

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with development
at 35 Bursledon Road, Hedge End
Southampton
SO30 0BP**

Prepared by
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Report Reference: D2620AIA

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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by N A Planning Ltd for the applicant to inspect the significant trees (and see 3.1 below) close to the proposed development at 35 Bursledon Road, Hedge End, Southampton SO30 0BP and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the site and to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the construction of a detached garden room at 35 Bursledon Road, Hedge End.
- 1.3 **Documents provided:** I have been provided with the N A Planning Ltd suite of planning drawings including the 'Proposed Ground Floor Plan' drawing no. 726 D03 Rev P5 dated 01.07,2025 based on a site survey and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC1.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Eastleigh Borough Council interactive web map shows no tree preservation order on trees on or closely adjacent to the site; and the site is not within a Conservation Area. The proposal is to retain the trees (and see paragraph 3.2 below) and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent for the proposed works. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2620AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 23rd July 2026 to collect tree information to enable me to prepare the tree schedule. All my observations were from ground level without detailed investigations, and I estimated all dimensions unless otherwise indicated. I did not have permissive access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry and sunny with a light breeze and good visibility.
- 2.2 **Collection of data:** I inspected each significant tree and the numbering is indicated on the annotated site layout attached as Plan AC1. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
- Category B:** Trees of moderate quality and value
- Category C:** Trees of low quality and value
- Category U:** Trees unsuitable for retention, usually to be removed
- 2.4 **Tree root protection areas (RPAs):** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule.
- 2.5 **Caveat:** It is not practicable or reasonable to take into account the potential effects of extreme weather, vandalism or accident. Alderwood Consulting

Ltd cannot therefore accept any liability in connection with these factors. Alderwood Consulting Ltd cannot accept any liability where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this Report ceases at any stated time limit within it, or if none stated after two years from the date of the survey or when any site conditions change, or pruning or other works unspecified in the Report are carried out to, or affecting, the subject tree(s), whichever is sooner.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant tree relating to the proposed development is a birch approximately in the centre of the rear garden. There is a small cherry against the rear fence and small trees and shrubs further to the south west. The proposal is for these trees to be retained and protected during development.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** Site access will be by way of the existing vehicular pedestrian access across the front elevation of the dwelling, with pedestrian access into the rear garden.
- 4.2 **Demolition and removal of structures:** There are no existing buildings within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g., DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.3 **Construction of new building:** The proposed garden room is outside the RPAs of trees proposed for retention. In places it abuts RPAs, but on consideration of all the circumstances, special design and construction of foundations seems disproportionate, and 'conventional' construction is proposed for the foundations for the garden room.
- 4.4 **Installation of new surfaces:** There are no new surfaces proposed within the RPAs of retained trees and no significant risk to trees from issues relating to new surfaces.

- 4.5 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services run out to Bursledon Road, and if services are required for the garden room, they can connect to existing and run out to Bursledon Road all outside RPAs. No special measures are required or proposed for the installation of services in respect of the risk of harm to tree roots.
- 4.6 **Construction access:** The RPAs of retained trees do not unduly affect construction access at the front, rear and side north east elevations. At the south west side elevation, construction access will be managed by a combination of temporary tree protective fencing and temporary ground protection (see section 5 below). Provided that the fencing and ground protection as proposed are installed/retained, there will be no significant adverse effects on trees from construction access.
- 4.7 **Storage and movement of materials:** The nature of the site and the available space suggest that materials will be delivered to site and stored at the site frontage on the existing surfacing. Materials will then be taken to the footprint of the garden room by hand on a just-in-time basis. Provided that the precautions set out above are taken i.e., fencing and ground protection, there will be no significant adverse effects on trees from materials storage and handling. No storage or mixing of harmful materials e.g. DERV fuel, concrete will take place within 10m of the trunk of any retained tree.

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained trees. This will be erected at the locations shown on plan AC1. It will be to the BS5837:2012 section 6.2 recommendations i.e., preformed galvanised steel mesh panels ('Heras' or similar) facings on proprietary 'feet' and braced using struts to base plates secured with ground pins. It will be installed prior to the commencement of any development-related activity including ground works and retained at the locations shown until construction is completed.
- 5.2 **Ground protection:** Temporary ground protection is proposed as an adjunct to the temporary fencing and special surfacing. It will be installed at the locations indicated on plan AC1. The minimum areas where these measures apply are the protection zones as indicated on the attached plan AC1 by diamond hatching with a 'G' in the hatching. It will be installed prior to the commencement of any development-related activity including ground works and retained at the locations shown until construction is completed.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal have been achieved in consideration of all the site factors including the presence of trees. The proposed garden room has its principal amenity aspect out the front north west not looking directly to the tree. Trees will not be significant in blocking sunlight or in obstructing skylight or in being unduly dominant. The development will not bring new pressures on trees and were formal tree protection measures to apply, the Council would be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g., the installation of temporary tree protection measures. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Tree protective fencing may be moved only with the consent of the Council
 - Temporary ground protection is installed at appropriate locations before commencement of development and is retained until the completion of development

- Ground protection may be moved only with the consent of the Council
- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to develop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FARborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

1. **Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
2. **Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016. I was reappointed to the Planning Appeal Decisions and Associated Services in October 2022 for similar functions.
3. **Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I have been a member of the Association's Consultants Working Party, interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
35 Bursledon Road, Hedge End
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Birch (<i>Betula pendula</i>)	14	30+26	4	4	2.5	EM	Two stems from 0.3m	20+	B	4.8
				4	4						
311	Cherry (<i>Prunus</i> sp)	4	10	1.2	1.2	1.5	SM	Small ornamental species, pruned by reduction	10+	C	1.2
				1.2	1.2						

Appendix 2
35 Bursledon Road, Hedge End
Tree Schedule and Explanatory Notes

Explanatory Notes

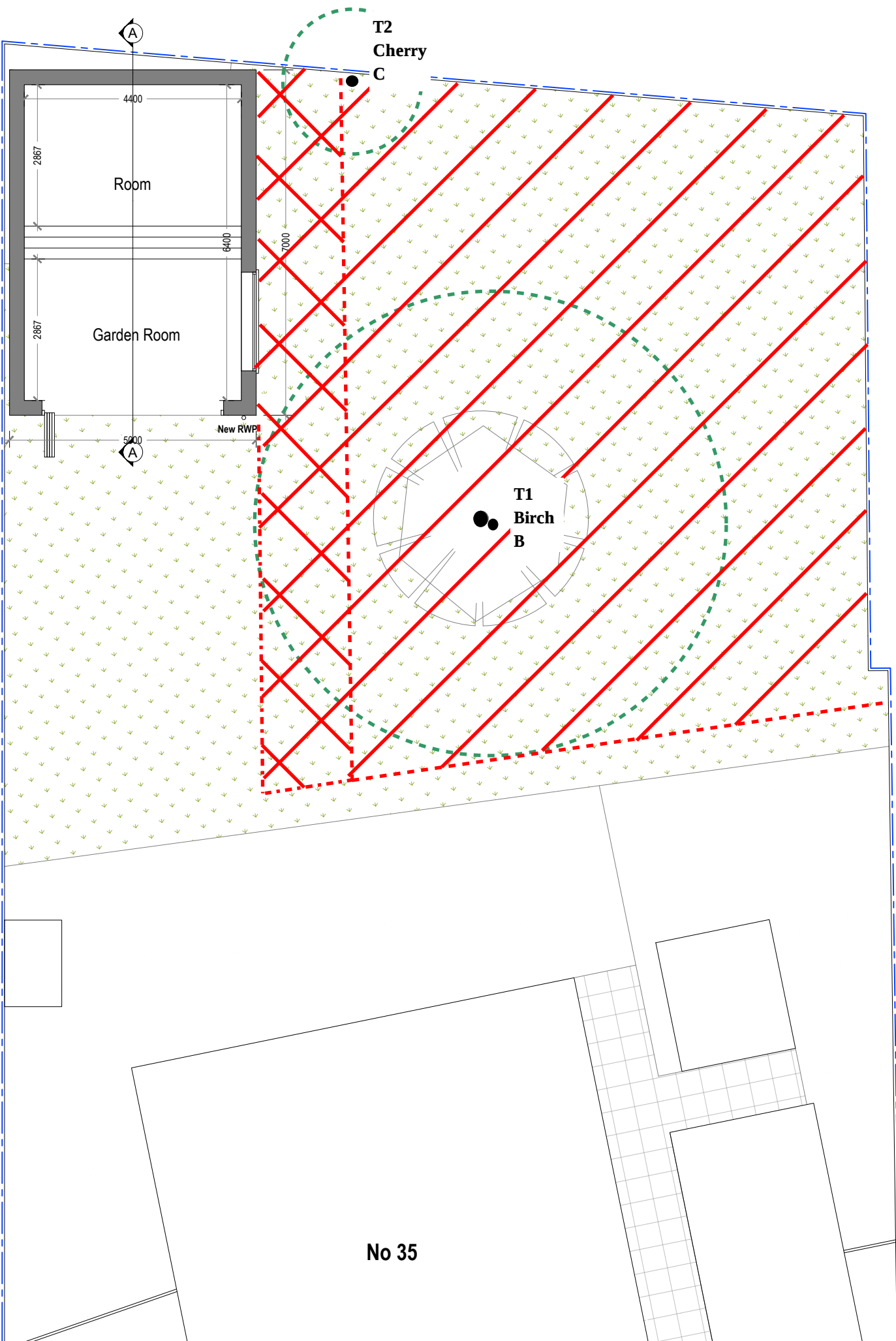
Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameters for accessible trees have been measured with a diameter tape and recorded in centimetres. Trunk diameters for trees not accessible have been estimated and indicated with '?'.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.



Proposed Ground Floor Plan



Plan AC1

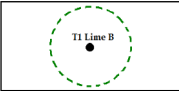
Tree Protection Plan for Arboricultural
Impact Assessment

Proposed development at
35 Bursledon Road, Hedge
End, Southampton

Report Ref:
D2620AIA

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

Key



Location of trees indicating
species, BS5837 category and
BS5837 root protection area



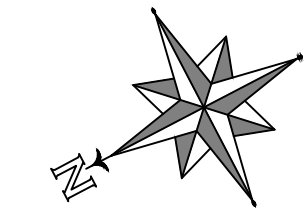
Location of BS5837 temporary
fencing and protected areas



Location of BS 5837 temporary
ground protection

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

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Symbol Key:

- Boundary line
- Demolished
- Details above
- Proposed foundation
- Waste drainage layout
- Rainwater drainage layout
- timber/steel beam above
sized and specified by
Structural Engineer - fire
proofed as per spec. and
detail drawing

- MV Mechanically ventilated
- SD Mains operated interlinked smoke detector
- HD Mains operated interlinked heat detector
- Escape door / window
- CM Carbon Monoxide alarm

0 5m



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Project
35 Bursledon Road, Hedgend, SO30 0BP

Drawing
New Garden Room

Title
Proposed Gdound Floor Plan

Drawing Status:

Scale 1:100 @A3	Drawn N.ALI	Date 01.07.2026
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