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Arboricultural Implications Report

Proposed re-development at

Land adjacent to Windhover Roundabout

Bursledon



March 2026

Ref. SJA air 25044-01a

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of five small individuals and two groups of trees (one partially) will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S4. As the proposed development will not result in the removal of trees which are important or of value to the character of the area, including biodiversity, it complies with Policies DM1 and DM11 of the Eastleigh Borough Council Local Plan.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Wates Developments Limited to visit Land adjacent to Windhover Roundabout, Bursledon and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed re-development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany pre-application enquiry to be submitted to Eastleigh Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The pre-application enquiry is for a proposed development comprising for employment development (Use Class B2/B8) of up to 18,580 square metres together

¹ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

with ancillary offices (Use Class E(g)(iii)) and other ancillary buildings, structures, parking, servicing and manoeuvring areas, landscaping and sustainable urban drainage features, following demolition of existing buildings.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Nigel Kirby of SJAtrees on the 4th of February, and by Tom Hovell on Thursday the 15th of May 2025. Weather conditions at the time were overcast and dry. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is 4.65ha in size and is located on the west side of the A27, the northeast side of the A3204 and directly northwest of the roundabout known as 'Windhover Roundabout', as shown at **Figure 1** below. The northern and western boundaries adjoin a further two pastoral fields off the A27 and A3024. The remaining boundaries front onto the A3024, Windhover Roundabout and the A27.

1.4.2. The site is on ground that rises by up to 13m from its western end adjacent to the A3024 to its northeastern end adjacent to the A27, and currently comprises a barn with multi-use pastoral facilities and storage containers with open pastoral fields across the majority of the site.

1.4.3. Historical maps and aerial photographs indicate that the site was undeveloped woodland until the late nineteenth century, but from the early twentieth century, appears to have been cleared and become marsh like heathland which has since

remained albeit with the development of new off-site woodland to the north.



Figure 1: Site location shown on AutoCAD geolocation satellite imagery

1.4.4. The earliest Ordnance Survey map, dated 1866, shows the entire site covered in trees growing within and adjacent to the site as part of Netley Common; it is possible that one of these trees may remain, this is the off-site English oak tree (no. 15) on the northern boundary.



Figure 2 & 3: Extract from OS map of 1866 (left) and 1895 (right), showing the site boundary within Netley Common

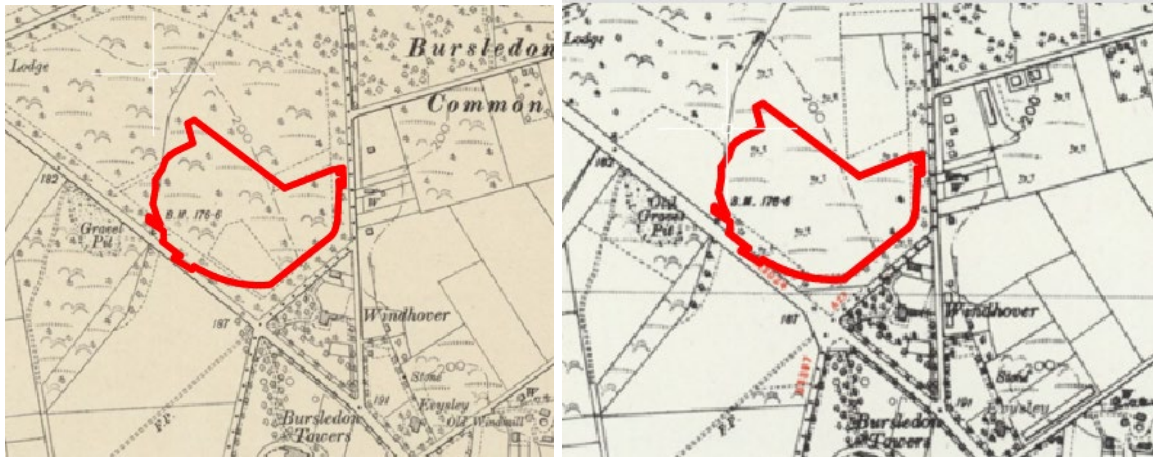


Figure 4 & 5: Extract from OS map of 1908 (left) and 1938 (right), showing the site boundary within Netley Common

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of River Terrace Deposits – sand and gravel, above a bedrock of Wittering Formation – sand, silt and clay.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.

1.5.3. This is clarified by the Ground Appraisal Report on the site, undertaken by Geo-Environmental and dated the 21st of December 2023. This shows that whilst River Terrace Deposits overlying a bedrock of Wittering Formation were anticipated, no Wittering Formation was encountered during the site investigation. Furthermore, there is potential for made ground to be present within limited areas of the site.

1.5.4. Review of the generalised geology of the site indicated that topsoil and made ground extended to the upper 0.5m of the soil surface before River Terrace Deposits formed the remainder of the soil down to at least 3.5m below ground level (bgl). This suggests that trees may be deep rooted and that the soil is unlikely to be highly susceptible to compaction.

1.6. Statutory controls

1.6.1. Some of these trees are covered by a tree preservation order (TPO). This is TPO no. 106 of 1985 made by Eastleigh Borough Council that protects 3 areas of trees immediately adjoining the site. The map in the TPO is reproduced at **Figure 6** below and the trees protected by it are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.

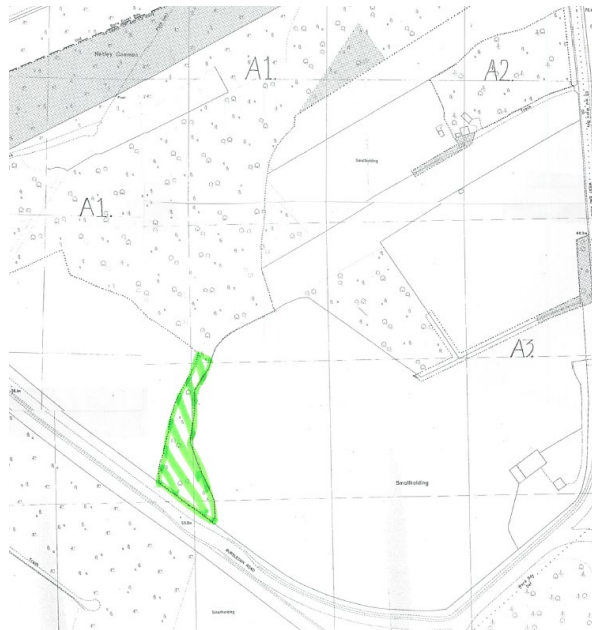


Figure 6: Extract from the TPO map, showing area of trees covered by the Order

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.6.3. There are no hedgerows on site that could meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997³.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as ‘Ancient’. Ancient woodland is defined as “any area that’s been wooded continuously

³ The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

since at least 1600 AD” and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals no previous applications for its re-development.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework (‘NPPF’)⁴ sets out the Government’s planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **“Plans and decisions should apply a presumption in favour of sustainable development.”**

2.2.3. In paragraph 135, within Section 12 “Achieving well-designed places” the

⁴ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

NPPF states: **“Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

2.2.4. Paragraph 136 in this section states: **“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”**

2.2.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 162: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes,**

and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.6. In paragraph 187, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; [...]

2.2.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Eastleigh Borough Council Local Plan 2016 – 2036 (Adopted 2022).

2.3.2. The relevant section of Policy DM1 of the local plan states, *inter alia*:

“DM1. General criteria for new development.

1. All new development should (as relevant):

... d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable)...”

2.3.3. The relevant section of Policy DM11 of the Local Plan states:

“DM11. Nature conservation.

General Approach

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

... ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

Irreplaceable habitats

6. Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.”

2.3.4. The LPA has prepared a Supplementary Planning Document (SPD) dealing with the protection of trees on development sites, titled **“Trees and Development Supplementary Planning Document”** adopted April 2022. The guidance presented in this document has been closely followed in the preparation of this report.

2.4. Neighbourhood planning policy

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 48 individual trees, and eight groups of trees, and two areas of woodland growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is formed by open grassed pastoral fields with sporadic occasional self-seeded and planted specimens along the eastern and southern boundary adjacent to the busy roads of the A27, A3024 and Windhover Roundabout. The northern and western boundary are formed by low level self-seeded gorse along with a row of silver birch and a mature English oak; the western boundary is formed by self-seeded recent secondary woodland contributing the most to the arboricultural landscape of the local area.

3.1.3. The majority of the trees are located on the north and west boundary being all broadleaf and appearing predominantly self-seeded with the occasional planted specimen on the eastern and southern boundary of the site.

3.1.4. The most commonly-found species is English oak closely followed by silver birch. Silver birch is the most prevalent and dominant. Tree sizes range from 12m to 17m tall. Age class, other than a few mature English oak, is almost exclusively semi-mature, consistent with the recent secondary woodland development. This character is echoed across the surrounding area, with the historical maps indicating the areas felling at the turn of the twentieth century which has now become recolonised by a few remaining oaks and the pioneer species of silver birch and gorse understory.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that are important “**landscape features of value to the character of the area.**” The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the off-site woodlands W1 & W2 located adjacent to the western boundary and form the most visually dominant arboricultural feature in views from Windhover Roundabout;
- the mature off-site English oak (no. 15), glimpsed in views from higher ground looking south from the A27 and which forms a distinct arboricultural feature from internal views of the site;
- the three planted ornamental trees (nos. 5 - 7) including common lime, silver birch and Scots pine, located on higher ground along the A27 and provide boundary screening and a tree line in views from the A3024 to the southwest.

3.2.2. One individual tree (silver birch no. 45) is unsuitable for retention, irrespective of the proposals, in that it is in such a condition that it cannot realistically be retained as a living tree in the context of the current land use for longer than 10 years. However, as can be seen below, this tree is not necessarily shown to be removed as part of the proposals; it is outside the development footprint and outside the red line boundary. This tree has been assessed as category 'U' and is indicated on the accompanying tree protection plan by a **bracketed red** number.

3.2.3. There are 9 mature trees growing on or immediately adjacent to the site; but five (nos. 11 – 14 & 40) are of only short-lived species, and which thereby are of only short-term potential. Of the remaining 4 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.2.4. There are no category 'A' trees and 12 category 'B' specimens. The remaining 35 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.5. Of the eight groups of trees and two woodlands, none have been assessed as category 'A', the two woodlands as category 'B', and the remaining eight groups as category 'C'.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed Illustrative Masterplan by tor&co Architects, drawing no. 276504-XX-ZZ-DR-A-P102-Illustrative Masterplan-D have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.3.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, five individual trees (nos. 18, 19, 41 – 42 & 43) and one group (G6) are to be fully removed, with an additional group (G8) having a small partial removal, because they are situated within the footprint of the proposed site access, required road widening along the A3024 or proposed SUDs features and cannot be retained.

4.1.2. Details of the trees and groups to be fully or partially removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
18	n/a	English oak	4.75m	195mm	Young	C (1)
19	n/a	English oak	11m	475mm ivy	Semi-mature	C (1)
41 – 42	TPO 160 – E Area	Silver birch	13m 12m	320mm 215mm	Semi-mature	C (1)
43	TPO 160 – E Area	Goat willow	7.5m	310mm	Semi-mature	C (1)
G6	n/a	Goat willow	8.5m	Max 8 stems @70mm est.	Semi-mature	C (1)
G8	TPO 160 – E Area	Various	Max 11m Avg 8m	Max 290mm Avg 200mm est.	Semi-mature	C (12)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. Of the individual English oak trees nos. 18 & 19 to be removed, neither are mature specimens and both are currently of small size. The significance of this is

threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon⁶.

4.2.3. The individual English oak tree no. 18 to be removed is a young specimen, which BS 5837 states “**need not necessarily be a significant constraint on the site’s potential**”.

4.2.4. Three of the individual trees to be removed (nos. 41 – 43) are covered by an area TPO (see 1.6.1 above); these are shown on the TPP and identified in **Table 2** above. These trees are discussed below.

4.2.5. However, it should be noted that the presence of a TPO on a tree does not mean that these specimens necessarily meet the criteria for a TPO: the tree or trees may not have fully met the criteria for a TPO at the time it was made, the tree might have deteriorated since the time the TPO was made, or its visibility or impact on the local landscape may have decreased since the time the Order was made. Furthermore, a tree that has been made the subject of a TPO is not, for this reason alone, worthy of protection⁷. A tree should be protected by a TPO if it is of amenity value; it does not acquire value or additional value merely because it has been protected.

4.2.6. Current Planning Practice Guidance states (paragraph 007) that TPOs should be used to protect selected trees and woodlands if their removal would have “a significant negative impact on the local environment and its enjoyment by the public.” In this case, the small number of TPO trees to be removed in comparison with the number of mature trees, groups and woodlands to be retained will not result in a

⁶ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

⁷ *Robinson v East Riding of Yorkshire Council [2003]*

significant negative impact on the local environment, and that the fact they are covered by a TPO should not be given any additional weight in considering the magnitude of the arboricultural impacts of this scheme.

4.2.7. The categorisation method in the British Standard Recommendations 5837:2012 is designed to provide an easy-to-understand way of classifying the quality and landscape and cultural value of trees, to allow informed decisions to be made concerning which might be retained or be removed in a development context⁸. However, whatever category is accorded to trees, this does not mean that those trees must, on that basis alone, be retained or removed. The Standard does not recommend that all category 'A' or 'B' trees must be retained; nor does it state that the acceptability in planning terms of proposed tree removals should be considered on the basis of category. More properly, such considerations should be based on planning policy.

4.2.8. Five of the thirty-five category 'C' trees within or directly adjacent to the site and the A3024 are to be removed, these are English oaks nos. 18 & 19 on the southern boundary adjacent to the A3024 and three individuals (nos. 41 – 43) within a group (G8) adjacent to the northwest boundary and within a self-seeded wooded belt adjacent to the A3024. The remaining group (G6) to be removed, is formed by coppiced goat willow, located directly adjacent to English oak no. 19. Group G8, to be partially removed is formed by young self-seeded, goat willow, silver birch and dense bramble extending into the wooded belt along the northwest boundary.

4.2.9. English oak no.18 is a small self-seeded specimen located within the ditch and bund along the southern boundary of the site and is of low quality and value. Whilst it provides some low-level screening from the A3024 in views looking north, it is an inessential component of the landscape and is located at the only achievable vehicular access into the site along the A3024 without conflicting with the existing junction of Le Marechal Avenue, as shown in **Images 1 and 2** below.

4.2.10. Furthermore, allowing access into the site from this location would minimise

⁸ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 4.5.2.

the impact to the adjacent off-site established and mature English oak (no. 17) which provides greater amenity value and contribution to the character of the site and local area. For these reasons, the removal of English oak no. 18 will not have a significant impact on the character of the site or the appearance of the area.



Image 1: View looking north from junction of Le Marechal Avenue and the A3024



Image 2: Google Street view July 2023

4.2.11. English oak no. 19 is also self-seeded and located on the north side of the A3024 and approximately 52m southeast of tree no. 18. The removal of this individual is required by the widening of the A3024 to accommodate the footpath on the north side of the road and the main access as detailed in 4.2.6 above.

4.2.12. Whilst this individual is a slightly larger and a more mature individual than English oak no. 18, it shares similar characteristics in that it is located within the ditch and bund along the southern boundary of the site and is of low quality and value. Whilst it provides some low-level screening from the A3024 in views looking north, it is also an inessential component of the landscape being located on a lower level than other trees both on and off-site and only providing limited screening value; with other off-site trees on the south side of the A3024 and trees located upon the Windhover

Roundabout, contributing more value to the character of the local area, as shown in **Images 3 & 4** below.



Images 3 & 4: Left – tree no. 19 to be removed outlined in red, note off-site trees (right of shot) on south side of A3024 and trees on Windhover Roundabout, left of tree; Right – Google Street view August 2024.

4.2.13. In addition, the same reasons justifying the removal of tree no. 18 also relate to this tree in that the location of the proposed access has been designed to retain English oak no. 17 further to the northwest. In attempting to retain tree no. 19, this would require the removal of tree no. 17 and entirely alter the access with the existing junction of Le Marechal Avenue. Furthermore, to accommodate the new access and revised junction with Le Marechal Avenue, this also requires widening of the A3024 on its north side, as such the group G6 and individual no. 19 cannot be retained.

4.2.14. On balance, whilst the removal of English oak no. 19 is regrettable, its removal will not have a detrimental impact on the character of the site or the local area and will allow the retention of English oak no. 17 which contributes most to the value of the character to the local area.

4.2.15. Silver birches nos. 41 – 42 and goat willow no. 43 are all self-seeded specimens located between 17.5m and 21m north-east of the A3024 and within the dense belt of trees which form group G8 and woodland W1 adjacent to the north-west application boundary.

4.2.16. Trees nos. 41 & 42 are both tall drawn-up and mutually suppressed specimens resulting in asymmetrical canopies almost entirely offset from their bases. Whilst they are two of the more established individuals within this section of the belt of trees, they are inessential components of the woodland and group and are hidden in all external public views by other trees that are to be retained.

4.2.17. Goat willow no. 43 demonstrates a historical root plate failure and is hung up in adjacent trees within the woodland, and as with trees nos. 41 & 42, the goat willow is an inessential component of the group in which it stands and is hidden in from any public views.

4.2.18. The removal of these specimens has been chosen to facilitate a proposed storm water outfall from the proposed development into an existing ditch within the site ownership and within the retained woodland W1. This connection has been designed and orientated to minimise the impact on the collection of trees at the southern and terminal end of the woodland, adjacent to the A3024 so as to avoid any impact upon the arboricultural character of the site and local area.

4.2.19. As these specimens are not significant woodland trees important to biodiversity or to local character, their removal will not have a detrimental impact on the woodland and group in which they are found, and will not have a negative impact on the character of the site and local area.

4.2.20. The section of group G8 to be removed is formed by smaller self-seeded specimens of goat willow and silver birch trees, all of which are young. Many of these are also tall, drawn-up and mutually suppressed with many demonstrating uprooting and being hung-up in adjacent individuals. As the removal of a narrow 6m wide access route for the proposed drainage outfall will not have a detrimental impact on the woodland it maintains the woodland landscape value it contributes to the local area, its wetland connection and its importance to biodiversity.

4.2.21. The group (G6) located adjacent to English oak no. 19 is formed by a coppiced stool of goat willow. Whilst it too, currently contributes to low level boundary screening, regardless of development, this individual would require pruning and management to prevent failure and collapse adjacent to the public highway. As such it is unlikely to grow larger than it currently is, prior to being re-coppiced and as such is only of

temporary and low-landscape value. Its removal will not have a detrimental impact on the character of the site or local area.

4.2.22. In mitigation for these removals and in any event, the proposals identify space for considerable replacement and additional tree planting along the southern and western boundaries; this is shown on the site layout plan submitted with the pre-application enquiry. This will significantly mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

4.2.23. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the individual trees nos. 18, 19, 41 – 42 & 43, and the groups (G6 & G8 - partial) identified for removal will represent no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. One group of trees (G8), adjacent to the western corner of the site and to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. None of the trees to be pruned are mature, these and all the other specimens to be pruned are of average physiological condition. Accordingly, they should all be able to tolerate the number and sizes of the proposed pruning wounds, and to compartmentalise these effectively.

5.2.2. The pruning back to the boundary of the trees within group G8 is consistent with the common law legal right to cut un-protected off-site trees back to one's boundary. Consequently, these works are not required just because of the proposed development: subject to LPA consent they could legally be undertaken irrespective of this scheme and could be repeated whatever the future use of the site.

5.2.3. In this instance, there is evidence that some of the lesser quality specimens within group G8 and on the eastern corner of this group, have or have begun to partially uproot and fail to the east and into the site, as shown in **Image 5** below.

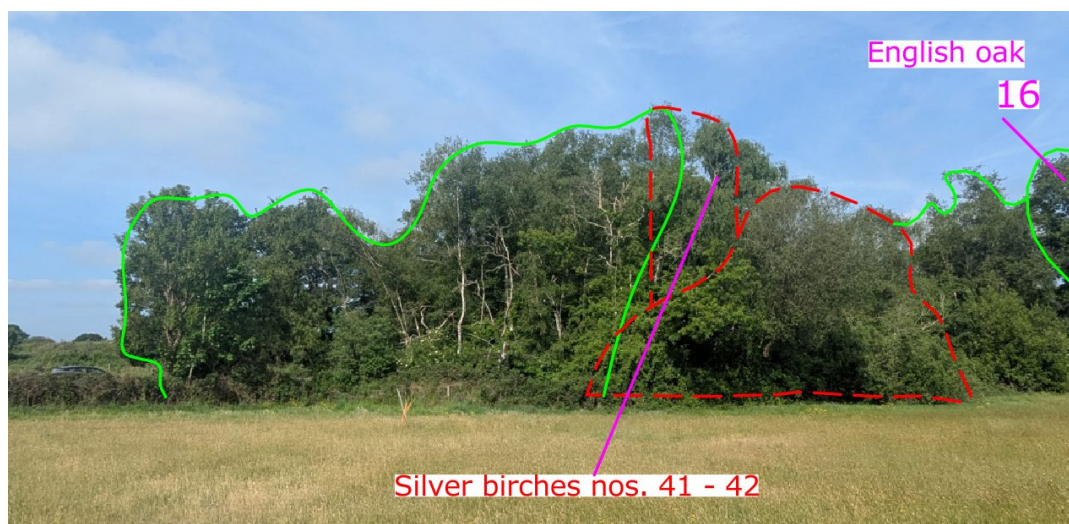


Image 5: Looking west from internal views; approximate area of G8 to be removed outlined by dashed red line;

5.2.4. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the local area.

5.2.5. Following the pruning specified, the proposed warehouses and retaining structures will be within 6m and 2.3m respectively of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed access points from the A27 West End Road and A3024 into the site including new footpath surfaces will encroach within the RPAs of two of the trees and one group to be retained. These are shown in **Table 3** below.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
8	Common lime	Proposed access road, new and replacement footpaths	172m ²	33.1m ²	19%
17	English oak	Proposed access tie-in with existing carriageway	185.3m ²	2.8m ²	1.5%

Table 3: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by parts of the proposed accesses and footpaths into the RPAs of the two trees listed at **Table 3** extend no closer than 3m to the trunks, which equates to no more than 19% of individual RPAs. The potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 4**.

Tree no.	Species	Incursion	Proposed mitigation
8	Common lime	Proposed access road (AR); New hard surface footpath (HS); Earthworks batter (EW)	AR - Excavation for foundations to be undertaken under direct on-site supervision of arboricultural consultant; HS & EW - To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
17	English oak	Proposed access tie-in with carriageway	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction

Table 4: Proposed mitigation of RPA incursions

6.2.2. The incursions into the RPAs of trees nos. 8 and 17 are by proposed roads and new footpaths, and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.3. The incursion into common lime no. 8 is by three different incursions making up the total 19% incursion into its entire RPA. These incursions are broken down into an earth batter adjacent to the new footpath, a new footpath and the proposed vehicle access entrance from the A27. The incursion by the proposed vehicle access equates to 9% of the RPA and will require excavation. The remaining 10% of the total incursion caused is by the new footpath and earth batter which are detailed at 6.2.8 below.

6.2.4. As a species English oak has been identified as moderate, and common lime as good at tolerating root pruning and disturbance⁹. As these specimens are of average physiological condition, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

6.2.5. The areas lost to encroachment within the RPAs of these trees can be compensated for in the areas to the west and north of the trees, where there are areas of soft landscaping suitable for root growth, contiguous to the RPAs. At present, there is likely to be significant rooting within these areas, and as it is to remain as soft landscape, root growth can continue in the future. Furthermore, the existing onsite dilapidated and broken tarmac access drive within the RPA of common lime no. 8, as well as others (nos. 5 – 7), is to be removed and the ground remediated improving the existing rooting environment within the RPAs of these trees.

6.2.6. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, within the RPAs of trees no. 8 & 17, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

6.2.7. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph

⁹ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

5.3.1 of BS5837.

6.2.8. The remaining incursion into the RPA of tree no. 8 is by areas of proposed hard surfacing and earthworks. These areas extend to no more than 10% of its individual RPA, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837¹⁰.

6.2.9. In addition to this, the lime tree no. 8 is not a veteran, is of average physiological condition and is of a species notably tolerant of disturbance, because the hard surfacing will be installed entirely above existing ground levels, or no deeper than any existing hard surfacing it is replacing, this will not result in any excavation within their RPAs and will incorporate a suitable cellular confinement system, and because the soil is not a heavy clay and thus susceptible to compaction, there is no reason to suggest that these specimens will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

6.2.10. Taking account of existing ground levels and the likely proposed levels of these areas, these will allow for design and construction of the new or replacement surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new or replacement surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.11. Moreover, Common lime has been shown to be more tolerant of soil compaction than other tree species, based on their effectiveness in reacting to mechanical damage quickly, in surviving anaerobic soil conditions, and in adjusting their root systems to new conditions. Coupled with the small area of the RPA to be surfaced, the semi-mature age of the tree and its average physiological condition there is no evidence to suggest that it will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

¹⁰ BS 5837, paragraph 7.4.2.3.

6.2.12. Due to final finishing levels being currently unconfirmed, there are possible additional incursions by soil batters and slopes of retained surfaces raising levels within the RPAs of some retained trees. However, at the detailed stage this will be addressed by being removed, minimised or mitigated. There is available space within the soft landscaped areas around the periphery of the site, as shown on the site layout plan which can allow for increased slopes to soil batters and/or inclusion of retaining structures to remove, minimise or mitigate the extent of soil level increases within the RPAs of retained trees to within tolerable limits. As such, it is not foreseen that any significant increase in arboricultural impacts will occur from the final proposed layout. upon the trees shown retained in this pre-application enquiry.

6.2.13. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

6.2.14. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. As the proposal comprises the construction of industrial warehouse units there is no foreseen impact by retained trees in the relation to the shading, perceived apprehension or future requests to fell existing trees in the context of the proposed development.

7.1.2. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹¹

¹¹ BS 5837:2012, 5.3.4.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of five small individuals and two groups of trees (one partially) will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 135 of the National Planning Policy Framework.

8.2.2. Whilst two small individual trees and one small group of trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): **"Planning policies and decisions should ensure... that existing trees are retained *wherever possible*";** and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and

storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 162 of the National Planning Policy Framework.

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which are important or of value to the character of the area, including biodiversity, it complies with Policies DM1 and DM11 of the Eastleigh Borough Council Local Plan.

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹², trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹³ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁴. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

12 BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

13 Ibid., 4.4.2.7

14 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;¹⁵

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are important or of value to the character of the area, including biodiversity, such that their removal would be contrary to local planning policies: specifically, Policies DM1 & DM11 of the Eastleigh Borough Council Local Plan, as set out above;

A1.2.5. our assessment of the tree’s quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **“need not necessarily be a significant constraint on the site’s potential”**¹⁶.

A1.2.9. Moreover, BS 5837 states that **“.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal”**¹⁷.

A1.2.10. The ‘Root Protection Areas’ (RPAs)¹⁸ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the

¹⁵ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

¹⁶ BS 5837, 4.5.10.

¹⁷ Ibid., 5.1.1.

¹⁸ Ibid., paragraph 3.7. “The minimum area around a retained tree “deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.”

RPA's (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.11. The British Standard BS 5837 calculates RPA's based on a standard 12 times trunk diameter. However, in our experience the response of trees to root severance or damage is not standard and tends to be less effective in the case of large mature specimens of species with a known intolerance of disturbance. Accordingly, where considered appropriate, we have increased the RPA's of such specimens by calculating them based on an increased factor of trunk diameter.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 3 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation and demolition

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Manual excavation within RPAs

A2.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.7. Proposed hard surfaces within RPAs

A2.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by **red** or **cyan hexagonal-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Preliminary Tree Survey Schedule

West End Road, Bursledon

SJA tss 25044-01a

May 2025

Tree Survey Schedule: Explanatory Notes

West End Road, Bursledon

This schedule is based on a tree inspection undertaken by Nigel Kirby of SJA trees (the trading name of Simon Jones Associates Ltd.), on Tuesday the 4th of February 2025. Weather conditions at the time were dry and overcast. Deciduous trees were not in leaf.

Supplementary survey work was carried out by Tom Hovell on Thursday the 15th of May 2025. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. TPO no.

Number assigned to tree in the Eastleigh Borough Council Tree Preservation Order no. 160 - E, as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: 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.

(1) Trees that have a serious, irreparable, 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).

(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

(3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor 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.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) 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 landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

West End Road, Bursledon

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1		Apple	7.5m	3 stems @ 260mm ivy est.	N 3.5m E 5m S 5.25m W 2.75m	1m	1m	Semi-mature	Average	Indifferent	Appears off-site; small self-seeded specimen; multi-stemmed from 1m; heavily ivy-covered; inessential component of the landscape.	C (1)
2		English oak	8.5m	435mm ivy	N 5.25m E 4.75m S 4.5m W 4.25m	2m	N 1m	Semi-mature	Average	Indifferent	Appears off-site; small self-seeded specimen; squat form; heavily ivy-covered; inessential component of the landscape; contributes to low level screening with Windhover Roundabout.	C (1)
3-4		Silver birch	7m 8m	#3 425mm ivy #4 280mm ivy 185mm	3.25m	2m	1.5m	Semi-mature	Average	Indifferent	Small self-seeded specimens; prominent buttress roots, with mechanical wounding; internal heartwood exposed; storm damage in crown; inessential components of the landscape; unremarkable trees of very limited merit.	C (12)
5		Common lime	10.5m	565mm	N 6.75m E 6.5m S 6.25m SW 5m W 5.75m NW 6.5m	2m	W 2m	Semi-mature	Average	Indifferent	Prominent buttress roots; mechanical wounding at base E side; significant reaction wood present; however, internal heartwood exposed 200mm x 65mm; tight compression fork at 2m with evidence of included bark; squat domed form; contributes to boundary screening; inessential component of the wider landscape.	B (2)
6		Silver birch	12m	340mm ivy 405mm	N 3m NE 5m E 5.25m S 5m SW 5.25m W 4.75m NW 5m	2m	NW 2.5m	Semi-mature	Average	Indifferent	Exposed surface roots W with mechanical damage; internal heartwood exposed; prominent buttress roots; twin-stemmed from 1m, showing acute yet tensile union; squat form; contributes to boundary screening.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
7		Scots pine	13m	475mm ivy	N 4.75m E 4.5m S 1.5m SW 1.5m W 2.5m	2m	SW 1.5m	Semi-mature	Average	Moderate	Single trunk; asymmetrical crown as suppressed by adjacent specimens; aerodynamic meshing crown providing companion shelter; contributes to boundary screening; readily visible in glimpsed views from A3024 as located on higher ground.	B (12)
8		Common lime	13.25m	380mm 2 stems @ 340mm	N 5.75m E 4.75m S 5.5m W 4.25m	2m	W 2m	Semi-mature	Average	Poor	Multi-stemmed from base; tight compression forks with evidence of included bark; contributes to boundary screening; readily visible in glimpsed views from A3024 as located atop higher ground.	C (1)
9-10	TPO 106 - E Area	Silver birch	9.5m 7.5m	#9 225mm est. #10 305mm est.	3m	2m	S 2.5m	Semi-mature	Average	Moderate	Off-site trees; small self-seeded specimens; inessential components of the landscape; mechanical woundings on trunk; internal heartwood and decay present; inessential components of the landscape.	C (1)
11-14	TPO 106 - E Area	Silver birch	12.5m 12.5m 9.5m 10.5m	#11 345mm #12 420mm #13 210mm #14 2 stems @ 395mm est.	N 4m E 6m S 2.5m W 1.75m	2.25m	S 3.5m	Mature	Average	Poor	Row of closely growing specimens, forming a hedge or screen; many demonstrate wounding, damage and decay on buttress roots, trunks and stems; storm damage in upper crowns; contribute to boundary screening; glimpsed in views from A3024 and Windhover Roundabout; of short-term potential.	C (12)
15	TPO 106 - E Area	English oak	16.25m	760mm 710mm 575mm	N 9.25m E 8.75m S 10m SW 10.5m W 9.5m	3m	S 2.5m W 3.25m	Mature	Average	Indifferent	Off-site tree; three stemmed from base with tensile unions; prominent buttress roots, with mechanical wounding to N by horses; wide spreading dominant canopy; readily visible in glimpsed in views from A3024 and Windhover Roundabout.	B (1)
16	TPO 106 - E Area	English oak	16m	435mm est.	7m	4m	6.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; slightly leaning trunk E; dominant crown with narrow strip of recent secondary woodland; significant component of group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
17		English oak	11.5m	640mm ivy	N 7.5m E 5.75m S 7m W 7.25m	2m	E 3m	Mature	Below average	Indifferent	Off-site tree; single trunk; heavily ivy-covered; squat, wide spreading canopy; contributes to boundary screening; readily visible from A3024; inessential component of the wider landscape.	C (12)
18		English oak	4.75m	195mm	1.5m	2m	2m	Young	Average	Moderate	Off-site; small self-seeded specimen; inessential component of the landscape.	C (1)
19		English oak	11m	475mm ivy	N 5m E 4.5m S 4.25m W 4.75m	2.5m	E 2.75m	Semi-mature	Average	Moderate	Off-site tree; single trunk; ivy-covered; contributes to boundary screening; readily visible from A3024; inessential component of the wider landscape.	C (1)
20	TPO 106 - E Area	Sycamore	10m	280mm est.	2.75m	2m	2m	Semi-mature	Below average	Indifferent	Off-site tree; small self-seeded specimen; located on ditch edge; notably reduced shoot extension growths; inessential component of the landscape; contributes to boundary screening with A3024.	C (1)
21	TPO 106 - E Area	English oak	18m	810mm	10m	3.5m	4m	Mature	Average	Moderate	Prominent buttress roots; single trunk; dominant crown; significant component of group in which it stands; in keeping with the character of the site and local area.	B (12)
22		English oak	17m	375mm	N 4m E 1m S 3m W 6m	3.5m	W 2m	Semi-mature	Average	Indifferent	Edge tree of woodland; one-sided crown as suppressed by adjacent specimens; inessential component of the wider landscape as set against a backdrop of recently established secondary woodland.	C (12)
23		English oak	15m	345mm est.	N 3.5m E 1.25m S 2m W 5m	3m	W 2m	Semi-mature	Average	Indifferent	Edge tree of woodland; one-sided crown as suppressed by adjacent specimens; inessential component of the wider landscape as set against a backdrop of recently established secondary woodland.	C (1)
24		English oak	17m	365mm	N 5.75m E 3.75m S 2.25m W 3.25m NW 5.5m	3m	N 2m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; notable asymmetrical crown as suppressed by adjacent specimens; edge tree of woodland; inessential component of the wider landscape.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
25-28		English oak	17m 17m 17m 17m	#25 365mm #26 340mm #27 310mm 300mm #28 345mm	N 5.25m E 3m S 2.75m W 5m	2m	W 2m	Semi-mature	Average	Indifferent	Prominent buttress roots; aerodynamic group with meshing crowns providing companion shelter; significant components of the woodland belt separating pastoral fields; contributes to boundary screening and woodland density.	B (2)
29		Sweet chestnut	13.5m	4 stems @ 360mm est.	N 6.25m E 6.75m S 5m W 5m NW 9m	3m	NE 2m	Semi-mature	Average	Indifferent	Collection of four self seeded stems forming one canopy; at risk of failure if adjacent companion shelter removed; contributes to boundary screening with A3024; inessential component of the wider landscape.	C (1)
30	TPO 106 - E Area	Sycamore	12.5m	375mm	6.25m	2m	2m	Semi-mature	Average	Indifferent	Prominent buttress roots; multiple subdominant lateral stems emanating from trunk at 1m; acute unions; twin stemmed at 3m; tight compression fork; evidence of internal heartwood exposed within union; contributes to boundary screening with A3024.	C (1)
31	TPO 106 - E Area	Sycamore	11m	370mm	5.5m	2m	3m	Semi-mature	Average	Indifferent	Multistemmed from ground level; subdominant stem to W stripped of bark from 1m - 4m; main stem twinned stemmed with tight compression fork; contributes to boundary screening with A3024; inessential component of wider landscape.	C (12)
32	TPO 106 - E Area	Sycamore	9.5m	240mm ivy	N 2m E 1.5m S 2.5m W 2.5m	4.5m W	N 5.5m E 6.5m S 5.5m W 5.5m	Semi-mature	Average	Moderate	No significant defects observed at base; ivy-covered near ground; divides into 2 codominant stems at 4.5m with tensile union; multiple fully occluded pruning wounds of up to 50mm diameter on W side, over road; lower crown formed from established epicormic growth and concentrated on SW side; readily visible along Bursledon Road but partially obscured from the W by adjacent dominant English oak no. 21.	C (12)
33	TPO 106 - E Area	Silver birch	10m	335mm ivy	N 2.5m E 0.5m S 2.5m W 4m	7m W	N 7.5m E 8.5m S 7m W 7m	Semi-mature	Average	Indifferent	Historically twin-stemmed from base, with sub-dominant stem of diameter 145mm collapsed to the S; area of decay 300mm across at base arising from collapse; heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; small portion of crown glimpsed from Bursledon Road but mostly obscured by surrounding specimens.	C (2)
34	TPO 106 - E Area	Silver birch	10.5m	310mm	N 3.5m E 3m S 2m W 4m	8m W	N 8m E 8.5m S 8.5m W 8.5m	Semi-mature	Average	Indifferent	Exposed surface root extending 1m W; hollow on W side of base between buttresses extending 150mm into trunk, with bark inside appearing sound; prominent buttress roots; collapsed goat willow specimen 4.8m to the E now leaning on trunk at a height of 6m; obscured from view by adjacent specimens, conferring landscape value only as part of group.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
35	TPO 106 - E Area	Silver birch	11.5m	270mm	N 2.5m E 1.5m S 3m W 4.5m	7.5m N	N 8m E 8m S 7.5m W 8m	Semi-mature	Average	Indifferent	Prominent buttress roots; trunk straight from base before exhibiting moderate phototropic lean to the W from 6.5m; drawn-up and mutually suppressed; top of crown glimpsed from short stretch of Bursledon Road but mostly obscured from view by adjacent specimens.	C (1)
36	TPO 106 - E Area	Silver birch	10.5m	245mm ivy	N 3m E 3.5m S 2m W 2m	8m S	N 8.5m E 9m S 8m W 8.5m	Semi-mature	Average	Moderate	Prominent buttress roots; ivy-covered near ground; drawn-up and mutually suppressed; high crown; obscured from view by adjacent specimens, conferring landscape value only as part of group.	C (1)
37	TPO 106 - E Area	Goat willow	13m	365mm	E 4.5m W 4.5m		0m	Semi-mature	Average	Poor	Historical root late failure resulting in tree falling to the N, with weight partially being held by adjacent elder specimen; large amount of epicormic growth along trunk an throughout structure; not visible from the public realm and does not contribute to canopy formed by group.	C (1)
38	TPO 106 - E Area	Silver birch	11m	210mm	N 2.5m E 1.5m S 1.5m W 2m	9m E	N 9m E 9m S 10m W 10m	Semi-mature	Average	Indifferent	No significant defects observed at base; drawn-up and mutually suppressed; inessential component of the group in which it stands; crown partially visible from Bursledon Road, but mostly obscured from view by adjacent specimens.	C (1)
39	TPO 106 - E Area	Silver birch	12m	310mm	N 1m E 0m S 4m SW 5m W 4.5m	6m W	N 6m S 5.5m W 5.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; moderate phototropic lean SW; multiple pruning wounds of up to 50mm diameter on SW side, over road; canopy entirely offset from base; readily visible from Bursledon Road.	C (12)
40	TPO 106 - E Area	Silver birch	13.5m	365mm	N 4.5m E 4m S 5m W 4.5m	8m E	N 9.5m E 9.5m S 8m W 8m	Mature	Average	Moderate	Prominent buttress roots; drawn-up and mutually suppressed; tensile unions throughout crown, where visible; significant component of group in which it stands, being tallest specimen within group; crown glimpsed from short stretch of Bursledon Road.	B (1)
41-42	TPO 106 - E Area	Silver birch	#T10 13m #T11 12.5m	#T10 320mm #T11 215mm	4.5m	8m	8.5m	Semi-mature	Average	Indifferent	2 specimens growing with bases abutting one another; prominent buttress roots; #42 moderate phototropic lean NW, with canopy entirely offset from base; drawn-up and mutually suppressed; significant components of group in which they stand; crowns readily visible from internal views to the E.	C (1)
43	TPO 106 - E Area	Goat willow	7.5m	310mm	N 8m E 2.5m S 0m W 4m	0m	0m	Semi-mature	Average	Poor	Historical root plate failure leading to tree now laying to the N, resting on ground and tree #44; epicormic growth along trunk; inessential component of the group in which it stands; top of crown visible from internal views.	C (1)
44	TPO 106 - E Area	Silver birch	9.5m	290mm	N 2.5m E 0m S 3.5m W 8m	7m W	N 8m S 8m W 7m	Semi-mature	Average	Indifferent	Exposed surface roots extending 2m N; 45° lean NW, before correcting at 6.5m; collapsed goat willow #43 to the S now leaning onto trunk at 1m; canopy entirely offset from base; inessential component of the group in which it stands; top of crown visible from internal views.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
45	TPO 106 - E Area	Silver birch	5m	240mm	0m	0m	0m	Semi-mature	Dead	Dead	Standing dead tree, collapsed at 5m with remaining trunk exhibiting multiple saprophytic fungal brackets.	U
46	TPO 106 - E Area	Goat willow	7.5m	245mm 240mm	N 1.5m E 2m S 4.5m W 6.5m	3m W	N 4m E 5.5m S 6m W 4m	Semi-mature	Average	Poor	Twin stemmed from base with stem on W side collapsed to the SW and laying on ground, still showing epicormic growth; large amount of decay around fracture point; remaining stem exhibits heavy lean to the SW, with canopy almost entirely offset from base; inessential component of the group in which it stands; top of crown visible from internal views.	C (1)
47	TPO 106 - E Area	Goat willow	7.5m	245mm 205mm 205mm	N 2.5m E 4.5m S 8.5m W 8m	1.5m W	N 2.5m E 5.5m S 5m W 3.5m	Semi-mature	Average	Poor	Three stemmed from base, with stems spreading widely in different directions; S stem growing almost horizontally for 3m before lifting to a 45° angle; large area of decay at 0.5m on W stem, giving differences in tone when tested with an acoustic mallet; inessential component of the group in which it stands; top of crown visible from internal views.	C (1)
48	TPO 106 - E Area	Silver birch	9.5m	215mm 190mm	N 3.5m E 4.5m S 5m W 3.5m	6m E	N 6m E 4m S 6m W 5.5m	Semi-mature	Average	Indifferent	Exposed surface roots in multiple directions, extending up to 1.5m; twin stemmed from base with acute union; large amount of epicormic growth around base and on trunks; foliage of average size, density and colour; significant component of group in which it stands; crown readily visible from internal views to the E.	C (1)
G1		Various	6.5m	Max 200mm est.	3m	0.5m	0.5m	Semi-mature	Average	Poor	Spp. Inc goat willow and sweet chestnut; small self-seeded specimens; crowns has been heavily reduced or "topped" in past; storm damage in crown; wounding on upper canopy stems, internal heartwood exposed; unremarkable trees of very limited merit; 4 individuals.	C (1)
G2		Various	1.25m	Max 45mm	1m	0.1m	0.1m	Semi-mature	Average	Indifferent	Gorse hedge; of only low-level screening value.	C (1)
G3		Silver birch	11.5m	Max 2 stems @ 285mm	3.75m	2.5m	3m	Semi-mature	Average	Indifferent	Off-site group of trees; row of closely growing specimens, forming a hedge or screen; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; inessential components of the wider landscape.	C (12)
G4		Silver birch	12.5m	Max 215mm	3.25m	2m	3m	Semi-mature	Average	Indifferent	Off-site group of trees; small self-seeded specimens; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; of low landscape value due to small size; inessential components of the landscape.	C (12)
G5		Goat willow	11m	Max 2 stems @ 300mm est.	6.5m	1.75m	2.6m	Semi-mature	Average	Poor	Off-site group of trees; row of closely growing specimens, forming a hedge or screen; tight compression forks with evidence of included bark; wounding and decay on trunks and bases; contributes to boundary screening; inessential components of the landscape.	C (12)
G6		Goat willow	8.5m	Max 8 stems @ 70mm est.	3m	1.5m	1.5m	Semi-mature	Average	Poor	Multi-stemmed from base; tight compression forks with evidence of included bark; of low landscape value, due to small size; unremarkable specimens of very limited merit.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G7		Various	4m	Max 85mm est.	2.5m	0.1m	0.1m	Semi-mature	Average	Indifferent	Spp. inc gorse, bramble, hawthorn, goat willow, sycamore, silver birch; area of low level, self-seeded scrub; contributes to boundary screening with A3024; inessential components of wider landscape; unremarkable trees of limited merit.	C (1)
G8	TPO 106 - E Area	Various	Max 11m Avg 8m	Max 290mm Avg 200mm est.	3.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Group of trees forming southern end of wooded belt growing along drainage ditch and adjoining woodland W1 to the north; species predominantly comprise goat willow and silver birch, with dense areas of hawthorn and bramble along edges of adjacent fields; multiple fallen trees throughout; densely growing in southern portion and sparser towards the north; readily visible from Bursledon Road and from short stretch of Le Marechal Avenue.	C (12)
W1	TPO 106 - E Area	Various	19m	Max 360mm est.	4.5m	4m	4m	Semi-mature	Average	Indifferent	Narrow belt of trees located along NW/W boundary of pastoral field; spp. include English oak, Aspen, goat willow and silver birch (dominant); located on low waterlogged ground; tall drawn-up specimens, at risk of failure is companion shelter removed; evidence of natural failures and uprooting throughout; edge individuals primarily goat willow; understory of bramble and bracken; no significant parent trees through out; meshing crowns providing companion shelter; contributes to boundary screening between pastoral fields; readily visible from A3024 and Windhover Roundabout.	B (2)
W2	TPO 106 - E Area	Various	19m	Max 360mm	4.5m	2m	1.5m	Semi-mature	Average	Indifferent	Located around W and N boundaries of adjacent pastoral field to W; spp. comprise English oak, goat willow and silver birch (dominant); many individuals tall drawn-up and mutually suppressed; evidence of shallow rooting and prominent buttress roots; evidence of recent and historic failures including uprooting; asymmetrical meshing crowns providing companion shelter; readily visible from A3024; in keeping with the character of the site and local area.	B (2)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Apple	91.7m ²	5.4m
2	English oak	85.6m ²	5.2m
3-4	Silver birch	81.7m ²	5.1m
		51.0m ²	4.0m
5	Common lime	144.4m ²	6.8m
6	Silver birch	126.5m ²	6.3m
7	Scots pine	102.1m ²	5.7m
8	Common lime	169.9m ²	7.4m
9-10	Silver birch	22.9m ²	2.7m
		42.1m ²	3.7m
11-14	Silver birch	53.8m ²	4.1m
		79.8m ²	5.0m
		20.0m ²	2.5m
		141.2m ²	6.7m
15	English oak	638.9m ²	14.3m
16	English oak	85.6m ²	5.2m
17	English oak	185.3m ²	7.7m
18	English oak	17.2m ²	2.3m
19	English oak	102.1m ²	5.7m
20	Sycamore	35.5m ²	3.4m
21	English oak	296.8m ²	9.7m
22	English oak	63.6m ²	4.5m
23	English oak	53.8m ²	4.1m
24	English oak	60.3m ²	4.4m
25-28	English oak	60.3m ²	4.4m
		52.3m ²	4.1m
		84.2m ²	5.2m
		53.8m ²	4.1m
29	Sweet chestnut	234.5m ²	8.6m
30	Sycamore	63.6m ²	4.5m
31	Sycamore	61.9m ²	4.4m
32	Sycamore	26.1m ²	2.9m
33	Silver birch	50.8m ²	4.0m
34	Silver birch	43.5m ²	3.7m
35	Silver birch	33.0m ²	3.2m
36	Silver birch	27.2m ²	2.9m
37	Goat willow	60.3m ²	4.4m
38	Silver birch	20.0m ²	2.5m
39	Silver birch	43.5m ²	3.7m
40	Silver birch	60.3m ²	4.4m
41-42	Silver birch	46.3m ²	3.8m
		20.9m ²	2.6m
43	Goat willow	43.5m ²	3.7m
44	Silver birch	38.0m ²	3.5m
45	Silver birch	26.1m ²	2.9m

46	Goat willow	53.2m ²	4.1m
47	Goat willow	65.2m ²	4.6m
48	Silver birch	37.2m ²	3.4m
G1	Various	18.1m ²	2.4m
G2	Various	2.5m ²	0.9m
G3	Silver birch	36.7m ²	3.4m
G4	Silver birch	20.9m ²	2.6m
G5	Goat willow	40.7m ²	3.6m
		20.0m ²	2.5m
G6	Goat willow	2.5m ²	0.9m
G7	Various	3.3m ²	1.0m
G8	Various	38.1m ²	3.5m
W1	Various	58.6m ²	4.3m
W2	Various	76.0m ²	4.9m

APPENDIX 4

Tree Protection Plan

