



30-32 QUEENS VIEW
NETLEY ABBEY
SOUTHAMPTON
HAMPSHIRE
SO31 5EA

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16 Manor Close, Wickham, Hampshire, PO17 5BZ
M: 07814 4031 46
johnstontreeconsultancy@gmail.com

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1.0 INTRODUCTION

- 1.1 This report was instructed by Mr. Sennitt with regard to the proposed development at 30-32 Queens View, Netley Abbey, Southampton, on behalf of Eastleigh Borough Council. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the plan.
- 1.2 The existing tree stock has been identified and graded in line with the current British Standard BS 5837 2012: Trees in relation to design, demolition and construction – Recommendations to enable informed decisions to be made regarding tree retention. The report also details methods of construction to be implemented to safeguard the retained trees.
- 1.3 This report details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by their size and position.
- 1.4 This report will therefore inform the planning process for the proposed development to minimise any negative impact on the existing tree stock and ensure that retained trees shall be in harmony with the proposed development enabling their long-term retention.

2.0 SITE VISIT

- 2.1 The site visit was undertaken on 13th June 2022. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were dry, sunny and still.

3.0 SITE DESCRIPTION

- 3.1 The site is located within the village of Netley Abbey to the south-east of Southampton. It currently comprises two commercial units and two residential properties.

4.0 TREE SURVEY DATA

In accordance with BS 5837 2012: Trees in relation to design, demolition and construction – Recommendations, the characteristics of single-stemmed trees over 75mm stem diameter measured at 1.5m above ground level have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the legend on the page following the tables

Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
T1 Eucalyptus <i>Eucalyptus</i> sp.	18	1100	6*	6	6	6	1.5 1.5 South	M	20-40 Good	Low crown break. Large limb lost historically at 1m south side, some adventitious growth. Significant past management. Flush cuts, moderate wound occlusion. Form and vigour typical of species.	B2 Remove. Plant new tree	547	13.2
T2 Sycamore <i>Acer pseudoplatanus</i>	12	260	3*	3	3	3	1 2m West	SM	20-40 Good	Crossed limb at 1.5m south, padlocks embedded in bark at branch union. Form and vigour typical of species.	B2 Retain and protect Reduce crown 1m west side	34	3.3
T3 Photinia 'Red Robin' <i>Photinia</i> sp.	4	130	2	2	2	2	1.5 1 East	M	10-20 Fair	Ornamental tree, no access to survey. All measurements estimates. Form typical of species.	B2 Remove. Plant new tree	10	1.8

Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
T4 Sycamore <i>Acer pseudoplatanus</i>	15	560	7	7	7	7	5 4 North	M	20-40 Good	Nettles around base limited detailed inspection. Sound stem. Form and vigour typical of species.	A2 Retain and protect	137	6.6
TG1 Crab Apple <i>Malus</i> sp.	Up to 6	Up to 190	9		7		0.5 1.8 West	EM	> 10 Poor	On Hawthorn root stick. Under HV cables. One tree is 60% dead the other has significant die back.	C2 Remove. Plant new tree	7	1.5
TG2 Hawthorn <i>Crataegus monogyna</i>	Up to 5	Up to 220	10		4		2 0.3 East	EM	> 10 Poor	Both trees in poor condition. One 80% dead the other 30% dead.	C2 Remove. Plant new tree	23	2.7

Tree Number and Species	Height (m)	DBH (mm)	Branch Spread (m)				Existing Height Above Ground Level of Canopy and 1 st Significant Branch (m)	Age Class	Estimated Remaining Contribution (Years) & Physiological Condition	Comments	BS Category & Tree Work Necessary for Development	RPA (m ²)	RPA (m)
			N	S	E	W							
H1 Laurel <i>Laurus nobilis</i>	Up to 7	Up to 100	7		4		0.5 N/A	EM	10 -20 Fair	Unmanaged hedge. Small areas of necrotic tissue.	C2 Remove. Plant new tree	5	1.2
H2 Cypress <i>Cupressus</i> sp.	Up to 7	Average 150	26		4		1.5 1 South	EM	> 10 Poor	Boundary hedge. Portion adjacent to garage has had no recent management. Section alongside of garden has been 'topped'. Poor form	C2 Remove. Plant new tree	10	1.8

Key to Terms

- Identification numbers have been used and correspond to the site plan shown at **Appendix 1**.
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (G), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been recorded to the nearest half metre.
- Stem diameter has been measured at 1.5m and recorded in millimetres, except where forking or swelling has meant that this is not possible, stem diameter has then been recorded at the narrowest point below these features. Multi-stemmed trees have had individual stems measured at 1.5m. Where this was not possible the actual height where the diameter was measured is recorded. G.L. = Ground Level.
- Crown spread has been recorded to the nearest half metre. Rounded up for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
- Age class has been recorded as follows:

Y	Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth.
S/M	Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential.
E/M	Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy.
M	Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy.
O/M	Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.
- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

5.0 TREE QUALITY ASSESSMENT

- 5.1 The trees have been categorized according to BS5837: 2012 as a guide to their condition and value in terms of visual amenity.
- 5.2 The trees are coloured on the plan attached at **Appendix 1** and the colours are explained in the key of the plan.

6.0 ROOT PROTECTION AREAS

- 6.1 In accordance with BS5837: 2012, the root protection area (RPA) of the trees has been calculated and is shown in the tree data tables and on the RPA plan attached at **Appendix 2**.

7.0 LEGAL CONSTRAINTS

- 7.1 Eastleigh Borough Council's on line mapping system shows that the site is not within a Conservation Area and that no trees within the proposed site are subjects of a Tree Preservation Order.

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 Description of Proposed Development

It is proposed to demolish the existing building and establish a new building of mixed use. This will include one commercial unit as well as nineteen flats. There will be twenty eight parking spaces as well as cycle and bin storage areas.

8.2 Drawings Used

A topographical survey plan was provided at the time of survey, scale 1:200 and has been used to prepare the Tree Quality Assessment Plan **Appendix 1**, the Root Protection Area Plan **Appendix 2**. The Tree Protection Plan found at **Appendix 3** is on a proposed layout drawing, scale 1: 500 @ A3 19-067-0013-P02.

8.3 Direct Loss of Trees

The proposal will require the removal of the majority of the trees on site with the exception of T2 Sycamore which will require a minor crown reduction to prevent mechanical damage to above ground part during construction. The trees in TG1 and TG2 are low quality as a result of poor aftercare. The hedges are also low quality. A replacement planting scheme should be

provided and include robust tree protection measures as well as a detailed young tree maintenance regime. This should include details of stakes, tree ties, tree guards; formative pruning regime as well as a watering timetable to ensure the trees survive their first few years.

8.4 Position of Trees in Relation to Proposed Development

It is not considered that the proposal will increase future pressure to undertake work to T4 Sycamore as it is a suitable distance from the proposal.

8.5 Protective Barriers

Protective barriers will be established prior to any construction taking place. The location of the barriers is shown on the Tree Protection Plans at **Appendices 3**.

Protective barriers in accordance with Figure 2 of BS 5837: 2012 (**Appendix 4**) should be erected around the trees to be retained. The fencing is to be supported with an appropriate stabilizing system (**Appendix 5**). Where possible, the positions of these fences should be based on a distance equivalent to the radius of each tree's RPA. All site personnel shall be made aware of the importance of root protection areas and shall ensure that they are properly maintained at all times. Once established the fencing will define the boundary of the Construction Exclusion Zone (CEZ).

Once erected all weather signage should be displayed stating 'Construction Exclusion Zone'.

No development works shall commence within the CEZ until written confirmation has been obtained from the Local Planning Authority. The project Arboriculturalist shall supervise all work within the RPAs.

8.6 Changes in Ground Surface within RPAs

There are no proposed changes in ground surface within the RPA's of any retained tree.

8.7 Changes in Ground Level within the RPA

There is no proposed change in ground level within the RPA's of any of the retained trees with the exception of the proposed footings.

8.8 Foundations

No foundations are within the RPA's of any retained tree.

8.10 Services

No overhead services are to be installed.

At the time of writing no details on underground services have been supplied. Once they have, if they breach the RPA of any retained tree, details of design and methodology for their installation will be provided for approval by the Tree Officer.

Where these are proposed within the RPAs of any retained tree hand-dug exploratory excavations under arboricultural supervision will be undertaken to inform layout.

8.11 Access for Contractors and Storage of Materials.

There is ample space on the site outside of the RPA's of the trees for contractor parking and storage of materials, site toilet etc.

9.0 CONCLUSIONS

- 9.1 The trees on the site are predominately of a poor quality providing a screening/softening role.
- 9.2 The establishment of the protective barriers should be supervised by the project Arboriculturalist and confirmation of adherence with the Arboricultural Method Statement and Tree Protection Plan should be made to the Local Authority Tree Officer before any development starts.
- 9.3 Given these conclusions the following section 'Arboricultural Method Statement' details the recommendations/methodology for the construction of the proposed works in terms of the effect on trees on the site.

Details within this AIA are considered correct at the time of writing but modifications may need to be made as more information becomes available.

Important Notes

The comments made with regard to the health and stability of the trees within this report were correct at the time of inspection. It should be recognized that trees are dynamic structures that can never be completely predictable and may become unstable or partially unstable even in average weather conditions. Changes can occur not only to environmental triggers but also in response to biological or mechanical events.

Inspection Caveats

The inspection was carried out from ground level. Binoculars were used to observe features higher in the canopies.

Foliage, extension growth and/or bud proliferation were assessed visually.

No soil or tissue samples were taken during this inspection.

No invasive diagnostic equipment was used to detect decay.

A nylon hammer was used to test for possible decay and dead or loose bark around the lower stems and bases of the trees.

Ivy has been removed during the inspection process only where reasonable and practicable. Where this has not been possible it has been noted as a recommendation to be removed to allow detailed re-inspection.

No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

ARBORICULTURAL METHOD STATEMENT**1.0 CONTACT DETAILS**

Architect	Jon Moore (Associate)	mh Architects Ground Floor, Bicentennial Building, Southern Gate, Chichester, West Sussex PO19 8EZ 01243 774748 jdm@mharchitects.co.uk
Arboricultural Consultant	Sarah Johnston	Johnston Tree Consultancy 16 Manor Close, Wickham, Hampshire, PO17 5BZ 07814 403146 johnstontreeconsultancy@gmail.com
Local Authority Case Officer	Rebecca Altman	Eastleigh Borough Council Planning & Building, Eastleigh House, Upper Market St, Eastleigh SO50 9YN 02380 688266 rebecca.altman@eastleigh.gov.uk
Local Authority Tree Officer	Chris Stringer	Eastleigh Borough Council Countryside & Trees, Eastleigh House, Upper Market St, Eastleigh SO50 9YN 02380 688257 Chris.Stringer@eastleigh.gov.uk

2.0 INTRODUCTION

- 2.1 This Arboricultural Method Statement (AMS) has been produced in line with BS 5837 2012: Trees in relation to design, demolition and construction-Recommendations to aid the successful retention of trees on and adjacent to the proposed development at 30-32 Queens View, Netley Abbey, Southampton, Hampshire. No development shall take place on the site until this document has been submitted to and approved in writing by Eastleigh Borough Council.
- 2.2 This document sets out the methodology for all proposed works that affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available on site for inspection.
- 2.3 For details of trees to be retained and location and types of special protection methods, reference should be made to the Tree Protection Plan (TPP). A copy of which should be displayed prominently on site.

3.0 PHASING OF DEVELOPMENT

3.1 Phase 1 – Pre Development Phase

Pre-Commencement Site Meeting

This is to take place with the project arboriculturalist, local authority tree officer and developer present to ensure the Arboricultural Method Statement is understood and agreed prior to any development taking place.

Tree Work

All tree work will be undertaken prior to any other work.

Protective Barriers

Tree protection measures to be installed under the supervision of the retained Arboriculturalist for all the trees.

The protective barriers erected will be in accordance with Figures 2 and 3 of BS 5837:2012 (**Appendix 4 and 5**) and will form the boundary of the construction exclusion zone (CEZ). Where feasible, the positions of the fencing will be based on a distance equivalent to the radius of each tree's RPA. Once erected all weather signage should be displayed stating 'Construction Exclusion Zone'.

Area for Mixing Materials and Storage

The storage of materials and equipment can be outside of the RPAs of any retained tree.

3.2 Phase 2 – Construction Phase

Protective Barriers

Once established the protective barriers are not to be moved without written consent from Eastleigh Borough Council.

4.0 GENERAL ARBORICULTURAL CONSIDERATIONS

- 4.1 Protective barriers must be regarded as sacrosanct, and must only be moved under direct supervision of the LPA or named Arboriculturalist to enable the undertaking of works within the RPAs of trees, as set out in this AMS, and approved in writing by the LPA. It is of paramount importance the fencing is repositioned correctly after any agreed operations.
- 4.2 No materials, chemicals, machinery or vehicles must be stored within the RPAs as defined on the TPP and identified on site by protective fencing and aboveground root protection.
- 4.3 Ground protection must not be lifted or removed without prior consultation with the LPA or named Arboriculturalist.
- 4.4 Damage caused to protective fencing or ground protection must be reported to the site supervisor and the named Arboriculturalist to ensure appropriate repair.
- 4.5 Any damage to retained trees must be reported without delay to the site supervisor, the LPA and the named Arboriculturalist so appropriate remedial work can take place without delay.
- 4.6 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 5 metres of the trunk of the retained trees or any other trees on the site.
- 4.7 No fires will be lit on site.
- 4.8 Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees.

5.0 SUPERVISION AND MONITORING

- 5.1 The project Arboriculturalist shall be responsible for monitoring/supervising the following works.
- Establishment of protective barriers
- 5.2 The project Arboricultural Consultant will be responsible for periodical monitoring and will inspect the protective fencing to ensure the CEZ is intact and monitor any works necessary within the exclusion zone. A record of site visits will be maintained for inspection on site and copies forwarded to the agent and planning authority when requested.

Please note this AMS is not a contract. The retention and services of a project Arboriculturist for supervision and monitoring must be agreed prior to commencement of construction operations



CREDENTIALS OF THE AUTHOR

Sarah Johnston M. Arbor. A., B.Sc. Arboriculture has worked in the Arboricultural profession for thirteen years. Her experience has been gained from undertaking practical tree work as well as working as an Arboricultural Surveyor and Tree Officer for Eastleigh and Havant Borough Councils respectively. In addition Sarah worked as a consultant for Marishal Thompson for two years from 2005 when she became self-employed. Sarah is a Professional Member of the Arboricultural Association and holds Professional Indemnity Insurance.