	• Remove
G82.29	Sycamore	• Remove
G82.31	Sycamore	• Remove
G82.32	Elm	• Remove

Tree No.	Species	Recommended Works
G82.33	Elm	• Remove
G82.37	Sycamore	• Remove
G82.38	Sycamore	• Remove
G82.39	Sycamore	• Remove
G82.40	Sycamore	• Remove
G82.41	Sycamore	• Remove
G82.42	Sycamore	• Remove
G82.43	Sycamore	• Remove
G82.44	Sycamore	• Remove
G82.45	Sycamore	• Remove
G82.47	Sycamore	• Remove
G82.48	Sycamore	• Remove
G82.49	Sycamore	• Remove
G82.50	Sycamore	• Remove
G82.51	Ash	• Remove
G82.52	Sycamore	• Remove
G82.53	Sycamore	• Remove
G82.54	Sycamore	• Remove
G82.55	Ash	• Remove
G82.56	Elm	• Remove
G82.57	Sycamore	• Remove
G82.58	Sycamore	• Remove
G82.59	Sycamore	• Remove
G82.60	Sycamore	• Remove
G82.61	Sycamore	• Remove
G82.62	Sycamore	• Remove
G82.63	Sycamore	• Remove
G82.64	Sycamore	• Remove
G82.65	Sycamore	• Remove

Tree No.	Species	Recommended Works
G82.66	Ash	• Remove
G82.67	Sycamore	• Remove
G82.68	Sycamore	• Remove
G82.69	Ash	• Remove
G82.70	Sycamore	• Remove
G82.71	Ash	• Remove
G82.72	Ash	• Remove
G82.73	Sycamore	• Remove
G82.74	Sycamore	• Remove
G82.75	Sycamore	• Remove
G82.76	Horse Chestnut	• Remove
G82.77	Horse Chestnut	• Remove
G82.78	Ash	• Remove
G82.79	Ash	• Remove
G82.80	Ash	• Remove
G82.81	Horse Chestnut	• Remove
G82.82	Horse Chestnut	• Remove
G82.83	Sycamore	• Remove
G82.84	Sycamore	• Remove
G82.85	Sycamore	• Remove
G82.86	Sycamore	• Remove
G82.87	Sycamore	• Remove
G82.88	Sycamore	• Remove
G82.89	Sycamore	• Remove
G82.90	Sycamore	• Remove
G82.91	Ash	• Remove
G82.92	Sycamore	• Remove
G82.93	Sycamore	• Remove
G82.94	Sycamore	• Remove

Tree No.	Species	Recommended Works
G82.95	Sycamore	• Remove
G82.96	Sycamore	• Remove
G82.97	Horse Chestnut	• Remove
G82.98	Ash	• Remove
G82.99	Ash	• Remove
G82.100	Ash	• Remove
G82.101	Ash	• Remove
G82.102	Ash	• Remove
G82.103	Ash	• Remove
G82.104	Sycamore	• Remove
G82.105	Sycamore	• Remove
G82.106	Sycamore	• Remove
G82.107	Sycamore	• Remove
G82.108	Ash	• Remove
G82.109	Ash	• Remove
G82.110	Ash	• Remove
G82.111	Ash	• Remove
G82.112	Ash	• Remove
G82.113	Ash	• Remove
G82.114	Sycamore	• Remove
G82.115	Ash	• Remove
G82.116	Horse Chestnut	• Remove
G82.120	Sycamore	• Remove
G82.121	Sycamore	• Remove
G82.123	Holly	• Remove
G82.124	Holly	• Remove
G82.125	Beech	• Remove
G82.127	Beech	• Remove
G82.128	Sycamore	• Remove

Tree No.	Species	Recommended Works
G82.129	Sycamore	• Remove
G82.132	Elm	• Remove

- All tree works are advised to be carried out between July and September or November and February. Tree works should also avoid the season for nesting birds.
- All tree works should be carried out in accordance with current best practice guidelines and BS3998 – Tree Works. Only natural target pruning method to be used.



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**



TREES AT _____ :

SUMMARY OF TREE PROTECTION MEASURES

Introduction

This leaflet shall be issued to all site personnel as part of their induction briefing.

It describes in summary form the precautions that site personnel shall at all times follow, to ensure that the existing trees on the site come to no harm.

The precautions described are neither arbitrary nor reducible and must be adhered to in full.

These precautions are necessary because unprotected trees are very vulnerable to damage during demolition and construction works.

Furthermore, many of the trees on the site are under **LEGAL PROTECTION** and damaging them can result in heavy fines.

Two common misconceptions about trees:

MYTH: Trees have deep taproots and so shallow excavations will not harm the tree.

FACT: 90% of all tree's roots are found in the top 600mm of soil; all excavations near to trees are likely to cause root damage which can kill the tree.

MYTH: Trees will quickly heal over any bark wound, with no ill effect.

FACT: Bark wounds take years to heal and larger ones never do; missing bark can lead to disease and even the death of the tree.

Tree Protection

All trees adjacent to unsupervised work areas have been protected by fencing.

This fencing must be respected at all times and no attempts shall be made to damage, bypass or ignore it.

In areas designated for supervised working, no works shall be undertaken without the supervisor being present or without him/her issuing a "carry on" chit.

Prohibitions Adjacent to Trees

Inside the exclusion area of the tree protection, the following prohibitions shall apply.

- **No** digging or scraping
- **No** storage of plant or materials
- **No** vehicular access
- **No** fire lighting
- **No** handling, discharge or spillage or any chemical substance
- **No** water-logging

In addition to the above, further precautions shall be taken near to trees.

- A 10m separation distance shall be observed between trees and any substance injurious to their health, including fuels, oil, bitumen, cement (including washings) builders' sand, concrete mixing and other chemicals.
- No fire shall be lit such that flames come within 5m of any foliage; this shall be taken to mean a fire separation distance to the leaved of 20m.

Avoiding Damage to Stem and Branches

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights, can operate without coming into contact with trees.

Consequently, any transit or traverse of plant in proximity to trees shall be conducted under the supervision of a spotter to ensure that adequate clearance is at all times maintained.

In some circumstances, it may be impossible to achieve this, necessitating the pruning of the tree.

If this is necessary, a specialist team shall be called in following referral to the project Arboriculturist.

No tree pruning shall be undertaken by demolition or construction personnel.

Asking for Help

If you see any damage to a tree or its protective fencing, or if you need a tree pruning for plant clearance, contact **the retained Arboriculturist**

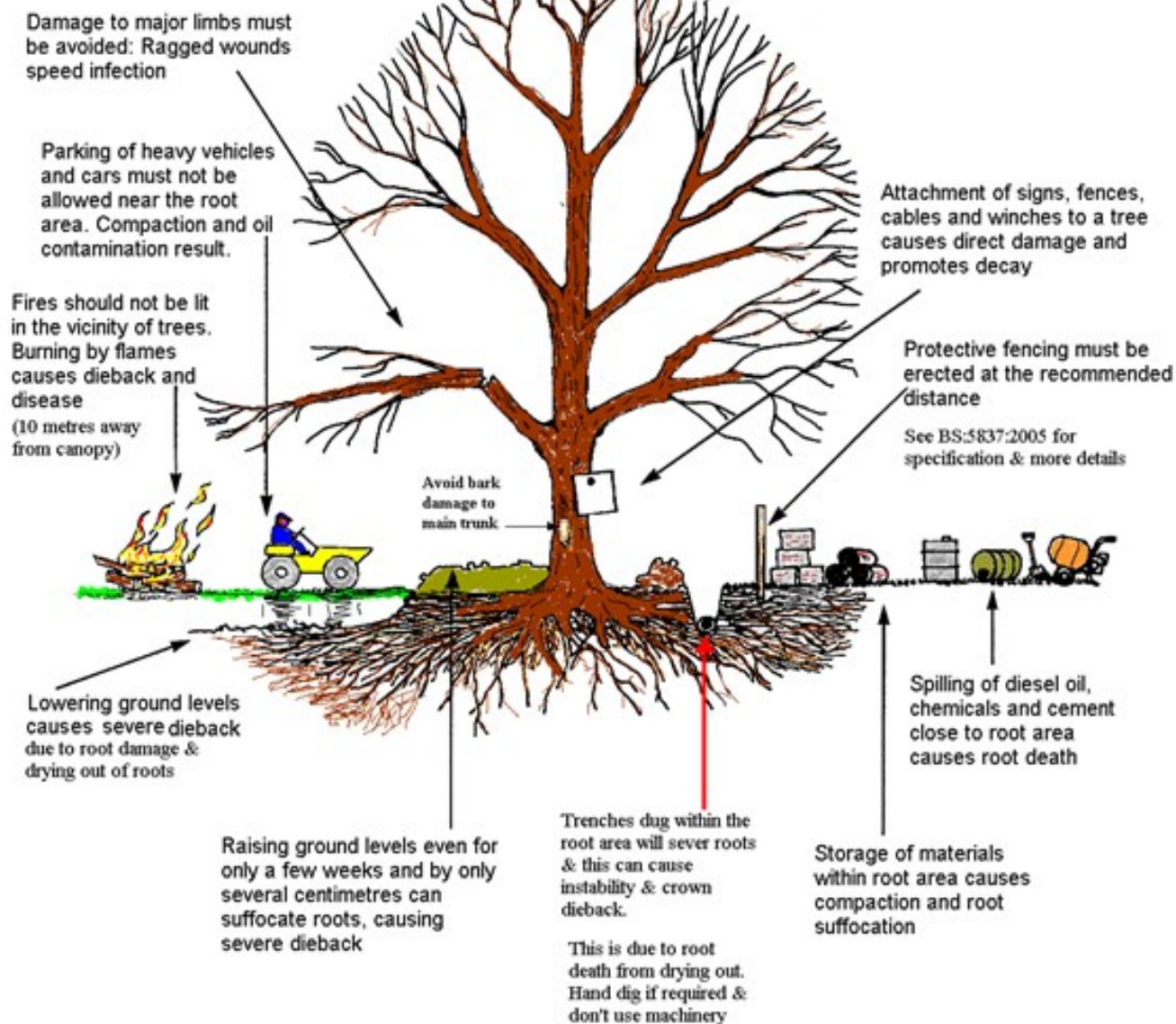
REMEMBER:

**ALL TREE DAMAGE IS
AVOIDABLE –**

SO AVOID IT!

Common causes of Tree Death

The use of properly positioned protective fencing can prevent tree deaths occurring.



Please use copies of this as an on-site poster for personnel

(Source: Arboricultural Information Exchange website, 2005)





Qualifications of James Fuller

James Fuller, has over 9 years experience within the field of Arboriculture and has attained a Foundation Degree in Arboriculture (FDSc Arb.) and a BTEC National Diploma in Forestry & Arboriculture (BTEC Nat.Dip. Forestry & Arb.).

James is also a Professional Member of the Arboricultural Association (MArborA) and has successfully completed the Professional Tree Inspector's, Capital Asset Value for Amenity Trees (CAVAT), Quantified Tree Risk Assessment (QTRA) and Visual Tree Assessment (VTA) Courses.

James previously worked as an Arboricultural Consultant, providing professional advice in relation to trees for one of the leading arboricultural consultancy practices in the country. As part of this role James was instrumental in providing clients with advice from the initial Tree Survey through to site completion and sign off.

James has experience of working on a variety of sites throughout the UK, from individual Visual Tree Assessments (VTA) to large development sites (BS5837: 2012) with 1'000s of trees.

James is now building an ever-growing portfolio of private clients whilst providing consultancy advice to local arboricultural companies and their clients.