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**Arboricultural
Impact Assessment
in connection with development
at land adj The Roll Call,
Woolston Road,
Netley Abbey
SO31 5FJ**

Prepared by
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Report Reference: D2604AIA

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Plan AC01

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Spruce Town Planning for the applicant to inspect the significant trees (and see 3.1 below) close to the proposed development at land adj. The Roll Call, Woolston Road, Netley Abbey, Southampton SO31 5FJ and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the site and to the proposals. In addition, this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the construction of a single dwelling with parking at land adj. The Roll Call, Woolston Road, Netley Abbey, with access as existing from Woolston Road.
- 1.3 **Documents provided:** I have been provided with the 'Site adjacent to former Roll Call Public House - Site and Location Plan' drawing no. 183 SLO1, Revision A dated March 2026 based on the site survey and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC01.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Eastleigh Borough Council website suggests that there are no trees on and closely adjacent to the site protected by TPO; and the site is not within a Conservation Area. The proposal is to retain the trees and consider them in the planning submissions as if they were formally protected. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2604AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 19th February 2026 to collect tree information to enable me to prepare the tree schedule. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I did not have permissive access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry and overcast with a light breeze and good visibility.
- 2.2 **Collection of data:** I inspected each significant tree, and the numbering is indicated on the annotated site layout attached as Plan AC01. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
- Category B:** Trees of moderate quality and value
- Category C:** Trees of low quality and value
- Category U:** Trees unsuitable for retention, usually to be removed
- 2.4 **Tree root protection areas (RPAs):** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule.
- 2.5 **Caveat:** It is not practicable or reasonable to take into account the potential effects of extreme weather, vandalism or accident. Alderwood Consulting Ltd

cannot therefore accept any liability in connection with these factors. Alderwood Consulting Ltd cannot accept any liability where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this Report ceases at any stated time limit within it, or if none stated after two years from the date of the survey or when any site conditions change, or pruning or other works unspecified in the Report are carried out to, or affecting, the subject tree(s), whichever is sooner.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are on and near the site boundaries. Trees at the northwest end of the Woolston Road frontage provide a degree of screening between the plot and the road. Trees along the northwest site boundary and continuing round along the northeast boundary provide a degree of seclusion and separation from the adjacent land. Apart from the trees near Woolston Road and the tree on its own, the oak T12, few of the other trees have particular individual amenity value because of their separation and distance from public view. The trees along the boundaries are useful for giving the site definition and connecting it to the local landscape. The proposal is for these trees to be retained and protected during development.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** Site access will be by way of the existing vehicular access at the south corner of the plot, enlarged to form a better vehicular access to the footprint of the proposed dwelling. The new surface will be installed early in the development process. This access and the access drive to the new dwelling are outside the RPAs of retained trees (and see also 4.6 below) and no special installation measures are needed or proposed in respect of trees.
- 4.2 **Demolition and removal of structures:** There are no significant existing buildings within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g., DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.3 **Existing surfaces:** There is an existing track past T12, and this will be taken out of use and the ground returned to open ground and landscaped or turfed as

part of the garden for the dwelling. There will be no adverse effects on retained trees from measures relating to existing surfacing.

- 4.4 **Construction of new buildings:** The proposed dwelling is outside the RPAs of trees proposed for retention. In consideration of all the circumstances, special design and construction of foundations seems disproportionate, and 'conventional' construction is proposed for the foundations for the dwelling.
- 4.5 **Front boundary fence:** A 1.8m boundary fence is proposed along the Woolston Road site frontage. Part of this fence is shown within the RPAs of trees T1 and T2. Typical fence installation is panels attached to posts at 1-1.5m centres, with the posts set in small post holes dug by hand and the holes lined with impermeable material (polyethene or similar) to prevent contamination by concrete. The use of this construction principle would keep the risk of harm to retained trees to a small and acceptable level.
- 4.6 **Installation of new surfaces:** The proposed drive access is very marginally within the RPA of T2. This is a very small proportion of the whole RPA and there are ample opportunities for compensating root growth in other directions. In consideration of all the circumstances, special design and construction of the surfaces here in respect of the risk of harm to tree roots is not required or proposed and conventional installation is proposed for the drive access and parking.
- 4.7 **Services:** There is ample space on the Woolston Road frontage outside RPAs for new and replacement services. No special measures are required or proposed for the installation of services in respect of the risk of harm to tree roots.
- 4.8 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the temporary fencing and ground protection as proposed is installed/retained, there will be no significant adverse effects on trees from construction access.
- 4.9 **Storage and movement of materials:** The nature of the site and the available space suggest that materials will be delivered to the site using the existing access and stored across the front south part of the site, all outside RPAs. Materials may be moved to the footprint by hand and there is space along the proposed southeast elevation for a small, tracked excavator or wheeled telehandler outside RPAs. Provided that the precautions set out below are taken i.e., fencing and ground protection, there will be no significant adverse effects on trees from materials storage and handling. No storage or mixing of harmful materials e.g. DERV fuel, concrete will take place within 10m of the trunk of any retained tree.

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained trees. This will be erected at the locations shown on plan AC01. It will be to the BS5837:2012 section 6.2 recommendations i.e., preformed galvanised steel mesh panels ('Heras' or similar) facings on proprietary 'feet' and braced using struts to base plates secured with ground pins. It will be installed prior to the commencement of any development-related activity including ground works and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. The fencing is shown giving a clearance from the building of no less than 2m, which gives room for the erection of scaffolding and pedestrian access. For the avoidance of doubt the space between the fencing and the northeast elevation of the proposed dwelling is filled with ground protection, to improve access (and see 5.2 below). Provided that the fencing is properly specified, installed and maintained there will be no significant adverse effects on the health or amenity value of the retained trees.
- 5.2 **Ground protection:** Temporary ground protection is proposed as an adjunct to the temporary fencing and special surfacing. It will be installed at the locations indicated on plan AC01. This temporary ground protection will allow pedestrian access for construction and the movement of small amounts of building materials. The ground protection will also act as a base for scaffolding if such access is required. The ground protection shall be as recommended in BS5837 i.e., it shall be scaffold planks, or plywood sheets at least 15mm thick, laid butt-jointed over a geotextile membrane installed on a layer of pulverised bark or similar laid on the existing ground surface i.e. with no significant excavation. The minimum areas where these measures apply are the protection zones as indicated on the attached plan AC01 by diamond hatching with a 'G' in the hatching.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal have been achieved in consideration of all the site factors including the presence of trees. The main amenity aspects for the dwelling will be to the rear northeast. The closest trees to this elevation are some 14m to the north and northeast. In these orientations these trees will not obstruct sunlight or cast significant shade over this rear elevation and will not be unduly dominant. Trees and vegetation to the southwest, northwest and northeast will continue to provide useful screening between the dwelling and the adjacent road to the southwest and land to the northwest and northeast. It will be in the interests of the new

occupants to retain the boundary trees and any new planting in order to retain seclusion and privacy. The development will not bring new pressures on trees and were formal tree protection measures to apply, the Council would be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of services, the installation of surfaces, the installation of temporary tree protection measures. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward, and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Tree protective fencing may be moved only with the consent of the Council
 - Temporary ground protection is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Ground protection may be moved only with the consent of the Council
 - There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to develop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FARborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016. I was reappointed to the Planning Appeal Decisions and Associated Services in October 2022 for similar functions.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I have been a member of the Association's Consultants Working Party, interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
The Roll Call, Netley Abbey
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Oak (<i>Quercus robur</i>)	15	70+55	8	8	1	EM	2 stems from 30cm, third minor stem adjacent	20+	B	10.80
				8	8						
T2	Oak	12	115	8	8	2	EM	Multi-stemmed from ground level, one stem recumbent with cavity	20+	B	13.80
				8	8						
T3	Oak	13	60	7	7	2	EM	Multi-stemmed from ground level	20+	B	7.20
				7	7						
T4	Oak	12	54	6	7	2	EM	One sided, suppressed, cavity at 1.2m	10+	C	6.60
				7	5						
T5	Oak	12	60	7	5	5	EM	One sided	10+	C	7.20
				5	7						
T6	Oak	13	55+30	8	5	2.5	EM	One sided	20+	B	7.50
				5	8						
T7	Oak	13	45?	2	5	9	EM	Suppressed and one sided	10+	C	5.40
				5	7						
T8	Oak	13	70?	8	5	1	EM	Slightly scrappy, one sided	20+	B	8.40
				5	8						
T9	Oak	11	45?	5	5	5	EM	Slightly one sided, scrappy	10+	C	5.40
				5	5						
T10	Oak	14	80?	7	7	2	EM	Minor deadwood	20+	B	9.60
				7	7						

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Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T11	Oak	14	100?	10	10	2.5	M	Occasional deadwood	40+	A	12.00
				10	10						
T12	Oak	14	117	7	7	2	EM	Occasional deadwood	40+	A	14.10
				7	7						

Appendix 2
The Roll Call, Netley Abbey
Tree Schedule and Explanatory Notes

Explanatory Notes

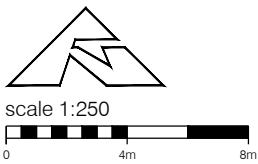
Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameters for accessible trees have been measured with a diameter tape and recorded in centimetres. Trunk diameters for trees not accessible have been estimated and indicated with '?'.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.



scale 1:250

0 4m 8m

Existing boundary retained or replaced where necessary

New 1.8m high boundary fence

Woolston Road

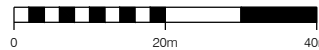
existing point of entry to site

New 1.8m high boundary fence

Existing boundary retained or replaced where necessary



scale 1:1000



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NB : for Root Protection Zones
refer to arboricultural report

A Driveway and parking area amended

Mar 2026

Project
Site Adjacent to former
Roll Call Public House

Title
Site and Location Plan

Scale
as shown @ A3

Date
Mar 26

Drawn
RP

Checked
JD

Job No.
183

Drawing. No.
SLO1

Revision
A