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**TREE SURVEY REPORT,
ARBORICULTURAL
IMPACT ASSESSMENT
AND PRELIMINARY
METHOD STATEMENT
ON LAND AT;**

**BRIGHT HORIZONS DAY
NURSERY AND PRE-
SCHOOL, POMEROY
CRESENT, HEDGE END
SO30 2LF**

Rev A – 02.05.2025

Rev B – 07.05.2025

Prepared by

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1. INTRODUCTION

- 1.1 **Brief:** I am instructed to carry out a visual tree assessment and consider the tree constraints in respect of the proposal to site a standalone classroom building with associated services attached within the garden of the existing Bright Horizons Daycare Nursery, Pomeroy Crescent, Hedge End (The Site).
- 1.2 This report has been subsequently prepared after site investigations undertaken on 16.04.2024 and subsequently updated on 28.04.2025.
- 1.3 **Limitations of Service:** All observations are of a preliminary nature. The assessment of the trees was carried out visually from ground level, detailed investigations of condition were not made, and the trees were not climbed. All dimensions recorded have been estimated, except for stem diameters which - where possible - were measured with a diameter table, and crown spreads which - where access allowed - were measured using a handheld laser measure. I have plotted the positions of both on-site and off-site trees on the plans provided and I am satisfied that they reasonably accurately represent the tree positions and crown spread habits. In some cases, where tree locations were not marked on the plans provided their locations have been estimated using known fixed points and aerial imagery.
- 1.4 I have annotated the plans provided to indicate the recommended root protection areas (RPA) for the trees to be retained based on the calculations for individual and twin-stemmed trees in BS5837:2012 - Trees in relation to design, demolition and construction. The information recorded has been included in the schedule at Appendix I. General comments and recommendations for future management have also been included as appropriate and any special measures.
- 1.5 **Consultations:** I visited the site on 16 April 2024 and 29 April 2025 to assess the overall condition of the trees around the site area to make an assessment of the tree constraints for development of the site and consideration of root protection areas (RPA) for the significant trees to be retained.
- 1.6 **Qualifications & Experience:** I have based this report on my site observations and subsequent discussions with the client and have come to the conclusions based on my experience and professional qualifications in arboriculture.
- 1.7 **Documents Provided:** I have been provided with:
- The existing garden plan dated 25.01.2024, showing the existing site features in dwg format.
 - Proposed Garden Plan, 4575 Rev 11, 11.03.2025 in pdf.
- 1.8 From these plans I have prepared a tree constraints plan, and tree protection & removal plan, both illustrated within the Appendices of this document. The tree constraints plan illustrates the significant trees on the site, and the root protection areas. The tree protection plan & removal plan illustrates the proposed building and its relation to nearby trees.
- 1.9 **Limitations of use & Copyright:** All rights to this report are reserved. No part of it may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in a retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the client in connection with the development of this site. It may not be sold, lent, hired out or divulged to any third party not involved in this site, without the consent of the author.

2.0 TREE SURVEY

- 2.1 **Site Visit:** The site was assessed on 16th April 2024 and 29th April 2025 when the weather conditions were sunny and calm.
- 2.2 **Site Description:** The proposed site area is within a generally flat and level area located between Wellstead Primary School to the north and The Salvation Army Church to the south. The rear garden of The Site is located on the east side of the nursery and narrows to a point towards the east.



Figure 1. The Site boundary is roughly denoted by the drawn red line above.

- 2.3 **Significant Trees:** There are two significant (>500mm diameter) Oak trees towards the far rear boundary of the nursery's garden – T1 & T2.
- 2.4 T3 was a small, Ash tree located within the centre of the garden in a slightly raised bed around its stem base.
- 2.5 T7 was an insignificant Willow tree that had been pruned back to a pollard / high coppice and bent over to form a small arch.
- 2.6 T4 was a small but well-established Oak located within the boundary hedge line but behind the boundary fence line in the neighbouring property. It had developed a good canopy form and appeared to be in good physiological health.
- 2.7 T8, T9 & T10 were located offsite to the south and recorded purely because of the significance of T8 – a large and old Oak tree with a heavily reduced canopy. Given that T8 was located offsite its stem diameter was estimated at 1m wide giving it a large Root Protection Area that is disproportionate to its canopy size. T9 and T10 were two recently planted young trees.
- 2.8 T11, T12, T13 & H14 were located off-site and added to the survey due to a change in the final location of the standalone classroom building. T12 was a semi mature Oak tree which has a canopy that overhung the Site. It was in good condition and has the potential to grow into a large tree. On its southern extent the lower limbs provided sufficient clearance for adults and children.

- 2.9 **Proposal:** The proposal is to install a new stand-alone classroom building within an area of pre-existing hard standing in the garden of the existing nursery. The building will be 11m x 5.5m and single story with a single pitch roof.
- 2.10 **Site Constraints:** the proposed location of the building sits within the RPA of T12 (Oak), T11 (Pyrus) and a 9m section of unmanaged hedge/shrub boarder. Both T12 and T11 are located off site in the neighboring property.
- 2.11 The southern canopy extent of T11 only marginally overhangs the Site but has a high canopy up to approximately 4m on the south side. The canopy of T12 overhangs the Site more significantly by approximately 4m and the existing clearance from ground level was approximately 2.5m.
- 2.12 Beneath T12 is a section of H6 – an unmanaged hedge/shrub boarder.
- 2.13 **Planning Consideration / Statutory Checks:** A desktop investigation into the planning constraints on this site confirmed that there is a Tree Preservation Order (TPO) relating to the site. TPO 499-E (served 2004) and TPO 95-E (served 1985) both of which are Area TPOs meaning that every tree within the area at the time of serving is protected. Further details of what exactly is protected can be found in the formal TPO documentation which is available from Eastleigh Borough Council. By making a request via their 'copy plans service' - <https://www.eastleigh.gov.uk/planning-and-building/planning-applications/copy-plans-and-compliance-checks>
- 2.14 Trees protected by TPO are protected by law that prohibits the cutting down, topping, lopping, uprooting, willful damage, and willful destruction of the protected trees without the written consent (by way of a TPO application form or full planning permission) of the Councils. The cutting of roots is also a prohibited activity and requires consent from the Council.

3.0 ARBORICULTURAL IMPACT ASSESSMENT

- 3.1 This section consists of an assessment of the implications that the proposed works detailed in paragraph 2.9 will have on existing trees. It considers the arboricultural implications and relevant mitigation measures associated with the development proposal.
- 3.2 All trees on and around the Site were deemed suitable for retention and no trees are proposed for removal to facilitate the development or for general arboricultural management.
- 3.3 A small 9m section of H6 is proposed for removal to facilitate the development. Further details can be found on the Tree Protection & Removal Plan (NLE1050_110) which is included within the appendices of this report.
- 3.4 Tree pruning work has been recommended to facilitate the development. Other tree works have been recommended within the Tree Survey Schedule (NLE_1050_200_A), but they are not individually listed here as they do not relate to the development proposal, instead they are general recommendations made for good tree management.
- 3.5 To facilitate the proposal, it is recommended that T12 has its canopy raised on the southern extent where it overhangs the Site. The purpose of the works would be to ensure that sufficient clearance from the proposed roof and nearest tree branches is achieved. A maximum clearance of 1m from the proposed roof and the nearest branch would be required.
- 3.6 Scope of works – T12 (Oak), crown lift lower branches on southern extent to achieve a 3.5m clearance from ground level – a crown lift by approximately 0.5 - 1m.
- 3.7 **Encroachment in RPAs:** The proposed building will primarily be positioned upon existing hard standing that is to be retained. The structure will also sit within the area left exposed by the removal of small section H9, this equates to <20% of the total RPA of T12 and is not seen to be significant. The structure will be sited on pads situated upon the existing ground level and no more than two pads will be set within the area of soft ground. As such, the ground will be left somewhat exposed and not entirely covered by the proposals.
- 3.8 **Access:** and working area will be restricted by existing site constraints such as boundary fencing and be sited within the area of existing hard standing. No tree protection measures such as tree protection fencing and/or ground protection are proposed.
- 3.9 **Material Storage:** the storage and mixing of material will be located only within areas of hard standing. No contaminating runoff is permitted to enter any area of soft RPA.
- 3.10 **General Site Precautions:** The following points will be observed at all times:
- **No** mechanical digging or scraping is allowed within defined RPAs.
 - **No** fires are to be lit within 10m from the edge of the tree canopy.
 - **No** access is permitted inside the CEZ or TPF.
 - **No** materials, equipment or debris to be stored within the CEZ or RPAs of retained trees.
 - Notice boards, telephone cables or other services will not be attached to retained trees.
 - Materials that may contaminate the soil (cement mixer, fuel, vehicle washings) will not be permitted to operate or allow runoff into the RPAs of retained trees or soils.
 - Site operations must be carried out in such a way as to avoid damage to the aerial part of the trees.

- 3.11 **Site Storage, Parking & Welfare Etc:** The Site will require provision for site storage, contractor parking, welfare facilities, temporary services/drainage, material drop off points etc.
- 3.12 None of the above provision is to be located within the RPAs of retained trees without the input from the project Arboricultural Consultant and the prior consent of the Local Planning Authority.
- 3.13 **Tree Works:** All tree works will be carried out in accordance with BS 3998:2010 'Recommendations for Tree Work' (as amended), and to current Arboricultural Best Practice standards. Tree works will be carried out by a suitably qualified and experienced Arboricultural Contractor (Arborist) holding the necessary insurance cover (£10,000,000 is recommended). The contractor should carry out the relevant site-specific Risk Assessment and record such information before the commencement of tasks, and must work in accordance with current health and safety standards, practices and legislation. Lists of suitable contractors are available from the Arboricultural Association at www.trees.org.uk/find-a-professional/Directory-of-Tree-Surgeons.
- 3.14 Subject to the approval of this report, tree works that facilitate the development may be undertaken without seeking additional permission via the TPO application approval process.
- 3.15 **Protected Species – Bats and Birds:** With respect to the Wildlife and Countryside Act 1981, any contractor, prior to working on these trees, must ensure that the trees do not provide a habitat for nesting birds or bats. Should nesting birds or active birds' nests be present, then work must cease until after the nesting season.
- 3.16 If the works are likely to destroy or disturb bats or their roosts, the appropriate Statutory Nature Conservation Organisation must be notified and allowed a reasonable amount of time to advise on whether the proposed work should be carried out, and if so, the method to be used.
- 3.17 **Site Access & Hard Surfaces:** The existing access is from Pomeroy Crescent, which enters the front of the premises where car parking is available.
- 3.18 No existing hard surfacing within RPAs of retained trees is to be removed as part of the proposals.
- 3.19 When operating plant machinery on-site, every effort should be made to avoid damage to both subterranean and aerial parts of retained trees. Particular care should be taken when operating plant with booms, swinging counterweights and high clearances.
- 3.20 **Underground Services:** No new subterranean services are to be installed within the RPAs of retained trees.
- 3.21 If new subterranean services are to be installed within the RPAs of retained trees, then the Arboricultural Consultant is to be contacted, and a revised AMS is to be written and approved by the LPA in accordance with BS5837:2012 to ensure that the roots of retained trees are protected.
- 3.22 **Amendments:** Issues may arise during the development phase that may require amendments to the previously agreed tree protection strategy. Any amendments to the AMS will be discussed with the Arboricultural Consultant and approved in writing by the LPA before implementation.
- 3.23 Copies of all amendments will be attached to the site copy of the AMS to provide a record of what has been agreed and altered.
- 3.24 **Conclusion:** Subject to full implementation and compliance with all aspects of this report, it is not anticipated that the proposed development will have any significantly detrimental impact on retained trees. From a tree impact and preservation perspective, the development should be able to proceed.

APPENDIX I

Tree Survey Schedule:

TREE SURVEY SCHEDULE

Site:
Project Schedule Ref:
Drawing Reference:
Survey date:

Bright Horizons, Pomeroy Cres, Hedge End
ARBS_1011_200
ARBS_1011_100
16.04.2024 & updated in 28.04.2025

Surveyor:
Status:
Revision:
Notes:

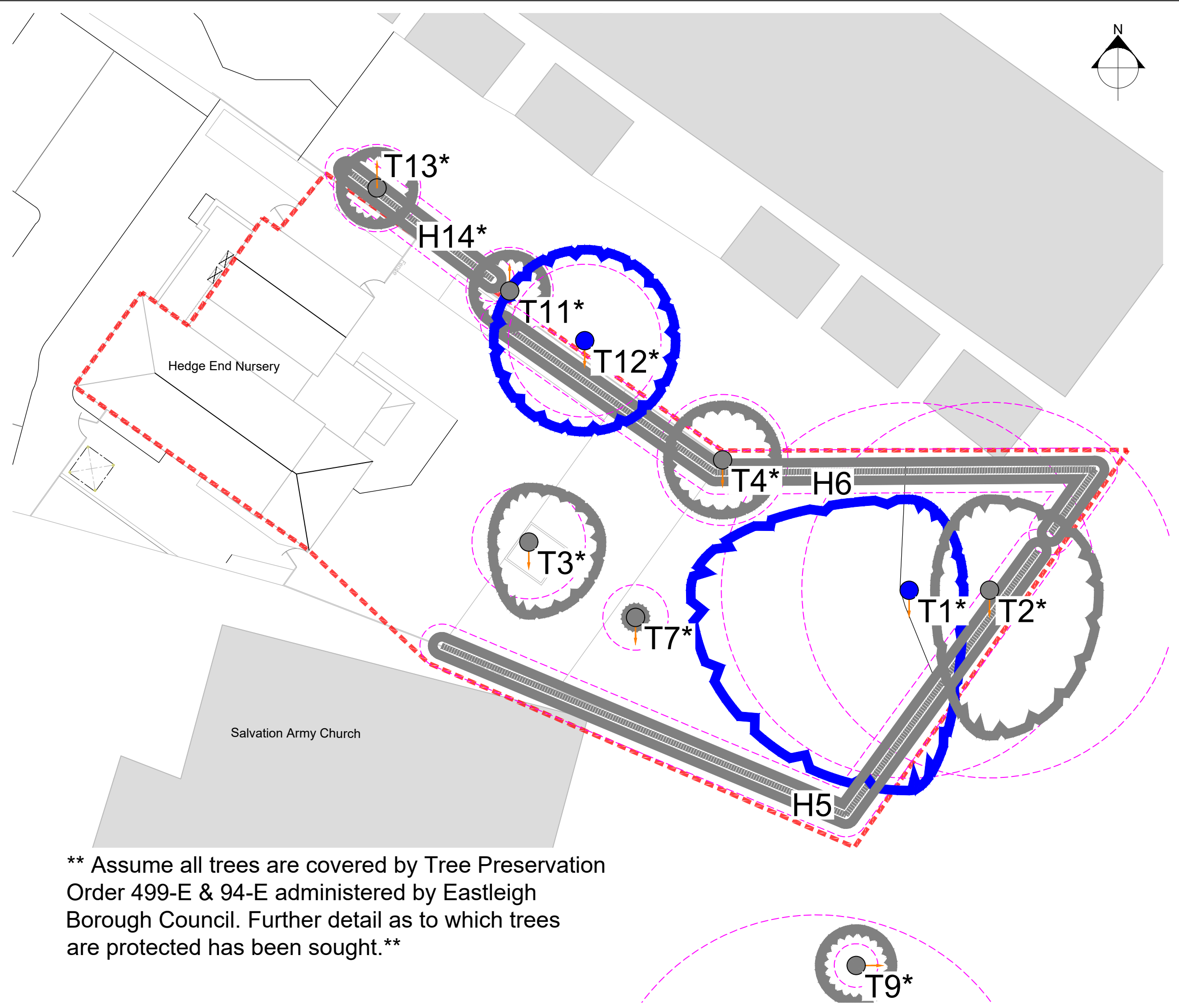
SK
For Planning
A - Added T11, T12, H14 & T13 (28.04.2025)
Stem dia. (mm) for trees with 6 or more stems are estimated averages.

Ref. no	Species	Height (m)	Ht. Can	Crown spread (m)				Stem dia. (mm)	Stem no. at 1.5m	Age class	Structural / physiological Condition	General Observations	Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)
				N	E	S	W								
T1	Quercus robur (Common Oak)	18	5(S)	5	3	11	12	860	1	M	Good	Large mature oak tree. Actively used play space within rooting area of tree directly up to stem. Compaction and wear and tear are obvious around the rooting area. An open cavity at stem base on north west side probe inserted met resistance at approx. 30cm. Lack of rooting flare on south side of stem. Previous pruning wounds on the main stem have occluded well. Leaf burst is delayed when compared to offsite oaks to east may be a result of compaction. Deadwood within the canopy. Asymmetric canopy shape due to dieback of sections of canopy.	Remove deadwood over 30mm diameter.	20+	B2
T2	Quercus robur (Common Oak)	18	8(S)	5	6	8	3	860	1	M	Poor/Fair	Large mature oak tree. Actively used play space within western rooting area of tree directly up to stem. Compaction and wear and tear are obvious around the rooting area. Leaf burst is delayed when compared to offsite oaks to the east may be a result of compaction. Large deadwood within the canopy. Asymmetric canopy shape due to dieback of sections of canopy. Tree has been declining / dying back for some time.	Remove deadwood over 30mm diameter.	10+	C3
T3	Fraxinus excelsior (Ash)	6	2(S)	3	4	4	2	260	1	SM	Poor/Fair	Small ash set within small raised area of play space. Asymmetric canopy form. Deadwood within canopy. Slight stem lean northwards.	Remove deadwood over 30mm diameter.	10+	C2
T4*	Quercus robur (Common Oak)	8	2(S)	3	3	3	3	300	1	SM	Good	Offsite tree. No access to stem. Ivy on stem. Appears to be in good health. Location Estimated.		10+	C2
H5	Unknown (Unknown)	4	0(S)	0.5	1	1	0.5	100	1	M	Good	Boundary hedge.		10+	C2
H6	Unknown (Unknown)	4	0(S)	0.5	1	1	0.5	100	1	M	Good	Boundary hedge.	Remove approx. 9m length of hedge beneath T12 to facilitate placement of proposed building.	10+	C2
T7	Salix fragilis (Crack Willow)	2	0(S)	0.5	1	1	0.5	150	1	SM	Good	Tree has been pruned down to a high coppice to form an arch.		10+	C2
T8*	Quercus robur (Common Oak)	10	3(E)	5	7	5	5	1000	1	M	Poor/Fair	Large mature oak tree. Located off site. location estimated. Significant dieback and has previously been topped. Only eastern side of canopy now alive.		40+	A3
T9*	Quercus robur (Common Oak)	5	1(E)	2	2	2	2	100	1	Y	Good	Young well established tree with good long term potential. Location estimated. Off-site.		10+	C2
T10*	Fraxinus excelsior (Ash)	5	1(E)	2	2	2	2	100	1	Y	Good	Young well established tree. Location estimated. Off-site.		10+	C2
T11*	Pyrus calleryana (Callery Pear)	10	4(N)	2	2	2	2	200	1	EM	Good	Large ornamental tree located off site. Location and dimensions estimated. Southern canopy has had lowest limbs lifted above the existing garden shed up to approx. 4m. No obvious major defects.		10+	C2
T12*	Quercus robur (Common Oak)	10	3(S)	5	5	5	5	350	1	SM	Good	Good quality small tree located off site with potential to get large over the long term. Dimensions and location estimated. Canopy on south side overhanging the nursery is low albeit sufficient for human height clearance.	Raise crown on south side to achieve suitable clearance from proposed building roof - up to approx. 3.5m from ground level. Full panning permission will permit works if this survey is an approved document. If not, TPO approval will be require prior to the undertaking of the recommended works.	20+	B2
T13*	Pyrus calleryana (Callery Pear)	10	4(N)	2	2	2	2	200	1	EM	Good	Large ornamental tree located off site. Dimensions and location estimated. No obvious major defects.		10+	C2
H14*	Crataegus monogyna (Hawthorn), Sambucus nigra (Elder)	2	0	0.5	0.5	0.5	0.5	100	-	M	Good	Boundary hedge, unmanaged.		10+	C2

Note: This survey is based on a brief visual inspection from the ground.
It is not intended as a full arboricultural inspection.

APPENDIX II

Tree Constraints Plan: Indicating tree locations and root protection area (RPA).



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Key

Survey boundary.

Tree with numbered reference.
Canopy spread and coloured BS5837:2012 tree quality category as shown below.
* = Tree location estimated / not plotted on topo

BS 5837:2012 Tree Quality Categories - Table 1

Category A - High quality

Category B - Moderate quality

Category C - Low quality

Category U - Unsuitable for retention

Hedge with numbered reference. Canopy spread coloured in accordance with BS5837:2012 tree quality category.

Root protection area (RPA)
Calculated in accordance with Section 4.6 - BS5837:2012

Tree protected by Tree Preservation Order No.TPO.499-E & 94-E. Further detail has been sought from Eastleigh Borough Council for further detail on exactly which trees are protected.
****Assume that all tree are protected by TPO until further detail has been provided.****

A	Added trees	SK	BK	29.04.25
Rev	Description	By	CB	Date

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Client

Bright Horizons Family Solutions Ltd

Project

Bright Horizons Hedge End, Pomeroy Cres, Hedge End, SO30 2LF

Title

Tree Constraints Plan

Status

For Planning

Drawn By

SK

Scale @ A3

1:200 (Do Not Scale From This Plan)

Date Created

April 2024

Drawing / Figure Number

NLE1050_100

Rev

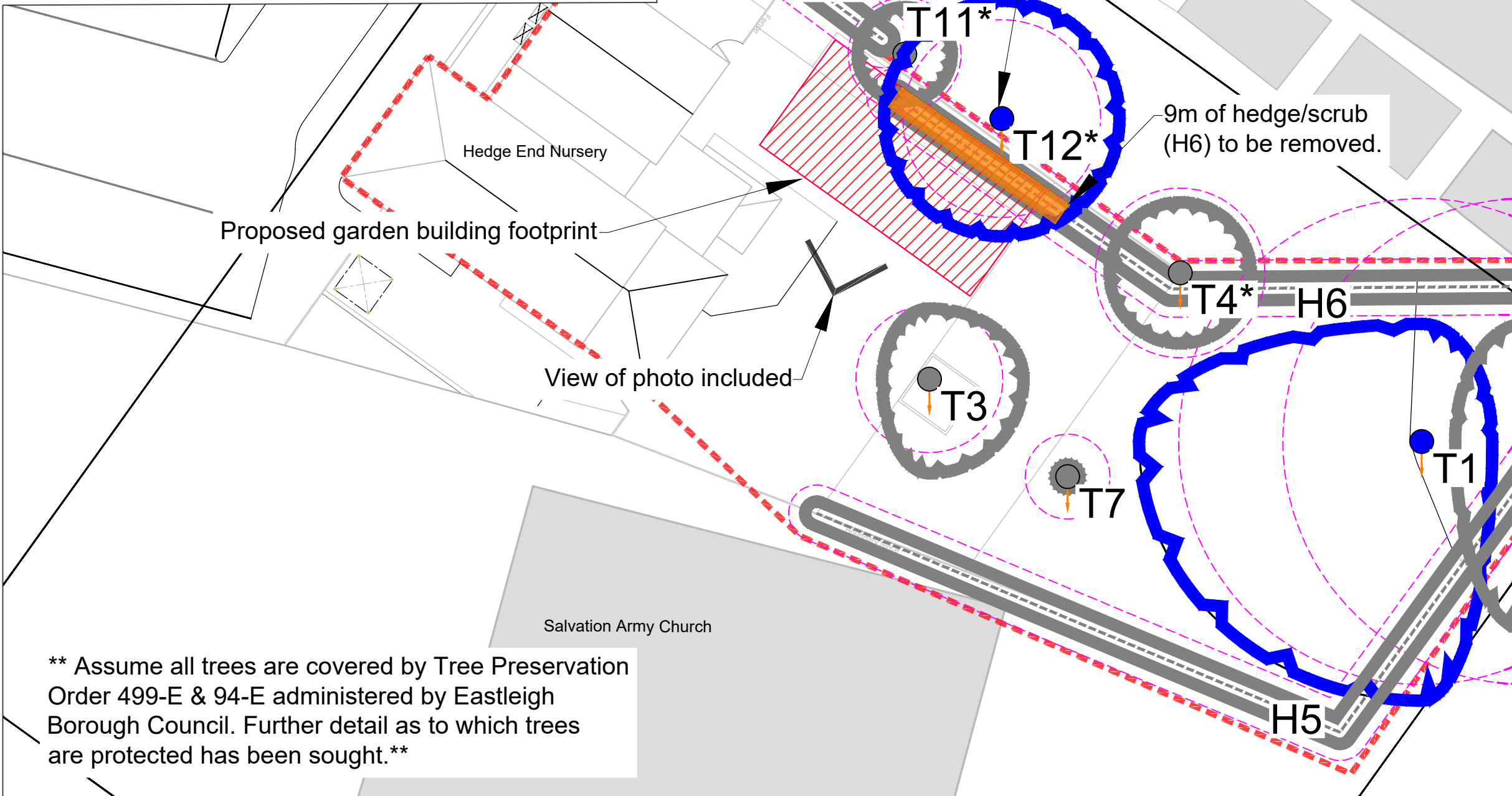
A

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**** Assume all trees are covered by Tree Preservation Order 499-E & 94-E administered by Eastleigh Borough Council. Further detail as to which trees are protected has been sought.****

APPENDIX III

Tree Protection & Removal Plan: Indicating tree locations and root protection area (RPA).



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Key

- Survey boundary.
- Tree with numbered reference. Canopy spread and coloured BS5837:2012 tree quality category as shown below.
 - * = Tree location estimated / not plotted on topo
- BS 5837:2012 Tree Quality Categories - Table 1
 - Category A - High quality
 - Category B - Moderate quality
 - Category C - Low quality
 - Category U - Unsuitable for retention
- Root protection area (RPA) Calculated in accordance with Section 4.6 - BS5837:2012
- Tree protected by Tree Preservation Order No.TPO.499-E & 94-E. Further detail has been sought from Eastleigh Borough Council for further detail on exactly which trees are protected. ****Assume that all tree are protected by TPO until further detail has been provided.****
- Location of proposed garden room positioned on existing hard-standing.
- Proposed removal of 9m section of existing hedge - H9.

A	Minor text amendment	SK	TB	02/05/25
Rev	Description	By	CB	Date

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Client
Bright Horizons Family Solutions Ltd

Project
Bright Horizons Hedge End, Pomeroy Cres, Hedge End, SO30 2LF

Title
Tree Protection & Removal Plan

Status For Planning	Drawn By SK
Scale @ A3 1:200 (Do Not Scale From This Plan)	Date Created April 2024
Drawing / Figure Number NLE_1050_110	Rev A

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APPENDIX IV

Site Photos:



Figure 1. View looking northeastwards with T11 Pyrus, T12 Oak, T4 Oak, and H6, in view.



Figure 2. View looking north. T12, T11, T10, H6, H14, and T13, are in view