



TREE PROTECTION PLAN

73 Lakewood Road, Chandlers Ford, EASTLEIGH,
Hampshire, SO53 5AD

24 October 2023

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Introduction

This document describes tree protection measures for the proposed development at 73 Lakewood Road, Chandlers Ford, Eastleigh, SO53 5AD. Planning permission for a scheme to extend the property was approved on 10 Jun 2021 (see Eastleigh Borough Council application number H/21/90273).

The approved scheme includes raising the roof ridge, providing first floor living accommodation, adding a single storey rear extension and adding an accessible front entrance, following demolition of two existing single detached garages in the back garden.

There are eight individual mature trees and two groups on site. These have been surveyed in line with the recommendations of BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

This document should be read in association with the Tree Root Protection Area Schedule, which has been prepared as recommended in BS5837:2012 "Anex D", and is included in Appendix 1 this report.

A scaled and referenced Tree Protection Plan, as per BS5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations", is included in this report. Details of the methodologies for the protection of the trees are included in relation to the approved development scheme for the site.

This document relates to the partial demolition of the existing bungalow, demolition of the two garages to the rear of the bungalow, and construction of the extended dwelling as detailed on 73 Lakewood Road E.pdf provided by MDT Design.

Arboricultural Impact Assessment

Pedunculate oaks 1, 7 and 8 will be protected from all construction related activities and will not be detrimentally affected by the development.

Pedunculate oak 4 grows in the southernmost corner of the site. Pedunculate oaks 3 and 6, and Common Yew 5, lie close by and all will be enclosed in protection fencing, to protect them from site works.

The tree root zones for Sweet Chestnut 2 and Pedunculate oak 3, which extend beneath the Lakewood Road driveway, are protected by an existing cellular confinement system installed in the driveway, so construction vehicles using this entrance will have minimal impact on these two trees.

The double garage adjacent to the root zone of Pedunculate oak 6, will form part of the tree protection measures, helping enclose trees 3, 4, 5 and 6 from site works.

At all times during the demolition, ground and construction works, tree protection fencing will be located on the edge of the Lakewood Road driveway, and in the rear garden. Deliveries will usually be to the existing Queens Road entrance, away from the tree root zones.

Group 1 is a boundary group that runs along the boundary with Lakewood Road and Queens Road. It is broken by the existing entrances on each of these roads. There will be no impact of the development on this group.

Group 2 will not be impacted by the development as it grows on the western boundary end of the site and along with a beech hedge (on the boundary with 1A Queens Road) will be completely protected from development activity.

Sweet Chestnut 2 has been in poor health for some time and is the subject of an approved planning application (Eastleigh Borough Council application number T/22/93281) to fell the tree. We plan to fell the tree (along with associated tree works in T/22/93281) after the construction work is completed. If construction work lasts longer than expected, this may be shortly after the normal two-year deadline (08 Aug 2024), so as to respect the tree protection zones.

The existing driveway onto Queens Road will eventually be removed when all construction work is complete. The gap will be planted afterwards to link the boundary groups together. The planting will create a complete green screen along the Queens Road boundary once the new planting has established.

Tree Protection Measures

Tree protection fencing will be installed on site as shown in the Tree Protection Plan included in this report. The Tree Protection Plan shows the footprint of the existing bungalow and single garages, along with the footprint of the front and rear extensions (shaded in grey). The fencing will be installed before any machinery or materials are brought on site, and before commencement of any construction works. A copy of this document will be made available to the main building contractor.

Tree protection fencing will consist of weld mesh panels (Herris fencing or similar), coupled together with clasps fastened from the inside (protected area), mounted on rubber or concrete feet. This level of fencing is in line with the recommendations of BS5837:2012 and appropriate to protect the trees and groups from construction activity and operating machinery.

At all times the fencing will be fit for purpose; it will exclude all site workers and construction activity from the protected area. The building contractor will be made aware of the location of the barriers, so as to contain building work within the construction zone.

Building materials will be delivered and stored on the existing driveway accessed from Queens Road. The mixing of materials to produce concrete or mortar will take place on the existing driveway off Queens Road and transported around the site with care. There will be no mixing of materials where it will be on soft ground and in locations where run off of potentially toxic substances to trees will endanger their roots and health.

Inside the tree protection zone formed by the protective fencing, the following prohibitions will apply:

- No construction activity will occur within the tree protection zone, unless agreed with EBC prior to the activity taking place.
- Fires shall not be lit within the tree protection zone.
- Notice boards, telephone cables or other services shall not be attached to any tree parts.

In order to avoid damage to stems and branches, care will be taken to ensure that wide or tall loads, or plant with booms do not come into contact with the trees or hedges.

Should protective fencing become damaged so as to impair its function in protecting the trees, work shall cease in the close vicinity of the damage, until the fence has been returned to an acceptable condition.

Once all demolition and construction activity for the approved scheme is complete, materials and plant have been removed from site, the tree protection barriers will be removed from site.

Utility Service Connections

The gas and sewage connections from the existing bungalow leave the site close to the existing driveway onto Queens Road. The extended building will utilize these connections which are outside the root protection zones. The telephone connection is by overhead cable.

The water supply is via a supply pipe connected to the water main close to Pedunculate oak 1. The supply pipe ends close to the front door of the existing bungalow and outside the root protection zones. The proposed building would reconnect to the existing water supply pipe at this point and outside the tree protection zone. There is the risk that the water supply pipe may need replacing, and if so, incursion into the tree protection zone would be made, but only to replace the water pipe.

The electricity supply to the existing bungalow connects close to the existing front door. The extended house will reconnect to the supply at this point, outside the root protection zones.

Therefore, all service connections will be made with no or minimal detrimental effect on the trees.

Conclusions

Protection of the trees on site has been assessed broadly in line with BS5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations". All trees will enjoy adequate protection and can be retained without undue stress on their long-term health, by erecting suitably placed protective tree fencing, and pursuit of the precautionary tree protection practices described in this document.

Appendix 1: Tree Root Protection Area Schedule

Tree Number	Species	Single (s) or Multi-Stemmed (MS)	Stem Diameter (mm)	Initial Linear Root Protection Radius (m)	Root Protection Area (m ²)
1	Pedunculate Oak	S	800	9.60	289.57
2	Sweet Chestnut	S	1040	12.48	489.37
3	Pedunculate Oak	S	770	9.24	268.26
4	Pedunculate Oak	S	960	11.52	416.98
5	Common Yew	S	570	6.84	147.00
6	Pedunculate Oak	S	620	7.44	173.92
7	Pedunculate Oak	S	740	8.88	247.76
8	Pedunculate Oak	S	740	8.88	247.76
Group 1	Rhododendron	MS	90	1.08	3.66
Group 2	Western Red Cedar	MS	80	0.96	2.90

Notes: This is an assessment of the Root Protection Area (RPA) required, based on individual tree data collected and Section 4.6.1 of BS5837:2012. RPAs have been modified to reflect the likely root morphology given the site conditions, but the area for each tree has remained as calculated and recommended by BS5837:2012.



KEY

A diagram of a tree plot symbol. It consists of a green circle representing the crown spread, with a blue dot in the center representing the tree number. The text '13' is written in blue above the dot, and 'Birch' is written in red below the dot. The text '82' is written in red below 'Birch'. Five lines point from the labels to the corresponding parts of the symbol: 'CROWN SPREAD' points to the green circle, 'CATEGORY' points to the blue dot, 'TREE NUMBER' points to the blue '13', 'SPECIES' points to the red 'Birch', and 'CATEGORY' points to the red '82'.

 TREE POSITION
 APPROXIMATE (NOT
 SHOWN ON ORIGINAL
 SURVEY)

- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES

CLIENT

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JOB TITLE

73 Lakewood Road,
Chandlers Ford, Eastleigh

DRAWING TITLE
Tree Protection Plan

DRAWING No.
CBA10097.01A

SCALE 1:200 @ A1