



16th July 2026

Report Number MB260710

REPORT FOR 145 LEIGH ROAD, EASTLEIGH

SITE SPECIFIC ARBORICULTURAL METHOD STATEMENT

INTRODUCTION

Arbor-Eco Consultancy were commissioned by Ms Georgia Green to provide a Site-Specific Arboricultural Method Statement including assessing the tree roots within the default RPA of a proposed cross over and threshold at 145 Leigh Road, Eastleigh, Hampshire.

The individual European Lime tree (*Tilia x europaea*) adjacent to the proposed new driveway route has been surveyed in accordance with BS5837:2012 Trees in relation to demolition, design and construction – Recommendations.

The letter-style report has been written to provide guidance for the construction of a driveway within proximity to an individual tree growing within the highway verge of Leigh Road, minor road.

Leigh Road (SO50) is lined with established Lime trees within grassed verges on each side of the road. It is calculated that the majority of properties have a driveway and permitted drop kerb to allow vehicles to park within the curtilage of the property. It is considered that a precedence has been set by the Local Authority and this report supports the subsequent application from the homeowner.

SITE DESCRIPTION

The site is located adjacent to Leigh Road and accessed from two locations. Directly off Leigh Road, and from a service lane that leads to the rear of the properties and accessed off Bill Luffman Way, minor road. The site is in the county of Hampshire and within the administrative boundary of Eastleigh Borough Council.

The site is bound to the north by Leigh Road. The eastern and western boundaries are demarcated by further properties off Leigh Road. The southern boundary is delineated by a service lane that runs between the properties and commercial businesses off Tinning Way. The site is centred at Ordnance Survey Grid Reference SU 44706 19214.

The topography of the study area is generally flat and terraced in part to suit the family home. The location of the trees surveyed can be found on Drawing Number MB260710-01, enclosed within this report.

The site area for consideration is shown in Fig 1.

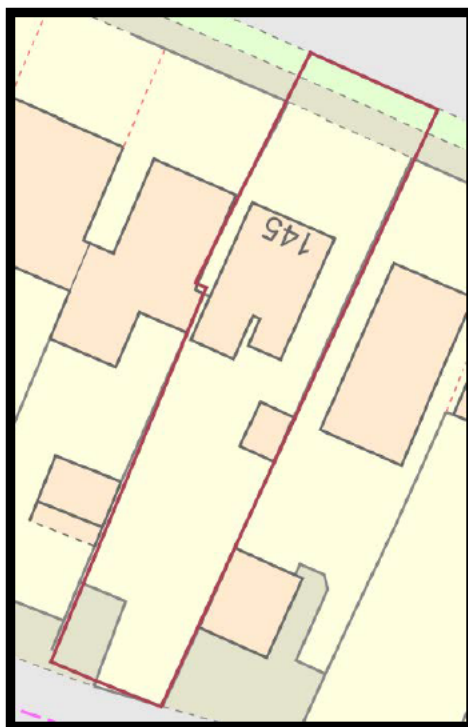


Fig 1: Site Area.

STATUTORY PROTECTION

Examination of Eastleigh Borough Council (2026) interactive mapping, (<https://emaps.eastleigh.gov.uk/webmaps>), accessed on 16th July 2026, indicated that the trees surveyed are not the subject of a Tree Preservation Order.

Further examination of Eastleigh Borough Council (2026) interactive mapping, (<https://emaps.eastleigh.gov.uk/webmaps>), accessed on 16th July 2026, indicated that the site is not situated within a Conservation Area.

TREE CONDITION RESULTS

The individual European Lime tree has been inspected in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

The tree is the property of Hampshire County Council, Highways Department and has recently been subjected to an annual pollard regime.

At the time of the survey the tree was considered to be in good condition, recently pollarded but had a significant sucker growth around the base of the stem.

The tree has an approximate stem diameter of 400 mm and a crown spread of approximately 3.0 m.

As noted, the proposed driveway construction will occur within the default RPA (in accordance with BS5837:2012) of this tree. The tree survey results can be found at Table A:1.

PROPOSAL

The proposal includes 3 drop kerb stones and 2 transition kerb stones. The final finish is yet to be determined, however, in communication with the Special Products Manager (Greenfix Soil Stabilisation and Erosion Control Ltd) it is likely to be tarmac to fit with the current footway finish.

The area where the driveway will be positioned is shown on Plate 1.

The front aspect of the garden will then be cut away to provide adequate space for a family car.



Plate 1: Proposed driveway route.

FINDINGS FROM ROOT INVESTIGATION

Assessment of the size and number of roots was planned to determine the potential impact on the tree of a cross over. The resident was informed that unless it was feasible to construct a cross over without significantly damaging the tree, the proposal would be refused.

Arbor-Eco Consultancy were commissioned for the assessment. Subsequently separate ground works took place by a sub-contractor, Clancy Dowcra, on behalf of Southern Water, for underground service replacement due to a water leak. The channel of the pipe replacement was adjacent to the line planned for the proposed driveway to 145 Leigh Road.

First stage works from the water meter by Clancy Dowcra took place early in 2026. Whilst the channel was not sited near the tree, the resident of 145 Leigh Road noted how the person digging for Clancy Dowcra checked for tree roots.

Second stage works from the water meter to the main road took place in May 2026. (Hampshire Highways ref LQ002SWAT14538092-01: 26.5.26-29.5.26). The works took longer than anticipated as there were difficulties locating the pipe. Unfortunately, excavation of the pipe by mechanical digger resulted in root damage to the tree.



Plate 2 & 3: Tree root damage.

There were no surface roots located during the excavation works. The largest roots between surface level to 40 cm depth were at 20 cm depth and were under 2.5 cm wide in size. There were a number of larger roots located at a distance of 40 cm and more below ground level. It is therefore deemed that the work to construct the proposed driveway will not impact on the tree.



Plate 4 & 5: Extended trenching towards stem to locate pipework.

CONCLUSION OF ROOT INVESTIGATION

It is proposed that installation of a cross-over and threshold for a driveway be agreed. This proposal is based on:

1. The trench dug by Clancy Dowcra is next to, and the same direction and a deeper depth as, the proposed cross over and has resulted in roots in this area being severed;
2. The trench showing that the roots that remain are smaller than 2.5 cm in diameter but are now located towards the tree and outside of the proposed construction zone. Should any roots remain, they will be located well below the surface of the proposed driveway and will continue to support the tree as a living organism.

It is paramount that any agreement of a cross over is subject to following Hampshire Highways guidelines and good practice principles to ensure the welfare and good health of the tree (e.g. planning of works and methods used, cross over materials, stem box - see Appendix 1).

TREE PROTECTION BARRIERS

It is recommended to contain the tree stem within the confines of a stem-box for added security to prevent accidental or forced access which may damage the tree.

A small element of tree work is likely to be required due to the epicormic stem growth (suckers) around the base of the stem. This will be reappraised once commencement of work has been established as the Highways Grounds Maintenance Team may have already removed the suckers and carried out the crown lift to a statutory height that will suit the size of the stem-box. The Project Arboriculturist will attend site and determine the tree work required and report to the Tree Preservation Officer for Hampshire Highways.

The tree protection will be erected prior to the commencement of any site works e.g., before any materials or machinery are brought on site or the stripping of soil commences. A sign will be installed on the stem-box to inform contractors of the importance of protecting trees.

Tree Preservation Officer for Hampshire Highways or the Project Arboriculturist will confirm the location and suitability of the stem-box.

The Contracts Manager will inform the Project Arboriculturist when the protective stem-box has been installed and the Project Arboriculturist will attend site to confirm that it has been installed in accordance with this report.

Other than works detailed within this Method Statement or approved in writing by the Local Authority no works, including storage or dumping of materials, shall take place within the Construction Exclusion Zone as defined by the protective stem-box.

METHODOLOGY OF WORKS

Construction work carried out within the RPAs of the retained trees will cause the greatest damage. Soil that has been compacted will not provide suitable conditions for the survival and growth of vegetation, whether existing or new, and is a common cause of post-construction tree loss on development sites. Compacted soil will adversely affect drainage, gas exchange, nutrient uptake and organic content, and will seriously impede or restrict root growth. The risk of soil compaction is greatest in soils with a significant clay content and in wet conditions. It can result from temporary or short-term loadings, such as the passage of a single vehicle, or from longer-term construction activities, including materials storage.

The requirements for tree root growth to function effectively and to construct the proposed new hard surfaces shall be designed so that:

- No excavation of bare ground is required for their installation; to ensure that physical root damage does not occur.
- The surface can be installed without compaction of the existing soils; thus, ensuring damage to the soil structure does not occur.
- The surface is permeable; thus, ensuring that oxygen and water can reach the root system and that CO₂ can diffuse vertically out of the soil as high concentrations can cause root suffocation.

Where hard surfacing already exists on site, consideration should be given so that these areas will be retained and utilised as ground protection within the RPAs of retained trees until the replacement of hard landscaping is implemented into the construction phase of the development. The retention of the hard surfacing is deemed suitable ground protection and therefore the conflict with retained tree's roots is eliminated.

Following recent excavations carried out by a number of Statutory Works contractors the evidence has shown there are no roots that will prevent the installation of a cross-over and threshold for a driveway.

Evidence gathered:

Ground works took place by a sub-contractor, Clancy Dowcra, on behalf of Southern Water, for underground services replacement due to a water leak. The channel of the pipe replacement was adjacent to the line planned for the proposed driveway to 145 Leigh Road..

First stage works from the water meter to 145 Leigh Road by Clancy Dowcra (on behalf of Southern Water) took place early in 2026. Whilst the channel was not sited near the tree, the resident of 145 noted how the person digging for Clancy Dowcra checked tree roots.

Second stage works from the water meter to the main road took place in May 2026. (Hampshire Highways ref LQ002SWAT14538092-01: 26.5.26-29.5.26). The works took longer than anticipated as there were difficulties locating the pipe. Unfortunately, excavation of the pipe by digger resulted in root damage to the tree.

The root damage has been documented and due to the loss of these roots it is deemed that the installation would not affect this tree directly. The fibrous roots beyond the tree damage will now die off and it is likely that the stub of the root will generate new roots to compensate for this loss. European Lime trees are chosen specifically for the hostile environment in which they are planted. A species that can tolerate urban pressure throughout the northern hemisphere and includes the middle-east and parts of Asia.

Whilst some crown damage is likely due to root loss, the cyclical pollard regime will also assist the tree in so much as the roots do not have to provide such large amounts to sustain a smaller tree.

The root severance has occurred close to the distance from the stem that the driveway is proposed to be installed. It can be seen at Plate 6, that the roots to the east (left of picture) are no longer connected to

the tree. It is deemed that any work in the upper surface of that section of land is now void of live plant material. The following statement is requested for consideration by the Planning Officer: This is a very important note when deciding the application.



Plate 6: Root severance by Southern Water.

Using evidence gathered from the recent highway works around the stem of this tree the Special Products Manager at Greenfix Soil Stabilisation and Erosion Control Ltd has visited the site and recommended the following;

1. Supervise 200mm of soil removal from the highway verge and build up to the required levels in traditional construction materials.
2. Infill with approx. 100mm of MOT Type 1 sub base with a finished material of between 80 to 100mm of Tarmac.
3. The added stone would be separated from the soil below with a TRP4000 geotextile material which will prevent migration of the stone through the soil and the soil from coming up contaminating the stone. Due to the calculated loadings on this small area of the verge being miniscule this is deemed the most sensible option.

The work to provide the driveway cross-over and threshold will be supervised by the Special Products Manager at Greenfix Soil Stabilisation and Erosion Control Ltd

It should be noted however that should such an approach be adopted some limited impact upon the tree maybe likely, however, they are species that has been selected due to the resilience within a hostile environment.

Arbor-Eco fully supports the application to install a driveway drop kerb and threshold to allow the landowner access to the front aspect of the property in order to park a car.

MONITORING AND MANAGING

All operations will be monitored by the Special Products Manager at Greenfix Soil Stabilisation and Erosion Control Ltd alongside the retained Arboricultural Consultant to ensure that all works within this document are followed (this will be built into the contract specification).

Induction and Personnel Awareness

The retained Arboricultural Consultant will provide an initial brief to the Contracts Manager installing the finished driveway prior to any works being carried out at this site.

The Contracts Manager will be responsible for carrying out a daily check of the tree protection measures on this site to include signage and security of barriers. Where a sign, ground protection or tree protection barrier is damaged it will be immediately replaced.

Monitoring/Audits

A Pre-Commencement Site Meeting will be arranged between the contractor, Project Arboriculturist and any other interested party. During this meeting all outstanding items will be finalised and these will be communicated to the Local Planning Authority.

In accordance with the guidelines within BS5837:2012 periods of supervision and inspection audits will be undertaken by the Project Arboriculturist. Feedback will be provided to the Arboricultural Officer for Hampshire Highways on completion of each visit with photographic evidence where appropriate.

Contingency Plan for Soil Contamination

Water will be available on site to wash down the tree stem and canopy in the event of dust from the construction process accumulating upon them.

Spill kits and water will be readily available on site and will be used to contain spilt materials and to wash away the soil in order to avoid contamination to tree roots. At the time of any spillage the main contractor will contact the Project Arboriculturist for advice.

Where any vehicles or plant are to be operated or parked in a static location in close proximity to the site, they must be sited on a spill berm containment mat. All vehicles and plant operating internally to the site must carry a suitable spill containment and absorption kit.

DISCLAIMER

The contents of this report are the responsibility of Arbor-Eco Consultancy. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Arbor-Eco Consultancy accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

VALIDITY OF DATA

The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified and experienced arboriculturist to assess any changes to the tree at this site and to inform a review of the conclusions and recommendations made.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

CONTACT DETAILS

If any issues arise in relation to the retained trees the Project Arboriculturist will be contacted for advice. The Project Arboriculturist for the development is:

Name: Marco Bartolini
Position: Arboricultural Consultant
Company: Arbor-Eco Consultancy
Mobile: 07542 093882

Local Authority: Hampshire County Council
Address: The Castle, Winchester, SO23 8UJ
Tel: 0300 555 1375

Should you have any further questions please do not hesitate us.

Yours sincerely,



Marco Bartolini
Arboricultural Consultant TechArborA, PTI, FdScWM, Dip Mgmt
For and On Behalf of Arbor-Eco Consultancy

Appendix 1: Recommendations For Works Within Root Protection Area (RPA)

APPENDIX 1: RECOMMENDATIONS FOR WORKS WITHIN ROOT PROTECTION AREA (RPA)

In order to avoid damage to the roots or rooting environment of the retained tree the protection of the roots and soil structure in this area should be treated as sacrosanct.

The Construction Exclusion Zone is the area considered necessary to ensure that the tree roots and canopy are protected from damage during the construction processes. The extent of the exclusion zone is based upon guidance within BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' in particular the diameter of the stem of each tree (when measured at a height of 1.5 m from ground level) in combination with the canopy spread of the tree is considered.

It is without doubt that the construction will occur within the default RPA of this tree in accordance with BS5837:2012. However, it has been shown that the root mass of this tree is growing below the 40 cm initially excavated and the trench did reach a depth of 80 cm in total and a width of 240 cm.

There are three points to consider where construction is in conflict with adjacent tree and these are shown on the Tree Protection Plan (enclosed).

- Where the cross-over passes across the footway, the existing hard surface hard core base layer can be retained to provide an element of root protection thereby alleviating any root damage that would otherwise be envisaged when breaking unmade ground.
- There is an element of no-dig solution required, as discussed below, to cross unmade ground, however, as explained, there are no immediate surface roots and therefore, a three-dimensional cellular confinement method is not considered necessary and indeed, would otherwise disturb any underlying roots at a lower level to fit the depth of the material and final finish.
- Possible crown pruning to the east, and sucker removal, where the cross-over and threshold will be formed.

To minimise the potential for harm to occur to root systems of retained trees from hard surfacing creation it is proposed to construct the hard surfacing areas in accordance with a no-dig methodology and ensure that they are finished with a permeable surface.

In particular:

- Works shall be conducted in such a manner as to prevent physical damage to roots during construction, such as soil compaction or root severance.
- Provision for water and oxygen to reach the roots must be made and the soil structure must not be disturbed.
- Provision must be made for future root growth and precautions taken to ensure that such root growth does not cause unacceptable levels of damage to the finished construction.
- The soil must not be compacted and soil bulk density must be maintained at suitable levels for tree root growth and function. In this respect, a soil bulk density of over 1.8g/cm³ is likely to impede root growth and function.

To achieve the above requirements for tree root growth and function the proposed temporary hard surfaces shall be designed so that:

- Minor excavation of bare ground is required for their installation; to ensure that physical root damage does not occur.
- The surface can be installed without compaction of the existing soils; thus, ensuring damage to the soil structure does not occur.
- The surface is permeable; thus, ensuring that oxygen and water can reach the root system and that CO² can diffuse vertically out of the soil as high concentrations can cause root suffocation.

Communication with the Special Products Manager at Greenfix Soil Stabilisation and Erosion Control Ltd has indicated that the use of a three-dimensional product will not be suitable.

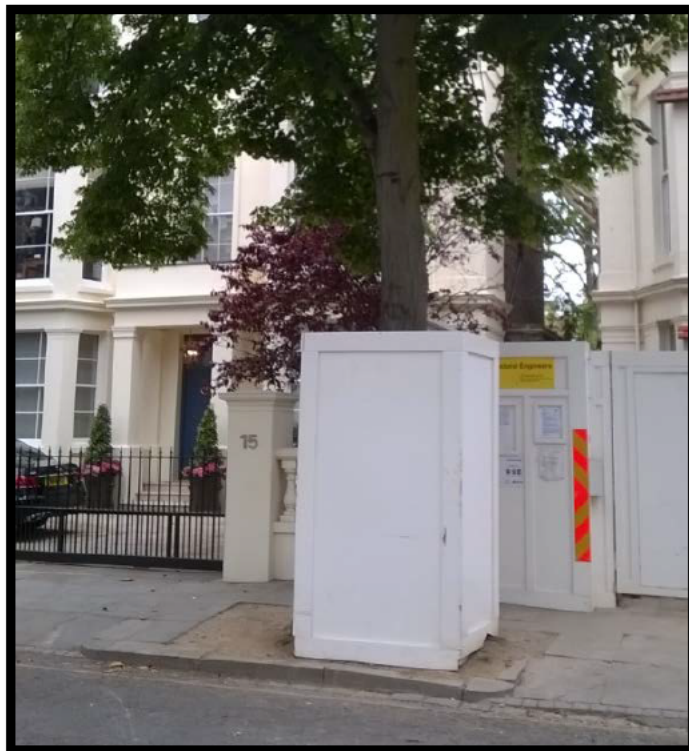


Plate A-1: Stem box example.

The exclusion zones are to be defined on site throughout the course of the construction by the use of a protective tree stem-box as shown in Plate A-1 and construction design at Enclosure 2.

No works that cause compaction of the soil or severance of tree roots, except where undertaken in accordance with the guidance provided within this document, will be undertaken within any exclusion zone.

Enclosures;

1. Table A.1 – Tree Survey Results.
2. Table A.2 – RPA data table.
3. MB240601-01, Tree Protection Plan.
4. Stem-box design dimensions example.
5. Tree Protection Sign (example).
6. Construction Damage to Trees Poster.
7. Photographic montage.

Tree No.	Species	No. Stems	Diam (mm)	H't (m)	H't 1 st Branch (m)	Branch Spread (m)				Crown Clearance (m)				Age	Phys Cond	Struc Cond	Est. Remain Contrib (Years)	Cat	Comments	Preliminary Management Recommendations
						N	E	S	W	N	E	S	W							
1	European Lime	1	<u>400</u>	9.0	0.0 S	3.0	3.0	3.0	3.0	0.0	0.0	0.0	0.0	M	G	G	20+	B1	• Artificial structures within RPA. • Suckers at base. • Low hanging branches.	Remove suckers at base.

Key

Age Class

Y: Young = tree within first third of average life expectancy

EM: Early mature = tree within second third of average life expectancy

M: Mature = tree within final third of average life expectancy

OM: Over mature = tree beyond average life expectancy

V: Veteran = shows signs of retrenchment and in decline.

D: Dead.

Physiological Condition

G: Good = no health problems

F: Fair = symptoms of ill health that may be remedied

P: Poor = poor health

D: Dead

Structural Condition

G: Good = no structural defects

F: Fair = remedial structural defects

P: Poor = significant structural defects

D: Dead

000: Estimated measurement due to access restrictions

RPA: Root Protection Area

Major deadwood: branches in excess of 50 mm diameter

Minor deadwood: branches/twigs less than 50 mm diameter

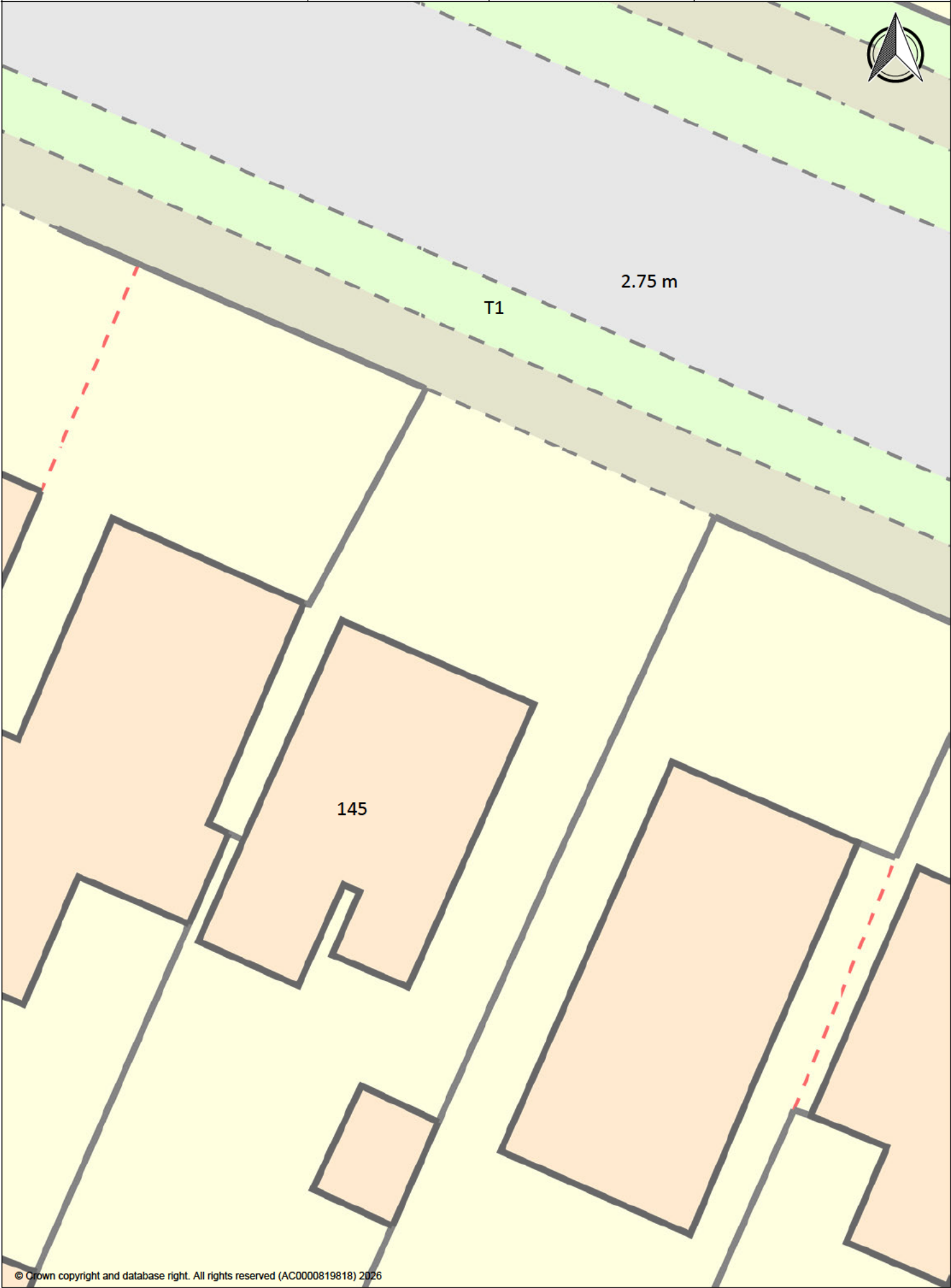
Table A.1: Results of Arboricultural Survey

Table A.2 provides details of the Root Protection Area (RPA) of all trees surveyed. This table also gives an approximate root protection radius for these trees.

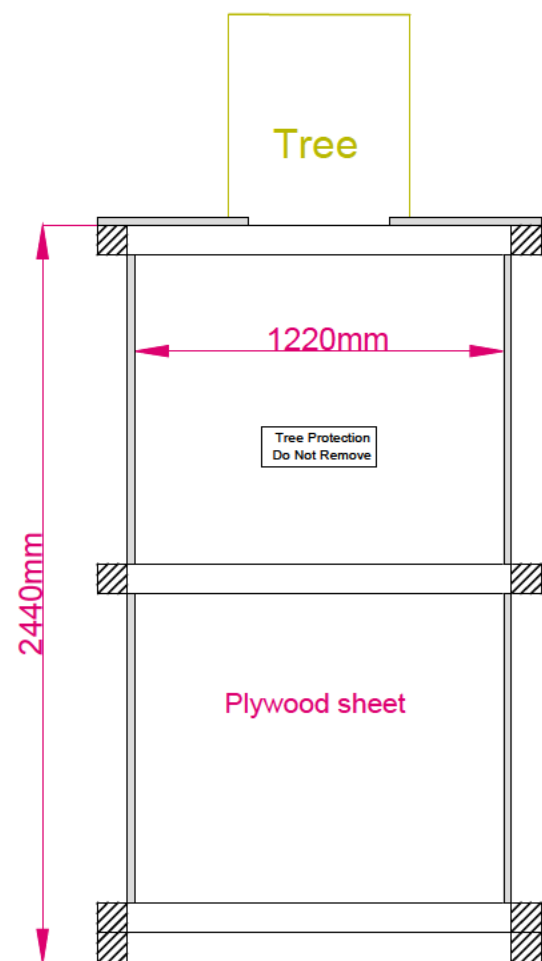
Tree No.	Species	Diam (mm)	Approximate Root Protection Radius (m)	Root Protection Area (m2)
1	European Lime	<u>400</u>	4.8	72
Key: 000: Estimated dimensions due to access restrictions.				

Table A.2: RPA and Approximate Root Protection Radius of Trees Surveyed

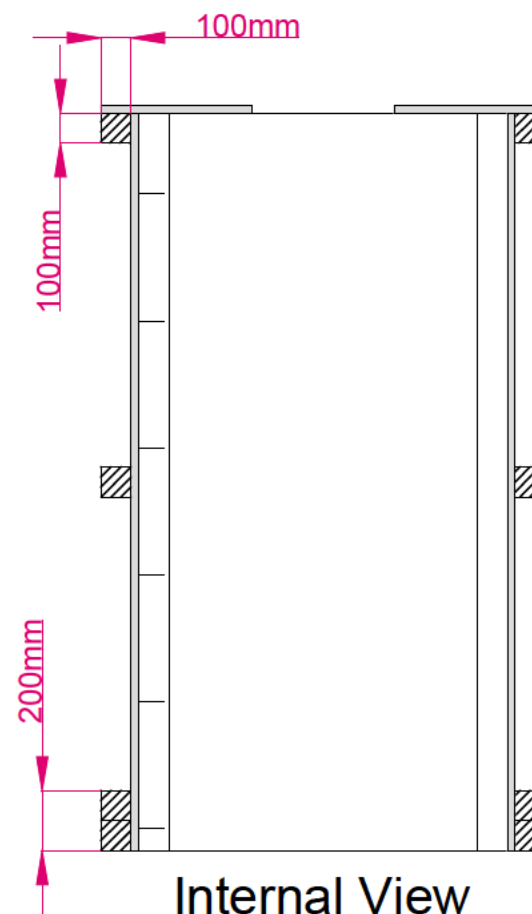
DRAWING NUMBER MB260710-01 TREE PROTECTION PLAN



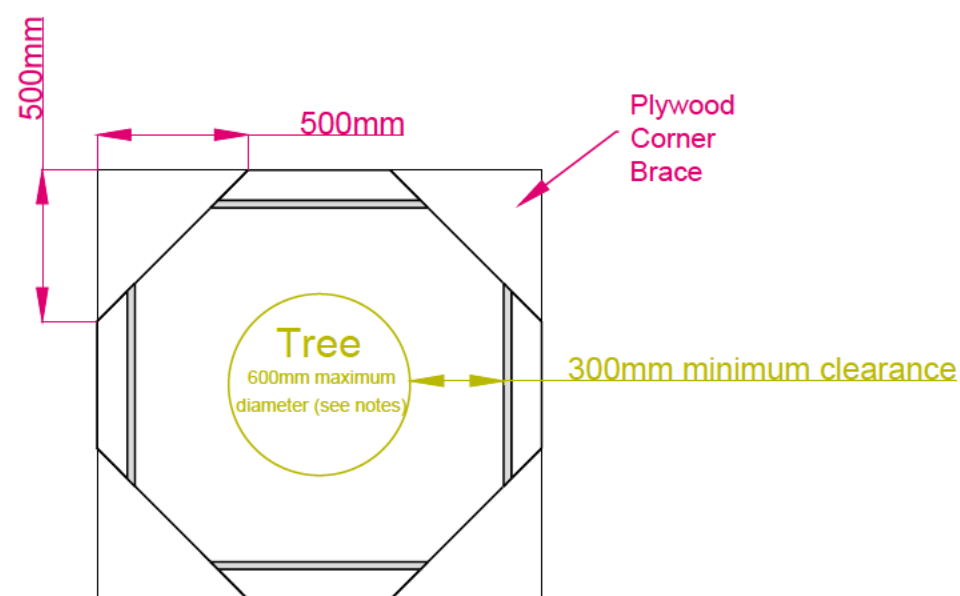
STEM BOX DIMENSION DIAGRAM



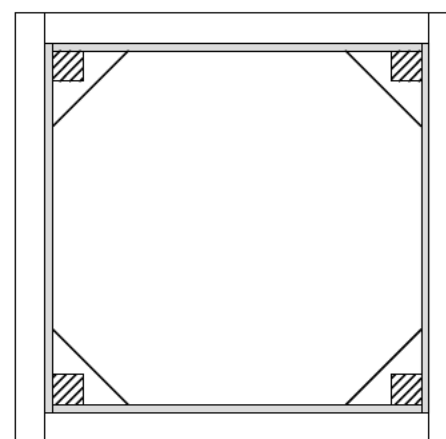
External View



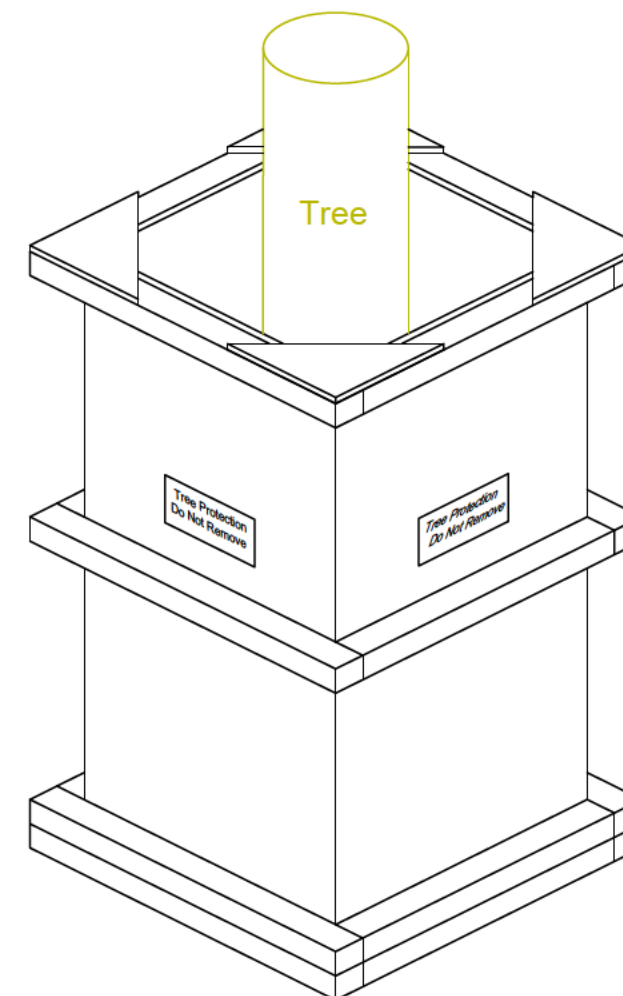
Internal View



Top View



Bottom View



Notes:

Constructed using 25mm (or greater thickness) external plywood and 100x100mm (or greater) timber. Fixings to consist of screws, bolts or nails.

This drawings box dimensions are based on tree diameters up to 600mm diameter (measured at stem base to include any buttress roots). For larger diameters increase construction dimensions accordingly to maintain clearance of 300mm around tree base. For example a box width of 1800mm accommodates trees up to 1200mm diameter and a box width of 2440mm accommodates tree diameters up to 1840mm.

In no event must the construction be in contact with, or be fixed too, any part of the tree.

If top conflicts with branches then reduce height accordingly.

"Tree Protection - Do Not remove" or similar signs to be fixed to each side.

Finished construction to be surrounded on all sides by robust barrier such as tight fitting railway sleepers, concrete blocks, water filled bollards etc.

TREE PROTECTION SIGN (EXAMPLE)



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

Root Protection Area (RPA) Model Notice

DON'T excavate within this area

DON'T use any form of mechanical plant with this area

DON'T store materials, plant or equipment within this area

DON'T move plant or vehicles within this area

DO contact the Local Authority Arboricultural Officer or owner of the tree if excavation within this area is unavoidable

DO protect any exposed roots uncovered within this area with dry sacking

DO backfill with a suitable inert granular and top soil material mix as soon as possible on completion of work

ANY WORK in this area requires permission from the Local Authority Arboricultural Officer

CONSTRUCTION DAMAGE TO TREES (POSTER)

PROTECTING TREES ON SITE

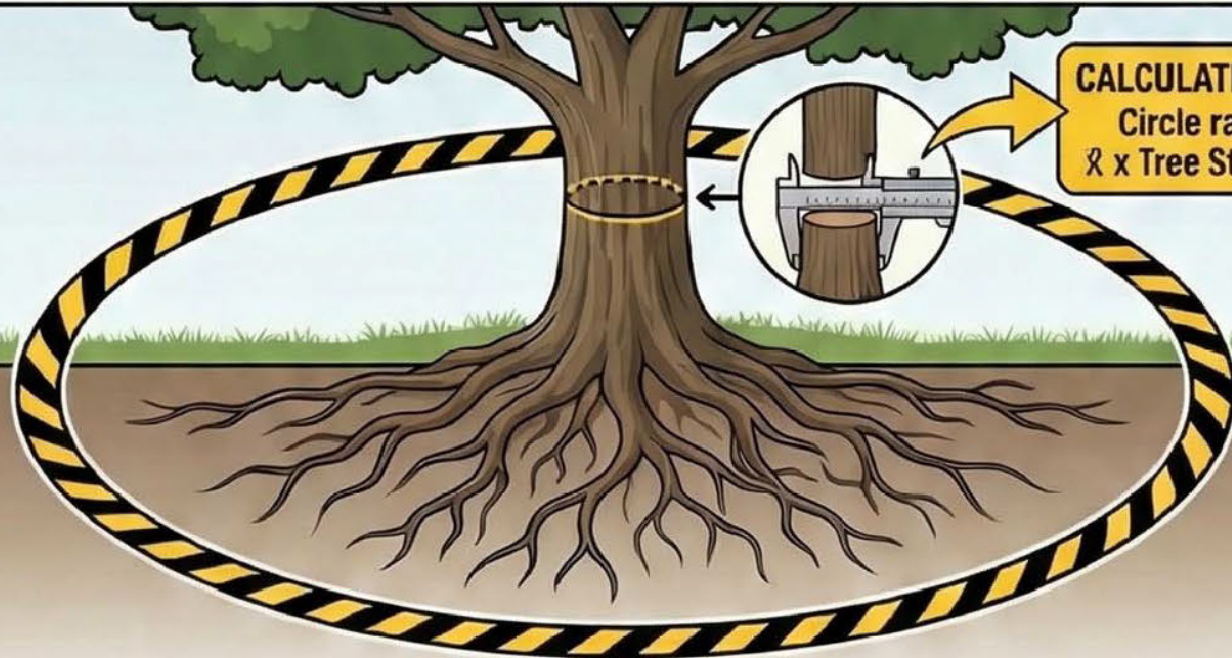
ESSENTIAL RULES FOR OPERATIVES & ROOT PROTECTION

BS 5837:2012

COMPLIANCE STANDARD

THE PRIORITY PROTECTION ZONE (ROOT PROTECTION AREA - RPA)

Layout tool to maintain tree viability. Soil Structure is Sacred - Protect roots & soil structure!



CALCULATING THE RPA:

Circle radius = 12
x Tree Stem Diameter

FIVE ESSENTIAL RULES FOR SITE OPERATIVES

1. No Mechanical Trenching in RPAs



Use trenchless technology or approved hand-digging only to prevent root severance.

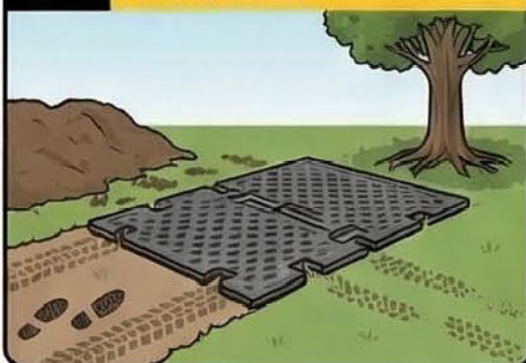
2. Respect the Construction Exclusion Zone (CEZ)



Absolute prohibition of pedestrian or vehicle access and material storage within the CEZ.



3. Mandatory Ground Protection



Use inter-linked ground protection boards if temporary access inside an RPA is authorised.

4. Keep Contaminants Away



Do not store fuel, mix concrete, or wash out mixers near protected trees.

5. Shield Exposed Roots



Immediately protect any temporarily exposed roots with damp hessian to prevent desiccation.

LEGAL NOTICE & STANDARDS



CRIMINAL OFFENCE WARNING



Unauthorised damage to trees protected by Tree Preservation Orders (TPO) is a criminal offence.

Compliance Standard All works must adhere to BS 5837:2012 and NJUG Volume 4 guidelines.

PHOTOGRAPHIC MONTAGE



