

March 2026
CBA11486 v2

Eastleigh Borough Council

ARBORICULTURAL DEVELOPMENT STATEMENT

Site:
237 Chamberlayne Road
and 5b Derby Road
Eastleigh
SO50 5HX



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The Complete Arboricultural Consultancy



ARBORICULTURAL DEVELOPMENT STATEMENT

Arboricultural Implications Assessment and Method Statement
guided by recommendations within BS5837:2012

Client:	Eastleigh Borough Council
Site:	237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX
Arboricultural Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor.A), TechArbor.A</i>
Date:	March 2026

SUMMARY

There is a development proposal for the construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking and access from Derby Road at 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX; the proposal has been assessed broadly in accordance with BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.

This Arboricultural Development Statement (ADS) will demonstrate the principles of the protection measures for the retained trees and should be read in association with the Tree Protection Plan CBA11486.02A TPP that identifies tree retention and protection measures. It follows the initial tree survey assessment.

The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for trees, to ensure their healthy and safe retention during and post development, as guided by BS5837:2012 and current best practice.

One C grade tree and one U grade tree will be removed as part of the development proposal; the remaining seven trees will be retained.

CBA Trees believes that the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

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SUPPORTING INFORMATION/APPENDICES:

CB1	Tree Survey Schedule and Tree Survey Plan CBA11486.01B TSP
CB2	Root Protection Area Schedule
CB3	Tree Protection Plan CBA11486.02A TPP
CB4	Tree Works Schedule
CB5	Tree Protection Guidance Leaflet
	Construction Exclusion Zone Site Notice
	Common Causes of Damage During Construction Works
CB6	Qualifications and Experience

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1.0 INTRODUCTION

- 1.1 There is a development proposal for the construction of 12no. dwellings comprising of 9no. apartments over three floors and 3no. houses, with associated landscaping, parking and access from Derby Road at 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX; the proposal has been assessed broadly in accordance with BS5837:2012 *“Trees in Relation to Design, Demolition and Construction – Recommendations”*.
- 1.2 Document disclosure provided:
- Topographical plan:**
- 5385/S1Maple Place
- Proposed plans:**
- X-proposed site rev 2026_02_26
 - 25-073 001 rev C01 Site Location Plan
 - 25-073 002 rev C01 Site Block Plan
 - 25-073 004 rev C01 Site Plan
 - 2629-TFC-XX-XX-DR-L-1001 General Arrangement
 - 2629-TFC-XX-XX-DR-L-3001 Planting plan
- 1.3 The client provided the original site plans, and these have been the basis for the production of subsequent plans. Whilst CBA Trees has had a limited input in defining the contents of the development plan, it broadly conforms to the requirements of BS5837:2012 *“Trees in Relation to Design, Demolition and Construction – Recommendations”* and current best practice advice.
- 1.4 Our advice has been sought on the principles of the development in relation to the potential impact on the existing tree stock, to inform and to facilitate the development layout.

2.0 CLIENT'S BRIEF

- 2.1 In line with our written quotation and verbal instructions, information has been compiled in accordance with BS5837:2012 and current best practice advice.
- To undertake a Tree Survey, appended at CB1.
 - To produce a schedule of Root Protection Areas in accordance with BS5837:2012 Annex D, appended at CB2.
 - To produce an AutoCAD compliant Tree Survey Plan that relies on the accuracy of the topographical survey provided by the client (plan CBA11486.01B TSP appended with the Tree Survey Schedule at CB1).
 - To undertake an Arboricultural Implications Assessment (AIA) of the proposed development provided by the client to identify which trees will be lost, which can

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be retained and suggest mitigating build techniques in order to retain trees as appropriate.

- Based on the above and further on-going discussions, to provide an Arboricultural Development Statement detailing the methodologies for the retention of the tree stock where feasible, in relation to the development layout including a Tree Protection Plan (CBA11486.02A TPP appended at CB3).

2.2 The advice provided has been formulated without discussion with the main ground or construction contractors who at this stage have not been appointed. Once the main contractors are appointed, amendments to this statement may be required for construction purposes.

2.3 All amendments will be assessed by the retained arboricultural consultant and approved in writing by Eastleigh Borough Council Planning Officer/Tree Officer.

3.0 DESCRIPTION OF THE SITE

3.1 The site was formerly developed; this has since been demolished.

3.2 There is one self-set tree growing on site, the other trees all grow offsite.

3.3 Built form surrounds the majority of the trees with the exception of T2 which grows in a private garden but still has built form around it.

3.4 The trees are of various age class, size and quality.

4.0 THE TREE STOCK

4.1 CBA Trees undertook a tree survey on 17th October 2025. The tree survey exercise identified 9 (nine) individual trees. The Tree Survey Schedule and Tree Survey Plan (CBA11486.01B TSP) are appended at CB1.

4.2 Tree Categorisation Method

Category U = Trees in such a condition that any value would be lost within 10 years, or should be removed for reasons of sound arboricultural management. There was 1 (one) individual trees or groups categorised within this grade at the time of surveying.

Individual Trees: 1

Note:

“Category U trees are those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.”

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There were no individual trees or groups categorised within this grade at the time of surveying.

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Category B = Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years. There were 3 (three) individual trees or groups categorised within this grade at the time of surveying.

Individual Trees: 3, 7 and 9

Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter. There were 5 (five) individual trees classified as low 'C' grade category.

Individual Trees: 2, 4, 5, 6 and 8

Note:

"Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively."

- 4.3 For more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

5.0 TREE PRESERVATION ORDER/CONSERVATION AREA

- 5.1 The interactive mapping facility on the Eastleigh Borough Council website indicates that trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area.
- 5.2 If it is intended to carry out works to trees on site prior to the granting of Full Planning Consent and Discharge of Planning Conditions it is advised that checks are made with Eastleigh Borough Council prior to tree works being completed to confirm the legal protection status of the trees on and adjacent to the site and that appropriate notifications/applications have been made and allowed/granted.

6.0 PROPOSED TREE RETENTION AND TREE LOSS

- 6.1 In accordance with the recommendations contained within BS5837:2012, an experienced arboriculturist has assessed the requirements for tree protection and the Root Protection Area (RPA). The implications of the proposed development are detailed below, along with any mitigating measures to ensure the retention of these trees.
- 6.2 As part of the assessment, dimensions have been scaled from the drawings provided by the client, prepared and modified to include the relevant Tree Survey data (tree protection plan CBA11486.02A TPP appended at CB3).
- 6.3 One self-set Ash tree classified as a U grade due to its growing location and one C grade classification Crab Apple that grows beneath the dominant T7 will be removed as part of the application.

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- 6.4 Five of the trees will have facilitation pruning detailed within the tree works schedule, appended at CB4.

7.0 SUMMARY OF ARBORICULTURAL IMPLICATIONS

- 7.1 The following is a summary of arboricultural implications as indicated on Tree Protection Plan CBA11486.02A TPP.

Table 1: Arboricultural Implications

Tree No.	Species	BS 5837:2012 Cat	Potential cause of harm	Implication	Mitigation
1	Common Ash <i>Fraxinus excelsior</i>	U	-	Removed	Limited useful life expectancy
2	Common Sycamore <i>Acer pseudoplatanus</i>	C1+2	Unaffected by development proposals	Retained	-
3	Common Ash <i>Fraxinus excelsior</i>	B1+2	- Removal/Upgrading of hard standing areas - Contractor access and movements - Construction of new housing - Working space - Material storage and mixing - Soft landscaping works	Retained	- Protected by site hoarding for development works. - Pruning of crown - Use of narrow scaffolding - Retention of hard standing for duration of external construction works and only removed for landscaping works
4	Norway Maple <i>Acer platanoides</i>	C1+2	- Removal/Upgrading of hard standing areas - Contractor access and movements - Construction of new housing - Working space - Material storage and mixing - Soft landscaping works	Retained	- Protected by site hoarding for development works. - Pruning of crown - Use of narrow scaffolding - Retention of hard standing for duration of external construction works and only removed for landscaping works
5	Norway Maple <i>Acer platanoides</i>	C1+2	- Public realm improvement works; removal/upgrading of hard standing and retaining wall - Construction of new housing - Material storage and mixing - Contractor access and movements - Working space - Soft landscaping works	Retained	- Protected by site hoarding for development works - Pruning of crown - Use of narrow scaffolding - Retention of hard standing for duration of external construction works and only removed for landscaping works
6	Norway Maple <i>Acer platanoides</i>	C1+2	- Public realm improvement works; removal/upgrading of hard standing and retaining wall - Construction of new housing - Material storage and mixing - Contractor access and movements - Working space - Soft landscaping works	Retained	- Protected by site hoarding for development works - Pruning of crown - Use of narrow scaffolding - Retention of hard standing for duration of external construction works and only removed for landscaping works
7	Red Oak <i>Quercus rubra</i>	B1+2	- Public realm improvement works; removal/upgrading of hard standing and retaining wall - Construction of new housing - Material storage and mixing - Contractor access and movements - Working space - Soft landscaping works	Retained	- Protected by site hoarding for development works - Pruning of crown - Use of narrow scaffolding - Retention of hard standing for duration of external construction works and only removed for landscaping works

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Tree No.	Species	BS 5837:2012 Cat	Potential cause of harm	Implication	Mitigation
8	Crab Apple <i>Malus sylvestris</i>	C1+2	- Public realm improvement works - Removal/Upgrading of hard standing, replacement of shrub bed walls - Material storage and mixing	Removed	- Poor quality tree growing beneath the more dominant and better specimen T7 - CAVAT assessment likely required by Hampshire County Council
9	Common Ash <i>Fraxinus excelsior</i>	B1+2	Unaffected by development proposals	Retained	-

8.0 ARBORICULTURAL ADVICE FOR SITE PERSONNEL

- 8.1 To provide site personnel with information regarding the requirements of Tree Protection, a leaflet (appended at CB5) shall be issued to all staff at the time of their site induction. Spare copies of this leaflet shall be available in the site office as replacements.
- 8.2 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be of all-weather construction and shall be in the form of the specimen provided at appendix CB5 and replaced as and when necessary.

9.0 PRE-DEVELOPMENT TREE WORKS

- 9.1 All tree works will be undertaken prior to the commencement of site preparation and construction works.
- 9.2 **All permitted or approved tree work** should be carried out in accordance with the British Standard “*Recommendations for Tree Work*” BS3998:2010 where feasible, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.
- 9.3 If any works are required to retained trees protected by a TPO should one be served, prior to full planning permission being granted, written approval must be obtained in advance from Eastleigh Borough Council.
- 9.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
- 9.5 Due to the official bird nesting season considered to be from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also be given to the potential for nesting birds. Therefore, if tree work is to be carried out within these months the project ecologist must be consulted to:
- Complete or advise on a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed that birds will be nesting in trees, and it is down to contractors to assess, record and confirm

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that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds.

- Ground vegetation, and therefore ground nesting birds, can often be overlooked by tree workers so additional care and controls should be taken when access and egress to the work site may also cause disturbance or damage to a nesting site. This is also true for retained trees on site as the removal of adjacent trees or remedial works on a tree may lead to an established nest being abandoned, exposed to the elements or predation. This action is also a breach of the Act and therefore could lead to prosecution due to the infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992/Nesting Birds Directive.

9.6 Although not apparent at the time of the site visit, consideration should also be given to the presence of bats, and a full visual assessment should be undertaken before any works are carried out on the trees. Where bats are identified as a serious concern, a bat survey should be undertaken by qualified and trained personnel to identify the needs of the bats (roosts, resting place etc) and no tree works can be carried out until the 'all clear' is given, or a programme of recommendations is received in writing.

9.7 Should additional tree works become apparent during the construction process; written consent will be required from Eastleigh Borough Council prior to these additional works being undertaken.

9.8 All tree works that are required to facilitate the development are detailed within the Tree Works Schedule appended at CB4.

10.0 CAVAT ASSESSMENT

10.1 The primary focus of a CAVAT assessment is to provide a financial value or figure for the loss of the existing public trees to facilitate a starting position for any mitigation measures to be agreed as part of the planning process between the client and the Local Authority/owner for the removal of the trees.

10.2 If a CAVAT assessment is required by the owner of T8, a full method assessment of the tree will be carried out using the most up to date version of CAVAT, to give an accurate figure.

11.0 TREE PROTECTION MEASURES

11.1 All site operations will be planned, implemented and supervised to prevent the following unless otherwise agreed within this report:

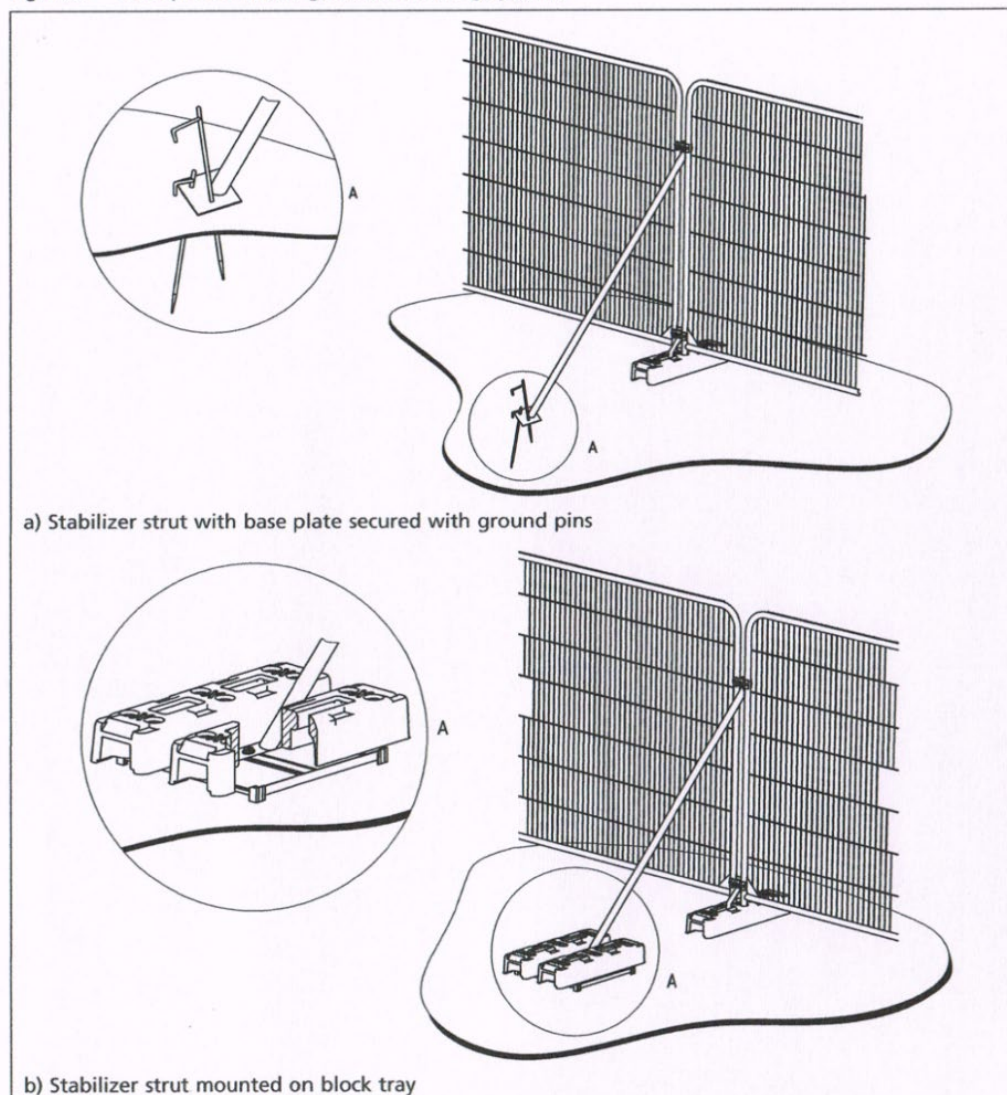
- Unplanned root severance
- Damage to the bark, branches and trunks
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level

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- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives
- 11.2 Before starting any site works in relation to this development proposal, tree protection will be set up and established around the perimeter of the site in accordance with the Tree Protection Plan CBA11486.02A TPP (appended at CB3). This will occur prior to any further site preparation works starting. The barrier can be used as site hoarding for the main residential build.
- 11.3 It is of paramount importance that if the existing hard surfacing that was originally present has been removed, or is to be removed at the start of site works, then fit for purpose ground protection in the areas indicated on the Tree Protection Plan CBA11486.02A TPP (appended at CB3) must be established prior to site occupation or any other preliminary/enabling works relating to the development of the site. Our advice is that the hard standing outside the footprint of the buildings on the eastern side of the site is retained during ground and construction works and is removed when landscaping works are to commence.
- 11.4 A copy of the Tree Protection Plan CBA11486.02A TPP and approved arboricultural reports will be displayed in the site office/ welfare units if made available on site. If not, a copy will be held onsite as a point of reference for all site operatives.
- 11.5 The tree protection barriers/site hoarding form the Construction Exclusion Zone (CEZ) which is off limits to contractors.
- 11.6 The robust barrier (where it is not formed by site hoarding) will consist of weld mesh panels coupled together with two clasps fastened from the inside, mounted on rubber feet which are secured into position with ground pins or similar. The weld mesh panels will be stabilised by supporting struts secured in position with ground pins (see Figure 1 below). The barriers will be established on site as shown on the Tree Protection Plan CBA11486.02A TPP (appended at CB3).
- 11.7 At all times the tree protection measures will be fit for purpose i.e., it will exclude all construction activity or support construction activity, guide plant movement past the trees or support activity and plant machinery movements.
- 11.8 Contractors **will be made aware** by the client that the barrier/fencing is located to restrict their movements and that the area beyond them is sacrosanct (and only accessible for the homeowners) to avoid unnecessary damage to trees, their roots and the rooting environment.
- 11.9 Tree protection will remain *in-situ* for the duration of the project (or the particular part of the project for specific tree protection). The areas protected by barriers will be regarded as **sacrosanct**, and the tree protective barriers shall not be taken down or relocated at any time without the written approval of the Planning Case Officer/Tree Officer of Eastleigh Borough Council during works that relate to the planning consent. An example of a CEZ notice is appended at CB5.

Figure 1: Figure 3 of BS5837: 2012 fencing example

Figure 3 Examples of above-ground stabilizing systems



12.0 EXISTING SERVICES

- 12.1 No information has been provided on the location and size of existing services. However, if there are any existing services within the RPA and CEZ of retained trees will not be chased out but cut at the edge of any structure and left *in-situ*. Given the site it is unlikely that services are within the area of site works but it was noted that an electric supply runs to the gated entrance of the site.
- 12.2 Cabling will only be recovered from beneath a CEZ where it is located in ducting and can be removed by winching from an existing service manhole beyond the CEZ.
- 12.3 Service pipes and ducts, where they are located within the CEZ or RPA of retained trees, will be made redundant either by pipe bursting or by filling with an inert material such as foamed concrete.

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13.0 AVOIDING DAMAGE TO STEMS AND BRANCHES

- 13.1 Care shall be taken when planning site operations, to ensure that wide, tall loads or plant with booms, jibs and counterweights can operate without damaging retained trees. Such contact could result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

14.0 VEHICULAR MOVEMENTS

- 14.1 There should be minimal, plant machinery movement in the potential rooting zone of the retained trees.

15.0 SITING OF TEMPORARY OFFICES, TOILETS AND MATERIAL STORAGE COMPOUNDS

- 15.1 It is anticipated that all deliveries shall make use of the south eastern side of the site, with deliveries made from Derby Road.
- 15.2 Mixing of materials must take place outside the construction exclusion zone formed by the barriers and ground protection. This should occur to the southern side of the site.
- 15.3 The locations shall be agreed in writing with the Planning Case Officer/Tree Officer of Eastleigh Borough Council prior to the commencement of works on site and will remain in only those agreed locations throughout the construction phases. If an alternative location is required, this must be agreed in writing with the Planning Case Officer/Tree Officer of Eastleigh Borough Council. This will also include the delivery, storage and movement of all essential facilities, as well as aspects such as temporary contractor vehicle parking and site location of chemical mixing (e.g. concrete). All such locations will be outside of the RPAs and avoid areas where 'run off' of chemicals may flow into RPAs.
- 15.4 Material storage shall be accommodated outside of the CEZ formed by the tree protective measures, particularly to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees. Using the existing eastern driveway and parking area will keep materials away from the dominant trees on site.

16.0 GENERAL CONSIDERATIONS WITHIN AND OUTSIDE THE CONSTRUCTION EXCLUSION ZONE

- 16.1 Inside the CEZ formed by the tree protective measures and the grass verge along the roadside frontage, the following prohibitions shall apply:

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- No construction activity will occur within the CEZ unless otherwise stated in this report or agreed in writing with the Planning Case Officer/Tree Officer of Eastleigh Borough Council prior to the specific activity taking place.
- 16.2 In addition to the above, further precautions are necessary adjacent to trees outside the CEZ:
- Materials which will contaminate the soil e.g. concrete mixing, diesel oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings running towards trees.
 - Fires shall not be lit in a position where their flames can extend to within 5 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
 - Notice boards, telephone cables or other services shall not be attached to any part of the tree (see appendix CB5 Common Causes of Damage During Construction Works).

17.0 GROUND LEVEL ALTERATIONS

- 17.1 There will be no increases or decreases to the natural ground levels within the root protection areas of the retained trees unless otherwise stated within this report.

18.0 REMOVAL OF BUILT FORM AND HARD SURFACES IN CLOSE PROXIMITY TO RETAINED TREES

- 18.1 Removal of existing surfacing, built forms or other excavations within the CEZ of retained trees, must be undertaken by hand (where feasible and in line with Health and Safety polices) to avoid any surface root damage, and shall be supervised on-site by the retained arboricultural consultant.
- 18.2 Any removal of hard surfacing, built form or other excavations in close proximity to trees will be undertaken by working only from the existing hard surface or protected ground area. The required work should then be completed with hand operated tools or appropriate machinery, but under the supervision of an arboriculturist. Any machinery or equipment to be used will need to be lightweight and run on additional ground protection, or working from the existing hard standing only.
- 18.3 If the area of the zone of protection around the retained trees is to be left following the removal of the existing hard surface, and before a new hard surface is laid, or the area receives soft landscaping treatment, then ground/tree protection **MUST** be correctly re-established immediately the hard surface removal work has been completed.
- 18.4 If there is a delay, for whatever reason, and the area that was previously protected by hard surfacing is left exposed awaiting a new surface, a temporary surface must be implemented, and/or Hessian sacking must be placed over any exposed roots.

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19.0 INSTALLATION OF HARD SURFACING AND SOFT LANDSCAPING IN CLOSE PROXIMITY TO RETAINED TREES

19.1 Within the public realm area where hard surfacing and shrub bed walls are to be revised and updated, the amendments and upgrades must comply with the following requirements to avoid damage to tree roots:

- The proposed hard surface will consider site-specific factors and will be designed in accordance with advice from a structural engineer drainage engineer and arboricultural consultant. This will result in a design which is fit for purpose, adequate for the task and sympathetic to the biological requirements of the trees.
- If ground levels are to be raised, this should be achieved with a granular material which does not inhibit gaseous exchange (such as no-fines gravel, washed aggregate or cobbles).
- Sub-base will consist of a non-binding, no fines granular material which does not inhibit water percolation or gaseous exchange. Ideally the existing subbase material and depth will be retained.

19.2 Wearing courses which could be installed over the granular material include:

- Patterned red brick paving has been proposed within the landscaping scheme and this will be supported by a rootbridge system by Green Grid System or similar to reduce the impact on the trees where considered appropriate after further assessment design has been completed.
- Other surfaces may be used but the final design of any no-dig hard surface should always be in agreement with a structural engineer and the retained arboriculturist.

19.3 All soft landscaping works within the development area will be in accordance with the approved landscape plans, and any specification of such works approved by Eastleigh Borough Council:

- Landscaping works are to be carried out in close proximity to trees. At this stage, it will be necessary to alter the line of/remove protective barriers in order to facilitate the landscaping works.
- All soft ground will remain off limits for all site plant and machinery unless fit for purpose ground protection is installed. Pedestrian traffic must be kept to an absolute minimum and only permitted for the ground preparation and landscape installation works.
- The landscaping works will need to be undertaken in such a way as to avoid level changes, deep digging or mechanical rotovating. Excavation of planting pits with the RPA can cause serious harm the root system of retained trees. Planting pits within the RPA of retained trees will be excavated by hand to avoid roots greater than 25mm and masses of smaller roots.
- Removal of existing vegetation will need to be carried out by hand.

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- If any planting pits are required within the CEZ of retained trees, these will be dug by hand and with care avoiding roots greater than 25mm diameter or masses of smaller roots.
- Any surface mulch will consist of well-composted material such as bark or wood chips. This is necessary to avoid potential nutrient loss from the soil, such as Nitrogen, as the mulch breaks down, as nutrient loss can be detrimental to the health and longevity of retained trees.

20.0 REPORT DAMAGE TO TREES AND TREE PROTECTION BARRIERS

- 20.1 Should any damage be caused to the trees or groups noted for retention, either by the above works or as the result of any other action, the damage should be reported to the site supervisor immediately. The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with the Eastleigh Borough Council's Tree Officer.
- 20.2 Should damage occur to a protective barrier/site hoarding to impair its function in protecting the trees and groups, all work will cease near the damage, until the barrier has been returned to standard.

21.0 UTILITY SERVICE CONNECTIONS

- 21.1 Details of service location proposals have not been forwarded to CBA Trees at the time of compiling this assessment. Given the location of the proposed residential units and the retained trees, all drainage and services can be designed and installed outside of the root protection areas of retained trees and groups.

22.0 REMOVAL OF PROTECTIVE BARRIERS

- 22.1 When all the ground works and the external construction phases of the new dwelling are complete with all machinery and plant removed from site, the protective barriers can be dismantled.
- 22.2 This barrier dismantling must be undertaken with great care and will need to be supervised to avoid heavy machinery being used within the Root Protection Areas.
- 22.3 Ground protection measures can be removed once external works are complete for the residential units and contractor numbers on site reduce sufficiently to allow protection to be removed.

23.0 CONCLUSIONS

- 23.1 There is a development proposal for the construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking and access from Derby Road at 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX; the proposal has been assessed broadly in accordance with

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BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.

- 23.2 One C grade tree and one U grade tree will be removed as part of the development proposal; the remaining seven trees will be retained with five of these requiring facilitation pruning.
- 23.3 It is our opinion that the trees and groups identified for retention can be afforded due respect and provided adequate protection, ensuring their safe and healthy retention during the development process subject to the detailed design and confirmation of levels on site which could be secured through an appropriate planning condition to ensure that the trees are correctly protected and designed around.
- 23.4 Provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees and groups highlighted for retention within this report can be retained without undue stress on their long-term health.

24.0 CONTACT LIST

- 24.1 It is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:
- Arboricultural Consultant
 - Project Architect
 - Eastleigh Borough Council's Tree Officer
 - Eastleigh Borough Council's Planning Case Officer
 - Site Supervisor and Foreman
- 24.2 It is advised that the site supervisor establishes their own listing of contact details at the pre-start site meeting and displays this in their office for general use as necessary.

25.0 BIBLIOGRAPHY

- British Standard 5837:2012 –
"Trees in Relation to Design, Demolition and Construction - Recommendations"
- British Standard 3998:2010 –
"Recommendations for Tree Work"
- National Joint Utilities Group Publication Volume 4 –
"Guidelines for the planning, installation and maintenance of utility services in proximity to trees"
- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Town and Country Planning Acts







The Professional Arboricultural Consultancy

TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	TREE SURVEY REPORT (BS5837:2012)	
	Site:	237 Chamberlayne Road/5b Derby Road, Eastleigh, SO50 5HX
	Date:	17th October 2025
	Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor.A), TechArbor.A</i>
	Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

TREE PRESERVATION ORDER / CONSERVATION AREA:
The interactive mapping facility on the Eastleigh Borough Council website indicates that trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area. However, as online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio- logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
1	Common Ash <i>Fraxinus excelsior</i>	8	S	200	3.0	3.0	4.0	3.0	2.0	2.5	2.5	3.0	SM	Good	Fair Natural regeneration Growing between wall and fence on site boundary Trunk distorted and growing against wall	Advise removal	<10	U
2	Common Sycamore <i>Acer pseudoplatanus</i>	18	MS<5	Est 680	8.0	8.5	7.0	7.0	4.0	4.0	4.0	4.0	M	Good	Fair Offsite Unable to verify health and safety due to no access Previously crown reduced at approximately 10m above ground level Bifurcated at approximately 1.5m above ground level Minor deadwood in crown Old pruning wounds on trunk and in crown Crossing and rubbing branches	No works required at time of survey	20+	C1+2
3	Narrow Leafed Ash <i>Fraxinus angustifolia</i>	18	S	650	9.0	6.0	9.5	9.0	6.0	6.0	5.0	4.0	M	Good	Fair Street tree surrounded by hard surfacing Major deadwood in crown Gully to north of trunk Branch tear wound in crown	Remove deadwood	20+	B1+2
4	Norway Maple <i>Acer platanoides</i>	14	S	270	5.0	3.5	3.0	4.0	3.0	4.0	4.0	3.0	SM	Good	Fair Street tree Growing beneath T3 Crown shape distorted due to group pressure Weighted north Minor deadwood in crown Bark wounds at base of trunk on north side Old pruning wounds on trunk Bark wounds in crown on east side of crown over road	No works required at time of survey	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio- logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
5	Silver Maple <i>Acer saccharinum</i>	14	S	350	1.0	4.0	6.0	5.0	5.0	5.0	4.0	4.0	EM	Good	Fair Street tree growing in raised bed Trunk and crown shape distorted due to group pressure Weighted west Ivy on trunk Old pruning wounds in crown Basal suckers Distorted due to T7	No work required at time of survey	10+	C1+2
6	Silver Maple <i>Acer saccharinum</i>	12	S	350	6.0	1.0	4.0	6.0	4.0	5.0	4.0	3.5	EM	Good	Fair Street tree growing in raised bed Basal suckers Ivy on trunk Trunk and crown shape distorted due to group pressure Weighted west Distorted due to T7	No work required at time of survey	10+	C1+2
7	Red Oak <i>Quercus rubra</i>	18	S	720	7.0	10.0	10.0	10.0	5.0	7.0	5.0	4.0	M	Good	Fair Street tree Ivy on trunk and in crown Old pruning wounds in crown Minor deadwood in crown	No works required at time of survey	20+	B1+2
8	Crab Apple <i>Malus sylvestris</i>	8	S	230	1.0	2.0	2.5	3.0	4.0	4.0	4.0	4.0	EM	Fair	Fair Street tree Ivy on trunk and in crown - previously cut Growing beneath T7 Bifurcated at 1.8m above ground level East trunk dead Minor deadwood in crown Old pruning wounds on trunk Poor quality tree	Remove east trunk	10+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
9	Narrow Leafed Ash <i>Fraxinus angustifolia</i>	16	S	520	8.0	6.0	9.0	4.5	5.0	5.0	4.0	6.0	M	Fair	Fair Street tree surrounded by hard standing Bifurcated at 4m above ground level Minor deadwood in crown Old pruning wounds in crown	No work required at time of survey	20+	B1+2



	BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE					
	Site:	237 Chamberlayne Road/5b Derby Road, Eastleigh, SO50 5HX				
	Date:	17th October 2025				
	Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor.A), TechArbor.A</i>				
Notes: 1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012. 2. For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m2 in accordance with Section 4.6.1 of BS5837.2012.						
TREE PRESERVATION ORDER / CONSERVATION AREA: The interactive mapping facility on the Eastleigh Borough Council website indicates that trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area. However, as online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.						
Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
1	Common Ash Fraxinus excelsior	U	S	200	-	-
2	Common Sycamore Acer pseudoplatanus	C1+2	MS<5	680	8.2	209
3	Narrow Leafed Ash Fraxinus angustifolia	B1+2	S	650	7.8	191
4	Norway Maple Acer platanoides	C1+2	S	270	3.2	33
5	Silver Maple Acer saccharinum	C1+2	S	350	4.2	55
6	Silver Maple Acer saccharinum	C1+2	S	350	4.2	55
7	Red Oak Quercus rubra	B1+2	S	720	8.6	235
8	Crab Apple Malus sylvestris	C1+2	S	230	2.8	24

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
9	Narrow Leafed Ash Fraxinus angustifolia	B1+2	S	520	6.2	122



TREE PRESERVATION ORDER / CONSERVATION AREA:
The interactive mapping facility on the Eastleigh Borough Council website indicates that trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area. However, as online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.

1. Shading Arcs not shown on this plan
2. Root Protection Areas are shown as a theoretical polygon and at this stage do not take into account site features and constraints.

Brick planting bed retaining wall to be repaired

- KEY
- ROOT PROTECTION AREA (RPA)
 - CROWN SPREAD
 - TREE NUMBER
 - CATEGORY
- TREES TO BE RETAINED
 - TREE TO BE REMOVED FOR SOUND ARBORICULTURAL MANAGEMENT
 - PRUNING LINE
 - LOCATION OF TREE PROTECTION BARRIER /SITE HOARDING
 - FIT FOR PURPOSE GROUND PROTECTION IF HARD SURFACING REMOVED
 - BRICK PLANTING BED RETAINING WALL

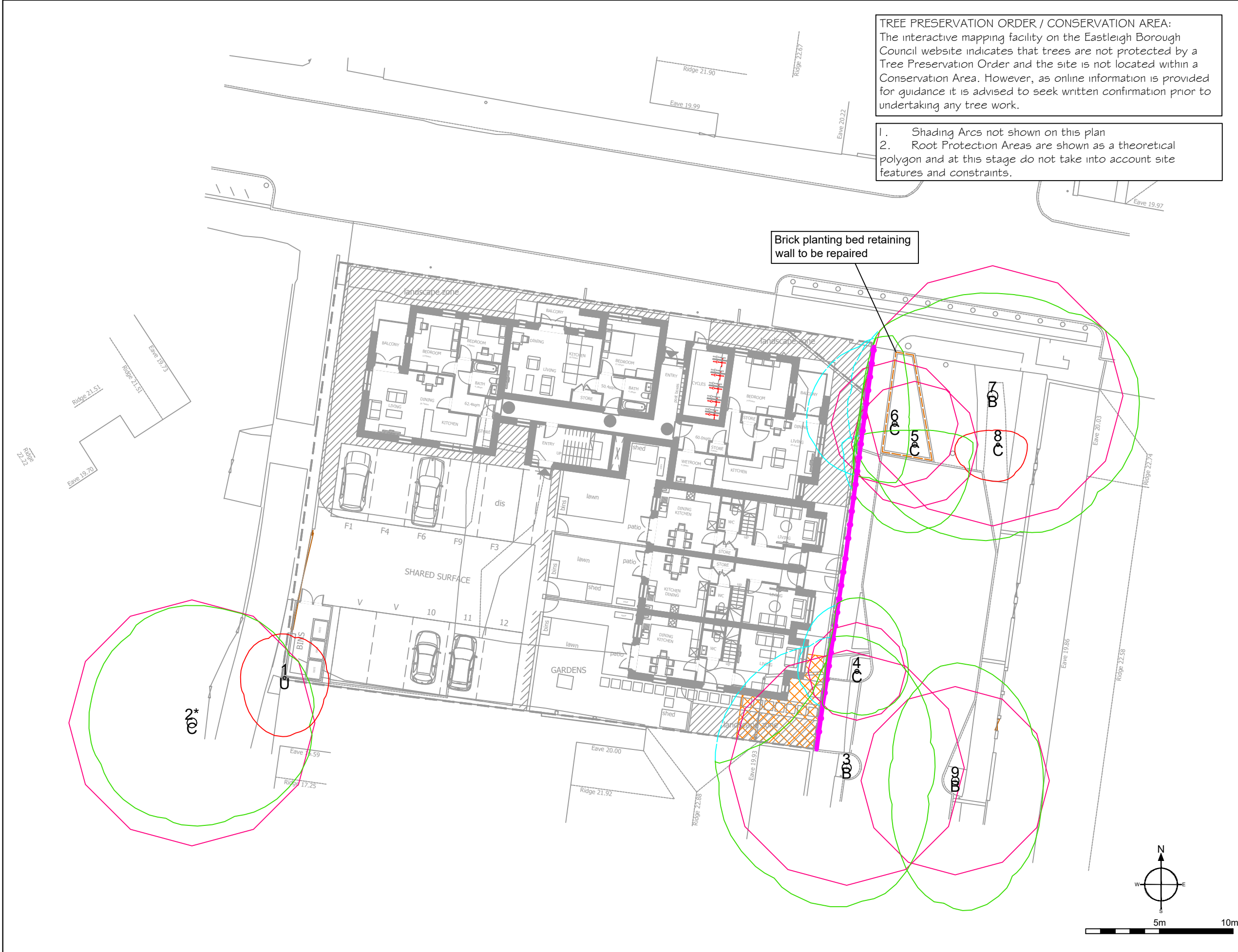
NOTE: TREE/GROUP NUMBERS MARKED WITH AN * HAVE APPROXIMATE LOCATIONS.

JOB TITLE
237 Chamberlayne Road/
5b Derby Road, Eastleigh,
SO50 5HX

DRAWING TITLE
Tree Protection Plan

CBA DRAWING No.
CBA11486.02A TPP
BASE PLAN DRAWING No.
25-073-004-C01
SCALE 1:250 @ A3
DRAWN NB
DATE March 2026

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	TREE WORKS SCHEDULE		
	Site:	237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX	
	Date:	March 2026	Consultant: Stefan Rose <i>BSc (Hons), Tech Cert ArborA, TechArborA</i>

Tree No.	Species	Recommended Works
1	Common Ash <i>Fraxinus excelsior</i>	Fell and remove stump once ownership confirmed or agreed in writing with adjoining property.
2	Common Sycamore <i>Acer pseudoplatanus</i>	No works required for planning application.
3	Common Ash <i>Fraxinus excelsior</i>	Reduce the northwestern lateral spread by 3.0m and shape crown to provide a curved crown edge and separation from built form.
4	Norway Maple <i>Acer platanoides</i>	Reduce the western lateral spread by 1.5-2.0m and shape crown to provide a curved crown edge and separation from built form.
5	Norway Maple <i>Acer platanoides</i>	Reduce the western lateral spread by 1.0m and shape crown to provide a curved crown edge and separation from built form.
6	Norway Maple <i>Acer platanoides</i>	Reduce the western lateral spread by 3.0m and shape crown to provide a curved crown edge and separation from built form.
7	Red Oak <i>Quercus rubra</i>	Reduce the western lateral spread by 1.0m to reshape crown and provide separation from built form.
8	Crab Apple <i>Malus sylvestris</i>	Fell to ground level and remove stump
9	Common Ash <i>Fraxinus excelsior</i>	No works required for planning application.

- It is advised that all remedial tree works such as pruning is carried out between July and September or November and February. Tree works should also avoid the season for nesting birds.
- All tree works should be carried out in accordance with current best practice guidelines and BS3998: 2010 – Tree Works. Only natural target pruning method to be used.
- We recommend the use of an Arboricultural Association Approved Contractor or an ISA Certified Arborist/Tree Worker suitably insured and experienced to carry out the tree works.

Photograph 1:
Showing T1, Ash to be removed



Photograph 2:

Showing T2, an Ash and indicating the branch to be reduced back



Photograph 3:

Showing T5 and 6, Norway Maples and the approximate line of lateral branch reduction







SUMMARY OF TREE PROTECTION MEASURES

Introduction

This leaflet shall be issued to all site personnel as part of their induction briefing.

It describes in summary form, the precautions that site personnel shall at all times follow, to ensure that the existing trees on the site come to no harm.

The precautions described are neither arbitrary nor reducible and must be adhered to in full.

These precautions are necessary because unprotected trees are very vulnerable to damage during demolition and construction works.

Furthermore, many of the trees on the site are under LEGAL PROTECTION and damaging them can result in heavy fines.

Two common misconceptions about trees:

MYTH: Trees have deep taproots and so shallow excavations will not harm the tree.

FACT: 90% of all tree's roots are found in the top 600mm of soil; all excavations near to trees are likely to cause root damage which can kill the tree.

MYTH: Trees will quickly heal over any bark wound, with no ill effect.

FACT: Bark wounds take years to heal and larger ones never do; missing bark can lead to disease and even the death of the tree.

Tree Protection

All trees adjacent to unsupervised work areas have been protected by fencing.

This fencing must be respected at all times and no attempts shall be made to damage, bypass or ignore it.

In areas designated for supervised working, no works shall be undertaken without the supervisor being present or without him/her issuing a "carry on" chit.

Prohibitions Adjacent to Trees

Inside the exclusion area of the tree protection, the following prohibitions shall apply.

- No digging or scraping
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No handling, discharge or spillage or any chemical substance
- No water-logging

In addition to the above, further precautions shall be taken near to trees.

- A 10m separation distance shall be observed between trees and any substance injurious to their health, including fuels, oil, bitumen, cement (including washings) builders' sand, concrete mixing and other chemicals.
- No fire shall be lit such that flames come within 5m of any foliage; this shall be taken to mean a fire separation distance to the leaves of 20m.

Avoiding Damage to Stem and Branches

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights, can operate without coming into contact with trees.

Consequently, any transit or traverse of plant in proximity to trees shall be conducted under the supervision of a spotter to ensure that adequate clearance is at all times maintained.

In some circumstances, it may be impossible to achieve this, necessitating the pruning of the tree.

If this is necessary, a specialist team shall be called in following referral to the project Arboriculturist.

No tree pruning shall be undertaken by demolition or construction personnel.

Asking for Help

If you see any damage to a tree or its protective fencing, or if you need a tree pruning for plant clearance, contact **CBA Trees** as follows:

Office Telephone: 02380 986229

**REMEMBER:
ALL TREE DAMAGE
IS AVOIDABLE –
SO AVOID IT!**



**PROTECTIVE BARRIERS.
THESE BARRIERS MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



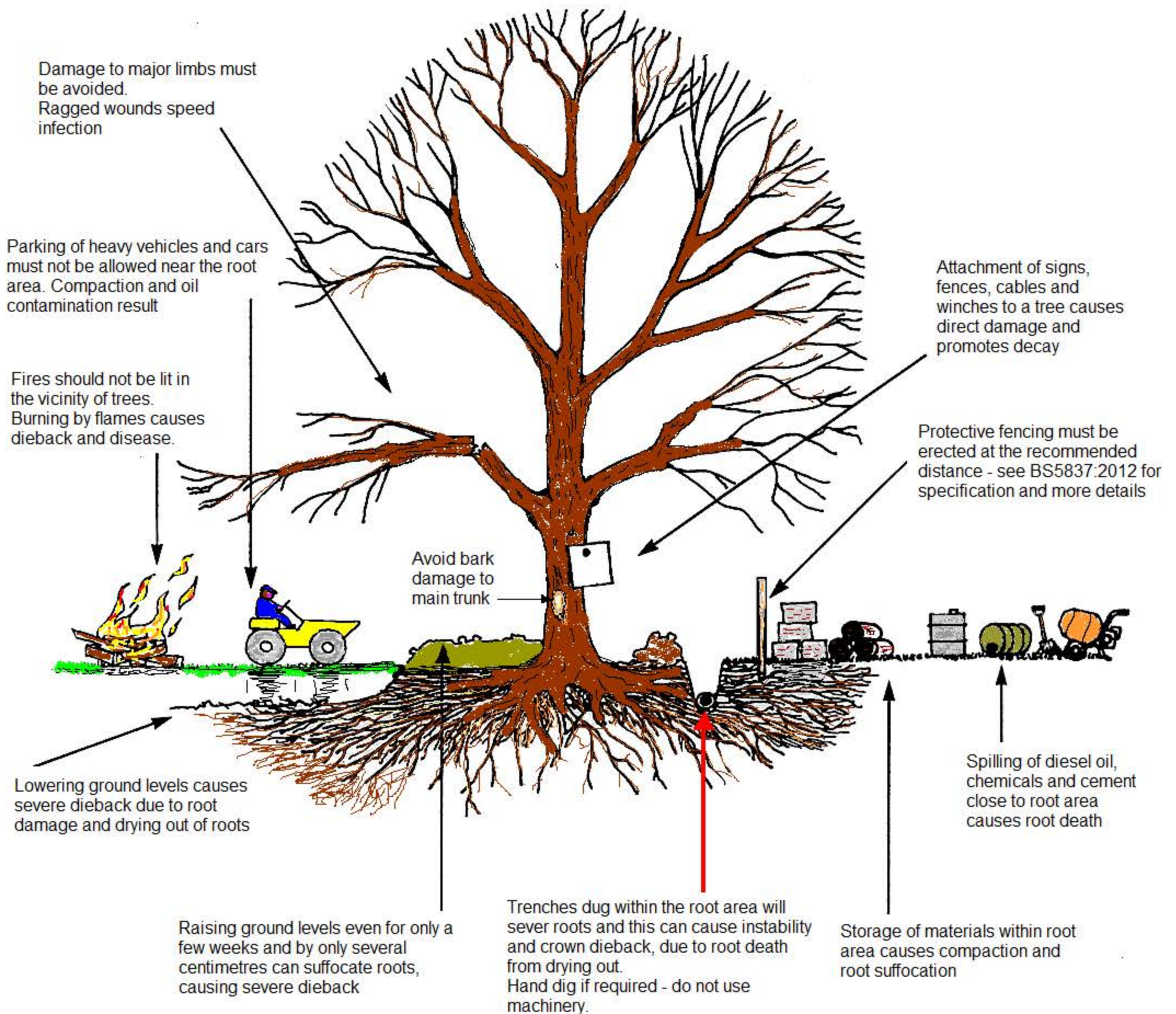
**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

COMMON CAUSES OF TREE DEATH

The use of properly positioned protective barriers can prevent tree deaths occurring.







The Professional Arboricultural Consultancy

Qualifications of Stefan Rose Principal Consultant

Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A*, joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant Stefan undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.