

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with redevelopment
at 1 Sycamore Avenue,
Chandlers Ford,
Eastleigh
SO53 5RJ**

Prepared by
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Report Reference: D2519AIA

Report Date: 6th June 2025

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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Unsted Design Ltd for the applicant to inspect the significant trees (and see 3.1 below) close to the proposed redevelopment at 1 Sycamore Avenue, Chandlers Ford, Eastleigh SO53 5RJ 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 alterations and additions to the existing dwelling at 1 Sycamore Avenue, Chandlers Ford, Eastleigh, with access as existing from Sycamore Avenue.
- 1.3 **Documents provided:** I have been provided with the Unsted Design Ltd 'Site plan' drawing no. 004-KEEFE (SP-1578-A3) dated 23rd May 2025 based on a 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 AC1.
- 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 trees on and closely adjacent to the site are protected by TPO. The website does not give access to TPO documents. The website suggests that my trees T1 and T2 are identified as Individual trees in a TPO ref 243-E, with my T3 in a Group in the same TPO. The website suggests that the whole site and all closely adjacent properties are within a TPO with a 'woodland' designation. 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. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent for the proposed works. 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 D2519AIA 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 6th June 2025 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 damp and sunny 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 AC1. 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.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are two trees, a beech and a birch, in the north end of the plot; and a birch near the detached garage towards the south end of the site. The beech in particular has amenity value because of its size, form and condition and its proximity to the road and to public view. The birch trees are of less amenity value because they are smaller and not so significant in the landscape. The birch T2 particularly appears to have thinning foliage and a disproportionate amount of dead wood and die-back. The trees generally make a contribution to the local landscape character. 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 pedestrian access to the footprint of the alterations and additions. There are no risks to retained trees from the continuing use of the existing pedestrian access for site access.
- 4.2 **Demolition and removal of structures:** The proposed development will not require demolition by the removal of the dwelling, although the existing conservatory on the north elevation will be removed and there will be changes to elevations to accommodate the alterations and additions. The conservatory is very marginally within the RPA of T2 (and see also 4.4 below), and otherwise the dwelling is outside the RPAs of trees proposed for retention. Because of the care required, the removal of the conservatory and the walls and other elements will be carried out by hand using hand tools in any event. There are no specific demolition process measures required in respect of the risk of harm to trees. 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 ground protection and 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 site access from Sycamore Avenue at the south end of the site with a short paviour drive to the detached garage and an area of compacted gravel. These surfaces will be retained unchanged. There are small areas of pedestrian paving forming small patio areas on the north end of the conservatory and marginally within the RPA of T2. These will be removed by hand using hand tools. There are no special measures required or proposed in respect of changes to existing surfacing in respect of the risk of harm to retained trees.
- 4.4 **Construction of new buildings:** The proposed extension on the north end of the dwelling is partly within the RPA of the birch T2. This tree is in comparatively poor health and with declining vigour, as the evidence of dead wood, die-back and thinning foliage suggests. In consideration of all the circumstances, special design and construction of foundations seems disproportionate, and 'conventional' construction is proposed for the foundations for the extension.
- 4.5 **Installation of new surfaces:** There are no new surfaces proposed within the RPAs of retained trees and no significant risk to trees from issues relating to new surfaces.
- 4.6 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services run out to Sycamore Avenue and the proposal is for all replacement and new services to run back and connect to the services already present within the existing dwelling footprint and then do the same. There are no special measures proposed for the installation of services in respect of the risk of harm to tree roots.
- 4.7 **Construction access:** The RPA of T2 constrains access at the north corner of the proposed extension. Construction access will be managed by a combination of temporary tree protective fencing and temporary ground protection (see section 5 below). Provided that the fencing and ground protection as proposed are installed/retained, there will be no significant adverse effects on trees from construction access.

- 4.8 **Storage and movement of materials:** The nature of the site and the available space suggest that materials will be delivered to the site at the existing Sycamore Avenue vehicular access and stored on the existing surfacing of pavements and compacted gravel. The whole of the Sycamore Avenue frontage in front of the dwelling is effectively open to access for the storage and movement of materials. Materials will be moved from there temporary storage locations by hand to the development footprint. 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 AC1. 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 demolition 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. 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 AC1. 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 AC1 by diamond hatching with a 'G' in the hatching. Provided that the temporary ground protection is properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of the retained trees.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The proposed north extension has a relationship with retained trees similar to that of the existing conservatory. Its main amenity aspect will be to the north, but with the beech T1 some 12m from the extension north elevation, the tree will not be unduly dominant. In this orientation the tree will not block direct sunlight. The trees will continue to provide useful separation between the site and the adjacent roads, with visual screening and a degree of noise attenuation. The redevelopment will not bring new pressures on trees and where formal tree protection measures apply, the Council will 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 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 redevelop 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
1 Sycamore Avenue, Chandlers Ford
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	Copper beech (<i>Fagus sylvatica</i>)	15	67	7	7	3	EM		40+	A	8.1
				7	7						
T2	Birch (<i>Betula pendula</i>)	15	44	4	4	4.5	M	Dead wood, die-back, thin crown, declining vigour.	10+	C	5.4
				4	4						
T3	Birch	15	53	6	6	2.5	M	Slightly one-sided, occasional dead wood and die-back, slightly reduced vigour.	20+	B	6.3
				6	6						

Appendix 2
1 Sycamore Avenue, Chandlers Ford
Tree Schedule and Explanatory Notes

Explanatory Notes

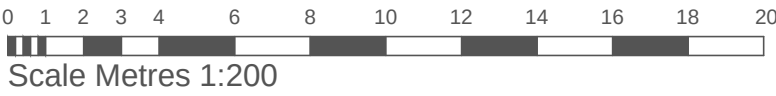
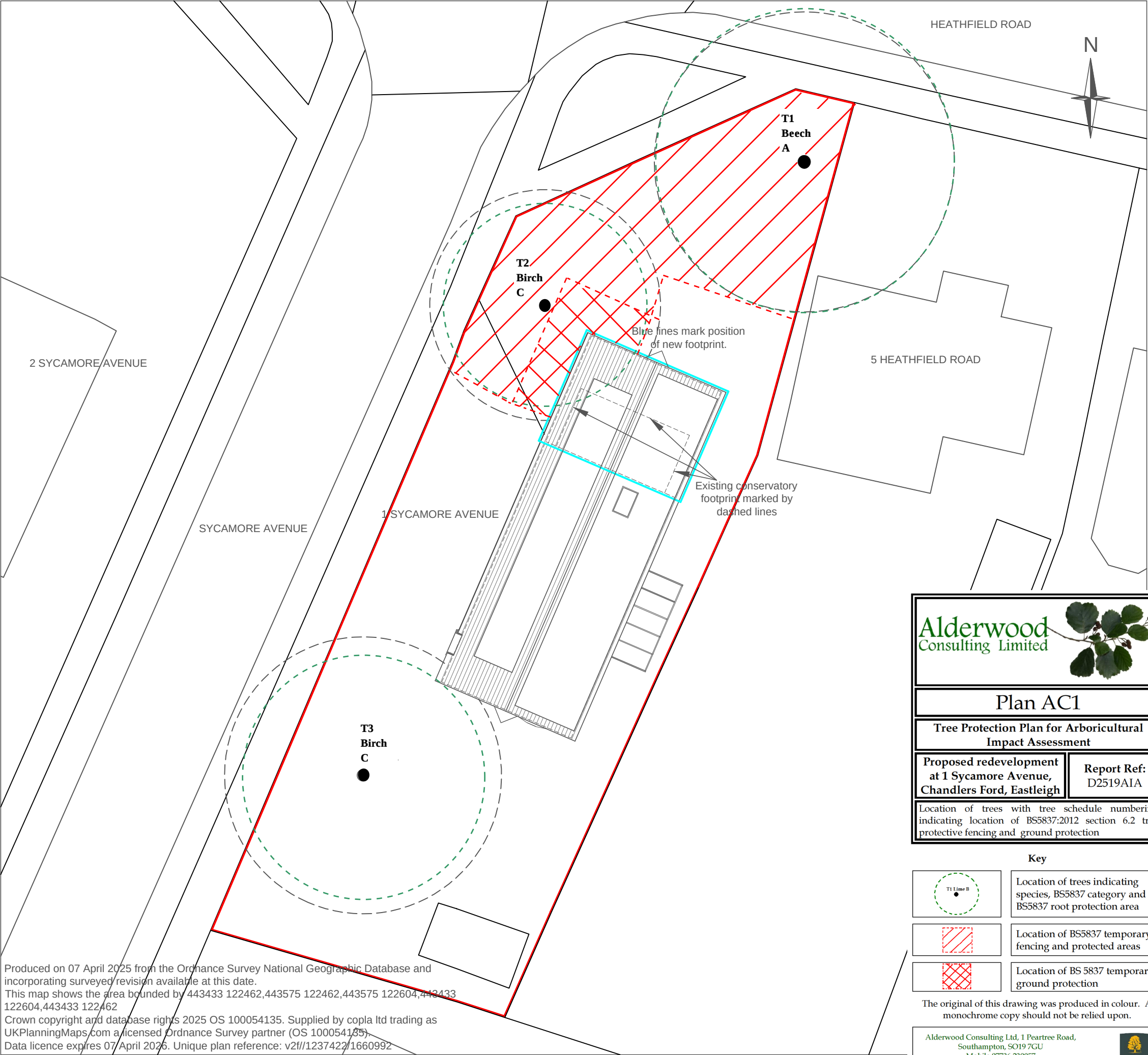
Abbreviations:

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.



Revisions:

Drawing by:

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3D Computer Aided
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Legend
New Work Outline
45 Degree Sight Line

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<i>Client:</i>	MR AND MRS KEEFE
<i>Project Address:</i>	1 SYCAMORE AVENUE CHANDLERS FORD EASTLEIGH SO53 5RJ

Drawing Contents: SITE PLAN

<i>Purpose:</i>	PLANNING APPLICATION		
<i>Scale:</i>	1:200		
<i>Date:</i>	23rd May 2025	<i>Drawn by:</i>	MKU

Drawing Number	Client	Status	Project Number	Sheet size
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004-KEEFE

SP- 1578-A3

Alderwood Consulting Limited

Plan AC1

Tree Protection Plan for Arboricultural Impact Assessment

Proposed redevelopment at 1 Sycamore Avenue, Changers Ford, Eastleigh

Report Ref: D2519AIA

Location of trees with tree schedule numbering indicating location of BS5837:2012 section 6.2 tree protective fencing and ground protection

Key	
	Location of trees indicating species, BS5837 category and BS5837 root protection area
	Location of BS5837 temporary fencing and protected areas
	Location of BS 5837 temporary ground protection

The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

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Produced on 07 April 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 443433 122462,443575 122462,443575 122604,443433 122604,443433 122462
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