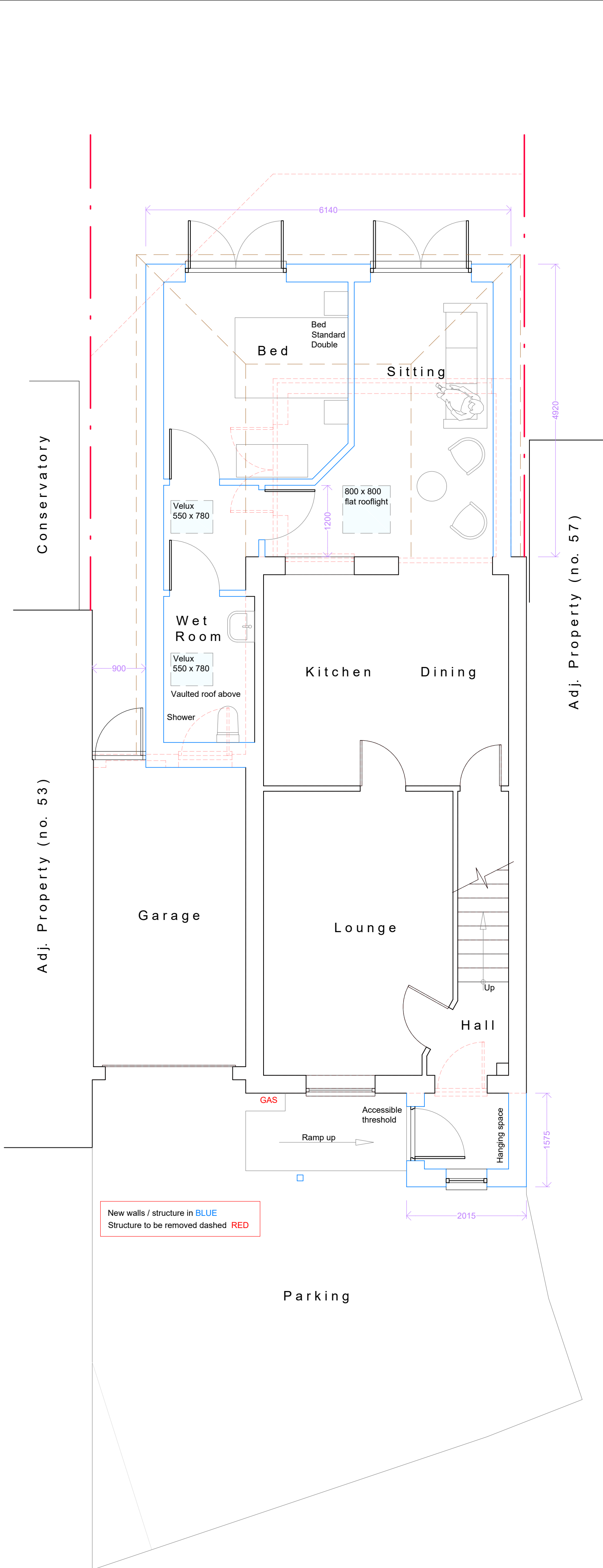
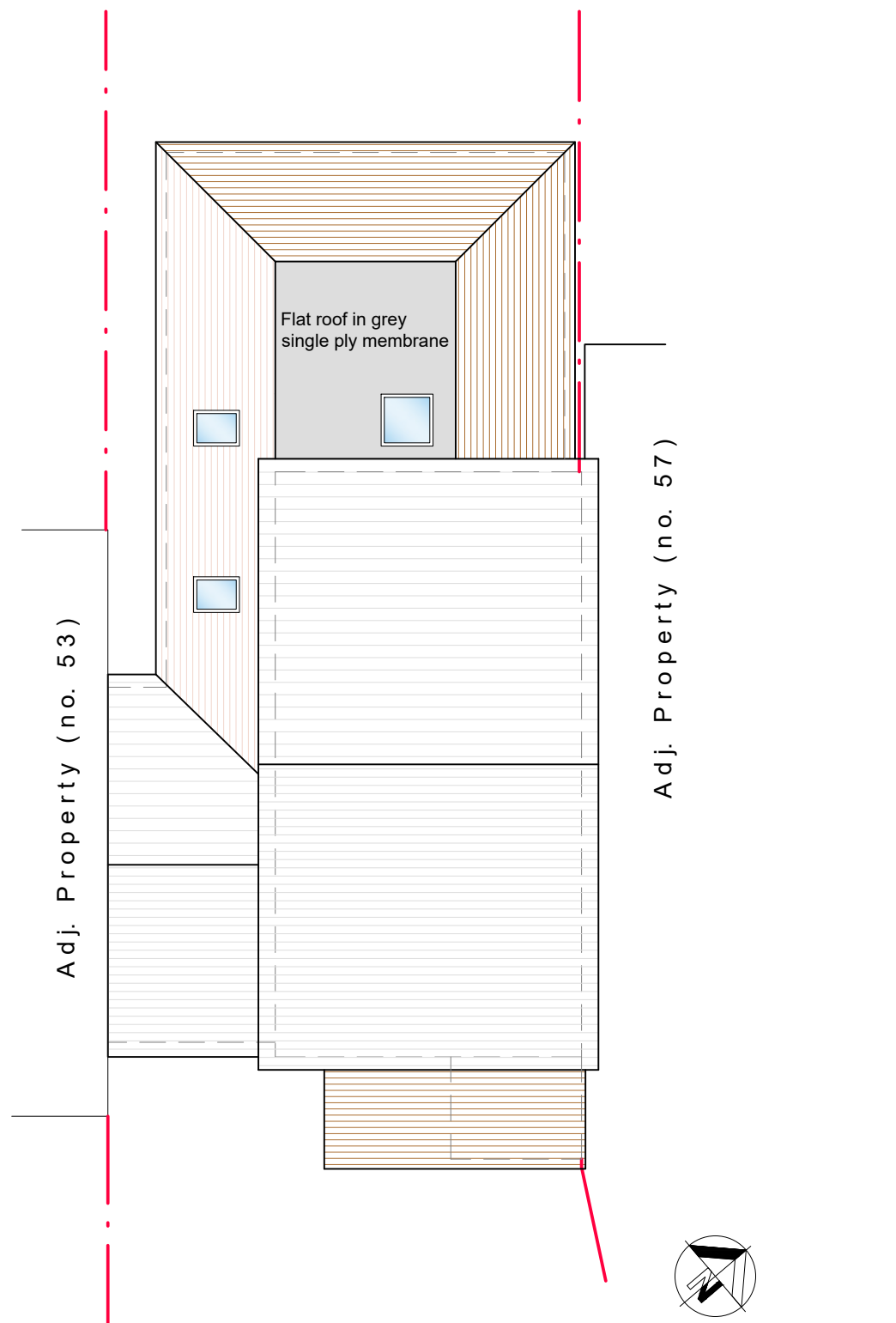
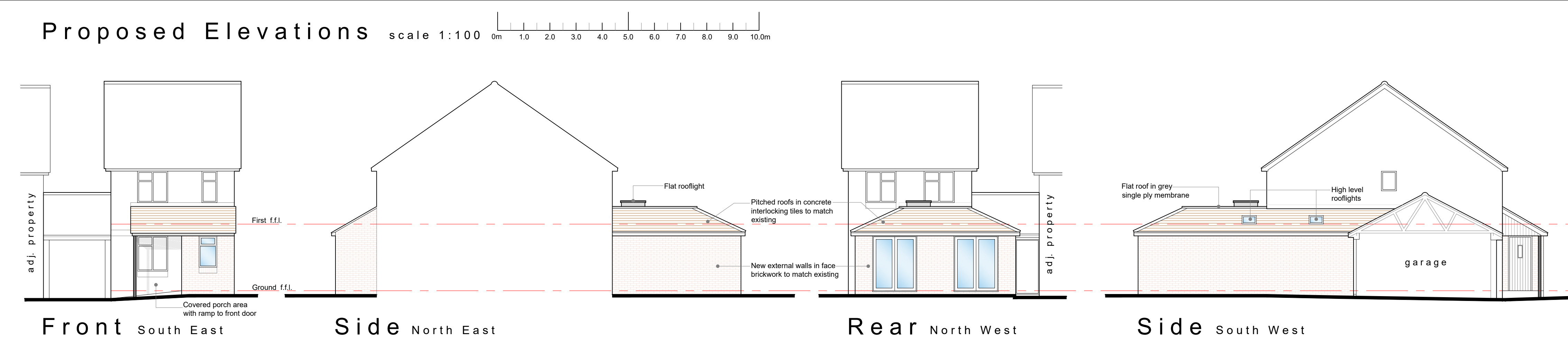




Proposed Ground Floor Plan scale 1:50

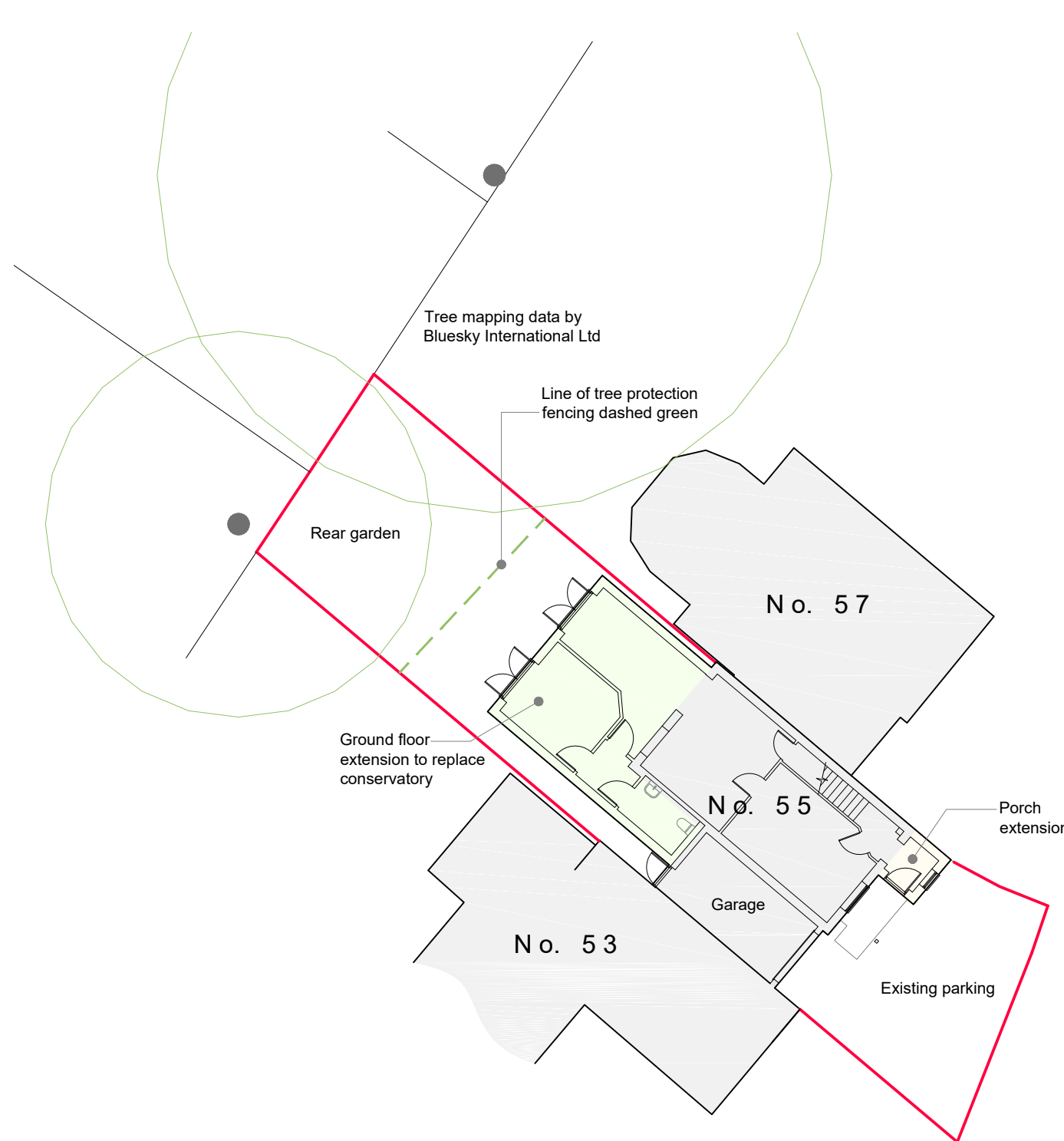


Proposed Roof Plan scale 1:100



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Site Location Plan scale 1:1250



Block Plan scale 1:200

ARBORICULTURAL METHOD STATEMENT

This Arboricultural Method Statement has been prepared to accompany the planning application due to the proximity of the proposed development to off site trees which are subject to Tree Preservation Orders. The adjacent plan identifies the trees, which are all well away from construction activities.

1. **Implementation and phasing of the proposed development:**
Prior to any building work commencing on site, a tree protection plan as per BS 5837:2012 (Trees in Relation to Design, Demolition and Construction - Recommendations) should be approved by the local planning authority's Tree Officer. The schedule of events during the development phase will be as follows:

a) Heras fencing will be installed as per the plan above.

2. **Protective fencing:**
Protective fencing will be erected prior to the commencement of any development activity and will be retained in the positions shown on the annotated block plan ref: 2023.01.01/02A until the completion of development. The location of the fencing is shown on the plan by a broken GREEN line. The fencing will be to the BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' (section 6.2) i.e. pre-formed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the local planning authority.

3. **Storage and handling of materials:**
This site has sufficient space for materials to be stored and handled in areas outside the tree root protection areas (RPA). Also, there shall be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel or concrete within 10m of the trunk of the retained trees. The mixing area will be bunded with heavy duty plastic secured in place with scaffold boards to ensure any run-off does not percolate into the tree's rooting system. The Heras fencing as shown will ensure that no materials are stored within the RPA's.

4. **Supervision:**
The council's Tree Consultant may at any time, attend the site to inspect the Heras fencing and ensure that it has been laid out as prescribed in the method statement and meets the requirements of BS5837:12. It is not expected for any excavations to be necessary within the fence protection area. It is the responsibility of the site manager to inform the arboricultural consultant when inspections are required for example, when Heras fencing is ready to be inspected.

5. **Materials delivery, storage and handling:**
Materials should not be handled or stored within the RPAs of retained trees; the load exerted can result in soil compaction and leachate from spills can be toxic to trees.

6. **Services, surface drains, soakaways and services:**
It is important that services, including foul drains, surface drains and soakaways avoid the RPAs of retained trees as roots can be damaged during trench excavations. The location of services should therefore be agreed with the local planning authority prior to the development phase commencing.

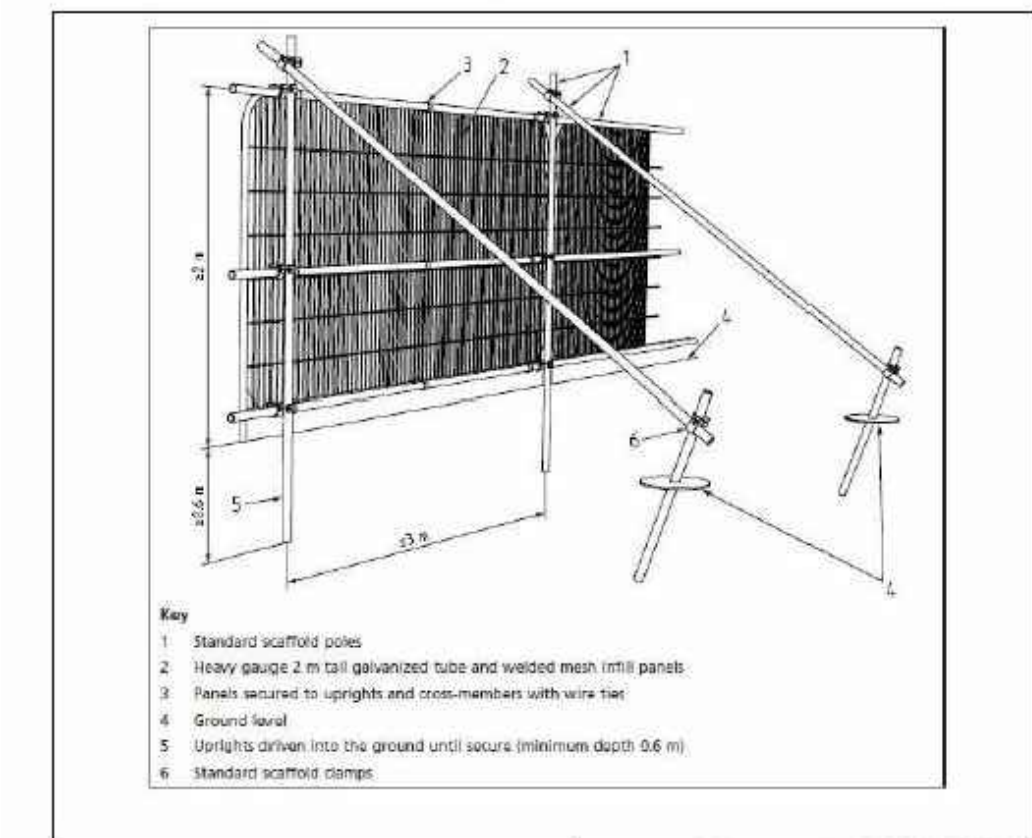
7. **Building construction in relation to tree roots:**
The proposed footprint is well away from the root protection area (RPA) of the significant retained trees which means special foundations should not be needed.

Tree Protection Details

Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition.

Protective fencing should stay in position until all construction activity has finished.

Fencing should be established at the minimum distance set out in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.



General Notes:

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It is the clients/developers responsibility to ensure all relevant approvals are in place and conditions satisfied prior to commencement of works, including, but not limited to:

The Party Wall etc Act 1996
Local Authority Planning Consent
Highways (Road opening permit)
Local Water Authority
Building Regulations (Local Authority, NHBC etc)
Environment Agency

A 06.02.23 Minor amendments. Prepared for planning submission.

Rev: Date: Description:

Status:

Planning

Title:

Proposed:
Plans & Elevations

Project:

55 Stanier Way
Hedge End
Southampton
SO30 2XE



N & J Design Ltd
7 Hedley Gardens
Hedge End
Southampton
SO30 2WT

t: 07840 404620 www.nandjdesign.co.uk

Drawn: N. Keatley

Date: 01.02.23

Checked:

Date:

Scale: As noted

Revision: A

Drawing no:

2023.01.01/02