

Arboricultural Impact Assessment and Method Statement



**Tyler
Grange**

**Primary School, Sports Facilities and
Allotments - One Horton Heath
18 June 2026**

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Overview and Summary

Table 1. Overview and Summary

Purpose of report	
<i>This report includes the necessary arboricultural information to support a full planning application in line with the recommendations of the British Standard¹. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.</i>	
Application type and description	Reserved matters application for the development of the One Horton Heath primary school, sports facilities and allotments in accordance with condition 16 (Arb Assessment) of Outline Planning Permission O/20/89498, which states: <i>“Each reserved matters application shall be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of all tree removals and tree works, Method Statement and Tree Protection Plan, as per British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations (or subsequent updates), must be submitted and approved by the Local Planning Authority. Prior to the commencement of adjoining works, the approved arboricultural documents must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.</i> <i>Reason: to retain and protect the existing trees which form an important part of the amenity of the locality and for compliance with Policy DM1 of the Eastleigh Borough Local Plan.”</i>
Report prepared on behalf of	Eastleigh Borough Council
Local Planning Authority (LPA)	Eastleigh Borough Council
Site Location	50.949458332445275, -1.3026340134219574
Planning policies relating to arboricultural features	<i>Policy DM1: General criteria for new development and Policy HH1: Land west of Horton Heath of Eastleigh Borough Local Plan (2016-2036) (Adopted April 2022).</i> <i>Trees and Development Supplementary Planning Document (Adopted April 2022) (Tree and Development SPD).</i> <i>Planning policy, along with guidance contained within the National Planning Policy Framework (NPPF), is further detailed at Appendix 1.</i>

¹ BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



Report Summary

A total of 2no. individual trees (trees T62 and T158), 1no. group of trees (G53), and 4no. of hedgerows (H13, H22, H41 and H42) were identified during the tree survey of the site and its immediate vicinity.

The stem of a high quality (Category A) veteran tree, T158, is located outside of the north western redline boundary. This tree will have roots encroaching underneath the boundary of the Scheme. No works are proposed within the veteran tree buffer.

The roots of T62 will also be encroaching underneath the boundary of the Scheme. Tree 62 is protected by Tree Preservation Order. No works are proposed within the root protection area or canopy extents of this tree.

A large abundance of mixed quality trees were also surveyed on the north western boundary, however, their roots and canopies were not considered to encroach over the red line boundary and therefore have not been included in this assessment.

The proposals involve the partial loss of 62m of one low quality hedgerow (H22) and avoids the removal of all high to moderate quality tree features. All of the hedgerow removal is contained within the site and is localised in nature, with the trees enclosing the site being fully retained.

A proposed Landscape Strategy has been prepared and submitted separately as part of the application. This shows sufficient compensation for the small amount of hedgerow loss. Further assessment will be required as part of detailed design to ensure that the new planting is suitable in terms of spatial constraints, species and planting specification.

The proposals are therefore considered consistent with planning policy (DM1) as they do not involve the loss of or damage to trees, woodlands or hedgerows of value to the character of the area.

An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been provided as part of this document to detail the protection of the existing trees in relation to the proposals.

The AMS, Tree Retention and Removal Plan (TRRP), and TPP should be extracted from this document for use on site by the construction team.



Section 1: Arboricultural Baseline

- 1.1. *The site is centred on national grid reference TQ 449083 , 116873 and its boundary is demarcated by the red line as shown on the Tree Constraints Plan (11705/P42) located to the rear of this report.*
- 1.2. *The site can be characterised as agricultural fields dissected and bordered by managed hedgerows and enclosed by linear tree belts to the north and east.*
- 1.3. *The wider setting of the site comprises of residential development to the east, a solar farm to the west and agricultural fields to the north and south.*



Figure 1: Site Boundary. Bing Map 2026.

Table 2: Survey Methodology and Findings

Survey approach:	<i>The validation tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange in November 2025. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.</i>
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Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together with details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ and tree canopy spreads ⁴ . The TCP also shows buffers plotted from the Veteran Trees located adjacent to the site in accordance with Standing Advice relating to these features ⁵ .
Survey Summary:	A total of 2no. individual trees (trees T158 and T62) 1no. group of trees (G53), and 4no. of hedgerows (H13, H22, H41 and H42) were identified during the tree survey of the site and its immediate vicinity. The Site comprises two fields divided by a mature hedgerow. Moderate quality (G53) to low quality (H41 and T62) tree stock was surveyed on the eastern field margins. The stem of a high quality (Category A) veteran tree T158 is located outside of the northwestern redline boundary. This tree will have roots encroaching underneath the boundary of the Scheme associated with the veteran tree buffer. The roots of T62 will also be encroaching underneath the boundary of the Scheme. Tree 62 is protected by Tree Preservation Order. A large abundance of mixed quality trees were also surveyed on the northwestern boundary, however, their roots and canopies were not considered to encroach over the red line boundary and therefore are not included in this assessment. G53, H41, T62 and the trees to the northwestern boundary of the Scheme provide varying levels of screening from the surrounding residential and agricultural land parcels bordering the site.

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a 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.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Natural England and Forestry Commission 'standing advice' for ancient woodland, ancient trees and veteran trees (14th January 2022). It is a material planning consideration for local planning authorities. Standing advice stipulates that a buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. A minimum 15m buffer is required from ancient woodland. The extent of the buffer should be informed by the nature and scale of the development.



Table 3. Designations relating to trees

Designation Type	TG Tree Reference Number(s)
Tree Preservation Orders ⁶	T62 (Ref: 739-E-All broadleaf species)
Conservation Area ⁷	No
Ancient Woodland ⁸	No
Woodland Habitat ⁹	No

⁶ Identified following a desktop search of available mapping at the time of writing the report, or via known sources provided to TG such as client supplied order documents / correspondence. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Identified following a desktop search of available mapping at the time of writing the report. Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to identify ancient woodland designations on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 2: Arboricultural Impact Assessment

Tree Retention and Removal

- 2.1. *Trees to be retained and removed are shown on the Tree Retention and Removal Plan (TRRP) located to the rear of this report. The tree losses required to facilitate the proposed access roads within the red line boundary are limited to the partial removal of 62m of low-quality hedgerow H22 only.*

New Tree Planting

- 2.2. *A proposed Landscape Strategy has been prepared and submitted separately as part of the application. This shows sufficient compensation for the small amount of hedgerow loss. Further assessment will be required as part of detailed design to ensure that the new planting is suitable in terms of spatial constraints, species and planting specification.*

Long-term Tree Management and Social Proximity

- 2.3. *There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings, amenity spaces, footpaths or roads. This has been achieved by suitable development buffers from retained trees which also allows for future canopy development.*

Conclusion

- 2.4. *The proposals involve the partial loss of low-quality hedgerow and avoid the removal of moderate to high quality trees. The proposals are therefore considered consistent with planning policy as they do not involve the loss of or damage to trees, woodlands or hedgerows of value to the character of the area. The scheme has been prepared in accordance with relevant arboricultural best practice subject to the implementation of the recommended protection measures.*
- 2.5. *A proposed Landscape Strategy has been prepared and submitted separately as part of the application. This shows sufficient compensation for the likely tree losses. Further assessment will be required as part of detailed design to ensure that the new planting is suitable in terms of spatial constraints, species and planting specification.*



Section 3: Arboricultural Method Statement

3.1. *The Plans and Appendices contained within must be read in conjunction with this report. These include:*

- **Tree Retention and Removal Plan (TRRP) (See Plan 2)** – details the trees to be retained, removed or pruned.
- **Tree Protection Plan (TPP) (See Plan 3)** – details the protection measures for retained trees, including working within the RPAs.
- **Arboricultural Work Audit (AWA) (See Appendix 5)** – details a schedule of specific site events requiring input or supervision from a qualified arboricultural consultant.

3.2. *This AMS details the following key areas of work in relation to trees during the site preparation, demolition and construction phase:*

AMS01 - Timing of Works and Site Monitoring Requirements

AMS02 - Tree Removal

AMS03 - Tree Protection Fencing

AMS04 - Works within Root Protection Areas (RPAs)

AMS05 - General Site Precautions

AMS06 - Procedures for Incidents

3.3. *The TPP (See Plan 3) shows the Root Protection Areas (RPAs) and branches spread of retained trees. The RPA signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:*

- No excavation
- No lowering of levels
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No parking
- No welfare facilities



- *No substances harmful to the environment or trees health shall be stored adjacent to or allowed to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals.*
- *No fires shall be lit in within 15m of the trees canopy.*

AMS 01 – Timing of Works and Site Monitoring Requirements

Timing of works

- 3.4. *The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:*
- 1) *Tree removals.*
 - 2) *Tree protection fencing installed.*
 - 3) *Site accessible to plant and construction traffic.*
 - 4) *Demolition, site clearance and groundworks (cut and fill)*
 - 5) *Construction*
 - 6) *Removal of tree protection fence*
 - 7) *Soft landscape operations*

Arboricultural Site Monitoring

- 3.5. *Site monitoring by an appropriately qualified Arboriculturist will be undertaken as set-out within the **AWA (See Appendix 5)**. This includes the following key work stages:*
- *Pre-commencement meeting*
 - *Tree removals*
 - *Installation of tree protection barriers*
 - *Works within RPAs*
- 3.6. *It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to oversee the work as detailed above. It is not the responsibility of Tyler Grange to enforce site monitoring works throughout the course of the development. A copy of the Works Audit and supporting photographic evidence will be completed by the appointed Arboricultural Consultant and issued to the client. Reporting to the LPA's Arboricultural Department will be the responsibility of the client following the completion of each task.*

AMS 02 – Tree Removal Works

- 3.7. *Hedges to be removed will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. The appointed Arboricultural Consultant will be contacted if there is any uncertainty on trees to be removed or pruned.*



- 3.8. Hedge removal works will be carried out prior to the installation of tree protection barriers. Guidance will be sought from the appointed arboricultural consultant where tree removal works are to be phased and / or completed after the installation of tree protection fencing.
- 3.9. A geocoordinate AutoCAD file of the TRRP is available upon request which can be used by a surveyor to mark out the extent of tree group and hedgerow removals.
- 3.10. Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.
- 3.11. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessments, and insurance, prior to any tree work being carried out.
- 3.12. No trees to be retained shall be used for anchorage or winching purposes.

Tree Removals

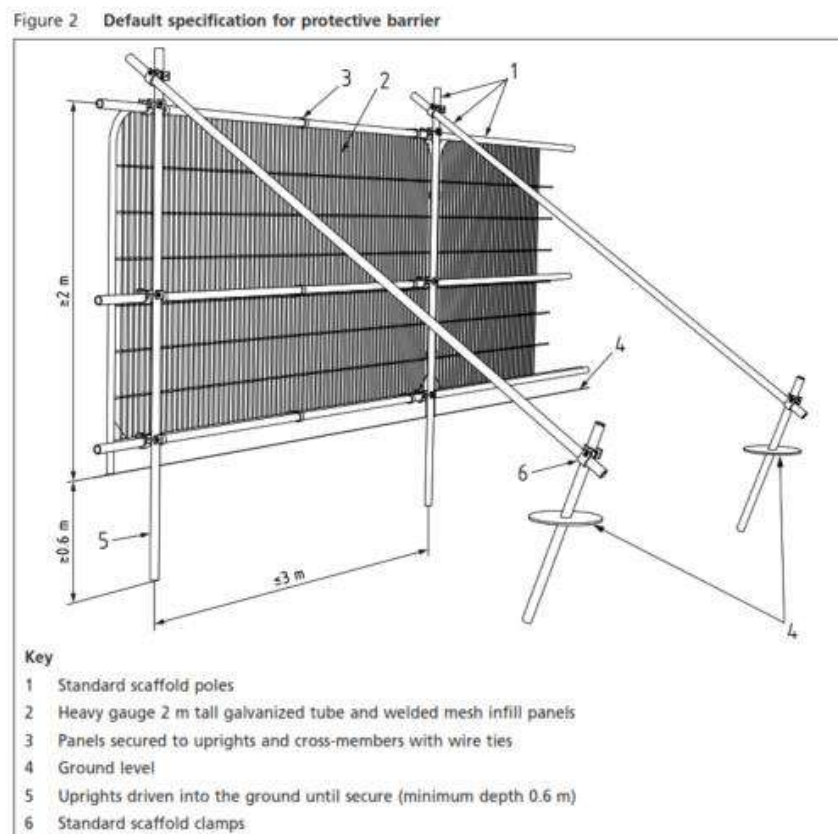
- 3.13. The **TRRP (See Plan 2)** identifies trees to be retained and removed. Hedges to be removed are shown with a dashed tree canopy outline and red identification number. The removals will be restricted to and must follow the procedures as state is section 2.1.
- 3.14. Where hedges need to be partly removed this is shown as a red dashed outline on the outside and a solid canopy line where the works need to stop. In these areas the works will be in the form of selective removals and or pruning, whichever is appropriate to achieve the suitable clearance shown.
- 3.15. Particular care is required when removing the established hedges to avoid damage to the retained canopy and roots. This is relevant for removals within H22.
- 3.16. Remaining stumps from felled hedges within the RPAs of H22 must be carefully cut flush to ground level and left in situ or ground out as opposed to pulled out with a machine. This is required to avoid up-rooting and disturbance within the rooting environment of adjacent retained trees.
- 3.17. Following the proposed hedge removals, it will be necessary to review retained canopies that form a new edge to hedges. Remedial pruning of over-extended and poorly formed branches should be undertaken to alleviate future canopy encroachment towards the fencing and paving.

AMS 03 – Tree Protection Fencing

- 3.18. Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees and hedgerows from damage.
- 3.19. Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of the demolition and construction works until the construction work is deemed completed.



- 3.20. The **TPP (See Plan 3)** identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the **TPP** is available upon request.
- 3.21. The fencing will comprise a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps. As set out within Figure 2 below taken from BS5837.



3.22. Stages for installing Tree Protection Fence are as follows:

- 1) Clearance of vegetation (where required) to allow working access to install the protection fence;
 - 2) Setting out of fencing node points or spray marked by an appointed arboricultural consultant;
 - 3) Fence is installed and signs installed;
 - 4) Appointed Arboricultural Consultant attends site to inspect protection fence on-site; and
 - 5) Site accessible to construction traffic.
- 3.23. Special attention is essential in maintaining the protective barriers during the demolition and construction phases, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers will be inspected frequently and repairs shall be made immediately where required.



- 3.24. All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone – No Access' (See signage example at **Appendix 4**).
- 3.25. Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.

AMS 04 – Works Within Root Protection Areas

- 3.26. The **TPP (See Plan 3)** shows the RPAs of retained trees. This signifies the area that must be protected during the demolition and construction works to avoid harm to the rooting environments of trees. Where development and site works occur in these areas, there are mitigative measures and protocols to adhere to as detailed within the document.

Excavation within RPAs

- 3.27. The **TPP (See Plan 3)** identifies where excavation is required within RPAs for construction purposes. This includes H22.
- 3.28. The excavation works will be carried out in accordance with the following tree protection measures:
- 1) The works will be completed under the supervision of a qualified arboricultural consultant;
 - 2) Protection fencing will be temporarily removed / repositioned to provide access;
 - 3) Identify area for excavation, mark out with pegs or spray paint;
 - 4) Remove hard surface if necessary;
 - 5) Excavation within the RPAs will be carried out using hand-held tools or by air-spading or air-vacating;
 - 6) A light-weight machine will only be used as a last resort and at the discretion of the supervising Arboriculturist (typically for the removal of hard surfacing and imbedded rocks/rumble. The machine will be operated outside the RPA and where this is not possible ground protection must be laid in accordance with this document;
 - 7) For service trench excavations, roots will be retained where possible by spanning the trench with services fed beneath;
 - 8) Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root. Avoid tearing or ripping the root;
 - 9) Roots found over 25mm and where occurring as clumps will be not be immediately pruned back, the appointed supervising Arboriculturist will record the size and nature of the root, determine its significance to tree health, and specify proceedings accordingly;
 - 10) Exposed roots will be covered with topsoil or a hessian sack to avoid root desiccation;



11) Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed. Excavated holes must therefore be sheathed to reduce the risk of contamination where concrete is to be implemented; and

12) Backfill as soon as possible to cover cut root ends.

No-dig Surfacing within RPAs

3.29. The TPP (See Plan 3) identifies where a no-dig construction method is required for grasscrete surfacing within the RPAs of H22. Typically, this will adopt a cellular confinement system (example below), however, site conditions and circumstances may require the use of alternative products.



3.30. The design will take account of the bearing capacity of the soil and loading requirements. The detail of product and specification are technical engineering matters to be provided by the project engineer and product specialists. Design advice and detailed specifications can be provided by the following suppliers:

- Geosynthetics Ltd, 01455 617139, www.geosyn.co.uk
- Wrekin Products Ltd, 01543 440440, www.wrekinproducts.com
- Green Grid Systems, 01962 433460, greengridsystems.com

3.31. The final specification must meet the following design criteria for low-invasive surfaces to provide the conditions for continued tree survival and growth:

- Maintains oxygen diffusion through new surface to rooting area (5-12% by volume);
- Maintains sufficient passage of water to the rooting area (12-40% by volume);
- Maintains the high points of existing ground levels to avoid root damage (severance and/or asphyxiation);
- Avoids compaction by maintaining a soil structure sufficient to sustain root growth (soil bulk density below 1.4g/cc); and



- Is located no closer than 500mm to retained tree stems to allow for future growth.

3.32. Implementation of the surface must adopt the following arboricultural mitigation measures:

- 1) Ideally, the surface should be installed between May and October when the ground is driest and least prone to compaction;
- 2) Protection fencing will be temporarily removed / repositioned to provide access as shown on the **TPP**;
- 3) Ground preparation and setting out of the surface will be overseen by the project arboricultural consultant;
- 4) Machines must not be used to scrape or prepare the ground;
- 5) Removal of any turf layer vegetation by using a herbicide (as advised by a specialist) or manual removal with hand tools only. Shrubs and saplings are to be cut and ground out to just below ground level rather than grubbed or winched out;
- 6) If required, remove existing hard surfaces / structures;
- 7) Retain all original ground levels after vegetation removal. No excavation into the soil is to occur;
- 8) Level area if necessary, by raising low spots with non-compacted washed sand. No excavation of high spots is to occur unless otherwise agreed with the project arboricultural consultant;
- 9) Install membrane, system and surface in accordance with manufacturers specification:
 - a) Lay the cellular system over the Geotextile, which is secured open under tension during the infill process with steel staples or pegs;
 - b) Install kerbs and edgings directly on top of existing soil grade level. For light structures, a treated peg and board may be acceptable. For more substantial structures, railway sleepers, haunched concrete with road pins, drilled kerbstones, gabions or cast in situ kerbs will be appropriate;
 - c) Fill the cellular system ensuring any machinery works only on already filled areas. Typical infill consists of no fines angular granular material 20-40mm, which will remain uncompacted; and
 - d) Install porous wearing surface.

3.33. If ground levels are to be raised more than 150mm this will be achieved by the use of a granular material, which does not inhibit vertical gaseous diffusion. For example: no-fines gravel, washed aggregate, structural soil (min. 20% sand content) or cobbles.

AMS 05 – General Site Precautions

3.34. The following points must be observed during both advanced works and the construction process:



- The site compound area must be established outside of the unprotected RPAs prior to undertaking demolition and or construction works on-site, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs;
- No fires will be lit on-site;
- Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
- No access will be permitted inside RPAs unless under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;
- No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;
- If during demolition or construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;
- Notice boards, telephone wires or other services must not be attached to any part of retained trees;
- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there was a spillage or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree and
- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

AMS 06 – Procedures for Incidents

3.35. If any breach of the approved tree protection measures occurs:

- The site manager must be informed immediately;
- The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;
- Swift action must be taken to halt the breach and prevent any further breaches; and
- All preventative action and details of agreed remedial works must be recorded and reported to the LPA.



Appendix 1: Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
Eastleigh Borough Local Plan (2016-2036) Adopted April 2022	Policy DM1: General criteria for new development	1. All new development should (as relevant): a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; ii. biodiversity (avoiding significant adverse impacts); and iii. the significance of heritage assets; b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land; c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area; 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); e. include a landscape scheme covering the design and layout of external space; f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network; g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement; h. incorporate provision for people with disabilities and create accessible communities that cater for all; i. incorporate design measures to inhibit criminal and anti-social behaviour; j. incorporate provision for on-site waste management; and



		k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.
	Policy HH1: Land west of Horton Heath	"1. An area of approximately 125 hectares of land to the west of Horton Heath, east of Allington Lane and north of the railway line as defined on the policies map is allocated as a strategic location for development to include approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane. Development will be subject to the approval by the Borough Council of a set design principles and a high-level design code including a masterplan which addresses the following requirements: a. the provision of a new road link between Bubb Lane and the Chalcroft Business Park entrance on Burnetts Lane, as indicated on the policies map, built to a standard capable of taking the HGV traffic generated by the Chalcroft Business Park and the proposed new employment site, and incorporating roundabout junctions on Burnett's Lane and Bubb Lane. The link road will continue north from Burnetts Lane through the development to Allington Lane. The first phase from Bubb Lane to Burnetts Lane will be built prior to the occupation of the first dwelling; b. the provision of approximately 1,500 dwellings of a variety of sizes and tenures including provision to meet affordable and specific housing needs of groups within the local community in the form of a defined new neighbourhood or neighbourhoods to the west of Horton Heath; c. the provision of approximately 6ha (24,000 sq.m) of employment land, to accommodate employment in use classes B2, B8 and/or E(g)(ii)/(iii), having regard also to the possibility of a shared access with the Chalcroft Business Park. In accordance with the sequential approach, major office development (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres; d. the provision of a new three-form-entry primary school and associated facilities; e. the provision of community facilities to serve the new development and the existing settlement of Horton Heath, to include a new local centre, a new community building/hall, early years provision and local health facilities; f. a layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement of Horton Heath;



		g. a layout of development within and around the Chalcroft Farm complex and Firtree Farmhouse that retains and enhances the heritage and architectural value of buildings and landscape features and does not prejudice the delivery of a transport link through to Allington Lane; h. the provision of vehicular access to the residential parts of the site from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road; i. the provision of footpath, cycle and bridle routes through the site and that link the new developments with the wider existing and proposed footpath and cycleway networks, including those within Horton Heath, and a contribution towards the implementation of the proposed strategic footpath/cycleway route alongside the railway linking Hedge End to Eastleigh (see strategic policy S12(1)(e)); j. the provision of public open space, sports pitch provision and green infrastructure on site to provide a setting for the development and to meet the needs of the new and existing communities and related facilities with long term maintenance arrangements. Open space north of Fir Tree Lane shall be managed primarily for nature conservation interest and shall not be used for playing fields; k. ensuring no adverse impacts on adjacent Sites of Importance for Nature Conservation, with the provision of appropriate buffers in the region of 50m for ancient woodland and 20m for other SINC designations; l. the provision of a comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation, and that retains as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provides a linked network of open spaces and green routes; m. to preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission; and n. occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider."
Trees and Development Supplementary Planning Document (Adopted April 2022)	Pre-commencement, Construction and Tree Protection	During the construction phase of any development, retained trees are susceptible to being damaged. It is, therefore, important to ensure they are efficiently managed and protected during the construction of a development to preserve the valuable green assets of the site. Paragraphs 26 – 29.



National Planning Policy Framework (NPPF) (2024)	Section 12, paragraph 136	<i>"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".</i>
	Section 15, paragraph 187	<i>This paragraph provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "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".</i>
	Section 15, paragraph 188	<i>This paragraph addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".</i>
	Section 15, paragraph 193	<i>This paragraph highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".</i>
	Section 15, paragraph 193 (c)	<i>This paragraph also adds that "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 compensatory strategy exists".</i>



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL					
Category and Definition		Criteria		Identification on Plan	
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		DARK RED	
		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. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION					
Category and Definition		Criteria – Subcategories			Identification on Plan
		1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
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)	LIGHT GREEN
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 remedial 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	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 benefits.	MID BLUE
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		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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T40	English Oak	12	1000	7.50	6.50	6.50	5.50	4.00	Veteran	Fair	Fair	A1.2.3	12.0	452	15
T41	English Oak	9	575	7.50	7.00	5.00	5.00	4.50	Mature	Fair	Fair	B2	6.9	149	n/a
T62	Ash	9	200, 300	6.00	3.00	6.00	6.00	4.00	Mature	Fair	Fair	C2	4.3	58	n/a
T149	Wild cherry	12	320	2.00	3.75	5.50	4.00	2.00	Early Matrue	Good	Good	B2	3.8	46	n/a
T150	Goat Willow	10	250		3.00			3.00	Early Matrue	Fair	Fair	C2	3.0	28	n/a
T151	Ash	9	275, 200	6.00	1.00	5.00	2.00	2.50	Early Mature	Poor	Fair	U	4.1	53	n/a
T152	Goat Willow	7	350	1.00	3.00	4.75	2.00	2.50	Early Mature	Good	Fair	C2	4.2	55	n/a
T153	Cherry	8	225	4.00	2.50	1.00	2.00	5.00	Semi mature	Fair	Poor	C1.2	2.7	23	n/a
T154	Goat willow	11	3 x 550	9.00	9.00	7.75	4.50	1.00	Mature	Good	Fair	B2	11.4	408	n/a
T155	Wild cherry	8	225	2.00	4.00	3.25	1.00	3.00	Semi mature	Good	Fair	C2	2.7	23	n/a
T156	Ash	11	430	4.00	6.50	6.75	4.00	4.00	Early Mature	Fair	Fair	C2	5.2	84	n/a
T157	Ash	11	300	2.00	2.00	6.00	5.00	4.00	Early Mature	Fair	Fair	C2	3.6	41	n/a
T158	English oak	8	1100	3.00	4.75	3.50	3.50	3.00	Veteran	Fair	Fair	A3	13.2	547	20
T159	Ash	5	5 x 80	0.50	2.00	0.50	0.50	2.50	Semi mature	Fair	Fair	U	2.1	14	n/a
T160	English oak	18	950	7.50	7.00	7.00	6.00	2.00	Mature	Good	Good	A1.2	11.4	408	n/a
T269	Ash	11	300 (x8)	3.00	5.00	7.00	7.50	4.00	Mature	Fair	Fair	B2	10.2	326	n/a
T270	Ash	12	300 (x2)	4.00	1.50	1.50	4.00	5.00	Semi mature	Poor	Fair	C2	5.1	81	n/a
T271	Oak	6	500	3.00	3.00	3.00	3.00	3.00	Mature	Dead	Poor	U	6.0	113	n/a
T272	Ash	14	750	6.00	6.50	6.50	4.00	3.50	Mature	Fair	Fair	B2	9.0	254	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T273	Ash	14	450	5.00	5.00	5.00	5.00	4.00	Early mature	Fair	Fair	B2	5.4	92	n/a
T274	Silver birch	16	250, 280, 320, 380	6.00	6.00	6.50	6.00	4.00	Mature	Fair	Fair	B1	7.5	175	n/a
T275	Ash	9	200	1.00	1.00	1.00	1.00	4.00	Semi mature	Dead	Poor	U	2.4	18	n/a
T276	Cherry	6	190	0.50	3.00	3.50	1.50	2.00	Young	Good	Fair	C2	2.3	16	n/a
G32	Norway Spruce, Sumac, Holly, Goat Willow, Apple, Laurel, Cherry, Rowan, Elm, Hazel, English Oak	6 ave	250 ave 270, 350 max		4.00 ave			1.00 ave	Young to Mature	Poor to Fair	Poor to Fair	C1.2	n/a	n/a	n/a
G33	English Oak, Ash, Goat Willow, understorey Hazel, Elm, Goat Willow	13 trees ave 8 understorey	see plan		6.00 ave			3.00 ave	Young to Veteran	Fair to Good	Fair to Good	C1.2 B2/B1.2 A1.2/A1.2.3	n/a	n/a	n/a
G53	English Oak x 4, Hawthorn x 1	13 max 7 min	450, 500 max 500 ave 200 min		6.75 ave			4.25 ave	Mature	Good	Fair	B1.2	n/a	n/a	n/a
H13	Hazel, Blackthorn, Hawthorn	3	100		2.00 ave			0.00	Mature	Fair	Fair	C1.2	1.2	5	n/a
H21	Hawthorn, Blackthorn, Hazel, Field Maple, Ash	1-2	75		1.00			0.00	Young to Mature	Fair	Fair	C1.2	.9	3	n/a
H22	Hawthorn, Blackthorn, Hazel, Field Maple, Ash	1-2	75		1.00			0.00	Young to Mature	Fair	Fair	C1.2	.9	3	n/a
H41	Hawthorn, Blackthorn, Hazel	2	75		1.00			0.00	Mature	Fair	Fair	C1.2	.9	3	n/a
H42	Hawthorn, Blackthorn, Hazel	2	75		1.00			0.00	Mature	Fair	Fair	C1.2	.9	3	n/a

Appendix 4: Signage Example



Note: Digital A4 copies can be obtained via contacting Tyler Grange.



Appendix 5: Arboricultural Works Audit

Works Requiring Supervision	Tree or Group No.	Date Completed and Report to LPA
<i>Pre-commencement onsite meeting with project Arboriculturist and Site Manager to discuss tree protection measures throughout demolition and construction phases</i>	N / A	
<i>Spray marking of tree removals as identified Tree Retention and Removal Plan (11705/P43) and detailed within the Arboricultural Method Statement.</i>	List Trees and Groups H22	
<i>Inspection of tree pruning works as identified on the Tree Protection Plan (11705/P44) and detailed within the Arboricultural Method Statement.</i>	List Trees and Groups H22	
<i>Spray marking of or inspection barrier position as identified on the Tree Protection Plan (11705/P44) and detailed within the Arboricultural Method Statement prior to occupation of site for demolition / construction purposes.</i>	List Trees and Groups T58 H13 H22 H41 T62 G53	
<i>Supervision of manual excavation works within RPAs as identified on the Tree Protection Plan (11705/P44) and detailed within the Arboricultural Method Statement.</i>	List Trees and Groups H22	
<i>Supervision during construction of above soil surfacing within RPAs as identified on the Tree Protection Plan (11705/P44) and detailed within the Arboricultural Method Statement.</i>	List Trees and Groups H22	



Works Requiring Supervision	Tree or Group No.	Date Completed and Report to LPA
<i>General site inspection (monthly basis recommended unless otherwise agreed with LPA) as detailed within the Arboricultural Method Statement.</i>	<i>All retained trees</i>	



Appendix 6: Report Limitations

Limitations

The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



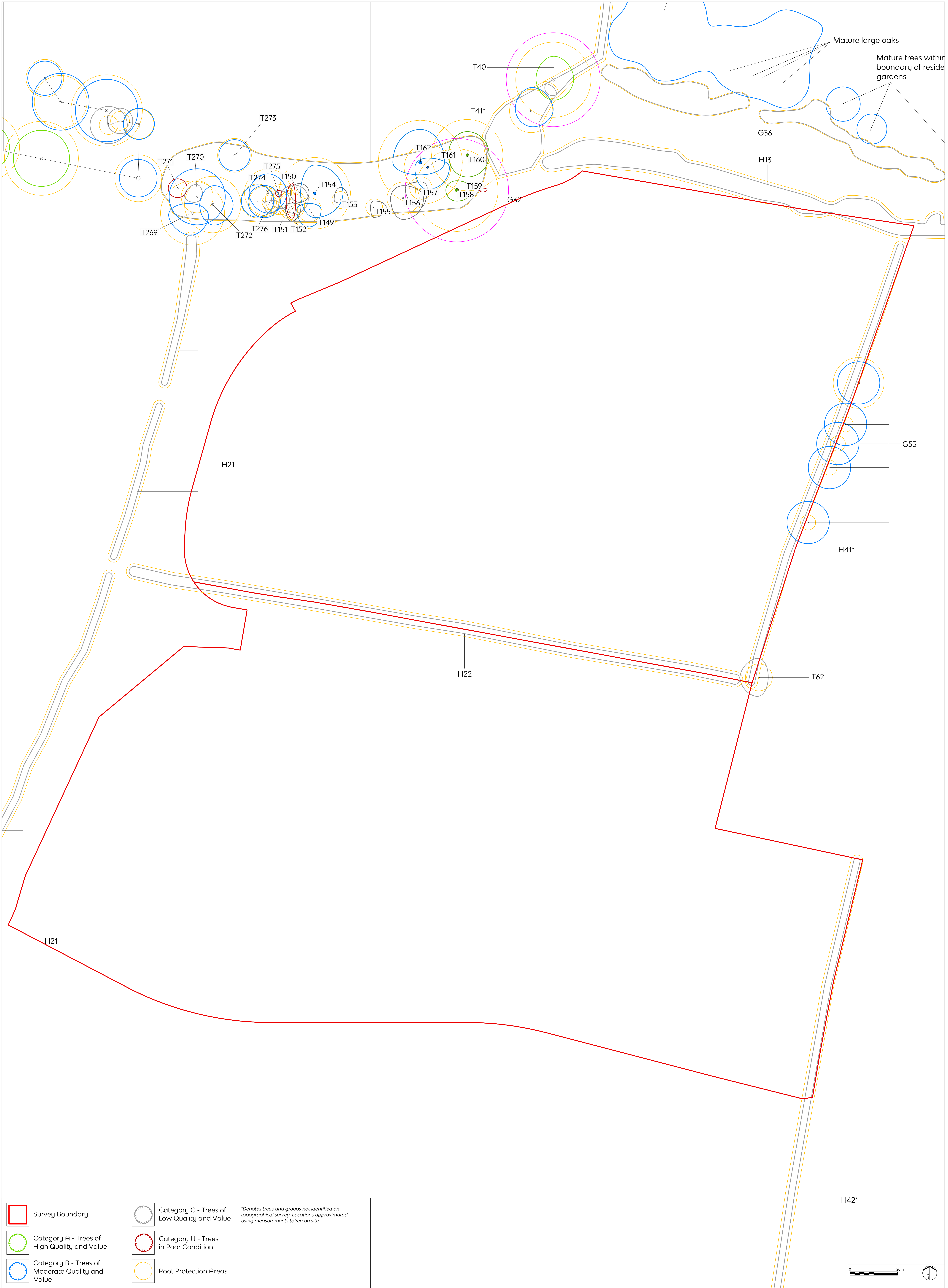
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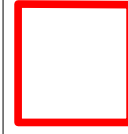
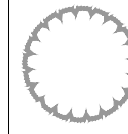
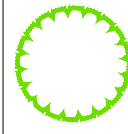
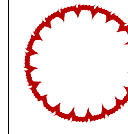
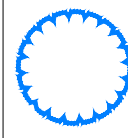
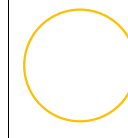
Tree Constraints Plan (11705/P42c)

Tree Retention and Removal Plan (11705/P43)

Tree Protection Plan (11705/P44)





 Survey Boundary	 Category C - Trees of Low Quality and Value	<i>*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.</i>
 Category A - Trees of High Quality and Value	 Category U - Trees in Poor Condition	
 Category B - Trees of Moderate Quality and Value	 Root Protection Areas	