

ARBORICULTURAL IMPACT ASSESSMENT
AND BS5837 SURVEY OF 232 LEIGH ROAD,
CHANDLER'S FORD, EASTLEIGH, SO53
3AW

Carried out by Matthew Rowden for Scott Bundy,
Applicant

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TREESCAPES

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3. INSTRUCTION

To assess trees on the site for any potential impact that the proposed development may have on them, and the constraints that the trees may pose on the proposals. This is in accordance with current guidance BS5837:2012, and to implement control measures and/or design alterations to the proposals where necessary.

4. LIMITATIONS

This survey is valid for 1 year, dependent on changing site conditions. I must be kept in direct supervision of the site at all times in regards to all arboricultural matters in order for the findings in this report to remain valid.

5. SITE DETAILS

The site is a 1950 - 1966 built, detached property with an overall square meterage of 130m². It is residential, with no trees in the front garden, and just one onsite tree in the rear garden of any significance.

The BGS lists the soil conditions for the site as “Wittering Formation-Sand, silt and clay. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.”

With that in mind, I do not believe there are any below ground constraints posed by any of the trees surveyed to the extension footprint of the property.

6. LEGAL RESTRICTIONS

Trees 3 and 4 are covered by a group TPO, ref: 592E. Trees G1, G2, and 4 are offsite trees.

7. PROPOSALS

The proposal is to enlarge the car parking area at the front of the property, alongside a double storey extension to the rear of the property (N aspect) by 4000mm x 12,500mm.

8. DRAWINGS AND DOCUMENTS

The client has provided detailed drawings and documents, but for the purposes of the assessment, all I have needed to know is the extension footprint to the north aspect of the site. They will therefore not need to be referenced throughout this report.

9. SUMMARY

The trees present very minor constraints to the proposals, with some tree protective fencing being necessary whilst the extension is erected. No trees require felling or pruning, and the car park extension has no impacts on any of the on or offsite trees.

10. FINDINGS (PLEASE SEE APPENDICES 2 & 3 FOR SPECIFIC DETAILS)

A. Identification of the constraints posed by the trees to developing the site under the current proposal.

G1, 3 and 4

1. Minimal constraints posed by the rooting areas of these trees: they prevent plant and materials being stored in the upper elevation of the garden, but it would not be practical to do so anyway.
2. No shading constraints.

Trees G2

4. No constraints posed.

B. Potential impacts of the proposal on the trees

Trees G1, 3, 4

1. The rooting area of these trees is in the top 600mm of soil and very susceptible to compaction from vehicular movements. This can result in root death, loss of oxygen in the soil, reduced moisture percolation and diminished nutrient uptake, leading to stress and eventual strain.
2. Materials storage in their rooting areas can have a similar effect.

Trees G2

3. No impacts

C. Potential impacts of trees on the current proposals

All trees

1. Tree protective fencing must be erected as shown on the TPP to prevent any tools, materials, fuel or other contaminants from being stored within the construction exclusion zone.

11. CONCLUSION

The constraints presented by the trees on the site are of low significance. No trees require pruning or felling, and I do not believe that the development will place them under any further pressure to be pruned either.

The issues for the arboricultural method statement to address are:

1. Tree protective fencing, erection and signage.
2. Supervision and final sign off.

12. RECOMMENDATIONS:

Follow the AMS (appendix 3 below). Do not deviate and seek arboricultural advice whenever necessary.

1. Erect tree protective fencing as per TPP.
2. Commence and fully complete build.

Matthew Rowden *BTEC L3 NatDipArb, ABC L6 ProfDipArb*

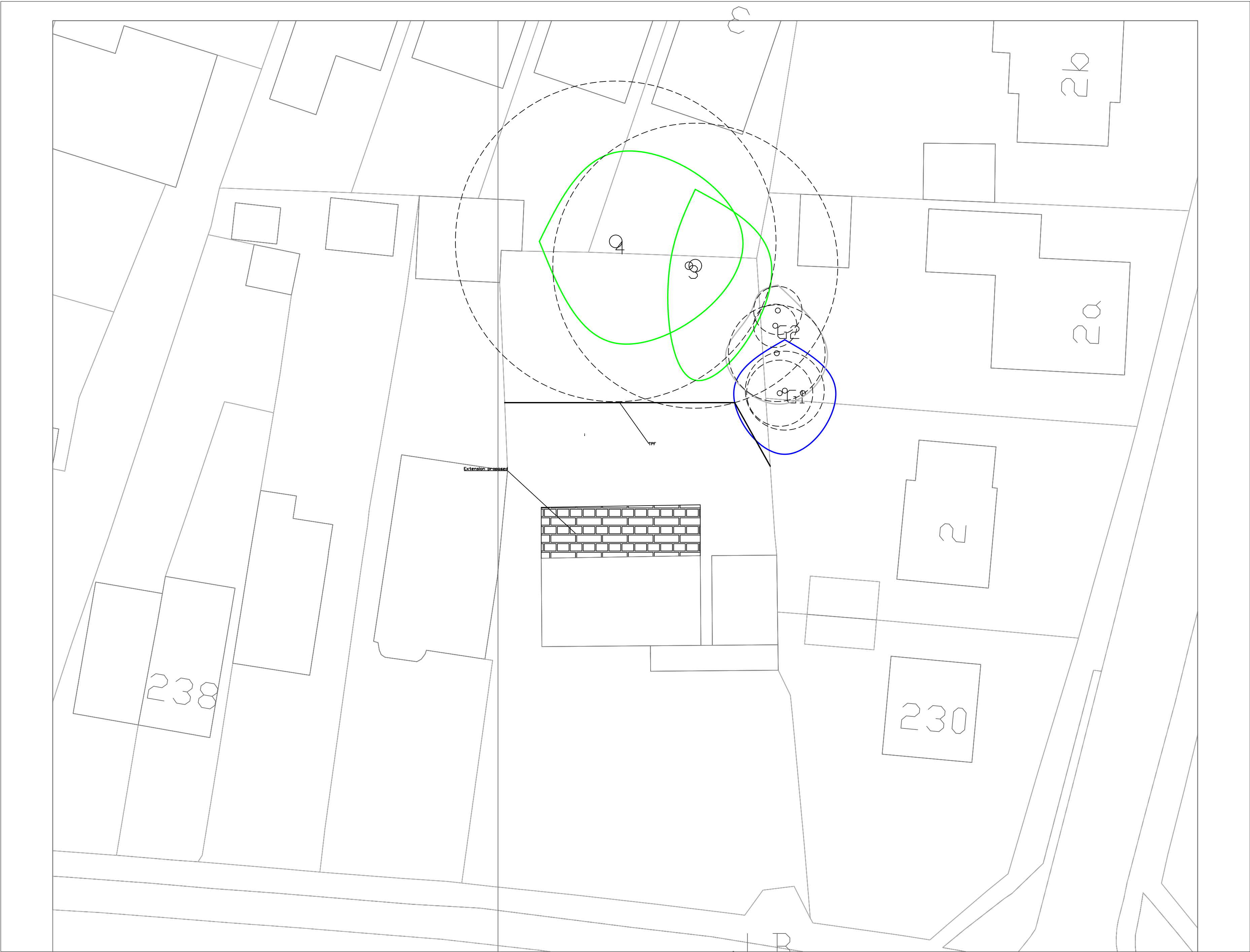
13. REFERENCES

- a. BS5837:2012 - Trees in relation to design, demolition and construction
- b. TDAG 2014
- c. Cutler & Richardson 1981, Kew root survey.

Appendix 1 - Tree protection plan (in DWG and PDF format)

Appendix 2 - Tree survey schedule

Appendix 3 - Arboricultural method statement.



General Notes

Key	
Cat. A Trees	
Cat. B Trees	
Cat. C Trees	
Cat. U Trees	
RPA	
TPP	

No.	Revision/Issue	Date

Firm Name and Address

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Project Name and Address

232 Leigh Road
Chander's Ford
EASTLEIGH
SD23 3W

Project RTC/SB/238LR/BS5837/V1	Sheet
Date 13/05/2026	Tree Protection Plan
Scale 1:500EA2	

TREE NO. ON PLAN	SPECIES	HT (M)	CROWN SPREAD (M) N E S W	STEM DIA. @1.25M (MM) RPA CIRCLE RADIUS (M) RPA (M2)	LIFE STAGE	ESTIMATED REMAINING CONTRIBUTION IN YEARS	GENERAL OBSERVATIONS PHYSIOLOGICAL CONDITION- P STRUCTURAL CONDITION - S	PRELIMINARY MANAGEMENT RECOMMENDATIONS	CATEGORY OF RETENTION AND SUB CATEGORY
G1	<i>Taxus baccata</i> x 3	10	4 4 5 4	220 - 260 2.6 - 3.1 21 - 30	M	>40	P- Good S- Good	Erect heras fencing as per TPP.	B2
G2	<i>Cupressus leylandii</i>	12 - 15	2 - 4m radius	320, 140, 160 3.8, 1.7, 1.9 45, 9, 11	YM	>20	P- Good S- Good	None	C2
3	<i>Taxus baccata</i>	14	2 6 9 6	930 11.2 391	M	>40	P- Good S- Good	Erect heras fencing as per TPP.	A1
4	<i>Quercus robur</i>	17	7 10 8 6	1050 12.6 499	M	>40	P- Good S- Good	Erect heras fencing as per TPP.	A2

SURVEY SCHEDULE KEY

1. Tree ID: Refers to numbers as shown in the tree protection plan.
2. Species: common name and scientific name
3. Height (measured in meters)
4. Crown spread (measured in meters at the points of North, South, East and West). Where “#” is used as a suffix, the measurements are approximate.
5. Stem diameter measured at 1.5m height in mm. Root protection area (RPA) radius is shown in meters, and RPA in square meters is displayed at the bottom.
6. Life stage: Young (Y) (small trees at a very early stage of their growth), young mature (YM)(larger trees at an early life stage with the potential to still grow considerably larger), Mature (M)(trees which have reached their maximum size and are self sustaining at the point), Over mature (OM) (trees that are beginning to decline and starting to die back from the tips), Veteran (V)(trees that are rapidly in decline and steadily losing canopy spread), Dead (D)
7. Estimated remaining contribution in years: Until such a time as any residual amenity is lost.
8. General observations - a visual assessment of the physiological and structural condition of the tree, classed as :Poor, fair, good, dead, decline. Physiologically refers to the vitality and vigour of the tree; Structural refers to the presence of physical defects within the tree’s structural make-up. For example, a multi stemmed tree from a lapsed pollard with multiple defects in those unions, but with good vitality and good leaf cover would be classed as physiologically good, but structurally poor.
9. Preliminary management recommendations - recommendations to maintain the tree as part of the proposals, or assessing whether its retention is viable, whether it be the suggestion of aerial inspections, remedial pruning, or detailed decay inspections.
10. Categories and sub-categories of retention: See figure 1 below.

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation 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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

Fig.1

APPENDIX 3

ARBORICULTURAL METHOD STATEMENT
FOR 232 LEIGH ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 3AW

Carried out by Matthew Rowden for Scott Bundy,
Applicant

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1. RESPONSIBILITIES

It is the responsibility of the site manager to respect the tree protection measures and observe the necessary precautions within and adjacent to them. All personnel must be inducted by the site manager and the tree protection measures explained and enacted to the letter of this method statement.

As the arboriculturist appointed for this site, I must be present onsite prior to work commencing to ensure that my protection measures have been followed. I must attend site whenever there are arboriculturally sensitive activities occurring, and must send regular supervision reports to Eastleigh Borough council with site meetings arranged if the planning officer or handling team so wish.

In this instance, I believe that I will need to visit site to check the installation of the tree protective fencing, and then final sign-off once the build is complete.

2. COSHH

- a. A cement mixing area will be sited away from the construction exclusion zone (CEZ) and, if necessary, a protective bund installed. The best area for this is going to be the existing car park area. The PVC bund is to prevent contaminated washings or rainwater draining into the CEZ.
- b. These will be positioned on the existing hard surfacing to the south aspect on the driveway.

3. CONTRACTOR PARKING AND SITE OFFICE

- a. Contractor parking will be in the main car park. No revisions to the highway for construction traffic will be necessary at this time.
- b. No site office necessary.

4. RESTRICTIONS WITHIN CONSTRUCTION EXCLUSION ZONE

Inside the exclusion area of the CEZ, the following shall apply:

- a. No excavation by any means without arboricultural site supervision.
- b. No hand digging without a written method statement having first been approved by the developer's arboriculturist.
- c. No storage of plant or materials.
- d. No storage or handling of any chemicals.
- e. No vehicular access.
- f. No development activity.

5. TREE PROTECTION FENCING

- a. Barriers must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers must be maintained to ensure that they remain rigid and complete.
- b. Given the site circumstances, 2 m tall welded mesh panels on rubber or concrete feet will provide an adequate level of protection from pedestrians and manually operated plant.
- c. The fence panels must be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers must be at least 1 m and must be uniform throughout the fence.
- d. The panels must be supported on the inner side by stabiliser struts, which should normally be attached to a base plate secured with ground pins (see figure below).

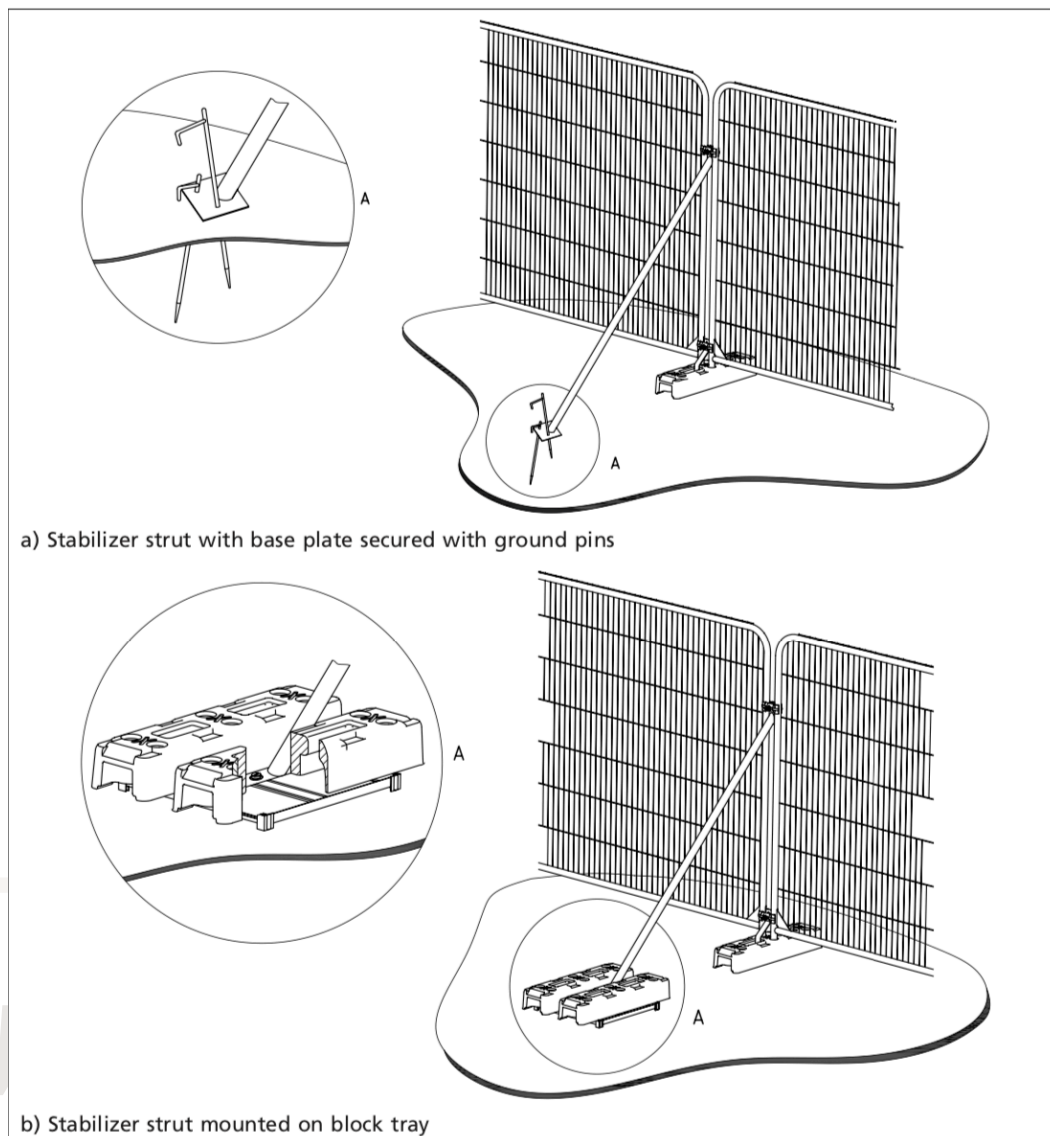


Figure 1: Fencing secured with rubber feet



6. SEQUENCE OF EVENTS

- a. Erect tree protective fencing as per TPP.
- b. Site visit by appointed arboriculturist (me). Supervision statement submitted by me to East-leigh borough council.
- c. Commence and fully complete build.
- d. Final sign off.

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