

Report by - KJF ConsultancyLtd

Title - Tree Report to BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations

Site address - 3 Thornbury Heights, Thornbury Wood, Chandlers Ford SO53 5DQ

Reason for the report - Supporting information for a proposed development

Proposed development - Replace single storey extension roof, tie into main roof and remove conservatory

Local Planning Authority (LPA) - Eastleigh Borough Council

LPA reference - Not known at the time of this report

Architect - Snug Architects Ltd

Client - Jamie Fryer

Author - K J Forkasiewicz MICFor, MArborA, MCIOB, CEnv, AISEP



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All information contained within this report relating to the condition of trees was considered correct at the time of producing this report. However, it must be understood that future ^[1]gales can damage branches and make them unsafe and cause trees to become unsafe, particularly when in conjunction with heavy ^[2]rain. An Arboricultural Consultant should be contacted if you have concerns about the condition of the trees subsequent of the date of this report.

It is an offence to carry out tree works on trees that are protected by a Tree Preservation Order, without consent from the LPA. It is also an offence to carry out tree works on trees that are growing on land that is within a Conservation Area, without giving 6 weeks' notice to the LPA in writing of intent to carry out tree works. Checks must be made with the LPA before carrying out any tree works to ascertain if a Tree Preservation Order protects trees, or if the land is within a Conservation Area. Under the Town and Country Planning (Tree Preservation)(England) Regulations 2012, the removal of dead trees and dead branches and works so far as may be necessary for the prevention or abatement of a nuisance, can be carried out after giving the LPA five working days' notice in writing.

It has long been established in law that if a tree is not protected by a Tree Preservation Order and the land on which the tree is growing is not within a Conservation Area, the branches and roots from a tree that is growing on adjacent land, can be pruned back to the common boundary - but no further than (the height of a tree cannot be reduced). All branches/roots pruned back must be offered back to the owner of the land. However, advice must be sought from an Arboricultural Consultant before removing tree roots, as the stability of the tree may be undermined and the tree may need to be removed if it is proven by the tree owner that the tree is now at high risk of failure, which may result in a claim being made against the person that pruned the roots.

[1]Beaufort Wind Scale Force ≥ 8 .

[2]4mm h⁻¹.

Quality Assurance

Report title	Tree Report to BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations
Site address	3 Thornbury Heights, Thornbury Wood, Chandlers Ford SO53 5DQ
Version	V1
Report ref	TR.V1.3.TH.TW.CF
Date produced	18/04/2026
Report checked by	Jan Forkasiewicz BA (Hons)
Report validation	This report is only considered valid for the proposed development

Distribution List

Architect	✓
Client	✓

Previous tree reports by KJF Consultancy^{Ltd} - not applicable

Validation statement and summary

This report has been produced as supporting information for the proposed development and contains the following information:-

- An Arboricultural Impact Assessment and Discussion.
- Recommendations; and
- A Tree Plan (based on the proposed site layout plan) that contains, a tree survey schedule, the trees surveyed, and an Arboricultural Method Statement (AMS).

A glossary and explanation of the terms in bold within this report is at the end of the report (other relevant terms that may be of interest to the reader are also provided).

The plan is attached at appendix 1 and is produced in a way that if planning permission is granted, it contains all the necessary information and is the only document required on site, without the need for a lengthy report.

As detailed within the tree survey schedule, 12 trees were surveyed that are shown as T1 to T12 within the plan; the only tree work recommended regardless of a development, is the lifting of the canopies of T1 and T2 to provide height clearance above the drive for vehicles that currently use the drive.

If planning permission is granted, as detailed within the plan and AMS, to implement the planning permission:-

1. None of the trees will not need to be pruned.
2. No works will be required within any Root Protection Area.
3. To protect the trees and their Root Protection Areas, barriers and ground protection will be placed.

If the plan and AMS are followed, the proposed development will be acceptable in relation to trees. If planning permission is granted, the LPA should attach a condition to the decision notice e.g. *Unless otherwise agreed, all works must be carried out in accordance with the plan and AMS by KJF ConsultancyLtd.*

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Appendix 1. Tree Plan.

1. Introduction

1.1 This report has been produced to **BS 5837: 2012** Trees in relation to design, demolition and construction - Recommendations (BS 5837), and as supporting information for a proposed development. BS 5837 gives recommendations and guidance on the relationship between trees and the design, demolition and construction processes. It sets out the principles and procedures to achieve a harmonious and sustainable relationship between trees and structures.

1.2 The report contains the following information:-

- An Arboricultural Impact Assessment and Discussion.
- Recommendations; and
- A Tree Plan (based on the proposed site layout plan) that contains a tree survey schedule, the trees surveyed, and an Arboricultural Method Statement (AMS).

1.3 If necessary, specifications are given within the plan/AMS, with any relevant information regarding materials or products recommended to be used adjacent to trees. To assist any interested party (e.g. residents/neighbours) that may read this report, a glossary and explanation of the terms in bold within this report is contained at the end of the report (other relevant terms that may be of interest to the reader are also provided). The plan is attached at appendix 1 and is produced in a way that if planning permission is granted, it contains all the necessary information and is the only document required on site, without the need for a lengthy report.

1.4 The Author's credentials are below, and the tree survey methodology is given at 3; any limitations on the survey are given at 4. An Arboricultural Impact Assessment and Discussion is given at 5; recommendations are given at 6.

2. Author's Credentials - Arboriculture (•) and Ecology (•)

- Holds the Higher National Diploma in Arboriculture (HND Arb), a Qualifications and Credit Framework (QCF) Level 5 qualification.
- Professional Member of the Institute of Chartered Foresters (ICF).
- Chartered **Arboriculturist** (MICFor).
- Professional Member of the Arboricultural Association (MArborA).
- LANTRA Professional Tree Inspection Award.
- Professional Member of the Chartered Institute of Building (MCIOB).
- 9 years' experience as a Local Authority Tree Officer.
- 22 years' experience as an Arboricultural Consultant.
- Chartered Environmentalist (CEnv).
- Professional Member of The Institute of Sustainability and Environmental Professionals (AISEP).
- Registered with Natural England and Licenced to disturb and handle bats (Level 2 Bat Survey Class Licence CL18).
- 15 years' experience as an Ecological Consultant.

3. Tree Survey Methodology

3.1 To ascertain the physiological and structural condition of trees growing adjacent to the proposed development, the first part of the survey consisted of ^[3]Visual Tree Assessments (abbreviated to VTA) from ground level. ^[4]Wind speed was recorded at the time of the survey using a digital meter (HoldPeak Digital Anemometer, HP-866A).

3.1.1 VTAs also enable trees to be categorised in accordance with BS 5837 and to give appropriate tree management recommendations - regardless of a development. The plan contains a tree survey schedule that gives the tree survey details and any recommendations - regardless of a development. Trees growing on adjacent land were assessed from within the site only and stem diameters were estimated, in accordance with BS 5837.

3.2 ^[5]Decay Detection Equipment was not used; samples of pathogens or pests were not taken for analysis. Use of such equipment may be recommended within the schedule; if a pathogen or pest cannot be identified, it may be recommended to send these for analysis.

[3]C. Mattheck, K. Bethge, K. Weber. The Body Language of Trees. Encyclopedia of Visual Tree Assessment. 2015.

[4]Carrying out VTAs during winds can reveal defects within trees i.e. movement of the root plate and opening of splits at compression forks.

[5]E.g. the IML Resi PD, Resi FSX and Resi F, the Picus Sonic Tomography Systems and the PICUS TreeMotion Sensor system (TMS).

3.3 Bats and birds are closely associated with trees (birds are also closely associated with hedges and shrub masses), often dependant on them as a habitat. All UK species of bats and their roosts (a breeding site and/or resting place) are protected by law. All wild birds, their eggs and their nests are protected by UK law. The survey did not include an assessment for bat activity/bats, or nesting birds (if the survey was carried out during the bird nesting season; 1st March to 31st August). Any Potential Roost Features (PRF) that could be used by bats are noted within the schedule and recommendations are given. PRFs must be assessed by a competent person/licenced bat worker, in accordance with **BS 8596: 2015** (Surveying for bats in trees and woodland). The author is Licenced to disturb and handle bats (Level 2 Bat Survey Class Licence CL18).

3.4 To avoid providing any inaccurate information; details of any relevant **TPOs** and **Conservation Areas** (both of which afford protection to trees) were not obtained. The LPA must be contacted to check this before carrying out any tree works recommended regardless of a proposed development.

4. Limitations

1. Permission was not given to enter onto any adjacent land to carry out VTAs on trees (only relevant if trees growing on adjacent land are close to the proposed development).
2. Carrying out the survey at a time of the year when some fruiting bodies (mushrooms) of decay fungi may not be present (photographs of any mushrooms seen close to any trees subsequent of this report should be emailed to KJF ConsultancyLtd); and
3. The differing activities of bats and birds at different times of the year.

5. Arboricultural Impact Assessment and Discussion

5.1 This report has been produced to BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations. The report advises the LPA of any likely adverse impacts that may be caused to any significant trees, if planning permission is granted for a proposed development at 3 Thornbury Heights, Thornbury Wood, Chandlers Ford SO53 5DQ. The proposed development is - replace single storey extension roof, tie into main roof and remove conservatory. The LPA is Eastleigh Borough Council; the planning application reference is not known at the time of this report. KJF ConsultancyLtd was instructed to provide a tree report as supporting information for the proposed development. A tree survey was carried out by Karl Forkasiewicz 15/04/2026; his findings are below.

5.1.1 A Tree Plan (based on the proposed site layout plan) that contains, a tree survey schedule, the trees surveyed, and an Arboricultural Method Statement (AMS) is attached at appendix 1. As detailed within the tree survey schedule, 12 trees were surveyed that are shown as T1 to T12 within the plan; the only tree work recommended regardless of a development, is the lifting of the canopies of T1 and T2 to provide height clearance for vehicles that currently use the drive.

5.1.2 If planning permission is granted, as detailed within the plan and AMS, to implement the planning permission:-

1. None of the trees will not need to be pruned.
2. No works will be required within a Root Protection Area (**RPA**).
3. To protect the trees and their RPAs, barriers and ground protection will be placed.

5.1.3 I could not see any PRF on any of the trees that could be used by bats.

5.1.4 If the plan and AMS are followed, the proposed development will be acceptable in relation to trees.

6. Recommendations

1. This report should be submitted to the LPA as supporting information for the proposed development.
2. If planning permission is granted, the LPA should attach a condition to the decision notice e.g. *Unless otherwise agreed, all works must be carried out in accordance with the plan and AMS by KJF Consultancy^{Ltd}.*

Glossary and Explanation of Terms (in alphabetical order)

Access facilitation pruning: pruning: one-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.

Arboricultural Method Statement: methodology for the implementation of any aspect of development that is within a tree's Root Protection Area or has the potential to result in loss of or damage to a tree to be retained.

Arboriculturist: person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

BS 3998: 2010: tree work recommendations. The British Standard gives general recommendations for tree work.

BS 5837: 2012: trees in relation to design, demolition and construction - Recommendations. The British Standard provides recommendations and guidance for Arboriculturists, Architects, Builders, Engineers and Landscape Architects. BS 5837: categories and colours are: category A; trees of high quality with an estimated remaining life expectancy of at least 40 years. Category B; trees of moderate quality with an estimated remaining life expectancy of at least 20 years. 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. 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. Sub-categories: 1 Mainly arboricultural qualities, 2 Mainly landscape qualities, 3 Mainly cultural values, including conservation. Colours: Category A trees are light green (RGB 000-255-000), B are mid blue (RGB 000-000-255), C are grey (RGB 091-091-091), U are dark red (RGB 127-000-000).

BS 8596: 2015: surveying for bats in trees and woodland. Guide.

CEZ: Construction Exclusion Zone, an area based on the RPA and canopy spreads from which access is prohibited for the duration of a project.

Conservation Areas: a conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act). Trees growing within a conservation area are afforded protection and notice must be given to the LPA before carrying out tree works.

Contract Manager: person employed to manage the project.

RPA: Root Protection Area, a layout design tool indicating the minimum area (m²) 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.

TPO: Tree Preservation Order, a TPO is a legal document that is administered by a Local Planning Authority. Where placed on trees, a TPO affords legal protection to trees and prevents certain works being carried out, without LPA consent. A TPO is a charge on the land on which the trees are situated.

Tree protection: barriers - welded mesh panels secured to a vertical and horizontal scaffold framework, or supported on rubber or concrete feet, well braced to resist impacts, erected adjacent to trees to form Construction Exclusion Zones. Ground protection - for pedestrians, pedestrian-operated plant up to a gross weight of 2t and for wheeled or tracked construction traffic exceeding 2t gross weight.

Tree Survey Schedule: a list of the trees growing within a site that is proposed to be developed and any trees growing on adjacent land close to the site boundaries.

References.

BS 3998: 2010. Tree work - Recommendations.

[BS 3998:2010 | 31 Dec 2010 | BSI Knowledge \(bsigroup.com\)](#)

BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations. ISBN 978 0 580 69917 7. BSI.

[BS 5837:2012 | 30 Apr 2012 | BSI Knowledge \(bsigroup.com\)](#)

BS 8596: 2015 Surveying for bats in trees and woodland. Guide.

[BS 8596:2015 | 31 Oct 2015 | BSI Knowledge \(bsigroup.com\)](#)

CellWeb. <https://www.geosyn.co.uk/product/cellweb-tree-root-protection>

C. Mattheck, K. Bethge, K. Weber. The Body Language of Trees. Encyclopedia of Visual Tree Assessment. 2015.

<https://trees.org.uk/Book-Shop/Products/The-Body-Language-of-Trees-Encyclopedia-of-Visual>

Common sense risk management of trees. Lead Author: National Tree Safety Group.

<https://www.forestresearch.gov.uk/publications/common-sense-risk-management-of-trees/>

HSE. Management of the risk from falling trees or branches. SIM 01/2007/05.

https://www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm

Lonsdale, D. (ed.) (2013). Ancient and other veteran trees: further guidance on management. The Tree Council, London 212pp.

https://www.ancienttreeforum.org.uk/wp-content/uploads/2015/02/ATF_book.pdf

N. Matheny and J. R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. ISA. 1988.

[International Society of Arboriculture \(isa-arbor.com\)](http://isa-arbor.com)

R. G. Strouts, T. G. Winter. Department of the Environment, Transport and the Regions. Diagnosis of ill-health in trees. 2000.

[Arboricultural Association - Diagnosis of Ill Health in Trees](#)

Reducing risks, protecting people (HSE 2001).

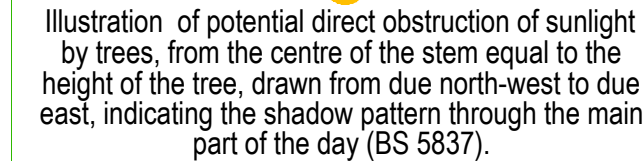
<https://www.hse.gov.uk/enforce/expert/r2p2.htm>

Trees - a Lifespan Approach. Dirk Dujesiefken (et al). 2016.

https://www.researchgate.net/publication/324106566_Trees_a_Lifespan_Approach

The tree survey was carried out in April 2026. NB: before carrying out any recommended tree works; checks must be made with the Local Planning Authority (LPA) regarding Tree Preservation Orders/Conservation Areas (both of which afford protection to trees).

Diagram illustrating the Root Protection Area (RPA) for a tree. The tree is represented by a grey circle with a radius of 8.4m. The RPA is a larger grey circle with a radius of 223m². The diagram also shows the tree's position relative to the road and the proposed development area.



KEY:

RPA = Root Protection Area (m^2)

RPA_r = RPA radius from the centre of the stem (x m)

The T/G numbers, stems, and crown spreads are all coloured to match the BS 5837 category of the trees (as illustrated below)

BS 5837 theoretical circular RPA

Numbers and crown spreads to BS 5837 category colours

(only the stems of any category U trees are shown, with a cross, to the BS 5837 category colour)

ARBORICULTURAL METHOD STATEMENT (AMS)
DECLARATION BY THE CONTRACT MANAGER

ARBORICULTURAL METHOD STATEMENT (AMS)
DECLARATION BY THE CONTRACT MANAGER

I confirm that prior to any demolition/construction works, all contractors/sub-contractors will be made aware of the following information:-

Contract Manager	Signed	Date
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- AGREEMENT** - a representative of KJF Consultancy¹⁰ agrees to attend a pre-commencement site meeting (if a meeting is requested by the LPA; 72 hours' notice is required), and if required, act as an appointed Arboricultural Consultant, and carry out any required on site supervision/site visits. Following any on site supervision/site visits, the appointed Arboricultural Consultant will forward a Development Site Report to the LPA Case Officer by email, with photographs, as a record of the audited system of Arboricultural site monitoring.

PHASE 1 (PRE-CONSTRUCTION WORKS)

ARBORICULTURAL CONSULTANT - if applicable, the LPA will be informed in writing (i.e. by email) that an Arboricultural Consultant has been appointed. Any works adjacent to trees that require on site supervision by an Arboricultural Consultant are detailed within this method statement and the plan.

TREE WORKS - any tree management recommendations contained within the tree survey schedule will be carried out (the owners of any trees growing on adjacent land will be informed by the Contract Manager of any recommendations given for their trees). To aid future tree inspections, where present, the stems of dense/mature Ivy should be severed at the base of trees that will be retained.

ACCESS FACILITATION PRUNING/TREE WORKS REQUIRED TO IMPLEMENT THE PLANNING PERMISSION - none.

SPECIFICATION FOR PRUNING/TREE WORK (where required): any recommended tree works regardless of the development, or tree works/hedge pruning required to implement the planning permission, will be carried out to BS 3998 and by a competent Tree Work Contractor; all tree works will subject to LPA approval where required. Bats and birds are closely associated with trees (birds are also closely associated with hedges and shrub masses), often dependant on them as a habitat. All UK species of bats and their roosts (a breeding site and/or resting place) are protected by law. Any PRF that could be used by bats, must be assessed by a competent person/licenced bat worker, in accordance with BS 8596: 2015 (Surveying for bats in trees and woodland). Tree works/hedge pruning should be carried out outside the bird nesting season (1st March to 31st August) or following a negative bird nesting survey carried out by an Ecologist. Where possible, any required crown lifting will be done from the ground with a pole pruner. Timber and woodchips will be removed from site - unless timber is to be stacked safely on site and woodchips are to be used on site. If stump grinding will be carried out; care will be taken to avoid contacting any surface roots of adjacent trees/trees to be retained.

TREE PROTECTION MEASURES - prior to placing the tree protection measures, the conservatory will be dismantled by hand; brickwork will be broken up with hand tools and all arisings will be barrowed away and removed from site using a 3.5-tonne gross vehicle weight (GVW) dropside van. Following this, where shown within the plan, barriers to BS 5837 will be placed to form CEZs; to enable accurate setting out, the barriers are dimensioned - a specification for the barriers is contained within the plan with an example of signage that will be placed on some of the barriers. Pedestrian access gates will be placed in the barriers where necessary for residents use only. To soak up any accidental spills, bags of clean sand (or granules/powders) will be placed at the base of some of the barriers. If used, the bags etc. will be replaced immediately. A spill containment plan will be produced to manage any accidental leaks and spills of fuels, oils, concrete washwater, or other hazardous materials. Where shown within the plan, ground protection - steel road plates, will be placed.

PHASE 2 (CONSTRUCTION WORKS)

PRE-COMMENCEMENT SITE MEETING WITH TREE OFFICER - the LPA Case Officer will be asked to arrange a pre-commencement site meeting with a Tree Officer so that they can inspect the CEZ and discuss this method statement with the Contract Manager - the Contract Manager will discuss any proposed alterations to the barriers and/or ground protection that must be agreed with the Tree Officer.

SITE VISITS BY ARBORICULTURAL CONSULTANT - not required.

SITE CLEARANCE/DEMOLITION WORKS REQUIRED WITHIN RPAs - none.

ON SITE ACCOMMODATION/OFFICE - not required.

CONSTRUCTION PLANT/VEHICLES - all construction plant/vehicles on site will be placed outside CEZs/RPAs at all times.

EXCAVATIONS OUTSIDE RPAs - all arisings will be removed from site.

EXCAVATIONS REQUIRED WITHIN RPAs - none.

CEMENT - this will be delivered to the site and/or mixed on site. To avoid impacting RPAs and tree canopies; HGVs will not be allowed to enter the site to deliver cement - only a "mini mix" 4-wheel rigid chassis lorry will be allowed to enter the site to deliver cement. All mixing on site of cement, mortar and screed, will only be carried out within a raised watertight bund outside CEZs/RPAs.

MATERIALS - to avoid impacting RPAs and tree canopies; HGVs will not be allowed to enter the site to deliver materials. All materials will be transported into the site using 3.5-tonne gross vehicle weight (GVW) dropside vans. A 4 x 4 vehicle with a tailor may also be used.

PHASE 3 (COMPLETION)

COMPLETION - the barriers, ground protection, and any surplus materials will be removed from site.

NB: - All barrows will be clean and free of contaminants and free of holes. If barrows and tools are cleaned on site, this will only be done within a raised watertight bund placed on the back of a construction vehicle. Any arisings temporarily stored on site will be placed outside CEZs until removed. All washwater and grey water will be carefully taken off site in a secure container and disposed of at a licenced waste management facility, in accordance with the Duty of Care for Waste Management.

CLIENT Jamie Fryer	SITE 3 Thornbury Heights, Thornbury Wood, Chandlers Ford SO53 5DQ	
DRAWING TITLE Tree Plan	DATE: 18/04/2026	SCALE: 1:200 @ A1 Rev
DRAWN BY K J Forkasiewicz	CHECKED BY JF	DRAWING REF TP.V1.3.TH.TW.CF