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Arboricultural Implications Report

Proposed development at

Land to the West of Allbrook Way

Eastleigh



October 2024

Ref. SJA air 23221-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed removal of six individual trees and the partial removal of two groups of trees will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees, woodlands or groups which contribute to landscape features of value, and protects and conserves existing green networks important to biodiversity and local character, it complies with Policies DM1 and DM11 of the Eastleigh Borough Council Local Plan.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Bargate Homes Limited to visit Land West of Allbrook Way (A335) Eastleigh and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Eastleigh Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the construction of forty-nine detached and semi-detached dwellings with rear amenity gardens, off street parking and associated hard surfacing and SuDS features.

1.2.4. This report summarises and sets out the main conclusions of the baseline data

¹ British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). A comparison of the impacts of this and the previously approved Outline scheme (ref. O/19/86980) is presented at Section 8. A summary and conclusions, with regard to local planning policy, are presented in Section 9.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Nigel Kirby and Anthony Harte of SJA trees on Thursday 25th October 2018, and again by Nigel Kirby and Jesse Tree on the 17th of May 2023. Weather conditions at the time were clear dry and bright. Deciduous trees were in partial of full leaf.

1.4. Site description

1.4.1. The site is 4.28ha in size and is located to the west of Allbrook Way (A335), as shown at **Figure 1** below. The proposed development area is formed of an irregular ellipsoid shape, with the west and east boundaries tapering to a point at its northern and southern extent. The eastern boundary adjoins the partially treed embankment which descends down to Allbrook Way (A335).

1.4.2. It is on ground that rises by approximately 17m from its southern end, adjacent to Knowle Hill, to its northern point adjacent to the wooded areas and PRow to the north and west. It currently comprises pastoral fields used for horse grazing and also contains Westfield House, a private dwelling located in the southern third of the site.



Figure 1: Site location shown on AutoCAD Geolocation satellite image

1.4.3. Historical maps and aerial photographs indicate that the site and surrounds were undeveloped agricultural land until the mid-twentieth century, when some of the nearby and adjacent land was developed as an area of residential housing. In the mid-eighties, the A335 known as Allbrook Way connecting to junction 12 of the M3 motorway was built. The earliest Ordnance Survey map, dated 1867, shows no trees growing within the site as seen in **Figures 2 & 3** below.



Figures 2 & 3: Extract from OS map of 1867, and an aerial image from 1947

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates that the northern third of the site lies on a bedrock of London clay, with no record of superficial deposits, while the southern two thirds lie on a bedrock of London clay with a superficial deposit of sand and gravel river terrace deposits.

1.5.2. Whilst no site investigation or soil analysis has been undertaken, the British Geological Survey map suggests that the soil is likely to be susceptible to compaction across the site due to the bedrock formation of London Clay, although the southern two thirds of the site indicate a superficial layer of River Terrace deposits formed of sand and gravel which may be less prone to compaction. In the context of the practicalities of the proposed development it is assumed that, overall, the site is susceptible to compaction.

1.6. Statutory controls

1.6.1. We believe that ten of the trees within and adjacent to the site (nos. 53, 55 - 59, 61, 63, 65 and 67) are covered by a tree preservation order (TPO). This is TPO no. 312 of 1990 made by Eastleigh Borough Council, which protects three groups of trees within the curtilage of Westfield House.

1.6.2. Of these three groups, group G3 is identified as being comprised of two elms. These are no longer present and have not been present for some time. Group G2 is identified as containing two maples, however, three maples are present in this location. Group G4 is identified as protecting eight silver birch, however, more than eight birch are present and so it is not clear which individuals are covered.

1.6.3. The map, where relevant to the site, of the TPO is reproduced at **Figure 4** below and the trees likely protected by it are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.

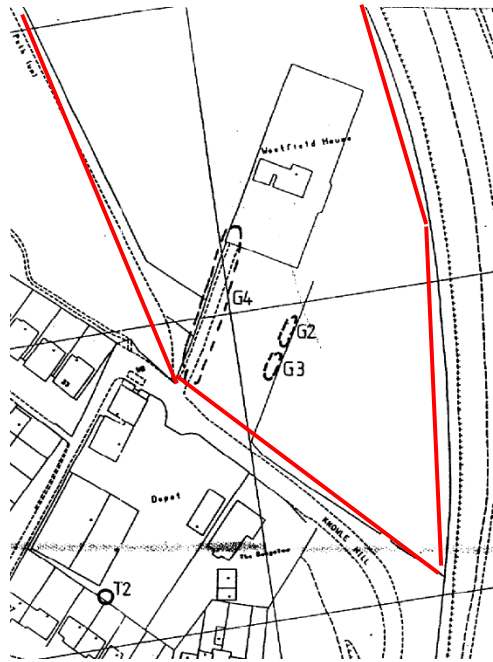


Figure 4: Extract from the TPO map, showing groups of trees covered by the Order

1.6.4. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.6.5. There are no hedgerows on site that could meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997³.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as ‘Ancient’. Ancient woodland is defined as “any area that’s been wooded continuously since at least 1600 AD” and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

³ The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two previous applications for re-development, as listed below:

- App Z/31143/000/00 (1989). Outline application for a country park, hotel, motorway service area, business park and residential development. Refused.
- App O/19/86980 (2019). Outline application for up to 52 dwellings. Approved.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')⁴ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed and beautiful places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and

⁴ The National Planning Policy Framework (NPPF) (December 2023). Department for Levelling Up, Housing & Communities

effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.2.4. Paragraph 136 in this section states: **“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”**

2.2.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 158: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”**

2.2.6. In paragraph 180, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.2.7. In paragraph 186, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Eastleigh Borough Local Plan 2016 - 2036.

2.3.2. The relevant section of Policy DM1 – General criteria for new development, of the Local Plan states:

“DM1 iv). not involve the loss of or damage to trees, woodlands, hedgerows, ponds,

priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value...”

2.3.3. The relevant section of Policy DM11 – Nature conservation of the Local Plan states:

“DM11 iii). Protect, conserve and enhance networks of natural habitats and features, including the Priority Biodiversity Areas and Priority Biodiversity Links identified in the Eastleigh Borough Biodiversity Action Plan 2012-2022, and watercourses and wetland complexes, woodland trees and hedgerows important to biodiversity and local character;”

2.4. Neighbourhood planning policy

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

3. THE TREES

3.1. Survey findings

3.1.1. In the updated site survey undertaken in May 2023 99 individual trees, twelve groups of trees, and two areas of woodland growing within or immediately adjacent to the site were identified. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The trees are predominantly located around the periphery of the existing pastoral fields, with the larger densities forming woodlands located to the west of the PRow. However, there are some larger individuals located internally to the site on the lower ground around Westfield House. Most of the trees are broad leafed with only three individuals surveyed being coniferous. The species mix is predominantly native with silver birch and English oak being the dominant species on, and adjacent to the site.

3.1.3. Most of the trees, internal to the site and within and around the periphery of the pastoral field appear to be planted while those located adjacent to the northern extent of the pastoral field and those located to the west of the PRow appear self-seeded and part of natural woodland regeneration, with the sizes and ages of the trees being consistent with early establishing woodland.

3.1.4. This is consistent with the character of the surrounding area, which is comprised of pastoral fields, separated and interspersed by small to moderately sized woodlands along Allbrook Way.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees and woods that are “**of value to the character to the area for appearance of biodiversity**” or “**important to biodiversity and local character**”. The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the woodlands (W1 & W2) which are a site of important nature conservation and form a landscape feature, are visible across the Winchester district and form a narrow area of countryside separating the northern part of Eastleigh from Allbrook, Hiltingbury and Otterbourne.
- the three field maples (nos. 53-55 / G5) adjacent to Westfield House which form an arboricultural feature from internal views within the site, particularly from the southern third of the pastoral field; and
- the common walnut (no. 51) located and the rear extent of Westfields house garden, which is readily visible from internal views looking south to north, and which adds character to the site; however, is only briefly glimpsed from Allbrook Way.

3.2.2. Seven individual trees (nos. 21 - 22, 42 – 43, 72, 93 and 97) are unsuitable for retention, irrespective of the proposals, in that they are 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. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category 'U' and are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

3.2.3. There are 10 mature trees growing on or immediately adjacent to the site; but four (nos. 20, 24, 26 & 52) are of only short-lived species, and which thereby are of only short-term potential. Of the remaining 6 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.2.4. There are no category 'A' trees and six category 'B' specimens. The remaining 86 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.5. Of the groups of trees and woodlands, three (G4, G5 and W1) have been assessed as category 'B', and the remaining 10 groups and woodland as category 'C'.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed site layout by Pegasus Group Architects, drawing no. P23-0088_04_D Proposed Layout, along with the Proposed Drainage Layout Plan no. 200_Proposed Drainage Layout Plan and the Levels Layout Plan no. 400_Proposed Levels Plan by The Civils Engineering Practice (CEP) have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and shown on the tree protection plan (TPP) at **Appendix 4**.

3.3.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by **red crosses** on the TPP.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, as set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can be secured by appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 8 below. Based on these findings, we have assessed the overall arboricultural impact of the proposals according to **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, six individual trees (nos. 1, 5, 6, 7, 8 & 81) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
1	Hazel	6m	15 stems @ 80mm est.	Semi-mature	C (2)
5	Ash	10m	300mm est. 210mm ivy est. 300mm ivy est. 3 stems @ 180mm ivy est. 2 stems @ 220mm ivy est.	Mature	C (2)
6	Field maple	9m	10 stems @ 90mm est. 180mm est. 140mm est.	Semi-mature	C (2)
7	Field maple	9m	170mm ivy est.	Semi-mature	C (2)
8	Field maple	9m	190mm est. 2 stems @ 120mm est.	Semi-mature	C (2)
81	Silver birch	11m	135mm	Young	C (1)

Table 2: Trees to be removed

4.1.3. Two groups of trees (G1 and G2) are to be partially removed as part of the proposals.

4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. As there are no ancient or veteran trees on site, none will be removed.

4.2.3. Only one of the trees (ash no. 5) to be removed is a mature specimen of a species of large ultimate size: all the other trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon⁶. However, it should be noted that the form of ash no. 5, being multi-stemmed with unoccluded wounds and lack of central leader, and its current, relatively low-level height of 10m, is unlikely to achieve its typical full mature biomechanical form in height and canopy spread. Accordingly, the removal of this one individual on the site is unlikely to have a negative impact on the benefits that mature trees provide and the off-site woodland/s provide in relation to smaller trees to be retained.

4.2.4. One of the trees to be removed (silver birch no. 81) is a young specimen, which BS 5837 states “**need not necessarily be a significant constraint on the site’s potential**”.

4.2.5. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above).

4.2.6. All six of the category ‘B’ trees are to be retained, there are no category ‘A’ trees on or adjacent to the site.

4.2.7. The categorisation method in BS5837 is designed to provide an easy to understand way of classifying the quality and landscape and cultural value of trees, to allow informed decisions to be made concerning which might be retained or be

⁶ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. Nature, volume 507.

removed in a development context⁷. However, whatever category is accorded to trees, this does not mean that those trees must, on that basis alone, be retained or removed. The Standard does not recommend that all category 'A' or 'B' trees must be retained; nor does it state that the acceptability in planning terms of proposed tree removals should be considered on the basis of category. More properly, such considerations should be based on planning policy.

4.2.8. Six of the eight-six category 'C' trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.9. As part of a pending s278 works agreement, subject to full planning permission of the application site, alterations and improvement works to Knowle Hill are proposed to provide pedestrian access to Woodside Avenue.

4.2.10. Whilst separate from this application site, these works will require the removal of a further four, small trees and sections of two groups of trees. This is detailed within the submitted s278 works application and repeated here at **Appendix 5**.

4.2.11. The trees to be removed are either a small, planted ornamental field maple (no.16), or self-seeded balsam poplars (nos. 112 – 114) and the partial removal and reduction of two groups to facilitate services connections along Knowle Hill and to provide a pedestrian footway/cycle link to Woodside Avenue. Their details can also be found in the s278 works application found at **Appendix 5**.

4.2.12. The proposals incorporate considerable space for replacement tree planting. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

4.2.13. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of

⁷ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 4.5.2.

the trees and groups (partially) identified for removal will represent only a no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. Fifteen trees to be retained are to be pruned to facilitate implementation of the proposals. These are shown at **Table 3** below.

Tree no.	Species	Age class	Proposed works
34, 35	English oak	Young	Crown reduce east canopy extent by up to 1m leaving them 6.5m from trunks to provide clearance from proposed parking bay.
51	Common walnut	Semi-mature	Crown lift north canopy extent only to 2.5m above ground by reduction of pendulous limbs no greater than 45mm diameter.
54, 55	Field maple	Mature	Crown lift south and north canopy quadrants respectively by removal of low level epicormic growth and pendulous limbs no greater than 45mm diameter to provide a 2.5m clearance above proposed hoggin path connecting to PROW.
78	Goat willow	Semi-mature	Crown reduce west/southwest canopy extent by up to 2.75m leaving it no closer than 4m from central trunk alignment.
79	Hawthorn	Young	Crown reduce west/southwest canopy extent by up to 1m, back to boundary to facilitate scaffolding.
80	Silver birch	Semi-mature	Crown reduce west/southwest canopy extent by up to 1m leaving it no closer than 2.75m from central trunk alignment to facilitate scaffolding.
82	Goat willow	Young	Crown reduce west/southwest canopy extent by up to 2m leaving it no closer than 1.5m from central trunk alignment to facilitate scaffolding.
83	Hawthorn	Young	Crown reduce west/southwest canopy extent by up to 1.5m leaving it no closer than 1.5m from central trunk alignment to facilitate scaffolding.
84 – 86	Silver birch	Young	Crown lift west canopy extents only to 3m above ground by reduction of small pendulous limbs no greater than 25mm in diameter.
104	English oak	Semi-mature	Crown lift south/southeast canopy to 2.5m over proposed pedestrian link to PROW by reduction of small pendulous limbs no greater than 45mm diameter.
107	English oak	Semi-mature	Crown reduce south/southeast canopy by 1m , leaving it 6m from central trunk to provide 2.5m clearance over proposed pedestrian link to PROW leaving wounds no greater than 50mm dia.

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. Six of the trees (nos. 78, 80, 82 & 84 – 86) to which pruning is required are of species that are intolerant of this because they are poor at compartmentalising wounds or because their wood decays quickly; so, pruning could lead to dieback or the

formation of columns of decay. However, in this instance the pruning wound diameter is estimated to be a maximum of and no greater than 30mm for these individuals.

5.2.2. Whilst two of the trees (nos. 54 – 55) to be pruned are mature, these and all the other specimens to be pruned are of average physiological condition. Accordingly, they should all be able to tolerate the number and sizes of the proposed pruning wounds, and to compartmentalise these effectively.

5.2.3. The extent of pruning proposed to the trees listed in **Table 3** is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from each tree are mostly few in number and small in size and will result in a maximum wound size no greater than 50mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations at paragraph 7.2.4 and at Table 1 of British Standard BS 3998:2010, *Tree work – Recommendations* (BS3998).

5.2.4. The proposed crown lifting will comprise the removal and the shortening of only secondary branches and will not require the removal back to the trunk of any primary branches, which will avoid making pruning wounds to the trunk, and will minimise any impact on the ‘damping’ of trunk movement that the lower branches provide. Moreover, this will mean that less than 15% of live crown height will be removed and that the remaining live crown will continue to form at least two thirds of the height of the tree and the pruning will comply with the recommendations at paragraph 7.6 of BS3998.

5.2.5. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees’ canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the local area.

5.2.6. Following the pruning specified, none of the proposed dwellings will lie within 3m of the extents of the canopies of trees to be retained, thereby providing adequate

working space for construction, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed hard surfacing, earthworks cut & fill, SuDs attenuation, access and services will encroach within the RPAs of 16 of the trees and one group of trees to be retained. These are shown in **Table 4** below.

Tree no.	Species	Incursion	Extent of incursion	% of RPA
3	Field maple	Proposed earthworks 'fill' by up to 150mm	1.3m ²	2.8%
34	English oak	Proposed visitor vehicle parking bay	0.8m ²	<1%
35	English oak	Proposed visitor vehicle parking bay	6.5m ²	2.8%
40	English oak	Proposed above soil footpath connection to PROW	9.5m ²	4.8%
53	Field maple	Proposed above soil sales unit parking and hoggin footpath connection to PROW	25.6m ²	5.2%
54	Field maple	Proposed hoggin footpath to PROW	12m ²	5.6%
55	Field maple	Proposed hoggin footpath to PROW	18.5m ²	5.3%
56	Silver birch	Proposed storm/foul drainage connection – via 'Thrust Boring'	n/a	n/a
57	Silver birch	Proposed storm/foul drainage connection – via 'Thrust Boring'	n/a	n/a
58	Silver birch	Proposed storm/foul drainage connection – via 'Thrust Boring'	n/a	n/a
64	Monterey cypress	Proposed hoggin footpath to PROW & drainage pipe	4.2m ²	2.2%
66	Goat willow	Proposed hoggin footpath to PROW	12.8m ²	11.3%
76	Goat willow	Proposed earthworks 'cut' and turf scrape by up to 100mm	18.5m ²	18%
78	Goat willow	Proposed earthworks 'cut' and turf scrape by up to 100mm	6.3m ²	15%
104	English oak	Proposed above soil footpath connection to PROW	0.8m ²	<1%
105	English oak	Proposed above soil footpath connection to PROW	6m ²	13.2%
G7	Various	Proposed SuDs attenuation crates and earthworks 'fill' by up to 150mm	56m ²	10.8%

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by parts of the proposed hard surfacing, earthworks cut & fill, SuDs attenuation, access and services into the RPAs of the 16 trees listed at **Table 4**

equate to no more than 18% of individual RPAs, but with ten being of 5.6% or less. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 5**.

Tree no.	Species	Incursion	Proposed mitigation
3	Field maple	Proposed earthworks 'fill' by up to 150mm	For earthwork 'fill' sub-soils and topsoil's will be laid by a toothless excavator bucket with the excavator located outside the RPAs of retained trees and groups, and will be 'lightly' compacted by either the toothless excavator bucket or by no more than x3 passes of a 'lightweight' roller not exceeding 1t.
34, 35	English oak	Proposed visitor vehicle parking bay	Excavation for foundations to be undertaken under direct on-site supervision of arboricultural consultant.
40	English oak	Proposed above soil footpath connection to PROW	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction.
53	Field maple	Proposed above soil sales unit parking and hoggin footpath connection to PROW	
54	Field maple	Proposed hoggin footpath to PROW	
55	Field maple	Proposed hoggin footpath to PROW	
56, 57, 58	Silver birch	Proposed storm/foul drainage connection – via 'Thrust Boring'	Installation to utilise 'Thrust-boring' or 'directional drilling' from outside and beneath RPAs of retained trees.
64	Monterey cypress	Proposed hoggin footpath to PROW Proposed drainage pipe	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction. (#64 – Proposed drainage pipe to be excavated under arboricultural consultant supervision).
66	Goat willow	Proposed hoggin footpath to PROW	
76	Goat willow	Proposed earthworks 'cut' and turf scrape by up to 100mm	Excavation/ turf scrape for earthworks 'cut' to be undertaken under direct on-site supervision of arboricultural consultant.
78	Goat willow	Proposed earthworks 'cut' and turf scrape by up to 100mm	
104	English oak	Proposed above soil footpath connection to PROW	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction.
105	English oak	Proposed above soil footpath connection to PROW	
G7	Various	Proposed SuDs attenuation crates and earthworks 'fill' by up to 150mm	Excavation for SuDs attenuation crates to be undertaken under direct on-site supervision of arboricultural consultant. For earthwork 'fill' sub-soils and topsoil's will be laid by a toothless excavator bucket with the excavator located outside the RPAs of retained trees and groups.

Table 5: Proposed mitigation of RPA incursions

6.2.2. The incursions into the RPAs of trees nos. 34, 35, 64, 76, 78 and G7 are by proposed earthworks 'cut' and level reduction, drainage routes, SuDs attenuation crates and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.3. The tree species impacted by incursions into their RPAs have been identified as moderate to good, or poor at tolerating root pruning and disturbance⁸, as shown in **Table 6**. As these specimens are of average physiological condition, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

Species	Tolerance
English oak	Moderate
Goat willow	Moderate - Good
Monterey cypress	Poor

Table 6: Species tolerance to root pruning and disturbance

6.2.4. The areas lost to encroachment within the RPAs of these trees can be compensated for in the areas to the north, east, south or west of the trees, where there are extensive areas of soft landscaping suitable for root growth, contiguous to the RPAs. There is likely to already be significant rooting within this area, and as it is to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

6.2.5. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced

⁸ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.6. Whilst the incursions into the RPAs of goat willows nos. 76 & 78 appear significant at 18% and 15% of their RPAs respectively, this is only by a proposed turf removal and level reduction of up to 150mm. As such the actual impacts in terms of the RPA are likely to be significantly less.

6.2.7. With the majority of live feeding roots located within the upper 750mm of the soil, a level reduction of only up to 200mm is more likely to represent only 5-6% RPA loss for these individuals. On this basis, it is not foreseen that the removal of turf and level reduction of up to 150mm will have a significant or detrimental impact on the long-term retention and physiological condition of these trees.

6.2.8. The incursions into the RPAs of trees nos. 56 – 58 are by proposed buried services. To avoid the necessity for open trench excavation which would impact the RPAs of these trees, the proposal is to utilise a ‘thrust-boring’ or a directional drilling technique to install the pipes beneath the RPAs of these trees. As such, it is not foreseen that the installation of these features will have any detrimental impact on the long-term physiological condition or retention of these individuals.

6.2.9. The incursions into the RPAs of the remaining trees are by areas of proposed new surfaces or earthworks ‘fill’ by up to 150mm. These areas extend to no more than 13.2% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837⁹.

6.2.10. Taking account of existing ground levels and likely proposed levels of these areas, these will allow for design and construction of the new surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new surfaces could incorporate an appropriate cellular

⁹ BS 5837, paragraph 7.4.2.3.

confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.11. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing and the installation of ground protection, as shown on the TPP at **Appendix 4**.

6.2.12. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. In none of the proposed new dwellings or apartments does the fenestration of their main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns¹⁰ of which they are situated; that is, where proposed dwellings or apartments sited in an arc between the north-west and the east of retained trees are closer to them than the current heights of these specimens.

7.1.2. As no windows of the main habitable rooms of the proposed dwellings or apartments lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.1.3. The sizes and dispositions of the proposed private gardens are such that in our assessment they will not be unduly shaded and will receive reasonable sunlight and daylight. Their use is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant

¹⁰ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result. This is because in all but one case, the closest trees are further from the proposed dwellings (12m) than their current heights (up to 11m); and so, if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

7.2.3. The one instance where this is not the case is to the north of plot no. 49 where silver birch no. 84 is located 7m from the dwellings north elevation, and is measured at being 12.5m tall. As such, this tree is to the north-east of the proposed dwellings; that is, on the leeward side of the prevailing south-westerlies. Consequently, in windy conditions falling leaves and twigs will blow away from the dwelling, making it reasonably foreseeable that if a tree was to fall, it would also fall away from it.

7.2.4. Moreover, once the site and houses are built, this tree will no longer be as wind exposed as these structures will break the wind. In strong wind conditions, this will reduce significantly the movement of stems and branches, the sound of the wind passing through the crowns, and the incidences of twig, branch or stem failures. Furthermore, the similarity in the height of the houses and the trees would mean that there wouldn't be a "large tree, small building" concern that if a tree or part of it were to fall onto the block, the tree would cause extensive damage and possibly harm to the occupiers.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR "Blue Book"¹¹, stated at paragraph 5.11 (1) (ii) that "incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable

¹¹ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

inconvenience, leading inevitably to requests for consents to fell.”¹²

7.3.2. Whilst this document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk), this is sound advice. This suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. The existing trees will continue to grow in the future; and in time, in common with all trees in urban and suburban areas, it is possible that some pruning will be required to keep them clear of buildings. However, the current arrangement demonstrates that one of the above points outlined in 7.3.2 are present and so there is no reasonably foreseeable likelihood of future requests to fell, based on these criteria. .

7.3.4. Accordingly, the proposals comply with British Standard guidance on the probable impact of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹³

¹² British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

¹³ BS 5837:2012, 5.3.4.

8. COMPARISON WITH PREVIOUS SCHEMES

8.1. Details

8.1.1. As noted above, the site has a history of previous applications.

8.1.2. In November 2019 an outline application was made (planning ref. no. O/19/86980) for the erection of up to 52 no. residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access) at the site. This application was approved on the 5th of June 2024.

8.2. Comparison with permitted outline scheme

8.2.1. The arboricultural impacts of the permitted outline scheme identified in the arboricultural report produced by Simon Jones Associates, dated November 2020, **Table 7** below shows the impacts of the current scheme and permitted outline scheme.

Impacts	Outline scheme	Tree nos.	Current scheme	Tree nos.
Number of main arboricultural features to be removed	0	-	0	-
Number of trees to be removed	4	5 – 7, 81	6	1, 5 – 8, 81
Number of mature trees to be removed	1	5	1	5
Number of TPO trees to be removed	0	-	0	-
Number of Category 'A' trees to be removed	0	-	0	-
Number of tree groups to be removed	2 -partial	G2 & G6	2 – partial	G1 & G2
Number of hedges / hedgerows to be removed	0	-	0	-
Number of trees to be pruned	8	19, 20, 37, 64, 65, 79, 80 & 82	15	34, 35, 51, 54, 55, 78, 79, 80, 82, 83, 84 – 86, 104 & 107
Number of RPA incursions	8	8, 53, 61, 64, 65, 80, 82 & G2	16	3, 34, 35, 40, 53, 54, 55, 56 – 58, 64, 66, 76, 78, 104 & 105

Table 7: Comparison of arboricultural impacts

8.2.2. The removal of two additional category 'C' trees, nos. 1 and 8, required by the current scheme is in numerical terms an additional impact in comparison with the outline scheme, but as noted above, these are not category 'A' or 'B' trees, nor covered by a TPO, or part of the main arboricultural features of the site.

8.2.3. Furthermore, as they are located directly adjacent to trees nos. 5 – 7, approved for removal in the outline application, it is reasonable to assume that the conclusion assessed by the tree officer for the removal of those individuals, will also extend to these trees in that all the trees (nos. 1 & 5 – 8) are relatively small specimens and that their removal will not be significant in the wider context of the site or local area.

8.2.4. There are now more trees to be pruned than with the previous outline scheme. Whilst this may be seen as a negative impact of the proposed scheme the resultant pruning is predominantly facilitative. As the trees have grown since the 2020 outline approval, the extent of pruning required is minor, requiring relatively small lateral reductions and crown lifts to provide pedestrian access along footpaths linking to the existing PROW or small reductions to facilitate installation of scaffolding for construction which weren't present back in 2020.

8.2.5. Whilst this is an increase in pruning as detailed in section 5 of this report, this ultimately remains minor and will not have a significant or detrimental impact on the character of the site or local area.

8.2.6. There is a difference in the number of RPA incursions, the total now being 16 trees and one group rather than just 7 trees and one group on the previous outline scheme. Whilst this is also an increase in the number of RPA incursions, the majority of these also coincide with the installation of new above soil footpaths providing connectivity to the existing PROW along the western boundary. As detailed in section 6, these and the remaining incursions by small level decreases or increases by up to 150mm as part of the level requirements have been demonstrated to be minor and will not have a detrimental impact on their physiological condition or long-term retention.

8.2.7. There is also an encroachment within the RPA of the group of young trees (G7); but being young they should also be able to tolerate this incursion of only 10% of its entire group RPA.

8.2.8. Accordingly, in terms of tree removals and RPA incursions, the current scheme represents a slight increase in arboricultural impacts in comparison with the previous outline scheme. However, all of these impacts have been demonstrated to be tolerable and will not result in a significant or detrimental impact to the character of the site or local area, thereby resulting in a negligible change between the conclusions of the outline scheme and thus on the character of the local area.

9. CONCLUSIONS

9.1. Summary

9.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed removal of six individual trees and the partial removal of two groups of trees will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

9.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

9.1.3. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

9.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

9.2. Compliance with national planning policy

9.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

9.2.2. Whilst six trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 131 of the NPPF states (*italics*

added for emphasis): “**Planning policies and decisions should ensure... that existing trees are retained *wherever possible***”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with Paragraph 131 of the NPPF.

9.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

9.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 (c) of the NPPF.

9.3. Compliance with local planning policy

9.3.1. As the proposed development will not result in the removal of trees, woodlands or groups which contribute to landscape features of value, and protects and conserves existing green networks important to biodiversity and local character, it complies with Policies DM1 and DM11 of the Eastleigh Borough Council Local Plan.

9.4. Conclusion

9.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹⁴, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹⁵ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plans.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁶. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';¹⁷

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees

¹⁴ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

¹⁵ Ibid., 4.4.2.7

¹⁶ Ibid., 4.4.2.3

¹⁷ The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are important to the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy DM1 & DM11 of the Eastleigh Borough Council Local Plan, as set out above;

A1.2.5. our assessment of the tree's' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule; and

A1.2.6. the plans approved as part of the existing Outline planning permission (ref. O/19/86980), which showed certain trees to be removed.

A1.2.7. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.8. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.9. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹⁸.

A1.2.10. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**¹⁹.

A1.2.11. The 'Root Protection Areas' (RPAs)²⁰ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

A1.2.12. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave

18 BS 5837, 4.5.10.

19 Ibid., 5.1.1.

20 Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day²¹.

A1.2.13. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.14. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

A1.2.15. The TCP was then used to inform the siting of the proposed buildings / apartments / dwellings and areas of hard surfacing, about both of which we were consulted on several occasions during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

²¹ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery and transplanting contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to

resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Ground protection

A2.6.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A2.7. Manual excavation within RPAs

A2.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be

cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.8. Proposed hard surfaces within RPAs

A2.8.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)

Tree Survey Schedule

Land to the West of Allbrook Way, A335, Eastleigh

SJA tss 23221-011

May 2023

Tree Survey Schedule: Explanatory Notes

Land to the West of Allbrook Way, A335, Eastleigh

This schedule is based on a tree inspection undertaken by Nigel Kirby and Jesse Tree of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday 17th May 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. TPO no.

Trees covered by a tree preservation order by Eastleigh Borough Council. As TPO details currently unknown individuals and woodlands covered by a TPO shown as Likely or Possible as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable physiological or pathological defects, such that there may be a risk of collapse.

Hazardous: Significant and irremediable physiological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.

Category U: 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor 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.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

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 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) 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 landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Land to the West of Allbrook Way, A335, Eastleigh

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1		Hazel	8m	15 stems @ 90mm est.	N 3.25m E 4m S 4m W 3.5m	1m	W 1m	Semi-mature	Average	Indifferent	Multi-stemmed from base; showing characteristics and form typical of species; hidden in all long direct public views. May 2023: No change	C (2)
2		Field maple	9.5m	280mm 325mm	N 3m E 3m S 4m W 4m	SW 2m	4m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed at base, with S stem noticeably suppressed by N stem; trunk and stems heavily ivy-covered; contributes to depth and structure of woodland; upper canopy visible from Knowle Hill Road to S. May 2023: No change	C (2)
3		Field maple	9m	120mm est. 290mm	N 4m E 2m S 0.5m W 4m	S 3m	N 4m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed at base with SE stem noticeably smaller and subdominant; trunk and stem ivy-covered; suppressed by adjacent trees resulting in asymmetric crown; unremarkable tree of very limited merit. May 2023: No change	C (1)
4		Ash	9.5m	220mm	N 2m E 2m S 1.5m W 2m	3m	3.5m	Young	Average	Indifferent	Off-site tree; trunk and stem partially ivy-covered; contributes to depth and structure of woodland, but unremarkable tree of very limited merit; upper 5m of canopy visible from Knowle Hill Road to S. May 2023: No change	C (2)
5		Ash	10m	300mm est. 210mm ivy est. 300mm ivy est. 3 stems @ 180mm ivy est. 2 stems @ 220mm ivy est.	N 6.5m E 6.2m S 5.2m W 4m	3m	NE 2.5m	Mature	Average	Indifferent	Multi-stemmed at 1.5m to where it has been historically cut back; stems growing into each other at multiple points which have failed to graft together, resulting in wounds at points of bark to bark contact; trunk and stems heavily ivy-covered; lacking central leader; readily visible from Knowle Hill Road to the SE; overall, showing impaired structure but a significant boundary tree. May 2023: No change	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
6		Field maple	9m	10 stems @ 90mm est. 180mm est. 140mm est.	N 4m E 3m S 6.1m W 3m	1m	NE 2.5m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed at 1.5m to where it has been historically topped, showing tight compression forks with included bark at main unions; trunk and stems ivy- covered; stems growing close together resulting in several crossing stems; suppressed to E by adjacent tree no. 5; contributes to screening of SW site boundary. May 2023: No change	C (2)
7		Field maple	9m	170mm ivy est.	N 0.5m E 1m S 4.3m SW 4m W 2m	4m	S 3m	Semi-mature	Average	Poor	Off-site tree; suppressed asymmetric crown; unremarkable tree of very limited merit; contributes to screening of SW site boundary. May 2023: No change	C (2)
8		Field maple	10.5m	160mm 2 stems @ 130mm est. 110mm est. 200mm	N 5m E 2m S 6m W 4.5m	1.5m	NE 3m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed at 1m, with stems growing into each other at several points which have failed to graft together, resulting in included bark at these points; trunk and stems ivy-covered; contributes to screening of SW site boundary; inessential component of wider landscape. May 2023: No change	C (2)
9		Ash	13.5m	240mm ivy est. 440mm ivy	N 6m E 4m S 3.9m W 2.5m	5m	NE 3m	Semi-mature	Average	Indifferent	Twin-stemmed at 1m; formerly three-stemmed with stem to S historically snapped-out leaving wound on lower trunk to S, dotted with multiple brackets of <i>Daldinia concentrica</i> ; trunk and stems heavily ivy-covered, which impedes full inspection; contributes to screening of SW site boundary; readily visible from Knowle Hill Road to the SW; significant boundary tree; inessential component of wider landscape. May 2023: No change	C (2)
10		Ash	14m	240mm ivy 370mm ivy	N 4.75m E 1m S 2m SW 5.5m W 5m	W 4m	NE 3m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed at base; trunk and stem heavily ivy-covered, which impedes full inspection; small, non-occluded wound on trunk to SW, with exposed wood showing signs of degradation by fungal decay and failing to form substantial wound wood; suppressed to E by adjacent tree no. 8 resulting in asymmetric canopy and slight lean to NW; readily visible from Knowle Hill Road to the SW; notable boundary tree providing boundary screening; inessential component of wider landscape. May 2023: No change	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
11		English elm	4.5m	110mm est.	N 1.5m E 0.5m S 2m W 2.5m	2m	2m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
12		English elm	8m	140mm est.	N 1m E 2m S 3m W 1m	S 2.5m	S 2.5m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
13		English elm	8m	220mm ivy est.	N 2.5m E 3m S 2m W 2m	2m	NE 2.5m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
14		English elm	8m	180mm est.	N 2.5m E 1.5m S 3m W 1m	3m	S 3m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
15		English elm	13m	350mm est.	N 4.5m E 3.5m S 4.5m W 3.9m	3m	NE 3m	Semi-mature	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
16-18		Various	#T16 8m #T17 4m #T18 4m	#T16 140mm #T17 120mm #T18 120mm	1.5m	1m	1m	Young	Average	Indifferent	Off-site trees; young, small ornamental specimens. May 2023: No change	C (2)
19		Ash	15m	480mm	N 7m E 7.8m S 10.5m W 3.3m	SW 2m	NE 2.5m	Semi-mature	Average	Indifferent	Moderate non-occluded wound on lower trunk to N at 1m, wound extends 400mm in height x 220mm width; compression fork between stem and moderate-diameter scaffold limb to NE; small-diameter deadwood scattered throughout lower crown; suppressed to SW by adjacent trees resulting in slight lean and asymmetric canopy to NE; hidden in long distance public views by surrounding trees. May 2023: No change	C (1)
20		Crack willow	9.5m	575mm est.	N 8m E 8.8m S 6.5m W 0m	N 0.5m	NE 1.5m	Mature	Average	Indifferent	Off-site tree; base overgrown and inaccessible; leaning heavily to E over public footpath, likely as a result of historic wind-throw; heavily suppressed form; unremarkable tree of very limited merit; hidden in long distance public views by surrounding trees. 2023: Heavily suppressed form.	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
21		White poplar	4.5m	200mm est.	N 2m NE 10m E 5m S 0m W 0m NW 0m	2m	NE 1.5m	Young	Below average	Hazardous	Off-site tree; partially wind-thrown resulting in severe lean and near vertical stem hanging over public footpath and therefore posing a hazard; recommend to fell to at least S of footpath. May 2023: No change	U
22		White poplar	9.5m	650mm ivy	N 5m NE 11m E 5m S 0m W 0m	3m	NE 3m	Semi-mature	Average	Poor	Off-site tree; partially wind-thrown resulting in severely leaning stem over public footpath and therefore posing a hazard; crown showing average buds; suggest to fell back to S of footpath to mitigate hazard. May 2023: No change	U
23		Elder	4m	2 stems @ 60mm est.	1m	1m	1m	Young	Low	Poor	In poor health; young and readily replaceable. May 2023: No change	U
24		White poplar	20m	310mm ivy	N 5m E 4.5m S 3m W 1m	N1.5m	NE 4m	Mature	Average	Indifferent	Off-site tree; single trunk; ivy-covered; tall, drawn-up specimen. May 2023: No change	C (1)
25		English oak	8m	320mm ivy	N 5m E 5.5m S 0.5m W 5m	2.5m	NE 3m	Young	Average	Indifferent	Single trunk; trunk and stem heavily ivy-covered; suppressed by adjacent trees resulting in asymmetric crown; unremarkable tree of very limited merit. May 2023: No change	C (1)
26		White poplar	19m	655mm ivy	N 6m E 9.4m S 6m W 4m	2m	NE 2.5m	Mature	Average	Indifferent	Off-site tree; trunk and stem ivy-covered; tall, drawn-up specimen; significant component of the group in which it stands. May 2023: No change	C (1)
27		White poplar	18m	420mm	N 6.7m E 7m S 7.3m W 4.5m	4m	4m	Semi-mature	Average	Indifferent	Off-site tree; tall, drawn-up specimen; ivy covered crown interior; significant component of the group in which it stands. May 2023: No change	C (2)
28		English oak	13.25m	420mm	N 6.4m E 6.5m S 5.25m W 4m	E 3m	E 2.5m	Young	Average	Indifferent	Single trunk; no significant defects observed; ivy covers crown interior; partially suppressed by adjacent trees resulting in asymmetric crown and slight lean; hidden in long distance public views by surrounding trees.	C (1)
29		Elder	3m	2 stems @ 70mm	1m	0.5m	SE 1.5m	Young	Low	Indifferent	Young and readily replaceable; May 2023: in poor health.	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
30		English oak	13m	600mm	N 7.3m E 7m S 7.4m W 6m	E 1.5m	E 2m	Young	Average	Indifferent	Trunk diameter measured just below crown break at 1.5m; three-stemmed from 1.5m, showing compression fork between stems to N with evidence of included bark, obscured by ivy-cover; slightly asymmetric crown to E, whose canopy spread could be reduced by 1m to allow for extra developable space. Species in-keeping with rural character of the area. May 2023: No change	B (2)
31		English oak	6.5m	370mm	N 5.4m E 5.5m S 5.7m W 6.2m	1m	NE 0.5m	Young	Average	Moderate	Crown showing congested lower limbs; no significant defects observed. May 2023: No change	B (2)
32		English oak	9m	230mm 360mm	N 5.7m E 6.4m S 6m W 4.9m	NW 2m	E 2m	Young	Average	Indifferent	Twin-stemmed from 1m; showing tight compression fork with included bark at 3m; lower two-thirds of crown heavily overgrown with climbing plant; ivy covers crown interior; species in-keeping with rural character of the area. May 2023: No change	B (2)
33		English oak	7m	170mm 330mm 200mm 250mm	N 7.3m E 5.6m S 3.6m W 7.4m	0.5m	NW 0m	Young	Average	Indifferent	Off-site tree; multi-stemmed at 1m with multiple unions showing tight compression forks with included bark; trunk congested with lower branches. Species in-keeping with rural character of the area. May 2023: No change	B (2)
34		English oak	10m	360mm 340mm 350mm	N 5.3m E 7.3m S 6.4m W 7.4m	E 2m	E 2m	Young	Average	Indifferent	Three-stemmed at 0.5m; lower third of crown overgrown with brambles; small-diameter deadwood scattered sparsely throughout crown; no significant defects observed; species in-keeping with rural character of the area. May 2023: No change	B (2)
35		English oak	10m	530mm 300mm est. 150mm est. 330mm	N 5m NE 8m E 6.5m SE 4m S 4.5m W 5.75m	1.5m	E 2m	Semi-mature	Average	Indifferent	Four-stemmed at 1m; trunk congested with lower limbs; trunk and stems partially ivy-covered. Species in-keeping with rural character of the area. May 2023: No change	C (2)
36		English oak	14m	300mm est. 320mm	N 4m NE 5.5m E 5m SE 4.5m S 3.75m W 6m	W 1m	NE 2m	Young	Average	Indifferent	Twin-stemmed at 1m; no significant defects observed; species in-keeping with rural character of the area, but unremarkable tree of limited merit. May 2023: No change	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
37		English oak	13.5m	425mm	N 6.75m NE 6.75m E 7.75m SE 6.5m S 5.5m W 6.5m	S 5m	NE 2.5m	Young	Average	Moderate	No significant defects observed; trunk congested with lower limbs; lines the PROW. May 2023: No change	C (2)
38		English oak	14m	435mm	N 4.25m NE 5m E 4.75m SE 4.75m S 5m W 4.75m	S 2m	NE 2.5m	Young	Average	Indifferent	Single trunk, dividing into twin-stems at 4m, showing compression fork with included bark; trunk partially ivy-covered; species in-keeping with rural character of the area. May 2023: No change	C (2)
39		English oak	14m	290mm 300mm	N 2.25m E 5.5m S 5m W 4.75m	S 2m	NE 3m W 1.5m	Young	Average	Moderate	Two individual trees growing in close proximity and therefore assessed as one twin-stemmed tree; small-diameter deadwood scattered sparsely throughout crown; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; species in-keeping with rural character of the area. May 2023: No change	C (2)
40		English oak	14m	655mm	N 9m NE 8.5m E 8.5m SE 10.5m S 7.25m W 8m	E 2m	NE 3m	Semi-mature	Below average	Indifferent	Trunk diameter measured at 1m; trunk showing extensive mechanical damage from horses, which extends for one-third of bark circumference and further up along underside of lowest limb to E; deadwood scattered throughout crown, consistent with age and species; slightly sparsely foliated within central canopy; broad, spreading, squat crown; species in keeping with rural character of the area. May 2023: Trunk dia. measured at 1m above ground; slightly sparsely foliated central canopy.	C (2)
41		English oak	14m	240mm	N 1.5m E 4.5m S 2m W 3.5m	W 2.5m	7m	Young	Average	Poor	Twin-stemmed at 4m with tight compression fork and extensive included bark, 600mm in length, showing incipient elephant ear formation and likely to be a shearing point in future; drawn-up specimen with impaired structure. May 2023: No change	C (1)
42		White poplar	3m	75mm est.	N 1m E 1m S 0m W 0.25m	1m	1m	Young	Below average	Poor	Young tree with stem diameter below 150mm, showing extensive mechanical damage. May 2023: No change	U

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
43		White poplar	10m	220mm est.	0m	0m	0m	Young	Dead	Indifferent	Dead tree. May 2023: No change	U
51		Walnut	12m	515mm est.	N 7.5m NE 8m E 6m S 8m W 8m NW 7m	2m	2m	Semi-mature	Average	Indifferent	Prominent buttress root S side; single trunk; regular mowing undertaken up to and directly adjacent to trunk; visible in views from public footpath running adjacent to NW boundary of site; upper 4m of canopy glimpsed by traffic heading S to N along A335 for approximately 115m; hidden in all other long direct public views by adjacent trees and dwellings; of moderate quality and value, of medium-term potential. May 2023: Located within curtilage of Westfield House	B (12)
52		Leyland cypress	18m	1100mm est.	N 6.8m E 5.2m S 7.2m W 7.1m	0m	0m	Mature	Average	Moderate	October 2018: multi-stemmed from 1m; tight compression forks throughout canopy with evidence of included bark; drawn-up and suppressed; glimpsed from Allbrook Way by traffic; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: no consequential defects observed at base; multiple stems from 0-2m; major unions appeared tensile, intact and well established; several pieces of fallen deadwood caught in dense crown; a significant component of its group; moderate visual prominence on site; top 8m is visible in glimpses from road to the S; now located within curtilage of Westfield House	B (2)
53	Likely	Field maple	14.5m	240mm 575mm ivy 830mm ivy	N 9m E 9m S 7.5m W 10.6m	2m	0m	Mature	Average	Moderate	October 2018: twin-stemmed from base; tensile union present, no evidence of included bark; mammal damage to S side of trunk; 1.5m high, 0.36m wide; internal heartwood exposed, minimal occlusion wood present; drawn-up and mutually suppressed stems; asymmetrical crown as suppressed by adjacent specimens; essential component of group G5 in which it stands; glimpsed from Allbrook Way by traffic; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views; of low quality, but of moderate value and medium-term potential. May 2023: twin-stemmed from base; no consequential defects observed at base; ivy dominates crown interior; dead hanging limbs are caught in mid crown; major unions appeared tensile, intact and well established; a significant component of its group; moderate visual prominence on site; hidden from road directly to the S.	B (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
54	Likely	Field maple	14.5m	685mm	N 3m E 8m S 7.4m W 7.5m	2m	0m	Mature	Average	Moderate	October 2018: historically twin-stemmed from 1m; SW stem removed, decay present and penetration of 450mm achieved in descending angle to centre of trunk; slight differences in tone when lower trunk tapped; dense ivy has impeded detailed inspection; significant component of group G5 in which it stands; aerodynamic group with meshing crowns providing companion shelter; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views; of low quality, but of moderate value and medium-term potential. May 2023: Single trunk; ivy dominates crown interior; major unions appeared tensile, intact and well established; a significant component of its group; moderate visual prominence on site; hidden from road directly to the S.	B (2)
55		Field maple	14.5m	240mm ivy 510mm ivy 670mm ivy	N 3.9m E 7.5m S 7.7m W 6.7m	1m	0m	Mature	Average	Moderate	October 2018: multi-stemmed from 1m, no evidence of included bark; heavily ivy-covered long drawn-up stems; aerodynamic group with meshing crowns providing companion shelter; inessential component of group G5 in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views; of low quality, but of moderate value and medium-term potential. May 2023: Multiple stems from 0-2m; no consequential defects observed at base; suppressed on North side; ivy dominates crown interior; major unions appeared tensile, intact and well established; a significant component of its group; moderate visual prominence on site; glimpses of top half are visible on road directly to the S.	B (2)
56	Likely	Silver birch	14m	365mm	N 4.6m E 5.1m S 3m W 3.6m	NW 1m	0.3m	Semi-mature	Average	Moderate	October 2018: Ditch located directly adjacent to S side of trunk and buttress roots; prominent buttress roots; single trunk; drawn-up and suppressed; asymmetrical crown as suppressed by adjacent individuals; significant component of group in which it stands; glimpsed from public footpath adjacent to W boundary; hidden in all other long direct public views. May 2023: In a row beside driveway; provides boundary screening; no consequential defects observed at base; not visible from South Road; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
57	Likely	Silver birch	14m	360mm	N 4.2m E 3.9m S 3m W 4.3m	2m	1m	Semi-mature	Average	Moderate	October 2018: Ditch located directly adjacent to S side of trunk and buttress roots; prominent buttress roots; single trunk; drawn-up and suppressed; asymmetrical canopy as suppressed by adjacent individuals; significant component of group in which it stands; glimpsed from public footpath adjacent to W boundary; hidden in all other long direct public views. May 2023: In a row beside driveway; provides boundary screening; prominent buttress roots; no consequential defects observed at base; major unions appeared tensile, intact and well established; not visible from South Road; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)
58	Likely	Silver birch	11m	200mm 2 stems @ 125mm est. 80mm	N 0.5m E 3.4m SE 5.6m S 4.9m W 5.3m	0m	0m	Semi-mature	Average	Moderate	October 2018: Multi-stemmed from base; suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands; hidden in all other long direct public views. May 2023: In a row beside driveway; provides boundary screening; multiple stems from base; suppressed on N side; major unions appeared tensile, intact and well established; not visible from South Road; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)
59	Likely	Silver birch	16m	335mm 350mm est. 300mm	N 4.7m E 4.5m S 5m W 4.5m	0m	0m	Semi-mature	Average	Moderate	October 2018: Ditch located directly adjacent to buttress roots and trunk; three stemmed from base; no evidence of included bark; drawn-up and suppressed; significant component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: In a row beside driveway; provides boundary screening; three stems from base; major unions appeared tensile, intact and well established; not visible from South Road; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
60		Beech	10.5m	380mm	N 3m E 5.6m SE 6.5m S 6.4m W 3.5m	1.5m	0m	Semi-mature	Average	Moderate	October 2018: Ditch located directly adjacent to buttress roots and trunk; single trunk; drawn-up and suppressed; tight compression fork with evidence of included bark; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: In a row beside driveway; provides boundary screening; three stems from base; major unions appeared tensile, intact and well established; suppressed on N side; not visible from South Road; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)
61	Likely	Silver birch	15m	415mm ivy	N 3.5m E 4m S 4m W 5.9m	1.5m	1.5m	Semi-mature	Below average	Moderate	October 2018: Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; readily visible in close narrow views from public footpath adjacent to NW boundary; hidden in all other long direct public views; appears to be off-site. May 2023: Beside driveway; provides boundary screening; single trunk; major unions appeared tensile, intact and well established; not visible from road to the S; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)
62		Monterey cypress	13m	540mm	N 6m E 5.2m S 4m W 6m	1m	0m	Semi-mature	Average	Good	October 2018: Ditch located directly adjacent to buttress roots and trunk; ornamental tree; non-native, out of keeping with the character of the local area; readily visible in close narrow views from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: In a row beside driveway; provides boundary screening; single trunk; major unions appeared tensile, intact and well established; glimpses of top 5m is visible from road to the S; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
63	Possible	Silver birch	15m	335mm	N 2m E 2m S 3m W 4m	3m	4m	Semi-mature	Average	Good	October 2018: Ditch located directly adjacent to buttress roots and trunk; drawn-up and suppressed; tight compression fork with evidence of included bark; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: In a row beside driveway; provides boundary screening; single trunk; major unions appeared tensile, intact and well established; glimpses of top 5m is visible from road to the S; an insignificant component of its group; low visual prominence as an individual; the group provides greater amenity value than its components.	C (2)
64		Monterey cypress	14m	780mm ivy	N 6.9m E 7m S 3.2m W 2.8m	1m	0m	Mature	Average	Moderate	October 2018: Single trunk; ornamental tree; asymmetrical crown as suppressed by adjacent specimens; non-native, out of keeping with the character of the local area; hidden in all long direct public views. May 2023: Beside driveway; single trunk; multiple stems from 6m; major unions appeared tensile, intact and well established; glimpses of top 7m is visible from road to the S; a significant component of its group; low to moderate visual prominence on site.	B (2)
65	Likely	Silver birch	13.5m	460mm ivy	N 4m E 6.3m S 6.4m W 4.7m	W 2m	S 1m	Semi-mature	Average	Moderate	October 2018: Prominent buttress roots; single trunk; drawn-up and suppressed; asymmetrical crown as suppressed by adjacent specimens; historic pruning wounds indicative of crown lifting; internal heartwood exposed; inessential component of group in which it stands; glimpsed from Knowle Hill; hidden in all other long direct public views. May 2023: Beside driveway; single trunk; major unions appeared intact and well established; glimpses of top 5m is visible from road to the S; an insignificant component of its group; low visual prominence.	C (2)
66		Goat willow	14m	2 stems @ 175mm est. 290mm est. 250mm est. 200mm	N 4.5m E 7.5m S 6.5m W 6m	1.5m	0m	Semi-mature	Average	Moderate	October 2023: Ditch located directly adjacent to buttress roots and trunk; appears to be off-site; multi-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; inessential component of group in which it stands; readily visible from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: Beside driveway; multiple stems from base; glimpses of top 5m is visible from road to the S; an insignificant component of its group; low visual prominence on site.	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
67	Likely	Silver birch	15m	270mm	N 3.6m E 3.6m S 5.2m W 5.4m	3m	2m	Semi-mature	Average	Good	October 2018: Appears to be off-site; ditch adjacent to prominent buttress roots; self-sown goat willow around base causing direct bark to bark contact at base of stem; drawn-up and suppressed by adjacent individuals; asymmetric canopy; readily visible from public footpath to N and Knowle Hill; hidden in other long direct public views. May 2023: Beside road to the S; single trunk; no consequential defects observed at base; major unions appeared tensile, intact and well established; an insignificant component of its group; low visual prominence on site.	C (2)
68	Likely	Silver birch	10.5m	400mm ivy	N 5.2m E 4m S 3.9m W 4.2m	2m	1m	Semi-mature	Average	Good	October 2018: Prominent buttress roots, with mechanical wounding; mechanical wounding on trunk; internal heartwood exposed; readily visible from Knowle Hill; hidden in all other long direct public views. May 2023: Beside road to the S; single trunk; no consequential defects observed at base; major unions appeared tensile, intact and well established; an insignificant component of its group; low visual prominence on site.	C (2)
69-71	Possible	English elm	#T69 10m #T70 11m #T71 9m	#T69 170mm #T70 220mm #T71 140mm	3m	2m	4m	Young	Below average	Indifferent	Collection of three individuals adjacent to Knowle Hill; appear self-sown; drawn-up and mutually suppressed with meshing canopies forming an aerodynamic group; contributes towards boundary screening of Knowle Hill, particularly of pastoral field to E; hidden in other long direct public views by adjacent trees; inessential components of the landscape. 2023: evidence of dieback within canopies, consistent with Dutch Elm Disease.	C (12)
72	Possible	English elm	10m	240mm ivy est	N 3.75m E 4m S 2.5m W 2m	3m	4m	Semi-mature	Below average	Indifferent	Prominent buttress roots, with mechanical wounding from grazing animals; internal heartwood exposed; single trunk; asymmetrical crown as suppressed by adjacent specimens; small self-seeded specimen; hidden in all long direct public views. 2023: Moribund	U
74		Silver birch	10.5m	205mm	N 3m E 2m S 3.5m W 3.5m	3m	2.5m	Young	Average	Indifferent	Off-site tree; small self-seeded ornamental specimen; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views; inessential component of group in which it stands. May 2023: No change	C (1)
75		Hazel	6m	15 stems @ 60mm est	3.5m	2m	2m	Young	Average	Poor	Off-site tree; multi-stemmed from base; tight compression forks with evidence of included bark; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: No change	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
76		Goat willow	13.5m	300mm est. 200mm est. 2 stems @ 215mm est.	N 4m E 4m S 5.5m W 4.5m	2m	4m	Semi-mature	Average	Poor	Off-site tree; multi-stemmed from base; tight compression forks with evidence of included bark; drawn-up and suppressed; provides boundary screening and softening of A335 to E; glimpsed from Allbrook Way; glimpsed from public footpath adjacent to NW boundary. May 2023: No change	C (12)
77		Silver birch	14m	210mm est.	2.5m	6m	6m	Semi-mature	Average	Poor	Off-site tree; small self-seeded specimen; drawn-up and suppressed; inessential component of wider landscape. May 2023: No change	C (1)
78		Goat willow	13m	4 stems @ 150mm est	N 5m E 6m S 4m SW 6.75m W 6m NW 5.75m	2m	W 2m	Semi-mature	Average	Poor	Off-site tree; multi-stemmed from base; tight compression forks with evidence of included bark; drawn-up and suppressed; asymmetrical crown as suppressed by adjacent specimens; inessential component of group in which it stands; readily visible from public footpath adjacent to NW boundary. May 2023: No change	C (1)
79		Hawthorn	8m	150mm 135mm	2.75m	1.5m	1.5m	Young	Average	Poor	Small self-seeded specimen; multi-stemmed from base; animal damage on W side of both stems, internal heartwood exposed; hidden in all long direct public views; inessential component of group in which it stands; unremarkable tree of very limited merit. May 2023: Animal damage on W side of trunk; internal heartwood exposed.	C (1)
80		Silver birch	14.5m	280mm	N 3.75m E 3.75m S 3.25m SW 3.75m W 3.5m	2m	W 2m	Semi-mature	Average	Indifferent	Off-site tree; small self-seeded specimen; grows through fence; evidence of crown lifting; drawn-up and suppressed; inessential component of group in which it stands; readily visible from public footpath adjacent to NW boundary; hidden in all other long direct public views. 2023: growing through fence.	C (1)
81		Silver birch	11m	135mm	N 2m E 1.75m S 2m W 2.25m	2m	W2m	Young	Average	Poor	Small self-seeded specimen; mechanical wounding on trunk; internal heartwood exposed; inessential component of group in which it stands; hidden in all other long direct public views. May 2023: No change	C (1)
82		Goat willow	7.5m	4 stems @ 95mm est	4m	0.5m	2m	Young	Average	Poor	Off-site tree; multi-stemmed from base; contributes to boundary screening; hidden in all long direct public views. May 2023: No change.	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
83		Hawthorn	8m	110mm 2 stems @ 90mm est. 2 stems @ 100mm est.	3.25m	2m	2m	Young	Average	Poor	Off-site tree; multi-stemmed from base; tight compression forks with evidence of included bark; contributes to boundary screening; hidden in all long direct public views; May 2023: No change.	C (1)
84-86		Silver birch	#T84 12.5m #T85 15m #T86 15m	#T84 270mm #T85 220mm #T86 260mm	N 3.25m E 4m S 4.5m SW 3.75m W 3.25m	2m	2m	Young	Average	Indifferent	Off-site trees; appear planted adjacent to boundary; dense understorey of bramble impeded detailed inspection of base; individuals are tall, drawn-up and mutually suppressed with meshing canopies forming aerodynamic group; contributes towards boundary screening; hidden in long direct views by adjacent trees and dwellings; glimpsed from public footpath adjacent to NW boundary. May 2023 #84 fully occluded wire fence through trunk; adaptive growth present; no evidence of internal decay; #84 shows mechanical damage at 2m with solid internal heart wood exposed, occluding; #84 SW codominant stem, may be at risk of long-term future failure; could be reduced.	C (1)
87		Silver birch	18.5m	405mm	3.5m	2m	W 2m	Semi-mature	Average	Indifferent	Self-seeded specimen; drawn-up and suppressed; significant component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; contributes to boundary screening; hidden in all other long direct public views. May 2023: No change.	C (1)
88		Silver birch	16m	285mm	4m	2m	W 2m	Semi-mature	Average	Indifferent	Small self-seeded specimen; contributes to boundary screening; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: No change.	C (1)
89		Silver birch	11m	150mm	3.75m	2m	2m	Young	Average	Poor	Small self-seeded specimen; unremarkable tree of very limited merit; hidden in all long direct public views. May 2023: No change.	C (1)
90		Silver birch	13.5m	270mm est	N 4m E 4m S 4m W 4.25m	3m	2m	Semi-mature	Average	Indifferent	Off-site tree; self-seeded specimen; contributes to boundary screening; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: No change	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
91		Silver birch	14m	280mm est	N 3m E 2.5m S 2m W 2.75m	3m	3m	Semi-mature	Average	Indifferent	Off-site tree; small self-seeded specimen; drawn-up and suppressed; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; glimpsed from public footpath adjacent to NW boundary; hidden in all other long direct public views. May 2023: No change	C (1)
92		Silver birch	12m	195mm	N 2m E 0.5m S 1m W 2.25m NW 4.75	2m	2m	Young	Average	Poor	Small self-seeded specimen; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; unremarkable tree of very limited merit. 2023: Canopy entirely offset from base.	C (1)
93		English elm	13.5m	250mm est	N 4.25m E 4.5m S 4.25m W 4m	5m	6m	Semi-mature	Dead	Indifferent	Off-site tree; small self-seeded specimen; contributes to boundary screening; hidden in all other long direct public views. 2023: Dead	U
94		Hazel	8.5m	10 stems @ 120mm est	4.5m	2m	2m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; tight compression forks with evidence of included bark; contributes to boundary screening; hidden in all long direct public views. May 2023: No change	C (1)
95		Field maple	11m	580mm	N 7.25m NE 7m E 5.5m S 3m W 6.5m	2m	3m	Mature	Average	Indifferent	Prominent buttress roots; barbed wire occluded within trunk; asymmetrical, one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; contributes to boundary screening hidden in all other long direct public views. May 2023: No change	C (1)
96		Hazel	10.5m	8 stems @ 200mm	N 4.75m E 4.25m S 4.5m W 6.5m	2m	2.5m	Semi-mature	Average	Poor	Multi-stemmed from base; tight compression forks with evidence of included bark; drawn-up and suppressed; contributes to boundary screening; glimpsed from public footpath adjacent to NW boundary; hidden in all long direct public views. May 2023: No change	C (1)
97		English oak	10m	320mm	N 3m NE 4m E 4.5m SE 5m S 4m W 2m	2m	2.5m	Semi-mature	Dead	Poor	Single trunk; mammal damage to trunk; internal heartwood exposed; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all long direct public views. May 2023: Dead	U

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
98		Hazel	9.5m	4 stems @ 100mm 4 stems @ 130mm 145mm	N 4.25m E 6m S 5m W 4m	2m	2.5m	Semi-mature	Average	Poor	Multi-stemmed from base; tight compression forks with evidence of included bark; drawn-up and suppressed stems; contributes to boundary screening; glimpsed from public footpath adjacent to NW boundary; hidden in all long direct public views. May 2023: No change	C (1)
99-100		Hazel	#T99 8m #T100 8m	#T99 5 stems @ 135mm #T100 5 stems @ 140mm	N 3m NE 7.5m E 6m SE 7.25m S 7m SW 2m W 2m NW 2m	2m	2.5m	Semi-mature	Average	Poor	Multi-stemmed from base; tight compression forks with evidence of included bark; drawn-up and suppressed; contributes to boundary screening; glimpsed from public footpath adjacent to NW boundary; hidden in all long direct public views. May 2023: No change.	C (1)
101		English oak	15.5m	445mm	N 7.25m NE 6.75m E 7.25m S 2m W 4m	2m	2.5m	Semi-mature	Indifferent	Poor	Prominent buttress roots; single trunk; asymmetrical, one-sided crown as suppressed by adjacent specimens; mammal damage to trunk and branches overhanging pastoral field boundary; significant component of group in which it stands. May 2023: No change	C (12)
102		English oak	17.5m	390mm	N 4m E 3m S 3.75m W 6m	1m	2m	Semi-mature	Average	Poor	Many surface roots; single trunk; drawn-up and suppressed; tight compression fork with evidence of included bark; asymmetrical, one-sided crown as suppressed by adjacent specimens; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all long direct public views. May 2023: No change	C (1)
103		English oak	14.5m	450mm	N 4.5m NE 6.25m E 7m SE 7.25m S 6.5m W 6.75m	2m	4m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all long direct public views. May 2023: No change.	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
104		English oak	17.5m	535mm	N 4.25m NE 8.5m E 8.5m SE 7.5m S 6.25m W 5.75m	1m	2m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; aerodynamic group with meshing crowns providing companion shelter; mammal damage to underside of branches, overhanging pastoral field boundary. May 2023: No change.	C (1)
105		English oak	15.5m	315mm	N 5m NE 5m E 2m S 2m W 6m	2m	3m	Young	Average	Poor	Small self-seeded specimen; prominent buttress roots; asymmetrical, one-sided crown as suppressed by adjacent specimens; inessential component of group in which it stands; glimpsed from public footpath adjacent to NW boundary; hidden in all long direct public views. May 2023: No change.	C (2)
106		English oak	14.5m	480mm	N 6m NE 6.25m E 6.5m SE 6.75m S 4m W 5.5m	2m	3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; contributes to boundary screening adjacent to public footpath; hidden in all long direct public views. May 2023: No change.	C (2)
107		English oak	14.5m	410mm	N 2.5m E 6.25m SE 7m S 6.75m W 5.25m	2m	3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical, one-sided crown as suppressed by adjacent specimens; inessential component of group in which it stands; hidden in all long direct public views.	C (2)
G1		Various	Min 2m Max 15m Avg 7m	Min 30mm est. Max 340mm est. Avg 150mm est.	3m	0m	0m	Various	Average	Indifferent	Scrubby, dense belt of trees to S of site, in-between Knowle Hill Road and Allbrook Way; comprised of mostly young individuals growing as a dense understorey of saplings; species include aspen, blackthorn, dogwood, ash, holly, hawthorn, Norway maple, field maple, silver birch, hazel and English oak; small proportion of taller, semi-mature trees towards S end of group which include aspen and silver birch; readily visible from main roundabout to S as well as from Allbrook Way to E. Forms a wildlife corridor. Provides significant screening of Knowle Hill Road. Collectively, a significant feature of the landscape.	C (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G2		Various	Min 2m Max 14m Avg 10m	Min 30mm est. Max 400mm est. Avg 200mm	3m	0m	0m	Various	Average	Indifferent	Group growing in a belt along SW site boundary comprised of young to semi-mature individuals; species include hawthorn, English elm, silver birch, ash, field maple, wild cherry; showing established understorey of bramble and saplings; collectively provides screening of SW site boundary although this is broken and discontinuous in parts; undulating tree line; dense and scrubby group; readily visible from Knowle Hill Road to SW.	C (2)
G3		Various	Min 3m Max 14m Avg 5m	Min 30mm est. Max 350mm est. Avg 100mm est.	2m	0m	0m	Various	Average	Indifferent	Comprised mostly of very dense brambles with some buddleia, elder and blackthorn scattered sparsely throughout; a single, semi-mature sycamore to the NW forms the largest component of the group; overall of low arboricultural quality, contributing little to the wooded character of the area.	C (2)
G4		Various	17m	Min 75mm est. Max 450mm est. Avg 300mm est.	3m	0m	0m	Various	Average	Indifferent	Growing along the lower half of W site boundary; comprised predominantly of semi-mature to mature white poplars, but also includes ash, hazel and sycamore, along with a dense, scrubby undergrowth of saplings. Collectively, a significant feature of the local landscape, making a significant contribution to the wooded character of the area.	B (2)
G5	Likely	Field maple	15m	Min 470mm est. Max 820mm est.	Avg. 7.5m	2m	2.5m	Mature	Average	Poor	Collection of three individuals, nos. 53 - 55; individually of low quality, however, meshing aerodynamic canopies make all three individuals a collective feature; readily visible from internal views of the southern half of the site; glimpsed in views from public footpath adjacent to NW boundary of site; readily visible in direct views from the access drive of Westfield House; upper 4m of canopies at east extent of group, glimpsed from traffic along Allbrook Way; of low quality, but of moderate value and medium-term potential.	B (2)
G6		Laurel	1m	Avg 45mm	1m	0.2m	0.05m	Young	Average	Indifferent	Small ornamental hedge; inessential component of landscape; hidden in long direct public views by adjacent trees.	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G7		Various	Min 1m Max 6m	Min 45mm Max 120mm	3m	0.5m	0.25m	Young	Average	Indifferent	Collection of native individuals; self-sown and planted; appear off-site and adjacent to Allbrook Way (A335); contributes towards boundary screening; softens and hides view of Allbrook Way A335 to E; many appear young, drawn-up and mutually suppressed; many showing tight compression forks and multi-stemmed; inessential component of the landscape; hidden in long views from NW anti-clockwise towards S; readily visible from Allbrook way. 2023: Spp. inc. Ash, dogwood, bramble & flowering cherry	C (12)
G8		Various	Min 2m Max 12m	Min 45mm Max 130mm ivy	3m	1m	0.5m	Young	Average	Indifferent	Off-site trees; adjacent to NE and E boundary; collection of individuals planted and self-sown on the bank of A335; many appear multi-stemmed with likely compression forks and bark to bark contact; asymmetric canopies as suppressed by adjacent individuals; meshing crowns forming aerodynamic group; contributes to and provides boundary screening between site and A335 adjacent to E boundary. 2023: Spp. inc. Ash, flowering cherry, Norway maple & English oak.	C (12)
G9		Various	Min 2m Max 6m	Min 45mm Max 15 stems @ 60mm est	3m	1m	2m	Young	Average	Poor	Adjacent to E boundary; softens boundary between Allbrook Way and site; contributes towards low-level boundary screening; inessential component of landscape; hidden in long direct views by adjacent trees; glimpsed from public footpath adjacent to W boundary and from Allbrook Way to E. 2023: Spp. inc. Goat willow and hazel.	C (12)
G10		Various	Min 12m Max 14.5m	Min 240mm est Max 300mm est	5m	2m	2m	Semi-mature	Average	Indifferent	Off-site group of trees; adjacent to E boundary; includes established ash, goat willow and silver birch; most dominant group adjacent to E boundary; nearest trunk 5m offset from E boundary edge; appear planted as part of a landscaping scheme adjacent to hard shoulder and bank of A335; ash and goat willow appear multi-stemmed from ground level and likely to have compression forks and bark to bark contact; inspection impeded by dense understorey; tall, drawn-up with meshing canopies forming aerodynamic group; contributes towards boundary screening and softening between A335 and site; readily visible in views from public footpath to W; glimpsed from A335; hidden in other long direct views by adjacent trees and buildings.	C (12)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G11		Various	12m	Min 160mm est Max 200mm est	3.5m	2m	3m	Semi-mature	Average	Indifferent	Off-site group of trees; row of closely planted specimens, designed to form a hedge or screen; drawn-up and suppressed; contributes to boundary screening; hidden in all long direct public views. 2023: Spp. inc. Hazel, hawthorn and bramble.	C (1)
G12		Various	Min 4m Max 12m	Min 120mm Max 260mm	3m	2m	2m	Semi-mature	Average	Indifferent	Adjacent to NW corner of site; comprising of self-sown individuals; many appear multi-stemmed with tight compression forks and drawn-up stems; recent area of secondary woodland adjacent to E edge of public footpath; contributes towards boundary screening; hidden in long direct views by adjacent trees.	C (1)
W1	Likely	Various	Min 5m Max 13m	Min 120mm Max 325mm	4m	2m	1m	Semi-mature	Average	Indifferent	Adjacent to W boundary; species include silver birch, English oak, rowan, goat willow, hawthorn, hazel, field maple; many appear to be of young to semi-mature in age; many showing typical biomechanical defects of the habit in which they grow, showing multiple stems, tight compression forks with included bark; individual, more dominant specimens, predominantly English oak, scattered throughout forming a young woodland; public footpath separates site to E with woodland to W; partially dilapidated ditch running along W boundary of footpath; many individuals have asymmetric canopies with meshing crowns forming an aerodynamic group; evidence of mammal damage in upper canopies; woodland group readily visible from footpath, hidden in long direct views by adjacent trees.	B (2)
W2	Likely	Various	Min 2m Max 15m	Min 75mm Avg 200mm	3m	2m	2m	Young	Average	Indifferent	Small area of recent secondary woodland, comprising of predominantly self-sown and secondary succession saplings directly adjacent to and west of the public footpath.	C (1)

Root Protection Areas (RPAs)

#NAME?

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Hazel	55.4m ²	4.2m
2	Field maple	83.7m ²	5.16m
3	Field maple	44.6m ²	3.8m
4	Ash	21.9m ²	2.6m
5	Ash	181.2m ²	7.6m
6	Field maple	56.1m ²	4.2m
7	Field maple	13.1m ²	2.0m
8	Field maple	50.4m ²	4.0m
9	Ash	113.6m ²	6.0m
10	Ash	88.0m ²	5.3m
11	English elm	5.5m ²	1.3m
12	English elm	8.9m ²	1.7m
13	English elm	21.9m ²	2.6m
14	English elm	14.7m ²	2.2m
15	English elm	55.4m ²	4.2m
16-18	Various	8.9m ²	1.7m
		6.5m ²	1.4m
		6.5m ²	1.4m
19	Ash	104.2m ²	5.8m
20	Crack willow	149.6m ²	6.9m
21	White poplar	18.1m ²	2.4m
22	White poplar	191.1m ²	7.8m
23	Elder	3.3m ²	1.0m
24	White poplar	43.5m ²	3.7m
25	English oak	46.3m ²	3.8m
26	White poplar	194.1m ²	7.9m
27	White poplar	79.8m ²	5.0m
28	English oak	79.8m ²	5.0m
29	Elder	4.4m ²	1.2m
30	English oak	162.9m ²	7.2m
31	English oak	61.9m ²	4.4m
32	English oak	82.6m ²	5.1m
33	English oak	108.7m ²	5.9m
34	English oak	166.3m ²	7.3m
35	English oak	227.2m ²	8.5m
36	English oak	87.0m ²	5.3m
37	English oak	81.7m ²	5.1m
38	English oak	85.6m ²	5.2m
39	English oak	78.8m ²	5.0m
40	English oak	194.1m ²	7.9m
41	English oak	26.1m ²	2.9m
42	White poplar	2.5m ²	0.9m
43	White poplar	21.9m ²	2.6m
51	Walnut	120.0m ²	6.2m

52	Leyland cypress	547.4m ²	13.2m
53	Field maple	487.3m ²	12.5m
54	Field maple	212.3m ²	8.2m
55	Field maple	346.8m ²	10.5m
56	Silver birch	60.3m ²	4.4m
57	Silver birch	58.6m ²	4.3m
58	Silver birch	35.1m ²	3.3m
59	Silver birch	146.9m ²	6.8m
60	Beech	65.3m ²	4.6m
61	Silver birch	77.9m ²	5.0m
62	Monterey cypress	131.9m ²	6.5m
63	Silver birch	50.8m ²	4.0m
64	Monterey cypress	275.2m ²	9.4m
65	Silver birch	95.7m ²	5.5m
66	Goat willow	112.1m ²	6.0m
67	Silver birch	33.0m ²	3.2m
68	Silver birch	72.4m ²	4.8m
69-71	English elm	13.1m ²	2.0m
		21.9m ²	2.6m
		8.9m ²	1.7m
72	English elm	26.1m ²	2.9m
74	Silver birch	19.0m ²	2.5m
75	Hazel	24.4m ²	2.8m
76	Goat willow	100.6m ²	5.7m
77	Silver birch	20.0m ²	2.5m
78	Goat willow	40.7m ²	3.6m
79	Hawthorn	18.4m ²	2.4m
80	Silver birch	35.5m ²	3.4m
81	Silver birch	8.2m ²	1.6m
82	Goat willow	13.1m ²	2.3m
83	Hawthorn	21.9m ²	2.6m
84-86	Silver birch	33.0m ²	3.2m
		21.9m ²	2.6m
		30.6m ²	3.1m
87	Silver birch	74.2m ²	4.9m
88	Silver birch	36.7m ²	3.4m
89	Silver birch	5.5m ²	1.8m
90	Silver birch	26.1m ²	3.2m
91	Silver birch	26.1m ²	3.3m
92	Silver birch	7.6m ²	2.3m
93	English elm	28.3m ²	3.0m
94	Hazel	45.6m ²	4.6m
95	Field maple	152.2m ²	7.0m
96	Hazel	104.6m ²	6.8m
97	English oak	46.3m ²	3.8m
98	Hazel	39.9m ²	4.3m
99-100	Hazel	35.3m ²	3.6m
		38.2m ²	3.8m
101	English oak	89.6m ²	5.3m
102	English oak	68.8m ²	4.7m
103	English oak	91.6m ²	5.4m
104	English oak	129.5m ²	6.4m
105	English oak	44.9m ²	3.8m
106	English oak	104.2m ²	5.8m
107	English oak	76.0m ²	4.9m
G1	Various	52.3m ²	4.1m
G2	Various	72.4m ²	4.8m

G3	Various	55.4m ²	4.2m
G4	Various	91.6m ²	5.4m
G5	Field maple	456.4m ²	12.1m
G6	Laurel	2.5m ²	0.9m
G7	Various	4.5m ²	1.44m
G8	Various	7.6m ²	1.6m
G9	Various	2.5m ²	0.9m
G10	Various	33.0m ²	3.6m
G11	Various	18.1m ²	2.4m
G12	Various	27.2m ²	3.12m
W1	Various	47.8m ²	3.9m
W2	Various	18.1m ²	2.1m

APPENDIX 4

Tree Protection Plan

APPENDIX 5

s278 works



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ARBORICULTURAL METHOD STATEMENT

For Protection of Trees

at

Allbrook Way,

Eastleigh,

S278 works



August 2024

SJA ams 24052-01

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APPENDICES

1. Tree survey schedule (SJA tss 24052-01)
2. Tree Protection Plan (SJA TPP 24052-041a)

1. Statement of purpose

1.1. The purpose of this method statement is to detail what actions need to be taken to ensure the construction of a new s278 footway at Allbrook Way, Eastleigh does not cause any unacceptable damage to the trees to be retained adjacent to Knowle Hill and Woodside Avenue.

1.2. This method statement has been drawn up to comply with an s278 agreement to be submitted to Hampshire County Council and with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*.

1.3. Details of the trees can be found in the tree survey schedule at **Appendix 1**. Their locations are shown on the tree protection plan (SJA TPP 24052-041) at **Appendix 2**. This plan is based on the proposed site layout drawings, nos. 702_S278 - General Arrangement and EVO20023347-LD-001-A.

1.4. The key words and phrases used in this statement are defined in **Table 1** below.

Arboricultural consultant	Arboricultural expert instructed by the developer to oversee the retention and protection of trees adjacent to the development site.
Arboricultural monitoring	Regular inspections of retained trees by the arboricultural consultant, to monitor their health and condition; and to inspect the effectiveness of the tree protection measures implemented.
Arboricultural supervision	Pre-arranged attendance on site of appointed arboricultural consultant for the duration of specific construction activities that could otherwise result in unacceptable damage to retained trees. Whilst on site the consultant will control, supervise and where appropriate assist in the undertaking of these activities.
Construction Exclusion Zone ('CEZ')	Area based on the root protection area (RPA), normally surrounded with protective fencing, from which access is prohibited during development works.
Ground boarding	Temporary ground covering, designed to prevent compaction of soil in which significant roots of retained trees are growing.
Protective fencing	Temporary fencing, erected for the duration of demolition and construction activities; designed to prevent access and disturbance to the trunks and root protection areas of trees.
Pruning	The removal of living or dead parts of a tree, especially branches, to reduce size, to maintain shape, health, safety, or to regulate growth.
Root Protection Area ('RPA')	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Tree Protection Plan ('TPP')	Drawing based upon the finalised proposals; showing trees for retention and illustrating the tree and landscape protection measures.

Table 1: Key words & phrases

1.5. This statement is designed to reflect the principles of the proposed layout as far as these relate to the protection of trees to be retained and should **not** be read as a definitive engineering or construction method statement for this development.¹

2. Planning and communication

2.1. Unless otherwise agreed with the Local Planning Authority (LPA), the following actions are to be taken, in the order specified in the Sequence of Works at **Table 2**.

2.2. The developer will appoint an arboricultural consultant to oversee all aspects of tree care and protection for the duration of construction works.

2.3. Prior to the commencement of works, the project manager will send copies of any construction method statements that might have implications for existing trees to the arboricultural consultant for his comments. The arboricultural consultant will liaise with the project manager to ensure that there are no conflicts between the construction method statements and this arboricultural method statement.

2.4. Prior to the start of any site clearance, ground preparation or construction works the developer will convene a pre-commencement site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection outlined in this statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement required as a result of the meeting shall be circulated to all parties in writing.

2.5. On the same occasion, the arboricultural consultant will make a brief re-inspection of the trees to be retained, to identify any risks of tree, stem or branch failure

¹ Reference should be made to the architect or structural engineer over any matters of construction detail, specification, engineering performance standards or regulatory requirements, relating to structures, surfaces or underground services to be constructed. As arboricultural consultants, Simon Jones Associates Ltd. can accept no liability for any matters relating to the structural integrity or engineering performance of structures, surfaces or underground services described, proposed or eventually constructed. The responsibility for satisfying any Health & Safety requirements relating to any operations described in this method statement remains with those commissioning or undertaking the operations concerned.

that could cause harm to contractors working on the site. Any such risks will be recorded and passed to the client and to the LPA, to enable appropriate remedial works to be undertaken in a timely manner.

2.6. The developer will immediately inform the arboricultural consultant if at any time during site clearance, construction the site manager or agent is replaced or transferred. The arboricultural consultant will convene a site meeting with the incoming/replacement site manager, to be held within five working days, to explain all outstanding tree protection measures detailed in this method statement.

2.7. A copy of this method statement shall be supplied to all site personnel who have control over works of any nature within the Root Protection Areas (RPAs) of trees to be retained, or within the footprints of their canopies. The contractor will provide adequate instruction on its implementation for all relevant staff. This instruction will be carried out by, or to the approval of, the arboricultural consultant.

Order	Works	Details at Section:	Arb. supervision required:
1	Pre-commencement site meeting	2	Yes
2	Site clearance and removal of trees nos. 1, 5, 6 - 8, 16 & 112 -114 & partial removals of G1, G2 grinding out/removal of stumps.	3	No
3	Pruning of trees nos. 108, 110 & 134 and G1 & G2.	3	No
4	Erection of tree protection fencing and site hoarding.	5	Yes
5	Ground preparation.	4	Yes
6	Excavation for proposed footway within RPAs of trees nos. 110 & 132.	8	Yes
7	Clearance of machinery/materials from site, reinstatement and landscaping.	11	No
8	Removal of tree protection fencing.	5	No

Table 2: Sequence of works (relevant to tree protection)

3. Site clearance, pruning and security

3.1. No clearance of trees or other vegetation and no erection of site security fencing or hoarding shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

3.2. If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to

undertake this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it does not cause any soil compaction or damage to the roots of trees to be retained.

3.3. The nine trees to be removed (nos. 1, 5, 6 – 8, 16 & 112 - 114) and two groups of trees to be partially removed (nos. G1 & G2) to facilitate installation of the s278 footway and site services shall be felled and disposed of.

3.4. Stumps of those trees that are within the RPAs of trees to be retained shall either be left in place or shall be ground out.

3.5. Three trees and two groups (nos. 108, 110, 134, G1 & G2) to be retained shall be pruned as specified on the TPP.

3.6. All tree works are to be done in accordance with British Standard BS 3998: 2010, *Tree work - Recommendations*. Climbing irons or spikes are not to be used whilst pruning trees; they may only be used for the sectional removal of trees.

3.7. Except where within the RPAs of trees to be retained, all other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

3.8. The erection of site security fencing will be undertaken in a way that causes no harm to trees to be retained and no compaction of the soil in which they are growing. This encompasses:

- no vehicles shall access the RPAs;
- no trenches shall be dug where the ground slopes or is uneven; and
- no fence panels or any other part of the fencing or hoarding shall be nailed, screwed or otherwise attached to any part of any of the trees to be retained.

4. Ground preparation

4.1. No ground preparation or excavation of any kind, including topsoil stripping and levelling or re-profiling of soil, shall be undertaken prior to the pre-start meeting (PSM) and after the erection of the tree protection fencing (see below).

4.2. Where underground structures that are or will become redundant are present within RPAs, these will be sealed off where possible so that the need for excavation is avoided.

5. Protective fencing

5.1. No site clearance, ground preparation or construction shall commence on site, and no construction vehicles or plant will enter the site until the RPAs of the trees to be retained have been safeguarded by the erection of protective fencing to the specification recommended in BS 5837: 2012, Section 6.2.2, as shown in Figure 2 of that document (see *Figure 1* below).

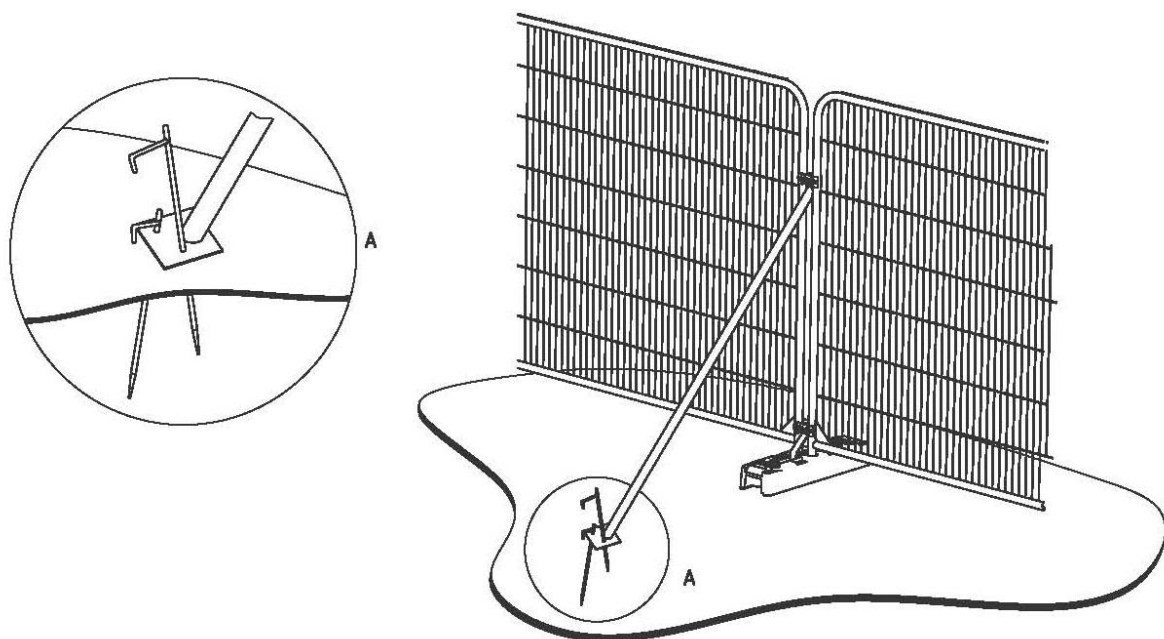


Figure 1 Protective fencing

(Based on Figure 3, BS 5837:2012)

5.2. The protective fencing will be located in the positions shown by the **continuous bold blue lines** on the TPP.

5.3. The fencing shall be at least 2.1m in height, comprising a scaffolding or a timber post and rail framework supporting either a minimum of 20mm exterior grade ply or other robust man-made boards, or standard anti-climb 'Heras' welded mesh fence panels, fixed to each other with at least two clamps, and secured with anti-lift devices to concrete or plastic bases (footings) that are pinned at least 450mm into the ground with lengths of scaffold tube.

5.4. Scaffolding construction shall be to BS EN 12811-1:2003; uprights shall be at minimum 3.5m centres and every other one shall be supported on the side closest to the trees by struts braced to the ground at an angle of 45°. If used, 'Heras' panels shall be secured to two cross members between the uprights with heavy-duty cable ties. Notices stating "Tree Protection Zone, Keep Out!" will be attached to every third panel with cable ties.

5.5. No activity will take place within the Construction Exclusion Zones ("CEZs") behind the fencing: no equipment or materials will be stored, and no vehicles, plant or personnel shall enter these areas. Ground levels will not be changed within them, and existing vegetation and topsoil will be left undisturbed.

5.6. Areas for the storage of materials shall be outside the RPAs. Oil, bitumen, diesel, and cement shall not be stored, mixed or discharged onto the ground within 10m of the trunks of any trees. Areas for the storage or mixing of such materials shall be agreed at the pre-commencement meeting.

5.7. No notice boards, or power or telephone cables, shall be attached to any of the trees. No fires shall be lit where their flames could extend to within 5m of any parts of trees.

5.8. Steps will be taken to ensure that no damage is done to trunks or lower branches when using mechanical equipment such as excavators in the proximity of trees. If such equipment may be traversing or working beneath or adjacent to tree canopies, a banksman will be used to direct any plant operator to ensure that branches are not damaged.

5.9. If the protective fencing is accidentally damaged or knocked over, those sections will immediately be cordoned off with high visibility plastic mesh fencing. The

damaged sections then will be repaired or replaced within 48 hours (2 working days). All instances of damage and re-instatement shall be recorded and immediately reported to the arboricultural consultant.

5.10. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect it. He will record the position of the fencing and the condition of the retained trees. If it complies with this statement, the arboricultural consultant will 'sign off' the fencing to the contractor and copy this (in writing) to the developer. (See also 'Supervision and Monitoring' below.)

5.11. The protective fencing will not be moved or re-located without the prior approval of the arboricultural consultant. It will only be removed once all construction works are completed: the arboricultural consultant will be informed in advance of when it is intended to remove the fencing.

6. Construction of footways

6.1. The section of the proposed footway within the RPAs of trees nos. 110 & 132 shall be carefully excavated under direct arboricultural supervision and shall extend to no more than 500mm depth, or less if required depth is shallower than this. Excavation shall be dug by hand on the side of the excavation closest to the trees, using spades, shovels, forks or picks. Any roots of less than 25mm diameter that are encountered will be cut cleanly by the arboricultural consultant.

6.2. Any roots of 25mm diameter and above shall be excavated and exposed using a compressed air soil pick and hand tools. The arboricultural consultant supervising this exercise will then decide whether it is necessary and/or feasible to retain these roots and cut them cleanly if not. If such roots can be retained, they shall be protected as described below.

6.3. Protection of retained roots shall be conducted in the following way. A 50:50 mix of sharp sand and composted organic matter shall be prepared and packed around the root within a wrapping of Hessian (builders' sand will not be used as it has a high salt content and may be toxic to trees). The layer of sharp sand and compost shall be not less than 50mm in thickness around the full circumference of the root section. If concrete is to be poured or placed around these roots, they shall also be wrapped with

an impermeable polythene membrane. Both the hessian wrapping, and the polythene membrane shall be secured by degradable ties, in a manner that will not constrict future growth of the root.

6.4. Exposed roots will be covered with sand or hessian sacking and be kept moist at all times; they will not be left exposed to frost, wind or direct sunlight.

6.5. Works should be undertaken in dry weather; ideally this should be between May and October when the soil is at its driest and least prone to compaction.

6.6. If there is no alternative to locating excavators within canopy spreads, such machinery must be of a size and working height which, in operation, can be accommodated without damaging tree trunks or branches; if there is no alternative to placing excavators within RPAs, the ground below first must be protected from compaction by being covered by an appropriate material such as aluminium box panel track way, steel plates, or similar.

6.7. If back filling is needed around the completed footway, a sharp sand and topsoil mix will be used (builders' sand will not be used as it has a high salt content and may be toxic to trees). This will be firmed and consolidated in layers, by hand; no mechanical plant will be used.

7. Supervision and monitoring

7.1. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect the tree protection measures. If the specification or location of these items does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant will 'sign off' the tree protection measures to the contractor and copy this (in writing) to the client.

7.2. Throughout the construction process the arboricultural consultant will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to; and will contact the site manager or agent on a weekly basis whilst ground works are being undertaken, and on a fortnightly basis thereafter, to

ascertain what works are planned for the coming week and whether any of these require arboricultural input or supervision. Records of all monitoring and supervisory visits will be made and will be forwarded to the client and copied to the LPA.

7.3. The arboricultural consultant shall directly supervise all works that have to be undertaken within RPAs. These include:

- location of protective fencing
- location of ground boarding (if required)
- (if necessary) installation of underground services
- excavation for foundations

7.4. The project or site manager will give the arboricultural consultant at least 48 hours written notice of the date of intended construction of the proposed s278 footway that are within the RPAs of any of the trees, so that he/she can attend.

7.5. All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant to enable him to advise on any changes to the impact on trees that these drawings may cause, and to be able to provide solutions to avoid or minimise any further tree damage. All such drawings will be approved in writing by the arboricultural consultant before works within or abutting RPAs are proceeded with.

7.6. The arboricultural consultant will issue variation orders to the client in the case of any agreed changes to this method statement, and non-compliance notices in any cases of substantial deviation from the statement. These will be recorded in a final completion statement suitable for submission to the LPA if required.

SJAtrees

August 2024

APPENDIX 1

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
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RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)
(Operations)

Preliminary Tree Survey Schedule

Allbrookway Eastleigh - S278

February 2024

Tree Survey Schedule: Explanatory Notes

Allbrookway Eastleigh - S278

This schedule is based on a tree inspection undertaken by Nigel Kirby of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Thursday the 22nd of February 2024. Weather conditions at the time were overcast with persistent rain. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: 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.

- (1) Trees that have a serious, irreparable, 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).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

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 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Allbrookway Eastleigh - S278

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate-gory
1	Hazel	8m	15 stems @ 90mm est.	N 3.25m E 4m S 4m W 3.5m	1m	W 1m	Semi-mature	Average	Indifferent	Multi-stemmed from base; showing characteristics and form typical of species; hidden in all long direct public views. May 2023: No change	C (2)
2	Field maple	9.5m	280mm 325mm	N 3m E 3m S 4m W 4m	SW 2m	4m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed at base, with S stem noticeably suppressed by N stem; trunk and stems heavily ivy-covered; contributes to depth and structure of woodland; upper canopy visible from Knowle Hill Road to S. May 2023: No change	C (2)
3	Field maple	9m	120mm est. 290mm	N 4m E 2m S 0.5m W 4m	S 3m	N 4m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed at base with SE stem noticeably smaller and subdominant; trunk and stem ivy-covered; suppressed by adjacent trees resulting in asymmetric crown; unremarkable tree of very limited merit. May 2023: No change	C (1)
4	Ash	9.5m	220mm	N 2m E 2m S 1.5m W 2m	3m	3.5m	Young	Average	Indifferent	Off-site tree; trunk and stem partially ivy-covered; contributes to depth and structure of woodland, but unremarkable tree of very limited merit; upper 5m of canopy visible from Knowle Hill Road to S. May 2023: No change	C (2)
5	Ash	10m	300mm est. 210mm ivy est. 300mm ivy est. 3 stems @ 180mm ivy est. 2 stems @ 220mm ivy est.	N 6.5m E 6.2m S 5.2m W 4m	3m	NE 2.5m	Mature	Average	Indifferent	Multi-stemmed at 1.5m to where it has been historically cut back; stems growing into each other at multiple points which have failed to graft together, resulting in wounds at points of bark to bark contact; trunk and stems heavily ivy-covered; lacking central leader; readily visible from Knowle Hill Road to the SE; overall, showing impaired structure but a significant boundary tree. May 2023: No change	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
6	Field maple	9m	10 stems @ 90mm est. 180mm est. 140mm est.	N 4m E 3m S 6.1m W 3m	1m	NE 2.5m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed at 1.5m to where it has been historically topped, showing tight compression forks with included bark at main unions; trunk and stems ivy- covered; stems growing close together resulting in several crossing stems; suppressed to E by adjacent tree no. 5; contributes to screening of SW site boundary. May 2023: No change	C (2)
7	Field maple	9m	170mm ivy est.	N 0.5m E 1m S 4.3m SW 4m W 2m	4m	S 3m	Semi-mature	Average	Poor	Off-site tree; suppressed asymmetric crown; unremarkable tree of very limited merit; contributes to screening of SW site boundary. May 2023: No change	C (2)
8	Field maple	10.5m	160mm 2 stems @ 130mm est. 110mm est. 200mm	N 5m E 2m S 6m W 4.5m	1.5m	NE 3m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed at 1m, with stems growing into each other at several points which have failed to graft together, resulting in included bark at these points; trunk and stems ivy-covered; contributes to screening of SW site boundary; inessential component of wider landscape. May 2023: No change	C (2)
9	Ash	13.5m	240mm ivy est. 440mm ivy	N 6m E 4m S 3.9m W 2.5m	5m	NE 3m	Semi-mature	Average	Indifferent	Twin-stemmed at 1m; formerly three-stemmed with stem to S historically snapped-out leaving wound on lower trunk to S, dotted with multiple brackets of <i>Dalmanella concentrica</i> ; trunk and stems heavily ivy-covered, which impedes full inspection; contributes to screening of SW site boundary; readily visible from Knowle Hill Road to the SW; significant boundary tree; inessential component of wider landscape. May 2023: No change	C (2)
10	Ash	14m	240mm ivy 370mm ivy	N 4.75m E 1m S 2m SW 5.5m W 5m	W 4m	NE 3m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed at base; trunk and stem heavily ivy-covered, which impedes full inspection; small, non-occluded wound on trunk to SW, with exposed wood showing signs of degradation by fungal decay and failing to form substantial wound wood; suppressed to E by adjacent tree no. 8 resulting in asymmetric canopy and slight lean to NW; readily visible from Knowle Hill Road to the SW; notable boundary tree providing boundary screening; inessential component of wider landscape. May 2023: No change	C (2)
11	English elm	4.5m	110mm est.	N 1.5m E 0.5m S 2m W 2.5m	2m	2m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate-gory
12	English elm	8m	140mm est.	N 1m E 2m S 3m W 1m	S 2.5m	S 2.5m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
13	English elm	8m	220mm ivy est.	N 2.5m E 3m S 2m W 2m	2m	NE 2.5m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
14	English elm	8m	180mm est.	N 2.5m E 1.5m S 3m W 1m	3m	S 3m	Young	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
15	English elm	13m	350mm est.	N 4.5m E 3.5m S 4.5m W 3.9m	3m	NE 3m	Semi-mature	Low	Indifferent	2023: Moribund tree; in significant, immediate & irreversible overall decline.	U
16	Field maple	8m	175mm	3m	1.5m	E2m	Semi-mature	Average	Moderate	Small ornamental tree; inessential component of the landscape; however, of cultural value as part of local ecological initiative.	C (123)
17	Flowering cherry	6m	140mm	3m	1m	E1m	Semi-mature	Average	Indifferent	Small ornamental tree; inessential component of the landscape; however, of cultural value as part of local ecological initiative.	C (123)
18	Hawthorn	3m	120mm	2m	1m	1m	Semi-mature	Average	Indifferent	Small ornamental tree; inessential component of the landscape; however, of cultural value as part of local ecological initiative.	C (123)
108	Bay	10m	240mm	N4.5m E4m S2m W1m	2.75m	E4m	Semi-mature	Average	Indifferent	Multi-stemmed from base; two subdominant stems 120mm-135mmø to N and S; tight compression fork with evidence of included bark at 2m; inessential component of the group in which it stands.	C (12)
109	Bay	9.5m	125mm 200mm	N2m E1m S2.25m W2m	2m	2.5m	Semi-mature	Average	Indifferent	Twin-stemmed from 0.5m; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands.	C (12)
110	Balsam poplar	15.5m	2 stems @ 150mm	3.75m	2.75m	2.25m	Semi-mature	Average	Poor	Drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; twin stemmed from base; tight compression fork with evidence of included bark.	C (12)
111	Balsam poplar	17m	325mm est.	4.25m	4m	4m	Semi-mature	Average	Moderate	Single trunk; dominant crown; significant component of group in which it stands; contributes to boundary screening.	B (2)
112 - 114	Balsam poplar	#T8 15.5m #T9 14.5m #T10 15m	#T8 175mm #T9 175mm #T10 180mm	3.65m	3m	2.5m	Semi-mature	Average	Indifferent	Small self-seeded specimens; asymmetrical crowns as suppressed by adjacent specimens; inessential components of the group in which they stand; inessential component of the landscape.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
115 - 116	Balsam poplar	#T11 13m #T12 13m	#T11 210mm #T12 210mm	2.75m	4m	4m	Semi-mature	Average	Moderate	Small self-seeded specimens; inessential components of the landscape.	C (12)
117	Bay	8m	140mm st.	3m	2m	3m	Semi-mature	Average	Indifferent	Small self-seeded specimen; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
118	Bay	8m	475mm	N4.5m E7.5m S3.75m W2.25m	1m	E1m	Semi-mature	Average	Indifferent	Asymmetrical crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; significant component of group in which it stands; contributes to boundary screening.	C (12)
119	Silver birch	16.5m	345mm	4.75m	3m	3m	Semi-mature	Average	Moderate	Self-seeded specimen; significant component of group in which it stands; contributes to boundary screening; in keeping with the character of the local area.	B (2)
120	English oak	12m	235mm	N2m E4.75m S4.5m W2m	2m	E3.5m	Semi-mature	Average	Indifferent	Small planted specimen; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands.	C (12)
121	Silver birch	17m	415mm	N3m E4m SE5m S2m W1.5m	3m	4m	Semi-mature	Average	Moderate	Self-seeded specimen; significant component of group in which it stands; contributes to boundary screening; in keeping with the character of the local area.	B (2)
122	Bay	8m	130mm 200mm	N2.75m E4m S3.75m W1.25m	1m	E2m	Semi-mature	Average	Indifferent	Small planted specimen; suppressed crown as overtopped by adjacent specimens; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
123	Field maple	8m	4 stems @ 100mm st. 130mm st.	N2.5m E5.5m S2.5m W1m	1m	2m	Semi-mature	Average	Indifferent	Small ornamental tree; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands.	C (1)
124	English oak	9m	280mm	N1m E4.75m S3m W1.5m	1m	E3m	Semi-mature	Below average	Indifferent	Small specimen; asymmetrical canopy; unremarkable tree of very limited merit.	C (1)
125	English oak	11m	245mm	N3.75m E5.25m S2m W0.5m	1m	E2m	Semi-mature	Average	Indifferent	Small self-seeded specimen; asymmetrical crown as suppressed by adjacent specimens; contributes to boundary screening.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
126	Bay	12m	365mm	N5m E5m S2m W0.5m	2m	E1m	Semi-mature	Average	Indifferent	Asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; contributes to boundary screening; readily visible from roundabout; in keeping with the character of the local area.	B (2)
127	Field maple	9m	3 stems @ 120mm 3 stems @ 210mm	N1m E5.5m S3m W1m	1m	E2m	Semi-mature	Average	Indifferent	Asymmetrical crown as suppressed by adjacent specimens; contributes to boundary screening; readily visible from roundabout; in keeping with the character of the local area.	C (12)
128	Field maple	8m	225mm	N2m E4.5m S2.5m W1m	2m	E3m	Semi-mature	Average	Indifferent	Small self-seeded specimen; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
129	Field maple	10m	2 stems @ 330mm ivy	N3m E5m S5m W4m	1m	S2.5m	Semi-mature	Average	Indifferent	Twin stemmed from base; dominant crown; contributes to boundary screening; readily visible from roundabout; in keeping with the character of the local area.	B (2)
130	Sycamore	10m	330mm	4m	2m	1m	Semi-mature	Average	Indifferent	Small planted specimen; contributes to boundary screening; readily visible from roundabout; in keeping with the character of the local area.	B (2)
131	Sycamore	12m	390mm	5.5m	2m	1m	Semi-mature	Average	Indifferent	Small planted specimen; contributes to boundary screening; readily visible from roundabout; in keeping with the character of the local area.	B (2)
132	Horse chestnut	14m	525mm	5.25m	2m	E2m	Semi-mature	Average	Indifferent	Ornamental tree; contributes to boundary screening; readily visible from road; significant component of group in which it stands; in keeping with the character of the local area.	B (12)
133	English oak	10m	485mm	7m	2m	N2m	Semi-mature	Average	Indifferent	Asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from road.	B (2)
134	Ash	10m	4 stems @ 220mm	7m	1m	N1m	Semi-mature	Average	Indifferent	Multi-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
135	Ash	12m	355mm	4.5m	2m	1m	Semi-mature	Average	Moderate	Single trunk; significant component of group in which it stands; contributes to boundary screening; in keeping with the character of the local area.	B (12)
136	Swedish whitebeam	10m	3 stems @ 120mm st.	4m	1m	1m	Semi-mature	Average	Poor	Multi-stemmed from base; storm damage in crown; inessential component of the landscape.	C (1)
137	Ash	16.5m	510mm	5m	2m	N2.25m	Semi-mature	Average	Indifferent	Twin-stemmed from 2m; currently acute yet tensile union; significant component of group in which it stands; readily visible from road; in keeping with the character of the local area.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G1	Various	11m	Max 100mm	2m	0.2m	0m	Young	Average	Indifferent	Small self-seeded specimens of poplar and dogwood; inessential component of the landscape; unremarkable trees of limited merit.	C (1)
G2	Various	Max. 16m	Max 420mm	4.25m	3m	3m	Semi-mature	Average	Indifferent	Collection of planted and self-seeded specimens; spp. Inc. Scots pine, sycamore, English oak, silver birch, ash & bay; area of soft landscaping adjacent to highways land on raised level; contributes to boundary screening; significant component of the landscape; softens the built form.	B (12)
G3	Various	Max. 16m	Max 325mm	4m	2m	2m	Semi-mature	Average	Indifferent	Area of planted and self-seeded individuals located on both raised and lower ground adjacent to Woodside Avenue; spp. Inc. horse chestnut, ash, English oak, bramble; drawn-up and mutually suppressed; meshing crowns forming an aerodynamic group providing companion shelter; contributes to boundary screening; softens the built form; in keeping with the character of the local area.	B (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

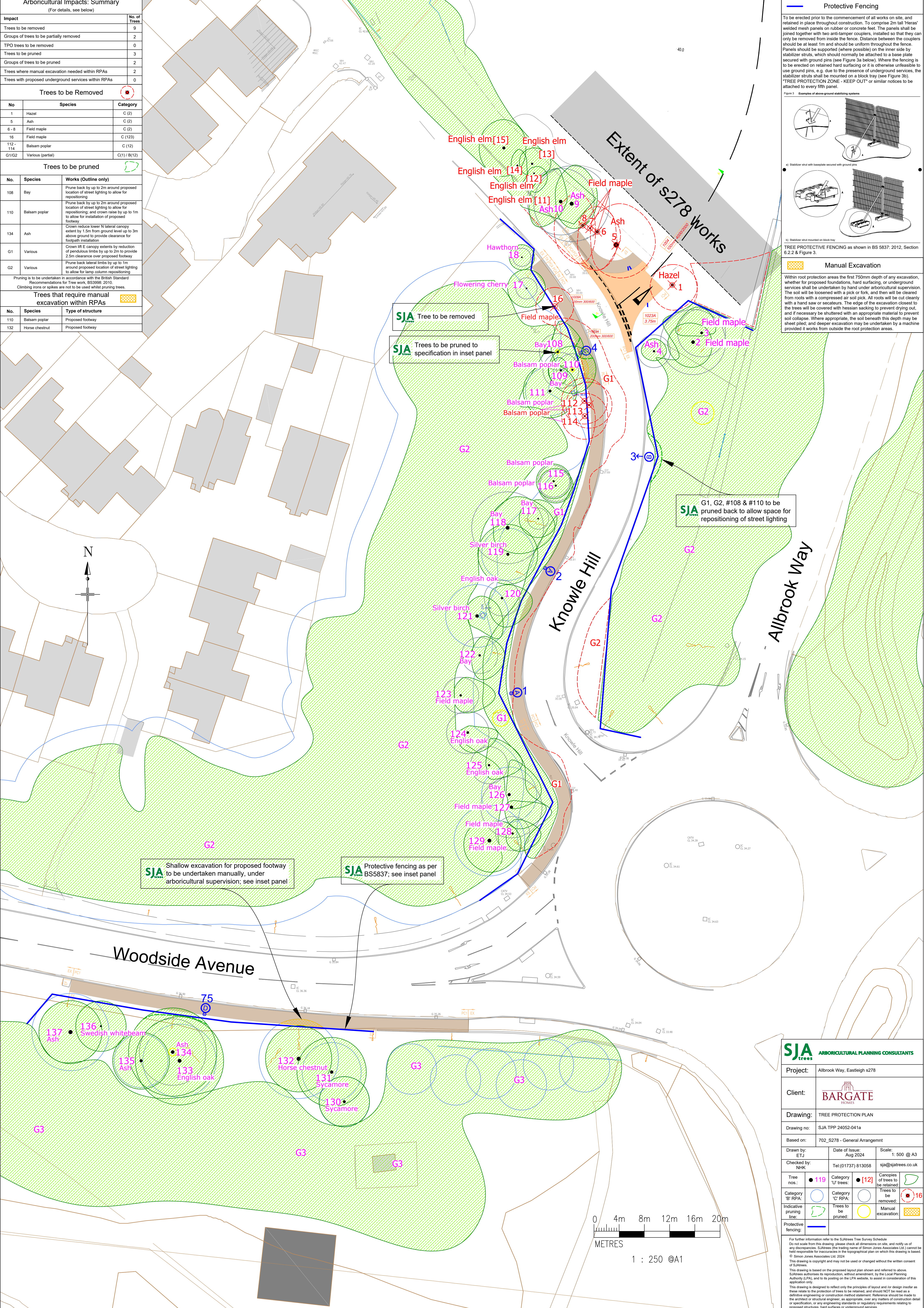
Tree No.	Species	RPA	RPA Radius
1	Hazel	55.4m ²	4.2m
2	Field maple	83.7m ²	5.16m
3	Field maple	44.6m ²	3.8m
4	Ash	21.9m ²	2.6m
5	Ash	181.2m ²	7.6m
6	Field maple	56.1m ²	4.2m
7	Field maple	13.1m ²	2.0m
8	Field maple	50.4m ²	4.0m
9	Ash	113.6m ²	6.0m
10	Ash	88.0m ²	5.3m
11	English elm	5.5m ²	1.3m
12	English elm	8.9m ²	1.7m
13	English elm	21.9m ²	2.6m
14	English elm	14.7m ²	2.2m
15	English elm	55.4m ²	4.2m
16	Field maple	13.9m ²	2.1m
17	Flowering cherry	8.9m ²	1.7m
18	Hawthorn	6.5m ²	1.4m
108	Bay	26.1m ²	2.9m
109	Bay	25.2m ²	2.8m
110	Balsam poplar	20.4m ²	2.5m
111	Balsam poplar	47.8m ²	3.9m
112 -114	Balsam poplar	13.9m ²	2.1m
		13.9m ²	2.1m
		14.7m ²	2.2m
115 - 116	Balsam poplar	20.0m ²	2.5m
		20.0m ²	2.5m
117	Bay	8.9m ²	1.7m
118	Bay	102.1m ²	5.7m
119	Silver birch	53.8m ²	4.1m
120	English oak	25.0m ²	2.8m
121	Silver birch	77.9m ²	5.0m
122	Bay	25.7m ²	2.9m
123	Field maple	25.7m ²	2.9m
124	English oak	35.5m ²	3.4m
125	English oak	27.2m ²	2.9m
126	Bay	60.3m ²	4.4m
127	Field maple	73.9m ²	4.8m
128	Field maple	22.9m ²	2.7m
129	Field maple	98.5m ²	5.6m
130	Sycamore	49.3m ²	4.0m
131	Sycamore	68.8m ²	4.7m
132	Horse chestnut	124.7m ²	6.3m
133	English oak	106.4m ²	5.8m

134	Ash	87.6m ²	5.3m
135	Ash	57.0m ²	4.3m
136	Swedish whitebeam	19.5m ²	2.5m
137	Ash	117.7m ²	6.1m
G1	Various	4.5m ²	1.2m
G2	Various	79.8m ²	5m
G3	Various	47.8m ²	3.9m

APPENDIX 2

Tree Protection Plan

Arboricultural Impacts: Summary		
(For details, see below)		
Impact		No. of Trees
Trees to be removed		9
Groups of trees to be partially removed		2
TPO trees to be removed		0
Trees to be pruned		3
Groups of trees to be pruned		2
Trees where manual excavation needed within RPAs		2
Trees with proposed underground services within RPAs		0
Trees to be Removed		
No	Species	Category
1	Hazel	C (2)
5	Ash	C (2)
6 - 8	Field maple	C (2)
16	Field maple	C (123)
112 - 114	Balsam poplar	C (12)
G1/G2	Various (partial)	C(1) / B(12)
Trees to be pruned		
No.	Species	Works (Outline only)
108	Bay	Prune back by up to 2m around proposed location of street lighting to allow for repositioning
110	Balsam poplar	Prune back by up to 2m around proposed location of street lighting to allow for repositioning; and crown raise by up to 1m to allow for installation of proposed footway
134	Ash	Crown reduce lower N lateral canopy extent by 1.5m from ground level up to 3m above ground to provide clearance for footpath installation
G1	Various	Crown lift E canopy extents by reduction of pendulous limbs by up to 2m to provide 2.5m clearance over proposed footway
G2	Various	Prune back lateral limbs by up to 1m around proposed location of street lighting to allow for lamp column repositioning
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.		
Trees that require manual excavation within RPAs		
No.	Species	Type of structure
110	Balsam poplar	Proposed footway
132	Horse chestnut	Proposed footway



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 Examples of above-ground stabilising systems

a) Stabilizer strut with baseplate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

ARBORICULTURAL PLANNING CONSULTANTS

Project: Allbrook Way, Eastleigh s278

Client:

Drawing: TREE PROTECTION PLAN

Drawing no: SJA TPP 24052-041a

Based on: 702_S278 - General Arrangement

Drawn by: ETJ	Date of Issue: Aug 2024	Scale: 1: 500 @ A3
Checked by: NHK	Tel:(01737) 813058	sja@sjatrees.co.uk
Tree nos.: 119	Category 'U' trees: 112	Canopies of trees to be retained: 16
Category 'B' RPA: 119	Category 'C' RPA: 112	Trees to be removed: 16
Indicative pruning lines: 119	Trees to be pruned: 112	Manual excavation: 16
Protective fencing: 119		

For further information refer to the SJAtrees Tree Survey Schedule. Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2024

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