



Christopher Hoare Tree Services Ltd

Arboricultural Contracting & Consultancy

Limited Company No: 04766544

VAT Registration: 750117661

19th June 2024

Report Number Q5405

REPORT FOR 56 NICHOL ROAD, CHANDLER'S FORD

SITE SPECIFIC ARBORICULTURAL METHOD STATEMENT

Introduction

Christopher Hoare Tree Services Ltd were commissioned by Mr Harjeet Singh Virk to provide a Site-Specific Arboricultural Method Statement and Tree Protection Plan to support Planning Application F/21/92172 and a letter from Eastleigh Borough Council Tree Officer which states;

We acknowledge that the site plan contains a note regarding tree protection fencing, but we will require a more robust tree protection plan prior to commencement, including details to the rear, and measurement for the construction exclusion zones based on actual RPAs, as per British Standard 5837.

Therefore, we raise no arboricultural objection to the proposals, subject to the following condition: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

All trees have been surveyed in accordance with BS5837:2012 Trees in relation to demolition, design and construction – Recommendations.

The report has been written to provide guidance for the demolition of the existing residential building and construction of a new residential dwelling (within the existing footprint) within proximity of a protected trees.

Site Description

The site is located adjacent to Nichol Road, Chandler's Ford in the county of Hampshire and within the administrative boundary of Eastleigh Borough Council.

The site is bound to the north by a property accessed off Hocombe Road, minor road. The eastern boundary is demarcated by further properties off Randall Road, minor road. The southern boundary is delineated by a further property accessed off Nichol Road, minor road. The western boundary abuts Nichol Road, minor road. The site is centred at Ordnance Survey Grid Reference SU 43688 22725.

The topography of the study area is generally flat. The location of the trees surveyed can be found on Drawing Number Q5405-01, enclosed within this report.

Statutory Protection

Examination of Eastleigh Borough Council (2024) interactive mapping, (<https://emaps.eastleigh.gov.uk/webmaps/Map.aspx?MapName=WebMaps>), accessed on 19th June 2024, indicated that the trees surveyed are the subject of Eastleigh Borough Council Tree Preservation Order Reference EBC 244-TPO.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Part 4 – Applications for Consent under Tree Preservation Orders states that an application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which an order is for the time being in force shall be made in writing to the authority on a form published by the Secretary of State for the purpose of proceedings under these Regulations.

Until such time as the application has been granted no works must be undertaken on the trees identified as being subject to TPOs that contravene the order. Works include pruning, topping, lopping, uprooting or wilfully damaging these trees. Any proposed pruning works will need to be fully specified and agreed within any planning application. If works are not included within the planning application, a separate TPO application will be required to be submitted to the Local Authority for permission to undertake any works (approximately an 8-week process).

Apart from [limited exceptions](#), permission must be sought from the local planning authority by submitting a standard application form. The form is available from the Local Authority [Planning Portal](#). It is important that the information on the form makes clear what the proposed work is and provides adequate information to support the case.

The authority's consent is not required for carrying out work on trees subject to an Order so far as such work is necessary to implement a full planning permission. For example, the Order is overridden if a tree has to be removed to make way for a new building for which full planning permission has been granted. Conditions or information attached to the permission may clarify what work is exempt.

Further examination of Eastleigh Borough Council (2024) interactive mapping, (<https://emaps.eastleigh.gov.uk/webmaps/Map.aspx?MapName=WebMaps>), accessed on 19th June 2024, indicated that the trees surveyed are not situated within a Conservation Area.

Tree Condition and Pruning

The trees have been inspected in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

It was deemed, at the time of the inspection that the trees were deemed to be Category B, tree of moderate quality when considered in accordance with the guidance set out in BS5837:2012

It will be necessary to undertake access facilitation pruning works to tree number 2 as this trees canopy overhangs the existing roofline. Therefore, in order to erect the scaffold without harming the tree, the canopy will need to be pruned back by a minimum of 1 m to a suitable growth point.

During the survey the trees were in full leaf and the branches were at a height that will fluctuate through the seasons. In addition, the date of construction commencement is yet to be determined and further growth will occur to all of the vegetation on this site.

The exact measurements required for each pruning activity will be determined on the day of tree works under the supervision of the Project Arboriculturist.

It is considered that no other tree work will be required to facilitate the proposed development.

All tree works should be carried out by a suitably qualified and experienced arborist to British Standard 3998:2010 Tree work – Recommendations.

Root Protection Area (RPA)

In order to avoid damage to the roots or rooting environment of retained trees 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.

The exclusion zones are to be defined on site throughout the course of the construction by the use of protective barriers and ground protection as described below.

The Construction Exclusion Zones are to be afforded protection at all times. No works that cause compaction of the soil or severance of tree roots, except where it is undertaken in accordance with the guidance provided within this document, will be undertaken within any exclusion zone.

Tree Protection Barriers

It is recommended to contain the area of construction using HERAS fencing barriers for added security to prevent accidental or forced access to the proposed site. The protective barriers 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. Signs will be installed on the protective barriers, at regular intervals, to inform contractors of the importance of protecting trees.

The locations of the protective barriers to be installed are shown on the Tree Protection Plan Drawing Number Q5405-01, enclosed within this report.

The protective barriers are to be constructed in accordance with the specification detailed in BS5837:2012 (Figure 3; Appendix 4 (enclosed)) or agreed at the initial Tree Protection Barrier audit (audit and supervision dates to be confirmed). Any variation to the specification of the protective barrier will be agreed with the Tree Preservation Officer for Eastleigh Borough Council or Project Arboriculturist. It is recommended that the default variant is avoided due to the method of installation of the upright supports being so close to the stems of the trees. The preferred method would be to utilise stabilising bars attached to the rear of every other panel post to avoid unnecessary root damage or compaction (see photographic example).

The Contracts Manager will inform the Project Arboriculturist when the protective barriers have been installed and the Project Arboriculturist will attend site to confirm that they have been installed in accordance with the Tree Protection Plan Drawing Number Q5405-01, attached to this report. The Local Planning Authority will be notified in writing once this inspection has been undertaken.

Ground Protection

The proposed development will require the installation of ground protection measures as access to bare ground within the RPA of retained tree number 2. The demolition and construction activities will require scaffold to be installed within the RPA of this tree. In addition, materials will need to be transferred from the site compound to the build area.

It is not yet determined what the loading of the access route is likely to be at this stage. Any ground protection to be installed must be capable of supporting the expected loads and avoid compaction and damage to the soil. In this respect, the following examples provide adequate suspension of loads within the RPA of retained trees. The ground protection might comprise one of the following:

- For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane.
- For pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.
- For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

The Construction Contractor will inform the Project Arboriculturist when the ground protection has been installed and the Project Arboriculturist will attend site to confirm that it has been installed in accordance with the Tree Protection Plan and loading expectations. The Local Planning Authority will be notified in writing once this inspection has been undertaken.

The tree protection measures will only be removed with the consent of the Arboricultural Officer for Eastleigh Borough Council or Project Arboriculturist to permit the final completion of the scheme.

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

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.

No works shall be conducted within the RPA of the tree and group surveyed as shown on Tree Protection Plan Drawing Number Q5405-01, attached to this report.

Foundations

One of the biggest concerns we are most often asked about is the impact of tree roots on the foundations of new buildings and extensions, particularly when a tree could be retained if it is significant in the landscape, or it may be in a Conservation Area or it could be covered by a Tree Preservation Order (TPO).

The development might be delayed for further planning, be perceived as too difficult because the tree is too close and shelved, or a risk may be taken about removing the tree which will potentially come under scrutiny by the planning authorities.

The architects' drawings show that the proposed new residential dwelling will overlay the existing foundations of the residential dwelling to be demolished. Therefore, there should be no reason to excavate below the existing damp-course or foundation level to achieve the proposal. This will protect all underlying roots within unmade ground of tree number 2.

Should there be any amendment to this design strategy, the Arboricultural Officer for Eastleigh Borough Council or Project Arboriculturist shall be consulted.

Monitoring And Managing

All operations will be monitored by the Contracts Manager to ensure that all works within this document are followed (this will be built into the contract specification).

The Arboricultural Officer for Eastleigh Borough Council or Project Arboriculturist shall confirm that the tree protection measures have been erected correctly and that no works shall be carried out within the RPA of the tree or group surveyed.

Induction and Personnel Awareness

Details of tree protection and methods of working around trees will be included within site inductions to new members of site staff and included within tool-box talks at daily briefings to staff. All personnel inducted on site will include a statement of acceptance of responsibility should any tree be damaged during operations. The financial penalty for damaging a protected tree can range up to £20,000.

The retained Arboricultural Consultant will provide an initial brief to the Site Manager, Contracts Manager and Foreman prior to any works being carried out at this site. A copy of this document and the related Tree Protection Plans will be kept on site and accessible to staff. A copy of the Tree Protection Drawing will be on display to all staff and contractors.

The Contracts Manager will be responsible for carrying out a daily check of all 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 Guildford Borough Council on completion of each visit with photographic evidence where appropriate.

The meeting shall include the following:

- Auditing and inspection period.
- Tree work requirements.
- Installation of Tree Protection measures.
- Removal of Tree Protection measures – Landscaping.
- Post development tree inspection.

The Arboricultural Officer for Eastleigh Borough Council will have the opportunity to carry out unannounced audits and inspection at the discretion of the Local Planning Authority.

Use of Subcontractors

The Contracts Manager will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site. Inspections and audits will be regularly carried out by the Contracts Manager during the development. The Contracts Manager will be responsible for the protection of all of the trees and should any concerns be raised by sub-contractual staff then contact with the Project Arboriculturist will be made for advice.

Contingency Plan for Soil Contamination

Water will be available on site to wash down the trees stems 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.

Parking

All highway laws will be respected. There will be no parking on verges or across neighbouring land.

Site Compound

The site compound will be installed in the front aspect and away from retained trees.

Disclaimer

The contents of this report are the responsibility of Christopher Hoare Tree Services Ltd. 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.

Christopher Hoare Tree Services Ltd 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 trees, groups and woodlands on 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: Christopher Hoare Tree Services Ltd
Mobile: 07542 093882

Local Authority: Eastleigh Borough Council
Address: Eastleigh House, Upper Market Street, Eastleigh SO50 9YN
Tel: 023 8068 8000

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

Yours sincerely,



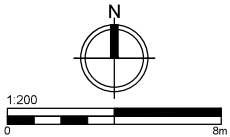
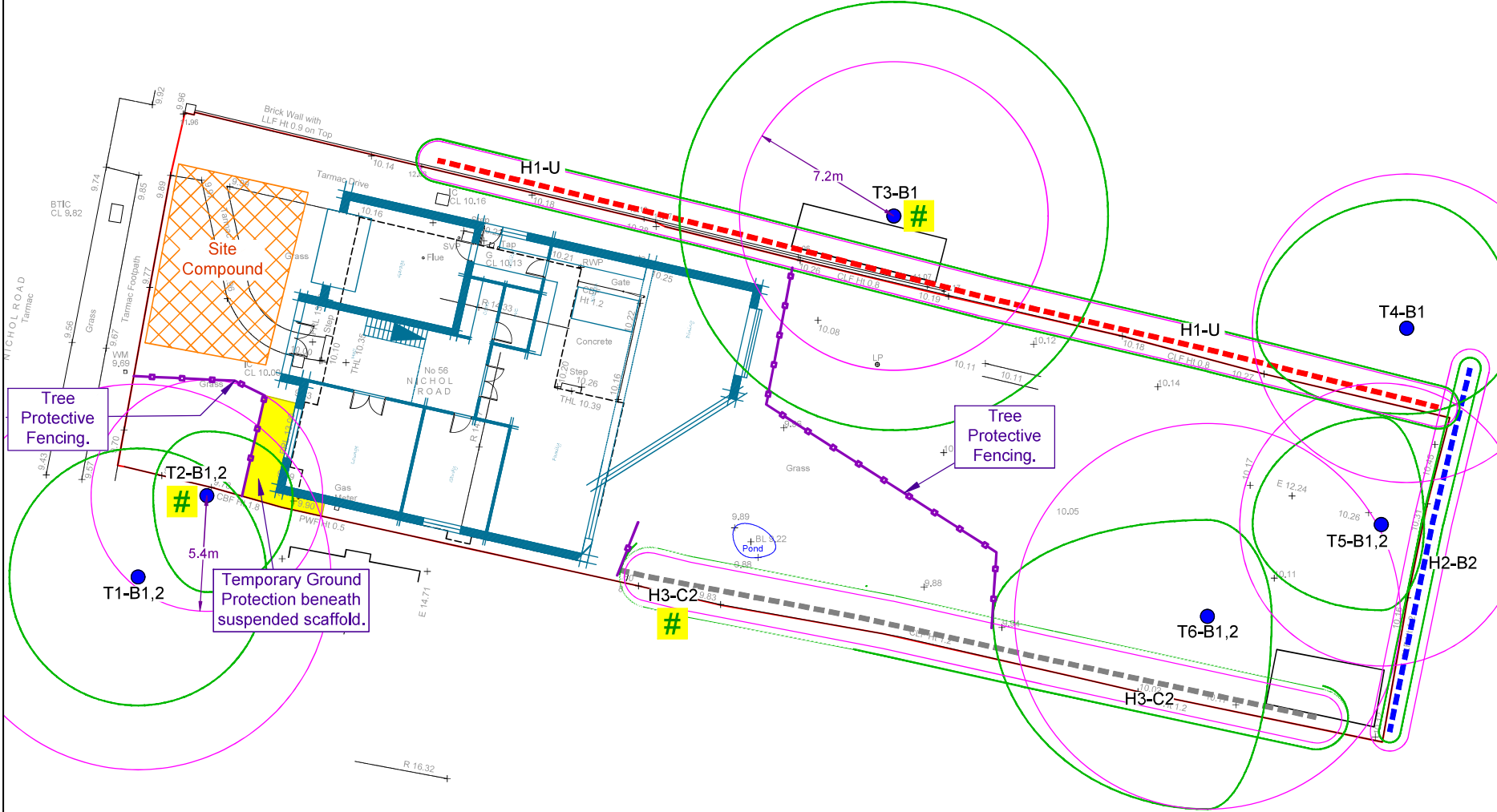
Marco Bartolini
Arboricultural Consultant TechArborA, PTI, FdScWM, Dip Mgmt
For and On Behalf of Christopher Hoare Tree Services Ltd

Enclosures;

1. Q5405-01, Tree Protection Plan.
2. Tree Survey Results.
3. RPA data.
4. Tree Protection Barrier (Variants)
5. Tree Protection Example Photographs.
6. Tree Protection Sign (example).
7. Photographic Montage of Existing Site.

Q5405-01, Tree Protection Plan.

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Demolition of existing bungalow to utilise a top-down and pull-in process only.

Key

- Trees**
Showing Canopy extents, category colour and tag number (with category).
- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups**
Shown as dashed centre/boundary line. Colour represents category (see above).
- BS 5837:2012 Root Protection Area**
- Tree Protective Fencing**
- Ground Protection**
- Site Compound**
- Facilitation Pruning Required**

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Client		MDT Design Ltd	
Project		56 Nichol Road, Chandler's Ford.	
Drawing Title			
Tree Protection Plan			
Scale	Date	DB	CB
1:200 - A3	20/06/2024	CS	MB
Drawing Number		Rev	
Q5405-01		A	

Table A.1: Results of Arboricultural Survey

Tree No.	Species	No. Stems	Diam (mm)	H't (m)	Ht 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	Sycamore	1	750	25.0	4.0 S	6.0	6.0	6.0	6.0	4.0	4.0	4.0	4.0	M	G	G	20+	B1,2 Int	- Artificial structures within RPA. - Off-site tree. - Restricted access prevents detailed assessment.	-
2	Western Red Cedar	1	450	16.0	0.0 N	3.0	4.0	4.5	2.5	0.0	0.0	0.0	0.0	EM	G	G	20+	B1,2 Int	- Artificial structures within RPA. - Off-site tree. - Restricted access prevents detailed assessment. - Low hanging branches. - Branches in very close proximity to building.	Prune from building by 1.5 m.
3	Oak	1	600	17.0	2.0 W	10.0	10.0	10.0	10.0	2.0	2.0	2.0	2.0	M	F	G	20+	B1 Int	- Artificial structures within RPA. - Off-site tree. - Restricted access prevents detailed assessment. - Major deadwood in crown overhanging site.	Crown clean deadwood.
4	Oak	1	600	25.0	7.0 S	6.0	5.0	4.0	7.0	9.0	11.0	8.0	7.0	M	F	G	20+	B1	- Artificial structures within RPA. - Off-site tree. - Heavily pruned. - Restricted access prevents detailed assessment. - Major deadwood in crown overhanging site.	Crown clean deadwood.
5	Oak	1	550	24.0	4.0 W	5.0	2.0	4.0	6.0	3.0	4.0	3.0	3.0	EM	F	G	20+	B1,2	- Heavily pruned. - Artificial structures within RPA. - Major deadwood in crown. - Tall and etiolated.	Crown clean deadwood.
6	Oak	1	750	26.0	4.0 N	4.5	3.0	9.0	10.0	2.0	3.0	2.0	4.0	M	F	G	20+	B1,2	- Asymmetrical crown due to group pressure. - Heavily pruned. - Artificial structures within RPA. - Major deadwood in crown.	Crown clean deadwood.

Table A.1: Results of Arboricultural Survey (continues)

Tree No.	Species	No. Stems	Diam (mm)	H't (m)	Ht 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							
H1	Sycamore, Ivy, Rhododendron	1	<u>50</u>	4.0	0.0 E	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	0.0	0.0	0.0	0.0	Y EM M	P	F	<10	U	- Suppressed by ivy. - Off-site hedgerow. - Restricted access prevents detailed assessment. - Poor form.	-
H2	Cherry Laurel	1	<u>60</u>	2.0	0.0 W	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>	0.0	0.0	0.0	0.0	EM	G	G	20+	B2	- Off-site hedgerow. - Restricted access prevents detailed assessment. - Managed boundary hedgerow.	-
H3	Griselinia, Bay, Rhododendron, Ivy, Hawthorn	1	<u>100</u>	5.0	0.0 N	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	0.0	0.0	0.0	0.0	Y EM M OM	F	F	10+	C2	- Managed boundary hedgerow. - Artificial structures within RPA. - Recently pruned.	-
Key <u>Age Class</u> 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. <u>Physiological Condition</u> G: Good = no health problems F: Fair = symptoms of ill health that may be remedied P: Poor = poor health D: Dead <u>Structural Condition</u> G: Good = no structural defects F: Fair = remedial structural defects P: Poor = significant structural defects D: Dead <u>000</u>: 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 Int: Interim category due to access restrictions. All trees are the subject of a TPO.																				

Table A.1: (cont'd) Results of Arboricultural Survey

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

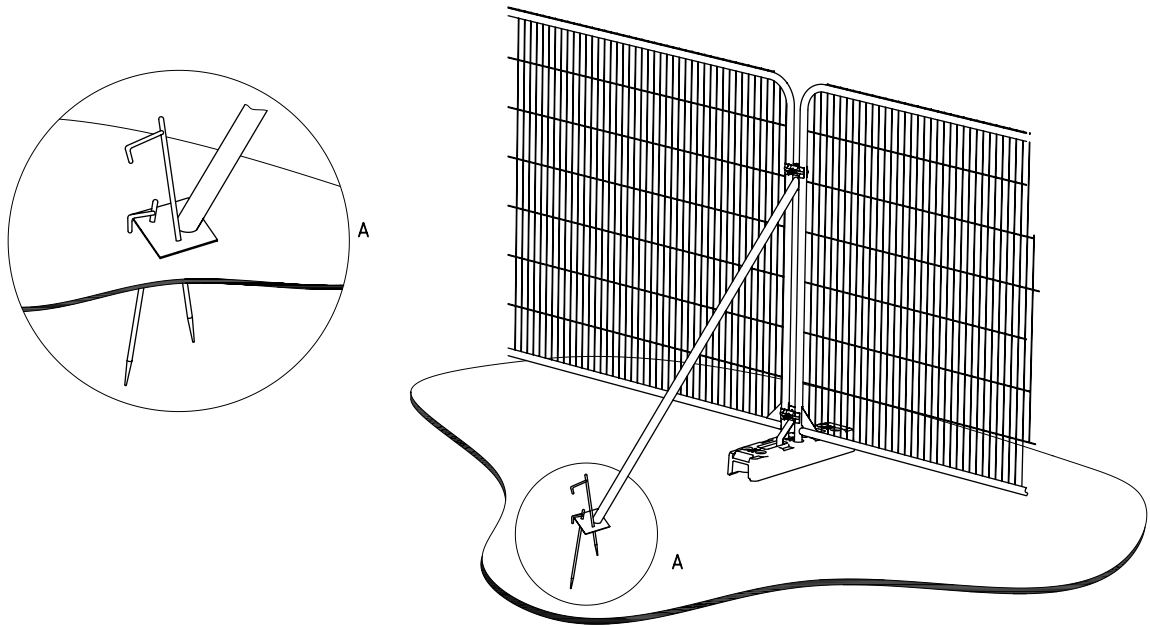
Table A.2 provides details of the Root Protection Area (RPA) of all trees surveyed. This table also gives an approximate root protection radius for these trees.

Tree No.	Species	Diam (mm)	Approximate Root Protection Radius (m)	Root Protection Area (m2)
1	Sycamore	<u>750</u>	9.0	255
2	Western Red Cedar	<u>450</u>	5.4	92
3	Oak	<u>600</u>	7.2	163
4	Oak	<u>600</u>	7.2	163
5	Oak	550	6.6	137
6	Oak	750	9.0	255
H1	Sycamore, Ivy, Rhododendron	<u>50</u>	0.9*	3*
H2	Cherry Laurel	<u>60</u>	0.9*	3*
H3	Griselinia, Bay, Rhododendron, Ivy, Hawthorn	<u>100</u>	1.2*	5*
Key: <u>000</u>: Estimated dimensions due to access restrictions or averaged measurements over hedgerow. *: Measured around centre of each group.				

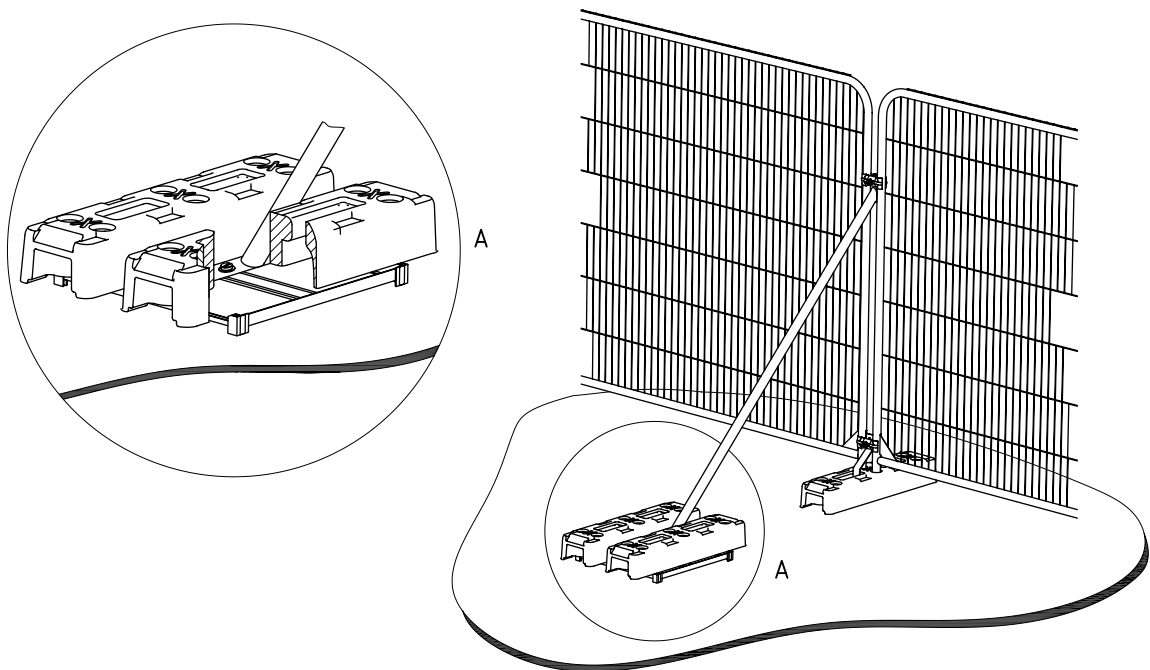
Table A.2: RPA and Approximate Root Protection Radius of Trees Surveyed

Tree Protection Barrier (Variants)

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Tree Protection Example Photographs.







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 within 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

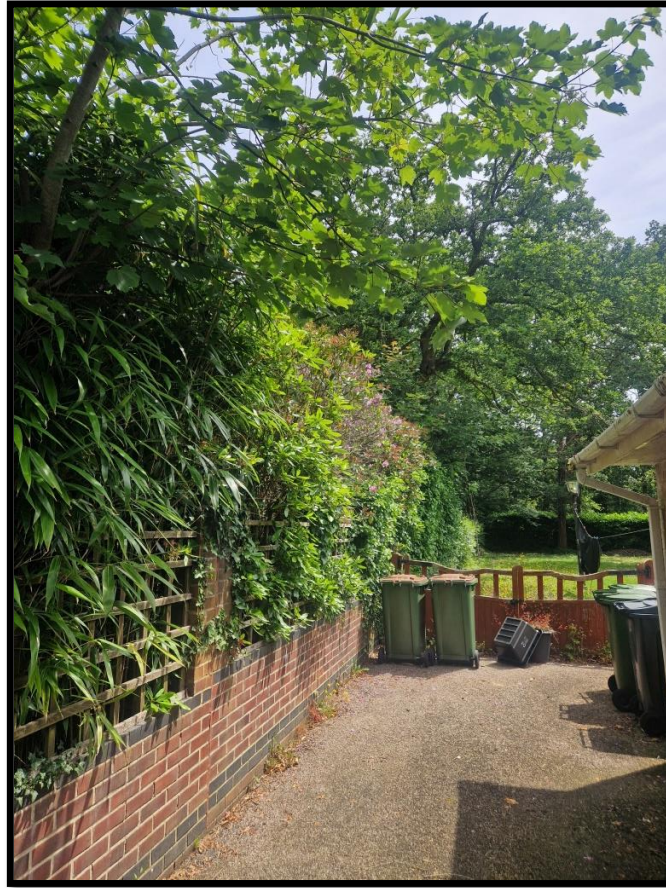
DO backfill with a suitable inert granular and top soil material mix as soon as possible on completion of work

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

Photographic Montage of Existing Site.



Rear Aspect Trees all Protected from Construction



Front Aspect Approach



Proximity of T2 to existing property