



Christopher Hoare Tree Services Ltd

Arboricultural Contracting & Consultancy

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Arboricultural Method Statement

For:

**271 West End Road
Southampton
Hampshire
SO18 3BW**

Prepared for: Robert Abbott c/o Building Plans and Estimating

Report Reference: CHTS/Q7212/AMS

Written and Compiled by: Jeremy Lee

Date: 05/12/2025



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Client Name:	Robert Abbott
Survey Location:	271 West End Road, Southampton, Hampshire, SO18 3BW
Report Title:	Arboricultural Method Statement – (Planning Condition Discharge)
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It is advised that following any extreme weather event or if the environment in which the trees is situated changes, then they should undergo a re-assessment by a suitably qualified arboriculturalist

1. Summary

1.1 Overview

This Arboricultural Method Statement (AMS) has been prepared to discharge the planning condition requiring tree protection measures to be submitted and approved prior to the commencement of development at 271 West End Road, Southampton. The approved works comprise:

- A single-storey rear extension
- Partial conversion of the existing detached garage
- Minor alterations to the Chalk Hill site entrance, including resurfacing of the existing driveway and installation of new boundary fencing and gates

A group of established trees including Beech, Sweet Chestnut and several mature Oaks are located adjacent to the Chalk Hill entrance, as shown on the architect's Proposed Site Plan (DJA 007). Although the primary development footprint does not encroach into these trees, construction access, driveway resurfacing, boundary fence installation, and general site operations occur within, or immediately adjacent to, their Root Protection Areas (RPAs).

This AMS therefore sets out the proportionate tree protection measures necessary to ensure that all retained trees are safeguarded throughout the development.

1.2 Basis of Assessment

This AMS is produced in the absence of a BS5837:2012 tree survey, a topographical survey, or a CAD base plan. Tree positions, dimensions and Root Protection Areas (RPAs) are therefore indicative only and based on the architect's drawings and a pre-development site inspection conducted on the 5th of December 2025.

Due to the absence of scalable survey data, the Tree Protection Plan (TPP) is necessarily descriptive rather than drawn, setting out how protective fencing and control measures will be implemented on site.

Although sections of the driveway renewal and the removal/replacement of boundary structures fall within the indicative RPAs, these operations are considered low impact when carried out using:

- hand tools
- minimal-disturbance techniques
- localised post-hole excavation (no trenching)
- arboricultural supervision

The methodologies in this AMS ensure that all works within or adjacent to RPAs are undertaken in accordance with BS5837:2012, preventing avoidable harm to the rooting environment.

1.3 Purpose of the AMS

- The purpose of this AMS is to:
- Set out practical, BS583:2012 compliant tree protection measures
- Define the sequence of works in relation to retained trees
- Identify appropriate fencing, ground protection and exclusion zones
- Specify methods for excavation, driveway resurfacing and post-hole installation
- Provide supervision and monitoring requirements
- Ensure retained trees are not damaged during construction

When implemented in full, this AMS will allow the development to proceed while retaining and safeguarding the trees that contribute to the character and amenity of the locality, as required by Eastleigh Borough Council.

2. Introduction

2.1 Background to the Development

Planning permission has been granted for the construction of a single-storey rear extension, the partial conversion of the existing detached garage, and alterations to the vehicular entrance at 271 West End Road, Southampton. The Local Planning Authority (Eastleigh Borough Council) has imposed a pre-commencement condition requiring the submission and approval of an Arboricultural Method Statement compliant with BS5837:2012 – Trees in Relation to Design, Demolition and Construction.

Although the approved building works are located to the rear of the property and outside the immediate vicinity of the trees, access arrangements, driveway resurfacing, and boundary fence installation occur close to, or within, the Root Protection Areas (RPAs) of several mature trees situated along the Chalk Hill boundary. The purpose of this AMS is therefore to ensure that these trees are retained and protected throughout the development period.

2.2 Site Location, Access and Tree Context

The site is a detached residential property accessed from Chalk Hill to the north via an existing tarmac driveway, which widens into a parking and turning area in front of the detached garage located on the eastern side of the plot. The eastern boundary is enclosed by close-board fencing, with small and gentle level changes between the driveway and adjacent soft landscaping.

A close-board fence also runs along the western side of the driveway, creating a divide between the driveway, the enclosed rear garden and Chalk Hill. A pedestrian gate set within this fence provides access from the driveway to the rear garden of the property.

A low-level curved retaining wall runs along the northern edge of the driveway, marking the transition between the driveway surface and the slightly elevated planting strip in which several mature trees are located. Mature Beech, Sweet Chestnut and Oak trees stand close to the Chalk Hill entrance and contribute to the character and amenity of the locality by providing screening between the property, the public highway and neighbouring dwellings.

The RPAs of several of these trees extend beneath the existing hardstanding. The driveway surface exhibits cracking, undulation and deformation consistent with historic root activity, confirming that roots are present close to the surface beneath the tarmac.

2.3 Requirement for an Arboricultural Method Statement

Because aspects of the development involve:

- working within RPAs
- resurfacing of existing hard surfaces
- removal of a low-level wall within RPA areas
- installation of new fencing and gate posts
- construction access close to tree stems

the LPA requires a method statement setting out how trees will be protected, how excavation and construction operations will be managed, and what level of arboricultural supervision is required.

This AMS is intended to be a practical on-site document for the contractor, clearly specifying permitted and prohibited activities in areas where tree roots or tree protection zones may be affected.

2.4 Status of This Document

This AMS forms a formal part of the planning submission and must be:

- Read and understood by the principal contractor
- Kept on site at all times
- Adhered to in full throughout the development
- Updated only with written approval from the LPA

No works described in this AMS may commence until all protective measures have been installed and signed off by the project arboriculturist.

2.5 Requirement for Arboricultural Supervision

The developer shall appoint a qualified arboriculturist to undertake the supervision and monitoring set out in this Arboricultural Method Statement. This arboriculturist must be

responsible for providing on-site guidance where required, supervising excavation within RPAs, advising on root protection, and confirming compliance with this AMS.

Details of the appointed arboriculturist shall be provided to the Local Planning Authority prior to commencement of any works that may affect RPAs.

3 Trees and Root Protection Constraints

A group of mature Beech, Sweet Chestnut and Oak trees is located along the Chalk Hill entrance and adjacent to the existing driveway. These trees are to be retained throughout the development.

The indicative Root Protection Areas (RPAs) of T2 (Sweet Chestnut), T3 (Oak), T4 (Oak) and T5 (Oak) extend beneath the existing driveway and the low-level retaining wall. Elements of the approved works including driveway resurfacing, removal of the retaining wall and installation of new fencing and gates, will take place within and/or immediately adjacent to these RPAs.

These constraints require that all works in this area follow the root-sensitive construction methods set out in Section 7 to prevent damage to retained trees.

4 Proposed Development and Arboricultural Impacts

The approved development includes a single-storey rear extension, partial conversion of the existing detached garage, and alterations to the site entrance, including resurfacing of the existing driveway and installation of new boundary fencing and electric gates. Construction access will be taken from Chalk Hill via the existing tarmac driveway.

Although the main building works are located well away from trees and outside of the RPA's, several elements of the entrance work occur within or immediately adjacent to the RPAs of T2, T3, T4 and T5, including:

- resurfacing sections of the existing driveway,
- removal of the low-level retaining wall, and
- installation of close-board fencing and new gate posts.

These activities have the potential to cause root severance, soil disturbance, stem damage or localised compaction if not carried out with appropriate precautions. However, when undertaken in accordance with the root-sensitive working methods set out in Section 7, the impacts are considered low-level and manageable.

All operations within or close to the RPAs must therefore follow the procedures described in this AMS to prevent avoidable harm to retained trees.

5 Arboricultural Method Statement

This section sets out the specific methods and protection measures required to safeguard retained trees during the development. All works described below must be

carried out in accordance with this AMS. No deviation is permitted without prior agreement from the project arboriculturist.

5.1 Sequence of Works

- Pre-commencement meeting with the Primary contractor and appointed arboriculturist to confirm tree protection measures and layout.
- Installation of protective fencing at the Chalk Hill entrance and within the rear garden creating Construction Exclusion Zones.
- Construction works (garage conversion and extension) undertaken while maintaining tree protection measures throughout.
- Retaining wall removal and installation of new fencing/gate posts, following the hand-digging and root-sensitive procedures set out in this AMS.
- Driveway refurbishment/resurfacing, including breakout of existing tarmac, carried out under arboricultural supervision where within RPAs.
- Reinstatement and surface finishing, ensuring no level changes within RPAs and no compaction of exposed soils.
- Final arboricultural inspection, after which tree protection fencing may be removed.

5.2 General Tree Protection Measures

- No storage of materials, spoil, fuel, chemicals, cement or equipment within RPAs.
- No fires, mixing of cement, or washing out within 10 m of any retained tree.
- No excavation using mechanical plant within RPAs.
- No changes to soil levels within RPAs unless specifically approved.
- Access for vehicles and plant must be confined to the existing driveway only.

5.3 Protective Fencing

Protective fencing shall be installed to prevent access, storage and ground disturbance within the soft landscaping areas that contain the RPAs of T2, T3, T4 and T5, while allowing the existing tarmac driveway to continue to be used for site access.

a. Driveway / Entrance Protection (T3–T5)

Fencing shall be installed set back from the tree stems by approximately 1.5 metres, running along the outer edge of the planting strip adjacent to the driveway. This fencing prevents machinery, operatives and materials from entering unpaved areas where tree roots are present.

Use of the existing tarmac driveway for vehicle access is permitted. No vehicle or plant may leave the hard surface at any time.

Fencing must remain in place throughout the works and may only be removed or set back further to facilitate:

- the careful removal of the low-level retaining wall, and
- the installation of new boundary fencing and gate posts.

b. Rear Garden Protection (T1 and T2)

A second line of protective fencing shall be installed within the rear garden, positioned approximately 5 metres from T1, forming a Construction Exclusion Zone (CEZ) that prevents storage, access or plant access within the RPA's of these trees.

5.4 Stem Protection

When protective fencing must be removed or adjusted, for example, during retaining wall removal or fence/gate post installation, stem protection shall be installed around any affected trees to prevent mechanical damage.

Trunk Protecta®, or a comparable breathable, impact-resistant material, shall be used. The protection must:

- extend to at least 1.2 metres above ground level;
- be securely fixed without constricting the stem;
- be easy to remove once no longer required;
- be used wherever machinery, vehicles or material handling occurs in close proximity to the tree.

Stem protection shall remain in place for the duration of activities requiring the removal of protective fencing, after which the fencing must be reinstated without delay.

5.5 Site Access and Storage

- All storage, materials, welfare units and parking must be confined to the existing driveway or other hard surfaces outside fenced areas.
- No machinery or vehicles may enter soft landscapes adjacent to trees.

5.6 Driveway Resurfacing

The following procedure shall be used for all resurfacing works within or adjacent to RPAs:

1. Breaking out existing surface

- Light machinery may be used from the driveway surface only.



- Surface layers directly above RPAs must be lifted by hand.

2. Removal of arisings

- Debris must be removed manually to avoid dragging and root disturbance.

3. Root encounter protocol

- Roots <25 mm may be pruned cleanly using sharp bypass secateurs.
- Roots ≥25 mm shall be retained unless unavoidable; pruning must only be conducted following the consultation and under the supervision of an arboricultural consultant.

4. Sub-base retention

- The existing sub-base should be retained where possible to avoid soil disturbance.
- Replacement surfaces should ideally be permeable.

5.7 Retaining Wall Removal

- Demolition of the low-level retaining wall must be carried out using hand tools only.
- The wall must be dismantled towards the driveway, not toward the trees.
- Excavation shall be kept to the minimum necessary to remove wall footings.
- If roots are encountered, excavation must proceed with care.
- Roots <25 mm may be pruned using sharp, bypass secateurs.
- Roots ≥25 mm shall be retained wherever possible; if avoidance is not feasible, pruning must only occur under arboricultural supervision.
- Any exposed roots must be covered with damp hessian or similar material if left exposed for more than 15 minutes to prevent desiccation.

5.8 Fence and Gate Post Installation

All fence and gate post holes are located within the RPAs of retained trees.

Therefore:

- All post holes must be dug by hand, using tools such as spades and post hole diggers expose roots gradually and avoid tearing.
- Excavations should proceed cautiously, removing soil in thin layers to identify roots before they are damaged.
- Roots <25 mm diameter may be pruned cleanly using sharp bypass secateurs.
- Roots ≥25 mm diameter must be retained wherever possible. If a root prevents installation of a post either adjust or relocate the post position to avoid the root or prune the root only under arboricultural supervision.

- Where concrete is used, wet concrete must not come into contact with exposed roots. A suitable impermeable barrier (e.g., heavy-duty plastic sheeting) must be installed between the root and the concrete to prevent alkaline leachate.
- Backfill excavated holes around retained roots with the original soil, taking care not to compact or damage roots.

5.9 Arboricultural Supervision

The following activities require supervision by the project arboriculturist:

- Pre-commencement briefing with the principal contractor to confirm tree protection measures, access arrangements and working methods.
- Any excavation within RPAs, including driveway breakout, retaining wall removal, and fence/gate post installation.
- Root pruning, regardless of root diameter, where roots ≥ 25 mm or complex root masses are encountered.
- Periodic monitoring visits, where required, to ensure continued compliance with this AMS.

Notes of all supervisory and monitoring visits will be kept on file and provided to the Local Planning Authority (LPA) upon request.

5.10 Contingency Procedures

In the event of any unforeseen issues that could affect retained trees or compromise the protection measures in this AMS, the following procedures must be followed:

Root Discovery or Damage

- Stop work immediately in the affected area.
- Notify the project arboriculturist for further instruction.
- Roots < 25 mm diameter may be pruned cleanly using sharp bypass secateurs.
- Roots ≥ 25 mm diameter shall be retained wherever possible; pruning may only occur under arboricultural supervision.
- Exposed roots must be protected from desiccation using damp hessian or similar material.

Accidental Stem or Canopy Damage

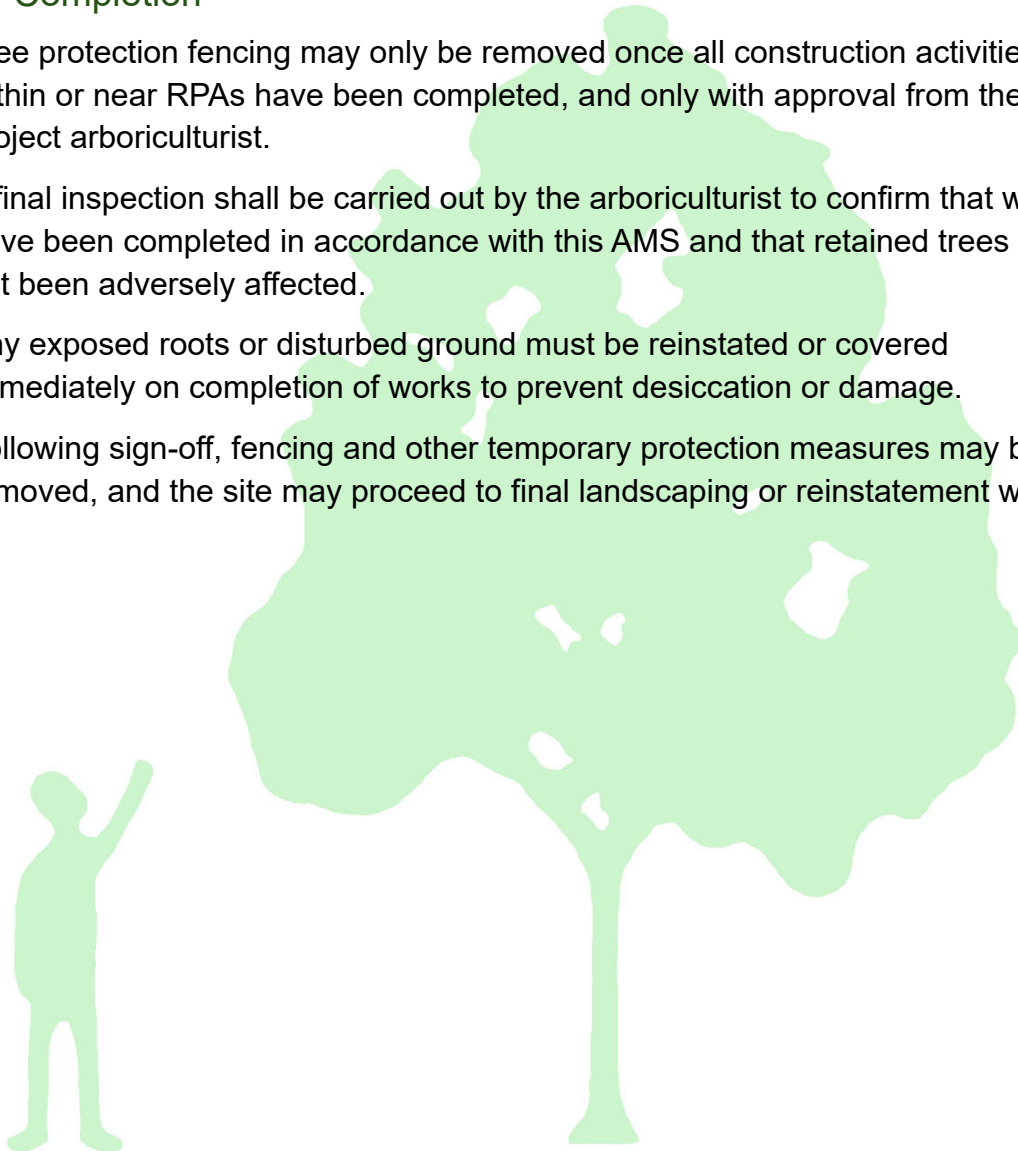
- Make the area safe.
- Notify the arboriculturist, who will assess the damage and specify remedial action.

Fencing Breach or Removal

- Stop work within the affected area.
- Reinstate the fencing immediately to the specified standard.
- The arboriculturist must inspect and confirm that protection is adequate before works resume.

5.11 Completion

- Tree protection fencing may only be removed once all construction activities within or near RPAs have been completed, and only with approval from the project arboriculturist.
- A final inspection shall be carried out by the arboriculturist to confirm that works have been completed in accordance with this AMS and that retained trees have not been adversely affected.
- Any exposed roots or disturbed ground must be reinstated or covered immediately on completion of works to prevent desiccation or damage.
- Following sign-off, fencing and other temporary protection measures may be removed, and the site may proceed to final landscaping or reinstatement works.





6 Signature

This report was written and compiled by



Jeremy Lee

Arboricultural Consultant

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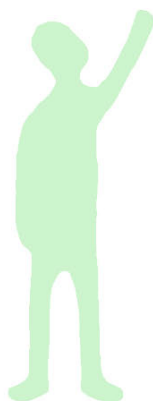
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Appendix A - Tree Protection Fencing Specifications

Figure A1

Default Tree Protective Fencing

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.

'Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around retained trees. On all sites special attention should be paid to ensuring that barriers remain rigid and complete.'
BS 5837 para 9.2.1.

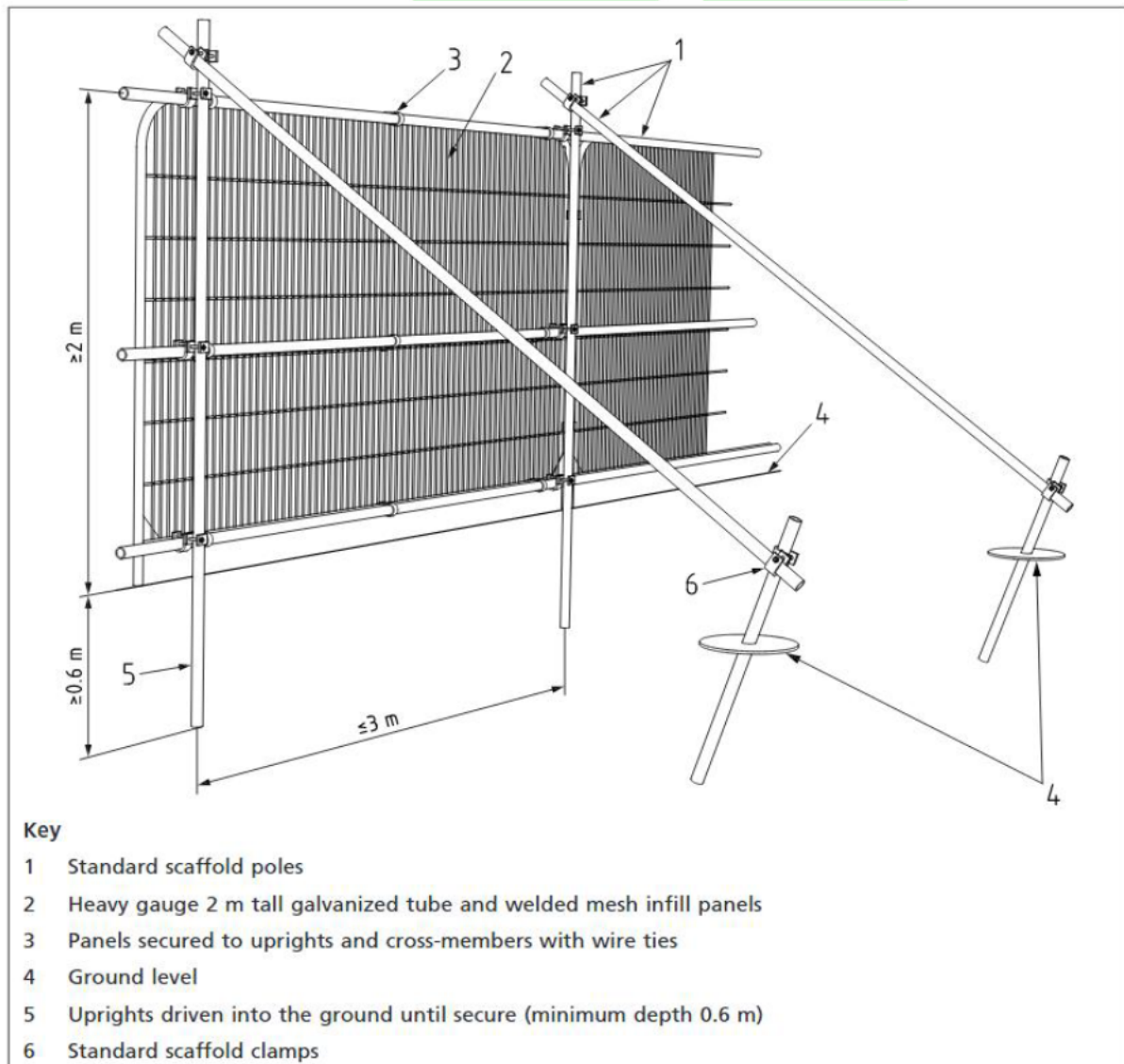
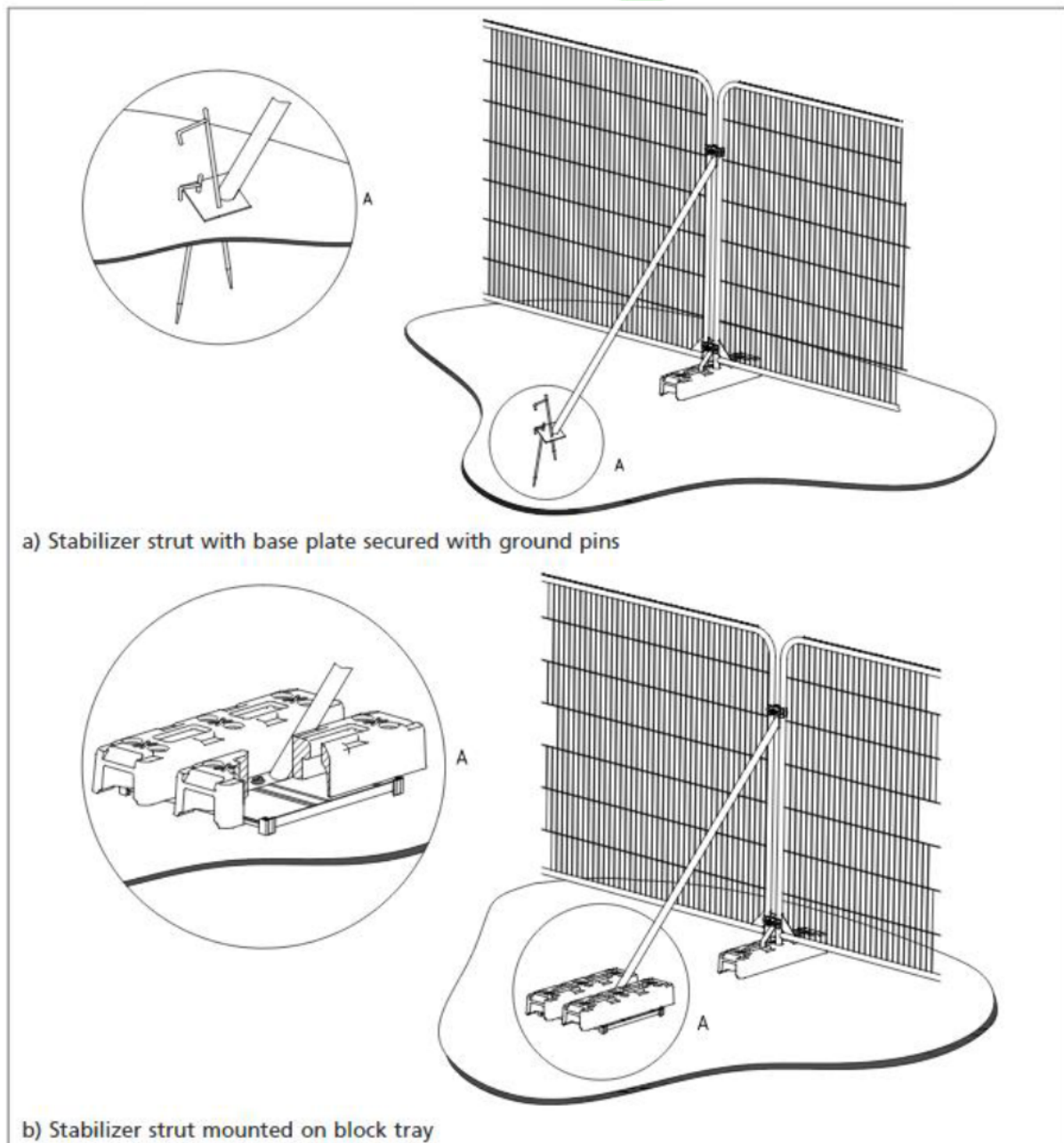




Figure A2

Alternative Tree Protective Fencing

This form of tree protective barrier should be used only when significant underground constraints warrant its use. However, it should be treated in the same manner as the default tree protective barrier displayed in **Figure 1**.



**Figure A3**

Example of all-weather warning signs to be affixed to fencing at appropriate intervals.

Construction Exclusion Zone

Keep Out!

The Following must be observed by all persons:

- The protective fencing must not be moved
- No person shall enter the protected area
- No Machine or plant shall enter the protected area
- No Materials shall be stored in the protected area
- No spoil shall be deposited in the protected area
- No excavation shall occur in the protected area

Any access into the protected area must be with the written permission of the local planning authority.

For further information please contact Christopher Hoare Tree Services Ltd (02380 897933)

Figure A4

Arboricultural Consultant Site Visit

Company:	Site:
Consultant:	Date:
Address:	Site Address:
Representative:	Site Representative
Phone:	Phone
Purpose:	
Site meetings:	
Observations:	
Recommendations	
Next site visit:	