



Stephen Downton
7 Eyre Close
Totton
SOUTHAMPTON
SO40 8TN

My Ref: D2438AMS

1st October 2024

Dear Stephen,

**RE: 21 OLD SCHOOL CLOSE, NETLEY ABBEY SO31 5QJ
PROPOSED REDEVELOPMENT
EASTLEIGH BOROUGH COUNCIL PLANNING REF: H/24/97873**

In accordance with your instructions on behalf of the applicant I have prepared arboricultural submissions relating to the above site. This is in respect of compliance with the relevant condition attached to the above planning permission. This letter is effective as an Arboricultural Method Statement (AMS) as required in Condition 4 of the planning permission; in letter form because the tree issues appear to be reasonably straightforward. The plan AC1 attached to this letter is an annotated copy of the approved 'Site Layout Plan with Parking' as referred to in the planning permission.

- 1 Preliminary matters:** Eastleigh Borough Council granted consent for a single storey side extension at 21 Old School Close, Netley Abbey in their planning permission ref: H/24/97873 dated 12th September 2024. A Tree Consultation Response of 29/08/2024 relating to the application suggested that the area was already developed, but that care would need to be taken, and arboricultural information would be required pre-commencement. The consultation set out a tree-related consent condition and this condition was quoted in the subsequent planning permission (and see section 2 below).

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2 PLANNING CONDITION RELATING TO TREES

- 2.1 **Tree planning condition:** There is one condition only relating to existing trees. This is Condition 4 of the planning consent, and it is given verbatim in full below:

Condition 4	No excavation, demolition or development related works shall take place on site until an arboricultural method statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved document 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.

3 TREE

- 3.1 **T1 - Oak:** There is one tree only of significance in relation to the proposed redevelopment. This is an oak standing in the south verge of the access to the rear parking area for the adjacent pub to the north, The Cottage Pub. Tree details to BS5837:2012 are given on plan AC1. The measures for tree protection and processes set out below are solely in respect of this tree.

4 MEASURES FOR TREE PROTECTION

- 4.1 **Protective fencing:** The tree stands on adjacent land separated from the development site by an existing 1.8m close-boarded wooden fence. This fence is proposed for retention. While it remains, it provides protection for the above-ground parts of the tree to a sufficient and adequate standard. There are no proposals for any development - related activity on the tree side of the fence i.e., in the land of The Cottage Pub. There is no requirement or scope for additional temporary tree protective fencing.
- 4.2 **Ground protection.** The whole of the site frontage at 21 Old School Close is surfaced with concrete paviours. These provide an area for parking across the front elevation of the dwelling and access for the existing garage. This surfacing is almost entirely within the RPA of T1, and it provides ground protection to a

sufficient and adequate standard. The proposal is for this existing surfacing to be retained and used as access to the footprint of the proposed redevelopment. There is also a paved pedestrian access between the existing boundary fence and the north side elevation of the existing garage. This path will be retained and provide sufficient and adequate ground protection. There is no requirement or need for additional temporary ground protection.

5 PROCESS MEASURES

- 5.1 **Demolition:** The existing lean-to side addition will be removed. It is entirely within the RPA of T1. The superstructure is timber-framed with a polycarbonate panel roof and will be dismantled by hand using hand tools. The structure sits on a concrete slab which is believed to be up to 300mm thick, sitting on a levelling bearing course of Type 1 or similar compacted stone. The proposal is to remove the concrete slab and replace it. The existing slab will be broken up using hand tools that may include pneumatic chisels, and the arisings will be removed by hand. If the existing bearing course is sufficient to be used for the redevelopment, it will be retained. If it is not sufficient it will be removed by hand using hand tools. There will be no excavation into previously undisturbed ground i.e., below any bearing course.
- 5.2 **Construction:** A replacement concrete slab will be cast on site to bear the construction for the extension. The slab will be reinforced and up to 300mm thick. An impermeable membrane will be installed over any sub-base or bearing course, with the slab laid over, to prevent ground contamination by concrete. Access for this work will be pedestrian only. With the slab in place the superstructure will be installed over, with no additional excavation. There is no requirement for underground services and no proposal for the installation of such services in respect of the risk of harm to T1.
- 5.3 **Storage of materials, concrete mixing, use of fires:** The existing boundary fencing defines the area available for site access and the storage of non-toxic materials. The area available for this is the existing surfaced area across the front elevation of the dwelling, which will be retained. In addition, the following precautions will be taken:
- There will be no fires on the site without the express permission in writing of the Local Planning Authority
 - There will be no storage of harmful materials e.g. DERV fuel within 10m of the trunk of any retained tree

- If concrete is to be mixed within 10m of any retained tree, it shall be in a watertight bund, with any outfall outside the 10m exclusion zone

The details given in this AMS show that, provided the processes and protective measures as set out above are carried out, there will not be a significant adverse effect on the retained tree. I would be grateful for the Council's confirmation in writing that this letter with attached plan is acceptable to the Council as the AMS required in Condition 4 of the consent, and that adherence to the AMS will allow the condition to be discharged to the Council's satisfaction.

Yours sincerely



Jonathan Fulcher **DipArb FArborA**

Encs



Plan AC1

Tree Protection Plan for Arboricultural
Method Statement

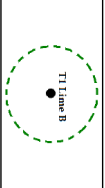
Proposed redevelopment
at 21 Old School Close,
Netley Abbey

Report Ref:
D2438AMS

Eastleigh Borough Council
Planning ref: **H/24/97873**

Location of tree with tree schedule numbering indicating location of BS5837:2012 section 6.2 measures for tree protective fencing, ground protection, and special measures relating to demolition

Key



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



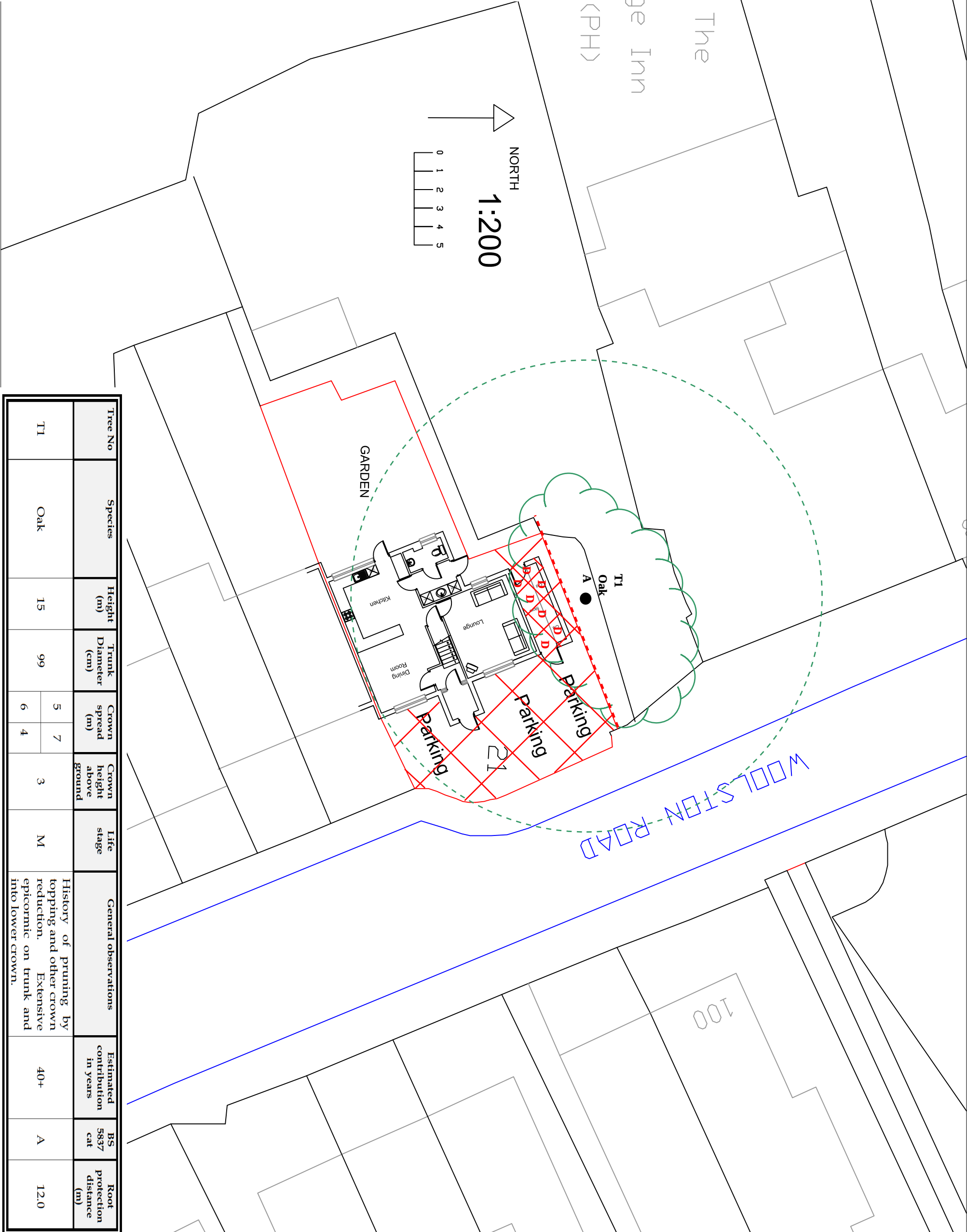
Location of existing fencing
acting as BS5837 temporary
fencing



Location of retained surfacing
acting as ground protection



Location of structures
requiring special measures for
demolition



Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Oak	15	99	5	7	3	M	History of pruning by topping and other crown reduction. Extensive epicormic on trunk and into lower crown.	40+	A	12.0