



February 2024
CBA11800 v1

A E B Wiegman

ARBORICULTURAL DEVELOPMENT STATEMENT

Site: Greywell
High Street
Bursledon
SO31 8DL



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The Complete Arboricultural Consultancy



ARBORICULTURAL DEVELOPMENT STATEMENT

Arboricultural Implications Assessment and Method Statement
guided by recommendations within BS5837:2012

Client:	A E B Wiegman
Site:	Greywell, High Street, Bursledon, SO31 8DL
Arboricultural Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor.A)</i>
Date:	February 2024

SUMMARY

The proposal is for repairs/replacement of part of the boundary wall, to provide a new garage and ancillary accommodation along with overhauling/renovating the existing outbuilding at the site of Greywell, High Street, Bursledon, SO31 8DL.

This Arboricultural Development Statement (ADS) demonstrates the protection measures for the retained trees and should be read in association with the Tree Protection Plan CBA11800.02 TPP, which identifies tree retention measures. It follows the initial tree survey, implications assessment of the proposals upon the existing tree stock.

The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for trees, to ensure their healthy and safe retention during and post development, as guided by BS5837:2012 and current best practice.

The proposal will retain 3 (three) of the 5 (five) individual trees; notably both Oaks are retained within this proposal.

The proposal will remove 2 (two) C grade individual trees, the 1 (one) group of trees and both sections of hedging, all of which are considered to be C grade.

CBA Trees believes that the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

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SUPPORTING INFORMATION/APPENDICES:

CB1	Tree Survey Schedule and Tree Survey Plan (CBA11800.01 TSP)
CB2	Root Protection Area Schedule
CB3	Tree Protection Plan (CBA11800.02 TPP)
CB4	Pre-Commencement Tree Works Schedule

GUIDING PRINCIPLES/APPENDICES:

CB5	Tree Protection Guidance Leaflet
	Construction Exclusion Zone Site Notice
	Common Causes of Damage During Construction Works
CB6	Qualifications and Experience

PART 1

ARBORICULTURAL IMPLICATIONS ASSESSMENT

1.0 INTRODUCTION

- 1.1 There is a proposal for repairs/replacement of part of the boundary wall, provide a new garage and ancillary accommodation along with overhauls/renovating the existing outbuilding at the site of Greywell, High Street, Bursledon, SO31 8DL. The impact of these works has been assessed broadly in accordance with BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations."*
- 1.2 Document disclosure provided:
- Proposed Site: 2001 Planning (prelim)
 - 2001-L01 Location Plan (A4 1250)
 - 2001-06-P1 Entrance Gates (A4 100)
 - 2001-05-P2 Boundary Wall Details (A4 100)
 - 2001-04-P1 Proposed Plans (main house) (A2 100)
 - 2001-03-P1 Proposed Elevations (main house) (A2 100)
 - 2001-02-P3 Proposed Garage and Outbuildings (A2 100)
 - 2001-01-P3 Site Layout (A1 250)
- 1.3 The client provided the original site plans and locations of the trees, and these have been the basis for the production of subsequent plans. The proposal broadly conforms to the requirements of BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"* and current best practice advice.
- 1.4 Our advice has been sought on the principles of the development in relation to the potential impact on the existing tree stock, to inform and to facilitate the development layout that is acceptable in arboricultural terms.

2.0 CLIENT'S BRIEF

- 2.1 In line with our written quotation and verbal instructions, information has been compiled in accordance with BS5837:2012 and current best practice advice.
- To undertake a Tree Survey (schedule appended at CB1).
 - To produce a schedule of Root Protection Areas in accordance with BS5837:2012 Annex D (appended at CB2).
 - To produce a Tree Survey Plan that relies on the accuracy of the topographical survey provided by the client (plan CBA11800.01 TSP appended with the Tree Survey schedule at CB1).
 - To undertake an Arboricultural Implications Assessment (AIA) of the proposed development layout provided by the client to identify which trees will be lost, which can be retained and suggest mitigating build techniques in order to retain trees.
 - Based on the above and further on-going discussions, to provide an Arboricultural Method Statement detailing the methodologies for the retention of the tree stock where feasible, in relation to the proposed development layout including a Tree Protection Plan (CBA11800.02 TPP) appended at CB3.

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ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 2.2 The advice provided is in support of the current planning application and has been formulated without discussion with the main construction contractors who at this stage have not been appointed. Once the main contractors are appointed, amendments to this statement may be required for construction purposes. All amendments will be assessed by the retained arboricultural consultant and approved in writing by the Eastleigh Borough Council.

3.0 DESCRIPTION OF THE SITE

- 3.1 The site is an existing residential property within the village of Bursledon.
- 3.2 It is understood that the buildings and wall are listed, and the site is within the Old Bursledon Conservation Area.
- 3.3 Trees are located along the site boundary to the northern side of the dwelling and to the rear of the dwelling on the western side.
- 3.4 Ground levels vary within the site with ground conditions varying from soft ground to gravelled historical driveway areas.
- 3.5 The two dominant trees on site are two mature Oaks.

4.0 THE TREE STOCK

- 4.1 A tree survey was undertaken by CBA Trees on 27th November 2023 that identified 5 (five) individual trees, 1 (one) group of trees and 2 (two) hedges. The Tree Survey Schedule and Tree Survey Plan CBA11800.01 TSP are appended at CB1.

4.2 Tree Categorisation Method

Category U = Trees in such a condition that any value would be lost within 10 years, or should be removed for reasons of sound arboricultural management. There were no 'U' grade trees at the time of surveying.

Note: BS5837:2012 States

Category U trees are 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."

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There was 1 (one) individual tree classified as 'A' grade trees at the time of surveying.

Individual Trees: 3

Category B = Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years. There were 2 (two) individual trees classified as 'B' grade at the time of surveying.

Individual Trees: 1 and 5

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Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter. There were 2 (two) individual trees, 1 (one) group of trees and 2 (two) hedges classified as 'C' grade at the time of surveying.

Individual Trees: 2 and 4

Groups: G1

Hedges: H1 and H2

Note:

Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively.

- 4.3 For more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

5.0 TREE PRESERVATION ORDER/CONSERVATION AREA

- 5.1 CBA trees has been informed by the Client that the trees are protected by a Tree Preservation Order (175-H) and the site is located with the Old Bursledon Conservation Area.
- 5.2 If it is intended to carry out works prior to the granting of Full Planning Consent and Discharge of Planning Conditions or, in excess of those shown within this method statement and tree works schedule that form part of the planning application, it will be necessary to obtain written consent from Eastleigh Borough Council for tree work.

6.0 PROPOSED TREE RETENTION AND TREE LOSS

- 6.1 In accordance with the recommendations contained within BS5837:2012, an experienced arboriculturist has assessed the requirements for tree protection and the Root Protection Area (RPA). The implications of the proposed development are detailed below, along with any mitigating measures to ensure the retention of these trees.
- 6.2 As part of the assessment, dimensions have been scaled from the proposed design layout drawing (ref: 2001 Planning (prelim)), which has been prepared and modified, to include the relevant Tree Survey data and the information as shown on plans CBA11800.02 TPP, appended at CB3.
- 6.3 The proposal will retain 3 (three) of the 5 (five) individual trees, notably both Oaks are retained.
- 6.4 The proposal will remove 2 (two) C grade trees, the 1 (one) group of trees and both sections of hedging, all of which are considered to be C grade.

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ARBORICULTURAL IMPLICATIONS ASSESSMENT

7.0 SUMMARY OF ARBORICULTURAL IMPLICATIONS

7.1 The following summary of implications relates to only those trees that will require mitigation measures to allow for construction operations.

Tree No.	Species	BS 5837:2012 Cat	Potential cause of harm	Implication	Mitigation
1	Pedunculate Oak <i>Quercus robur</i>	B1+2 interim	- Removal of existing wall and foundation damaging trunk and/or roots - Rebuilding of wall and foundation damaging trunk and/or roots - Working space - Construction of new field entrance	Retained	Protected as detailed within this report and as shown on Tree Protection Plan CBA11800.02 TPP
2	Common Sycamore <i>Acer pseudoplatanus</i>	C1+2	- Renovation works to listed outbuilding damaging roots, trunk or branches - Courtyard link and ground works - Working space - Interferes with the more important Oak T3	Removed	- Replacement planting within wildlife area perimeter - Planted in wrong location for tree to mature - Removal improves setting and growing space for T3
3	Pedunculate Oak <i>Quercus robur</i>	A1+2+3	- Renovation works to listed outbuilding damaging roots, trunk or branches - Court yard ground works damaging roots - Working space - Construction of new link	Retained	Protected as detailed within this report and as shown on Tree Protection Plan CBA11800.02 TPP
4	Norway Spruce <i>Picea abies</i>	C1	- Unaffected by development proposals - Grows under crown of T3 which reduces opportunity or tree to grow with good form - Interferes with the more important Oak T3	Removed	- Replacement planting within wildlife area perimeter - Planted in wrong location for tree to mature - Removal improves setting and growing space for T3
5	Magnolia <i>Magnolia spp</i>	B1+2	Unaffected by development proposals	Retained	Protected as detailed within this report and as shown on Tree Protection Plan CBA11800.02 TPP
Grp 1	Elm Common Sycamore Common Ash Common Hazel	C2	- Partly under new field maintenance entrance - Working space	Removed	- Replacement planting within wildlife area perimeter - Low quality group of natural generation
H1	Common Holly Common Yew	C2	- Removal of existing wall and foundation damaging trunk and/or roots - Rebuilding of wall and foundation damaging trunk and/or roots - Working space	Removed	Replacement planting within wildlife area perimeter
H2	Common Holly	C2	- Partly under new field maintenance entrance - Working space	Removed	Replacement planting within wildlife area perimeter

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ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

8.0 PRE-COMMENCEMENT SITE MEETING

- 8.1 It is recommended that a pre-commencement site meeting is held prior to any works commencing on site to agree all proposed processes with the arboricultural consultant, the construction personnel and Eastleigh Borough Council. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work. In particular a specific site meeting prior to the commencement of works for the wall work should also be undertaken.
- 8.2 **General Site Management:** It is the appointed contractor's responsibility to ensure that the details of this arboricultural statement and any agreed amendments are known, understood and carried out by all site personnel with tree protection details specified within the construction management programme.

9.0 ADDITIONAL ARBORICULTURAL ADVICE FOR SITE PERSONNEL

- 9.1 To provide site personnel with additional information regarding the requirements of Tree Protection, a leaflet (appended at CB5) shall be issued to all staff at the time of their site induction. Spare copies of this leaflet shall be available in the site office as replacements.
- 9.2 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be of all-weather construction and shall be in the form of the specimen provided at appendix CB5 and replaced as and when necessary.

10.0 PRE-COMMENCEMENT TREE WORKS

- 10.1 All tree works will be undertaken prior to the commencement of site preparation and construction works.
- 10.2 **All permitted or proposed tree work** should be carried out in accordance with the British Standard "*Recommendations for Tree Work*" BS3998:2010, by suitably qualified and experienced professional Tree Surgeon. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.
- 10.3 If any works are required to the retained trees protected by a Conservation Area prior to full planning permission being granted, a written notification of the works should be provided to Eastleigh Borough Council with the notification periods observed.
- 10.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
- 10.5 Due to the official bird nesting season considered to be from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also

be given to the potential for nesting birds. Therefore, if tree work is to be carried out within these months the project ecologist must be consulted to:

- Complete or advise on a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed that birds will be nesting in trees, and it is down to contractors to assess, record and confirm that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds.

10.6 Should additional tree works become apparent during the demolition or construction process; written consent will be required from Eastleigh Borough Council prior to these additional works being undertaken.

10.7 All tree works that are required to facilitate the development are detailed within the Tree Works Schedule appended at CB4.

11.0 TREE PROTECTION MEASURES

11.1 Once planning approval has been granted, all site operations will be planned, implemented and supervised to prevent the following unless otherwise agreed within this report or within specific arboricultural method statements for site works per phase or per site operation:

- Unplanned root severance
- Damage to the bark, branches and trunks
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

11.2 Before starting demolition/removal, ground or construction works and following tree works, tree protection will be installed in accordance with Tree Protection Plan CBA11800.02 TPP (appended at CB3). This will occur prior to any other site preparation works starting. It is recommended that copies of the Tree Protection Plans are displayed in the site office and canteen as a point of reference for all site operatives. The Tree Protection Plan measures will be as detailed below.

11.3 All retained trees within the area of site works, contractor compound, parking or material storage/mixing will be protected by installing the following protective barrier in the locations specified on the Tree Protection Plans CBA11800.02 TPP.

11.4 The barrier will consist of weld mesh panels on rubber or concrete feet that are pinned into position with supporting struts. The weld mesh panels will be coupled together with clasps fastened from the inside (see Figure 1). Once the barriers are in place they must remain *in-situ* throughout the following:

- Contractor occupancy
- Plant and Materials delivery
- Construction works

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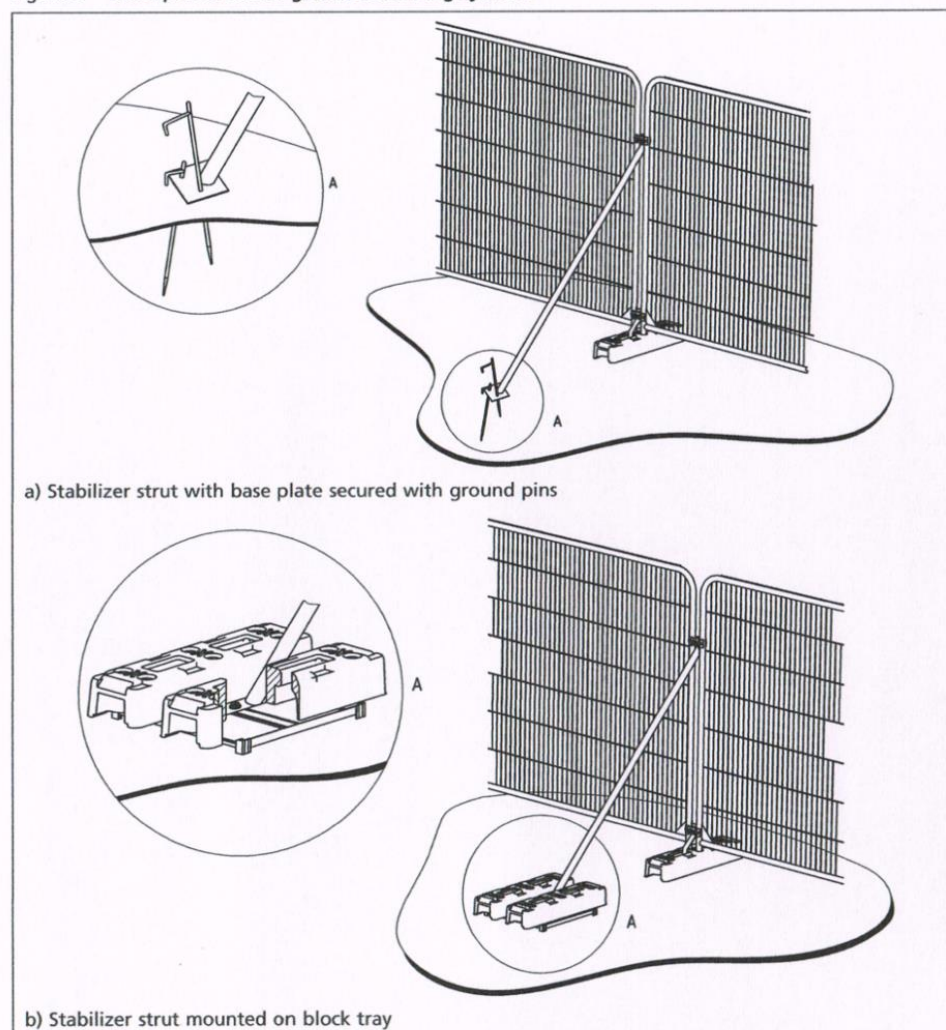
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- Installation of porous surfacing
- Utility installation
- Completion of development

11.5 The area within (beyond) the Tree Protection Barriers shall be known as the Construction Exclusion Zone (CEZ) and will be regarded as **sacrosanct**. The tree protective barriers shall not be taken down or relocated at any time without the written approval of Eastleigh Borough Council. An example of a CEZ notice is appended at CB5.

Figure 1: Tree protection Barrier

Figure 3 Examples of above-ground stabilizing systems



11.6 Fit for purpose ground protection will be established at the start of site occupation and during site operations as demolition works are commenced and progress, and will be retained and adjusted through the construction phases to ensure that the theoretical rooting areas are protected. Ground protection measures can be adjusted throughout site works to enable works on site BUT the ground protection must be retained where plant machinery will operate.

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11.7 Examples of ground protection measures are:

- Eki mats
- Aluminium track way
- Steel road plates
- Track mats
- Scaffold boards butt jointed

11.8 Subject to the size of plant machinery to be used, a compressive layer of woodchip or foam may be required to reduce compaction of the ground beneath the ground protection.

12.0 DEMOLITION/REMOVAL OF EXISTING BUILT FORM

12.1 Demolition/removal of existing built form will be carried out so as to prevent damage to existing retained trees.

12.2 Demolition/removal of the existing wall and its foundation in close proximity to the retained trees must be done with due care and attention, in order to adequately respect overhanging canopies of all retained trees. To this end, the following rules will apply:

- Site personnel are to undergo an induction session prior to being allowed to work on site. The induction will introduce the contractors to the requirements of the Protection Method Statement. A copy of the Method Statement will be made available as a point of reference in respect of tree protection requirements. In addition, a copy of the Tree Protection Plan will be provided or pinned up in the site hut. During the induction, trees which are to be retained and protected will be highlighted to the demolition personnel and they will be physically shown which trees are to be protected on site. In this way, it is hoped that unnecessary damage, by root disturbance and collision of machinery booms and operating arms with tree crowns can be avoided.
- All bricks and rubble will be lifted and removed in a direction away from retained trees. At no time will materials be stored on the soft ground around the tree.
- This will be done in a direction away from the tree protective barriers and all machinery (if it is to be used) will be operated at least 2.5-3.0 metres outside the line of the tree protective fence line from where it is erected for the site preparation works.

13.0 EXISTING SERVICES

13.1 No information has been provided on the location and size of existing services. However, if any existing services within these areas are to be made redundant, they will not be chased out but cut at the edge of any structure and left *in-situ*.

13.2 Cabling will only be recovered from beneath a CEZ where it is located in ducting and can be removed by winching from an existing service manhole beyond the CEZ.

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- 13.3 Service pipes and ducts, where they are located within the CEZ or RPA of retained trees, will be made redundant either by pipe bursting or by filling with an inert material such as foamed concrete.

14.0 UTILITY SERVICE CONNECTIONS

- 14.1 Details of all service location proposals have not been forwarded to CBA Trees at the time of compiling this assessment.
- 14.2 Given that services are already present on site to serve the dwelling, where practical these will be connected to, and with new connections or routes being designed and located to reduce the impact on the rooting areas of retained trees. Any new routes of services and drainage will not run across rooting areas but if required be installed so they are perpendicular to the trees and run away from the vegetation to a run that is outside of the rooting area. These sections will need to be hand dug.

15.0 AVOIDING DAMAGE TO STEMS AND BRANCHES

- 15.1 Care shall be taken when planning site operations, to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

16.0 SITING OF TEMPORARY OFFICES, TOILETS AND MATERIAL STORAGE COMPOUNDS

- 16.1 It is anticipated that all storage materials and deliveries shall make use of the existing access and parking area immediately to the north of the dwelling.
- 16.2 The locations for the delivery, storage and movement of all essential facilities, as well as aspects such as temporary contractor vehicle parking and site location of chemical mixing (e.g. concrete), will be outside of the RPAs, and avoid areas where 'run off' of chemicals may flow into RPAs.

16.3 Site Huts

All site huts (if required) that are to be situated on ground that is not existing hard surfacing, shall have appropriate footings or be situated on a temporary surface, which will aid in reducing the potential for compaction of the ground, where they are in close proximity to the existing tree protective barrier line. Site huts can be used as part of the protective barrier boundary, and in some cases, can be beneficial where installation does not conflict with the aerial parts of the tree.

16.4 Material Storage

This shall be accommodated outside of the CEZ, particularly to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees. The project is essentially a timber kit, prefabricated timber building, that is built off site and constructed on site in kit form reducing the amount of chemicals (cement)

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used on site to reduce the potential impacts of this on the trees and vegetation around the site.

17.0 GENERAL CONSIDERATIONS WITHIN AND OUTSIDE THE CONSTRUCTION EXCLUSION ZONE

17.1 Inside the CEZ formed by the protective barrier and ground protection measures, the following prohibitions shall apply:

- No construction activity will occur within the CEZ unless otherwise stated in this report or agreed in writing with Eastleigh Borough Council prior to the specific activity-taking place.

17.2 In addition to the above, further precautions are necessary adjacent to trees outside the CEZ:

- Materials which will contaminate the soil e.g. concrete mixing, diesel, oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site, to avoid liquids such as concrete washings running downhill towards any retained trees.
- Fires shall not be lit in a position where their flames can extend to within 10 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
- Notice boards, telephone cables or other services shall not be attached to any part of the tree (see appendix CB5 Common Causes of Damage During Construction Works).

18.0 FOUNDATIONS AND DRAINAGE ADJACENT TO THE OAK

18.1 The new boundary wall foundation will be engineer designed in conjunction with the Arboriculturalist to achieve a design that is both functional and sympathetic to the Oak's (T1) rooting system.

18.2 The proposal currently indicates that a degree of ground regrading will occur to the south of the Oak. This work will be minimal and supervised to ensure that any Oak roots that may be encountered can be cleanly cut as required by the supervising Arboriculturalist. To aid in soil removal and regrading, works should avoid the use of machine buckets at the end nearest the Oak until such time as the Arboriculturalist has confirmed that significant root damage is unlikely to occur. Initial excavations and soil removals nearest the tree should look to use an air spade/lance for the start of works and in areas where Oak tree roots are encountered as this will avoid unnecessary damage to roots beyond the pruning cut. It should also be noted that the area of regrading is in an area where a mature Sycamore tree was recently removed, and it is therefore considered unlikely that significant Oak roots will be present here.

18.3 Any soil removal will need to utilise vertical dig and avoid battering back of soils to minimise the impact on Oak tree roots.

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- 18.4 A French drain is proposed adjacent to the wall to allow for water drainage away from the wall. This will be engineer designed in conjunction with the Arboriculturalist to achieve a design that is both functional and sympathetic to the Oak's (T1) rooting system.
- 18.5 To reduce the impacts of repairing and replacing the wall, the proposal will lower the height of the wall and use brick slips faced onto a galvanised metal retaining sheet attached to metal posts driven into the ground to reduce the extent of ground disturbance. Drawing 2001-05-P2 Boundary Wall Details (A4 100) shows the relevant details.

19.0 GROUND LEVEL ALTERATIONS

- 19.1 No ground level alterations within the root protection areas will occur unless stated within this report.

20.0 SOFT LANDSCAPING WORKS

- 20.1 As part of the application, new tree and hedging planting will occur to the north and west of the dwelling around the existing field perimeter. Current proposals indicate that the perimeter will be planted up with hedging and approximately 20 trees.
- 20.2 Any soft landscaping works that form part of the development proposal will be in accordance with the approved landscape plan, and any specification of such works approved by Eastleigh Borough Council. It is thought that the full details on the proposed landscaping will be submitted and dealt with through suitable planning conditions to ensure that the client and Council are happy with the proposals and that this will be in keeping with the surrounding area to ensure that an increased biodiversity and habitat creation is achieved.
- 20.3 It is suggested that soft landscaping will accord with following requirements:
- Landscaping works will be carried out after the main phase of construction has been completed. Plant machinery will not be allowed in the rooting areas of retained trees.
 - The construction exclusion zone will remain off limits for all site plant and machinery unless fit for purpose ground protection is installed. Pedestrian traffic must be kept to an absolute minimum only permitted for the ground preparation and landscape installation works.
 - The landscaping works will need to be undertaken in such a way as to avoid level changes, deep digging or mechanical rotovating. Excavation of planting pits with the RPA can cause serious harm the root system of retained trees. Planting pits within the RPA of retained trees will be excavated by hand to avoid roots greater than 25mm and masses of smaller roots.

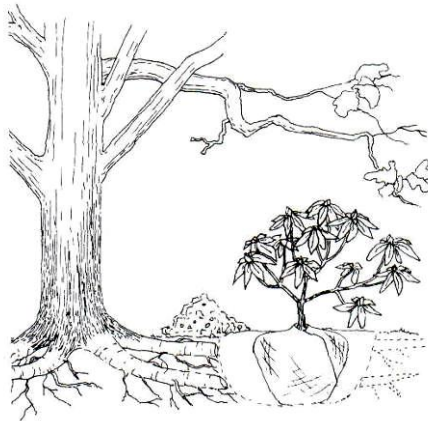


Figure 2:

Root severance as a result
of planting within RPA

Planting Trees and Shrubs. Watson G. W. and Himelick E. B. 1997

- If any planting pits are required within the CEZ of retained trees, these will be dug by hand and with care avoiding roots greater than 25mm diameter or masses of smaller roots.
- 20.4 Any surface mulch will consist of well-composted material such as bark or wood chips. This is necessary to avoid potential nutrient loss from the soil, such as Nitrogen, as the mulch breaks down, as nutrient loss can be detrimental to the health and longevity of retained trees.
- 20.5 All work specified in the approved landscaping scheme shall be carried out before the end of the first planting and seeding season, following the occupation of any completed part of the development.

21.0 SITE MONITORING AND SUPERVISION

- 21.1 It is recommended that on-going arboricultural site monitoring takes place for the duration of the proposed development where and when works are within the rooting area of T1 and T3, to be carried out by a qualified and experienced arboriculturist at pre-determined and agreed time intervals, and governed by the type, timing, location and intensity of site works. It is for Eastleigh Borough Council to Condition site monitoring if required.
- 21.2 If Conditioned, it could take the form of regular inspections (to be agreed, but at least one visit per month during the construction phase of the development is advised, together with additional visits to supervise works with the CEZ of retained tree/s), the aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Eastleigh Borough Council and its Tree Officer. An alternative is for the client or appointed person to record site activity on a regular basis (once a week for example) and submit the photographs to the project consultants for a brief review and submission to Eastleigh Borough Council along with occasional/scheduled site visits.
- 21.3 Any defects requiring rectification shall be notified to the Contractor/Site Manager and the client.

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- 21.4 In addition, a site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective barriers, right through to the completion of the project. This will be made available to the arboricultural consultant and Eastleigh Borough Council if required, to show evidence of continuous site monitoring.

Example pro-forma

Date	Activity	Checked	Comments/ damage noted	By whom	Signed	Action taken
	Erection of protective barriers					
	Inspection of protective barriers					

- 21.5 The Eastleigh Borough Council Tree Officer (or appropriate representative) will have agreed access to the site, and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

22.0 REMOVAL OF PROTECTIVE BARRIERS

- 22.1 When the development phase is complete, all drainage and service runs are in place, all site machinery has been removed and any landscaping for the principal area of the site has been implemented, the protective barriers will be dismantled.
- 22.2 This fence dismantling must be undertaken with great care and will need to be supervised to avoid heavy machinery being used within the root protection areas. Hoarding, scaffolding and other barrier materials will need to be removed from site immediately.

23.0 CONCLUSIONS

- 23.1 The proposal is for the repairs/replacement of part of the boundary wall, to provide a new garage and ancillary accommodation along with overhauls/renovating the existing outbuilding at the site of Greywell, High Street, Bursledon, SO31 8DL have been assessed broadly in accordance with BS5837:2012 "*Trees in Relation to Design, Demolition and Construction – Recommendations*".
- 23.2 The proposal will retain 3 (three) of the 5 (five) individual trees; notably both Oaks are retained within this proposal.
- 23.3 The proposal will remove 2 (two) C grade trees, the 1 (one) group of trees and both sections of hedging, all of which are considered to be C grade.
- 23.4 The reasons for the removal of the Sycamore (T2) are twofold: firstly, it removes any potential damage that may be caused to the listed outbuilding by roots or through the more indirect damage and nuisance caused by Honey Dew dropping onto the roof of

the outbuilding and secondly, in our view, the removal of the tree improves the overall setting of the listed building and the veteran Oak (T3). Removing the Sycamore provides for a better visual aspect of the Oak both by the owner but also by members of the public. In addition, the removal of the Sycamore improves the growing conditions for the Oak by removing competition and therefore there will be more water and nutrient availability for the Oak.

- 23.5 In our view the project has sought to address and balance the retention of trees, the need to maintain a listed building and provide a dwelling that is suitable for modern living. The retention of the two dominant Oaks and the provision of the soft landscaping should be seen as a positive and provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

24.0 CONTACT LIST

- 24.1 It is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:

- Arboricultural Consultant
- Project Architect
- Highways Engineer
- Structural Engineer
- Drainage Engineer
- Landscape Architects
- Eastleigh Borough Council's Tree Officer
- Eastleigh Borough Council's Planning Case Officer
- Site Supervisor and Foreman

- 24.2 It is advised that the site supervisor establishes their own listing of contact details at the pre-start site meeting and displays this in their office for general use as necessary.

25.0 BIBLIOGRAPHY

- British Standard 5837:2012 –
"Trees in Relation to Design, Demolition and Construction - Recommendations"
- British Standard 3998:2010 –
"Recommendations for Tree Work"
- National Joint Utilities Group Publication Volume 4 –
"Guidelines for the planning, installation and maintenance of utility services in proximity to trees"
- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Town and Country Planning Acts







The Professional Arboricultural Consultancy

TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
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	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 down-graded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	TREE SURVEY REPORT (BS5837:2012)	
	Site:	Greywell, High Street, Bursledon, SO31 8DL
	Date:	27th November 2023
	Consultant:	Stefan Rose <i>BSc(Hons), TechCert (Arbor A), TechArbor.A</i>
	Tagged:	No

Notes:

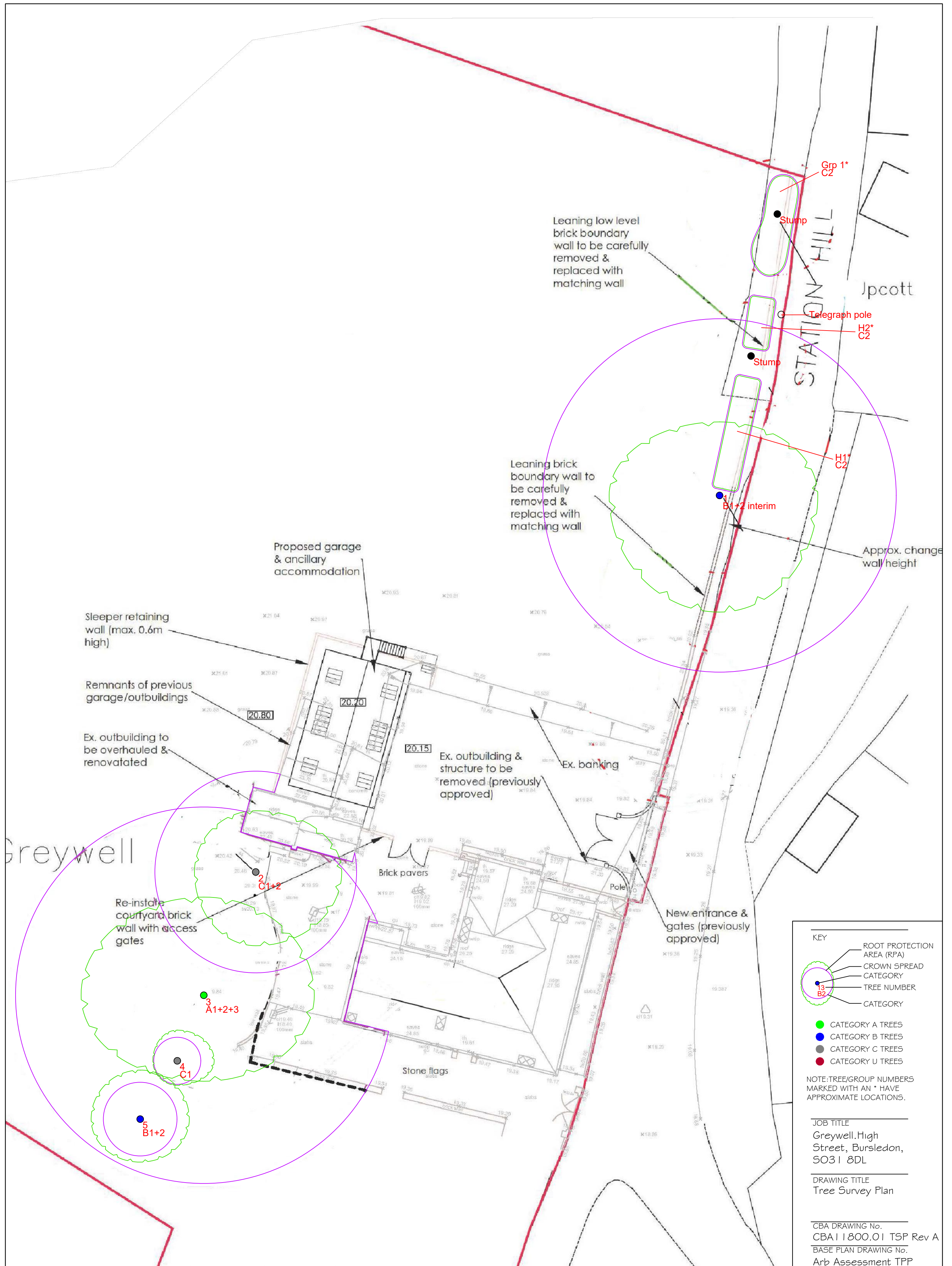
1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
CBA trees has been informed by the Client that the trees are protected by a Tree Preservation Order and the site is located with the Old Bursledon Conservation Area.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
1	Pedunculate Oak <i>Quercus robur</i>	19	MS<5	1200	6.0	8.0	9.5	9.0	8.0	8.0	6.0	6.0	M	Good	Fair Mechanical damage to surface roots Growing on bank Bifurcated at ground level Tight forks with included bark Barbed wire occluded in trunk Stems brace together at 3m above ground level Ivy on trunk and in crown Crown shape distorted due to group pressure Weighted west Minor deadwood in crown Epicormics in trunk and in crown Old pruning wounds in crown on east, south and west sides Desiccated fungal fruiting body at base on south side	Investigate potential basal decay with Decay Detection Equipment	20+	B1+2 interim
2	Common Sycamore <i>Acer pseudoplatanus</i>	17	S	620	5.0	7.0	6.0	5.0	4.0	3.0	5.0	4.0	M	Good	Fair Mechanical damage to surface roots Decay present in wounds on west side Grows on edge of driveway and garden approximately 2.5m from Grade II listed outbuilding Bifurcated at 3m above ground level Epicormics on trunk and in crown Branch tear wounds in crown Wildlife holes in trunk	No works required at time of survey	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
3	Pedunculate Oak <i>Quercus robur</i>	18	S	1280	8.0	9.0	7.0	10.0	2.0	4.0	4.0	2.0	M	Good	Fair Veteran tree Branch tear wound in west side of crown from lost limb Wildlife holes in trunk Bifurcated at 5m above ground level North trunk previously reduced South trunk bifurcated again at 8m above ground level Epicormics on trunk and in crown	Remove deadwood	40+	A1+2+3
4	Norway Spruce <i>Picea abies</i>	9	S	160	2.5	3.0	2.0	2.0	2.0	2.0	2.0	2.0	SM	Good	Fair Old pruning wounds on trunk Developing tree Growing beneath T3	Remove to improve visual aspect of T3	10+	C1
5	Magnolia <i>Magnolia spp</i>	6	MS<5	250	4.0	4.0	3.5	4.0	2.5	2.0	2.5	2.0	EM	Good	Fair Trifurcated at ground level Old pruning wounds in crown Low hanging branches	No works required at time of survey	20+	B1+2
Grp 1	Elm Common Sycamore Common Ash Common Hazel	3	MS>6	100	-	-	-	-	-	-	-	-	SM	Fair	Fair Offsite, used as boundary post Natural regeneration growing on bank Some multi-stemmed at ground level Some topped One dead Elm Ivy on trunks and in crowns	No works required at time of survey	10+	C2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
H1	Common Holly Common Yew	2	MS<5	90	-	-	-	-	-	-	-	-	SM	Good	Fair Growing on bank Multi-stemmed at ground level Natural regeneration of Elm within	Remove Elm	10+	C2
H2	Common Holly	2	MS<5	90	-	-	-	-	-	-	-	-	SM	Good	Fair Growing on bank Multi-stemmed at ground level Natural regeneration of Sycamore within Becoming smothered in brambles	Remove Sycamore and brambles	10+	C2



TREE PRESERVATION ORDER /
 CONSERVATION AREA STATUS:
 CBA trees has been informed by the
 Client that the trees are protected
 by a Tree Preservation Order and
 the site is located with the Old
 Bursledon Conservation Area.

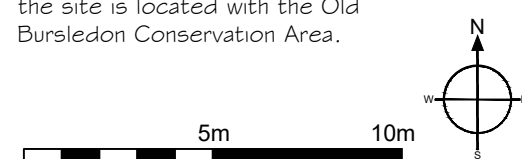


Diagram illustrating the components of a tree node structure:

- KEY
- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD CATEGORY
- TREE NUMBER
- CATEGORY

- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES

NOTE: TREE/GROUP NUMBERS
MARKED WITH AN * HAVE
APPROXIMATE LOCATIONS.

JOB TITLE
Greywell.High
Street, Bursledon,
SO31 8DL

DRAWING TITLE
Tree Survey Plan

CBA DRAWING No.
CBA11800.01 TSP Rev A

BASE PLAN DRAWING No.
Arb Assessment: TPP

SCALE 1:200 at A2

DATE January 2024

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PERMISSION. ALL DIMENSIONS MUST BE
CHECKED ON SITE AND NOT SCALED FROM
THIS DRAWING.





		BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE					
		Site:	Greywell, High Street, Bursledon, SO31 8DL				
		Date:	27th November 2023				
		Consultant:	Stefan Rose BSc(Hons), TechCert (Arbor A), TechArbor.A				
Notes: 1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012. 2. For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m2 in accordance with Section 4.6.1 of BS5837.2012.							
TREE PRESERVATION ORDER / CONSERVATION AREA STATUS: CBA trees has been informed by the Client that the trees are protected by a Tree Preservation Order and the site is located with the Old Bursledon Conservation Area.							
Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)	
1	Pedunculate Oak Quercus robur	B1+2 interim	MS<5	1200	14.4	652	
2	Common Sycamore Acer pseudoplatanus	C1+2	S	620	7.4	174	
3	Pedunculate Oak Quercus robur	A1+2+3	S	1280	15.0	707	
4	Norway Spruce Picea abies	C1	S	160	1.9	12	
5	Magnolia Magnolia spp	B1+2	MS<5	250	3.0	28	
Grp 1	Elm Common Sycamore Common Ash Common Hazel	C2	MS>6	100	1.2	5	
H1	Common Holly Common Yew	C2	MS<5	90	1.1	4	

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
H2	Common Holly	C2	MS<5	90	1.1	4





	TREE WORKS SCHEDULE		
	Site:	Greywell, High Street, Bursledon, SO31 8DL	
	Date:	February 2024	Consultant: Stefan Rose <i>BSc (Hons), Tech Cert ArborA, TechArborA</i>

Tree No.	Species	Recommended Works
1	Pedunculate Oak <i>Quercus robur</i>	None required for planning application
2	Common Sycamore <i>Acer pseudoplatanus</i>	Fell to ground level and remove stump
3	Pedunculate Oak <i>Quercus robur</i>	Remove major deadwood with a branch attachment >50mm
4	Norway Spruce <i>Picea abies</i>	Fell to ground level and remove stump
5	Magnolia <i>Magnolia spp</i>	None required for planning application
Grp 1	Elm Common Sycamore Common Ash Common Hazel	Fell to ground level and remove stumps
H1	Common Holly Common Yew	Fell to ground level and remove stumps
H2	Common Holly	Fell to ground level and remove stumps

- It is advised that all remedial tree works such as pruning is carried out between July and September or November and February. Tree works should also avoid the season for nesting birds.
- All tree works should be carried out in accordance with current best practice guidelines and BS3998: 2010 – Tree Works. Only natural target pruning method to be used.
- We recommend the use of an Arboricultural Association Approved Contractor or an ISA Certified Arborist/Tree Worker suitably insured and experienced to carry out the tree works.





SUMMARY OF TREE PROTECTION MEASURES

Introduction

This leaflet shall be issued to all site personnel as part of their induction briefing.

It describes in summary form, the precautions that site personnel shall at all times follow, to ensure that the existing trees on the site come to no harm.

The precautions described are neither arbitrary nor reducible and must be adhered to in full.

These precautions are necessary because unprotected trees are very vulnerable to damage during demolition and construction works.

Furthermore, many of the trees on the site are under LEGAL PROTECTION and damaging them can result in heavy fines.

Two common misconceptions about trees:

MYTH: Trees have deep taproots and so shallow excavations will not harm the tree.

FACT: 90% of all tree's roots are found in the top 600mm of soil; all excavations near to trees are likely to cause root damage which can kill the tree.

MYTH: Trees will quickly heal over any bark wound, with no ill effect.

FACT: Bark wounds take years to heal and larger ones never do; missing bark can lead to disease and even the death of the tree.

Tree Protection

All trees adjacent to unsupervised work areas have been protected by fencing.

This fencing must be respected at all times and no attempts shall be made to damage, bypass or ignore it.

In areas designated for supervised working, no works shall be undertaken without the supervisor being present or without him/her issuing a "carry on" chit.

Prohibitions Adjacent to Trees

Inside the exclusion area of the tree protection, the following prohibitions shall apply.

- No digging or scraping
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No handling, discharge or spillage or any chemical substance
- No water-logging

In addition to the above, further precautions shall be taken near to trees.

- A 10m separation distance shall be observed between trees and any substance injurious to their health, including fuels, oil, bitumen, cement (including washings) builders' sand, concrete mixing and other chemicals.
- No fire shall be lit such that flames come within 5m of any foliage; this shall be taken to mean a fire separation distance to the leaves of 20m.

Avoiding Damage to Stem and Branches

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights, can operate without coming into contact with trees.

Consequently, any transit or traverse of plant in proximity to trees shall be conducted under the supervision of a spotter to ensure that adequate clearance is at all times maintained.

In some circumstances, it may be impossible to achieve this, necessitating the pruning of the tree.

If this is necessary, a specialist team shall be called in following referral to the project Arboriculturist.

No tree pruning shall be undertaken by demolition or construction personnel.

Asking for Help

If you see any damage to a tree or its protective fencing, or if you need a tree pruning for plant clearance, contact **CBA Trees** as follows:

Office Telephone: 02380 986229

**REMEMBER:
ALL TREE DAMAGE
IS AVOIDABLE –
SO AVOID IT!**



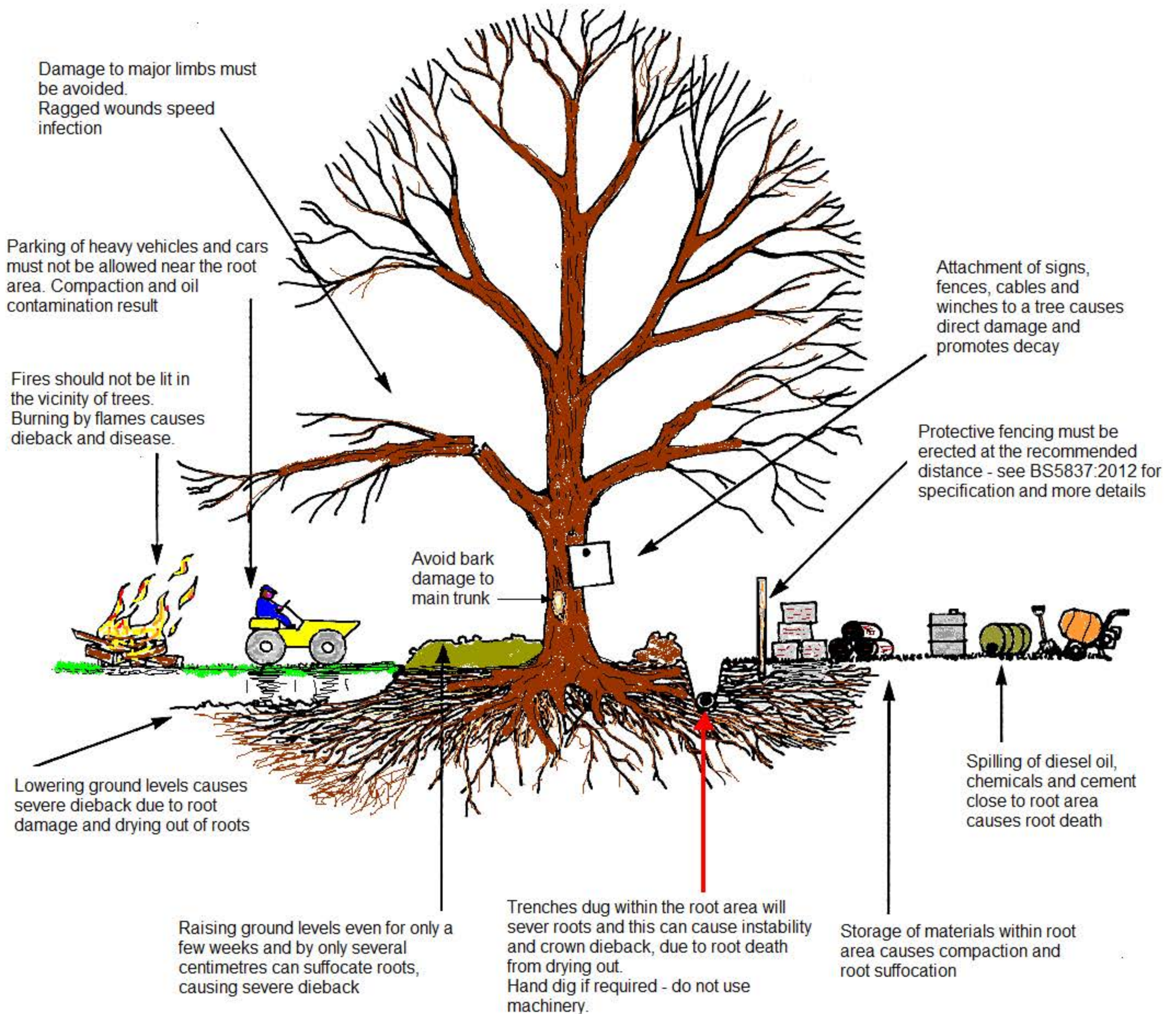
**PROTECTIVE BARRIERS.
THESE BARRIERS MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**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**

COMMON CAUSES OF TREE DEATH

The use of properly positioned protective barriers can prevent tree deaths occurring.







The Professional Arboricultural Consultancy

Qualifications of Stefan Rose Principal Consultant

Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A*, joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant Stefan undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.