



Proof of Evidence

Broadway Farm, Broad Oak, Botley SO30 2EU

Phillip Brophy HNDArb MARborA FICFor RCarborA

25024-Proof of Evidence-2025-PB

Inspectorate ref: APP/W1715/C/25/3361911 & APP/W1715/C/25/3361912

9th June 2025

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1. QUALIFICATIONS AND EXPERIENCE

1.1 My name is Phillip Brophy, I am an Associate Director and Consultant with Barrell Tree Consultancy, an arboricultural consultancy practice based at Field House, Fordingbridge Business Park, Ashford Road, Fordingbridge, Hampshire. I am an arboricultural consultant dealing with all aspects of urban tree management and have experience in dealing with trees and woodlands in the planning system. I hold the following qualifications:

- BTEC Higher National Diploma in Arboriculture from University of Central Lancashire, hosted by Myerscough Agricultural College (1996)
- Professional Member (2010) and Fellow (2025) of the Institute of Chartered Foresters
- Professional Member (2006) and Registered Consultant (2010) of the Arboricultural Association
- LANTRA Professional Tree Inspection (2016) and refresher (2025)

1.2 I have been working in arboriculture since 1993. My first post was as an arborist with the FA Bartlett Tree Expert Co in the USA, undertaken as work experience in a placement year whilst studying. On completion of my qualification, I joined Southern Tree Surgeons, a national arboricultural contracting company. My first experience of public sector arboriculture was at Leicester City Council in 1997 as tree inspector for the unitary highway authority. In this post, I played a key role in the establishment of a citywide policy for sustainable tree management. In 1999, I moved to Stratford-upon-Avon District Council as assistant arboricultural officer working within a specialist heritage and design team. In that post, I was involved in the administration of tree related statutory controls against the backdrop of a rural landscape with a myriad of social economic pressures. In 2001, I took the post of senior arboriculturist for Cherwell District Council where I was responsible for the management of the council tree stock as well as ensuring the provision of a high standard of technical advice to other departments and the general public. In August 2003, I relocated to New Forest District Council as an arboricultural officer where my duties were primarily focused upon urban design and commercial development within what is a unique area of the British Isles, a large area of which is now a designated National Park. In 2006, I joined Barrell Treecare as a practice consultant bringing my public sector planning expertise to the private sector.

1.3 I ensure that I keep professionally current through attendance at courses, seminars and conferences. In the last 12 months I have attended the following courses/events:

- Arboricultural Association/LANTRA - Professional Tree Inspection refresher
- Ancient Tree Forum/AA - VETcert training course
- AA – National Arboriculture Conference
- Institute of Chartered Foresters – Biodiversity Net Gain
- AA - Registered Consultants Standards Day
- Barcham Tree Nurseries - Tree selection and planting masterclass

I regularly present continuing professional development to clients, architectural practitioners, urban designers, landscape architects, engineers and other arboricultural professionals.

1.4 I have given evidence at a number of Public Inquiries over the recent years, including:

- In 2022 I acted for Cooper Estates Strategic Land Limited in their appeal against Tunbridge Wells Borough Council (PINS ref: APP/M2270/W/21/3289034) that sought outline consent for a care community within Use Class C2 of up to 108 units of accommodation for older persons in need of personal and nursing care; associated communal facilities and services to meet residents' day to day needs and associated facilities for staff; car parking for residents, visitors and staff of the community; associated landscaping and outdoor amenity areas; and associated infrastructure. Across my evidence I successfully demonstrated that the proposed development would not have a harmful effect to existing trees and adjacent designated ancient woodland subject to specific conditioning within a planning consent. With the Inspector concluding *'...if the appeal were to be allowed, such a condition would give the Council sufficient control to protect...trees during the construction and operational phase.'*

1.5 I can confirm that the evidence which I have prepared and provide for this appeal is true, and I confirm that the opinions expressed are my true and professional opinion.

2. INTRODUCTION

- 2.1 I am instructed by CCW Services Ltd to prepare an arboricultural Proof of Evidence to support the planning appeal in relation to the enforcement notice served by Eastleigh Borough Council (EBC) referenced 'CD/013872' dated 5th of February 2025 in relation to the 'Unauthorised change of use of land to parking and storage (B8)'. Specific to tree related matters, the pertinent issue of contention of the enforcement notice is that there is no drainage strategy that can be shown to provide run off and contamination protection to the adjacent area of woodland (known as Woodhouse Copse).
- 2.2 The area specific to the enforcement notice is denoted by the red outline in the below extract, with the current area of tarmac hard surfacing approximately shown by the red hatched (lateral lined) polygon within the upper section of the red lined extent. It is to this upper section that my arboricultural assessment and proof of evidence is specifically directed.



Image 1: Site extents plan

- 2.3 Following instructions initiated in May 2025, a site visit was arranged with the owners of CCW Services Ltd, and I first visited the site on 7th May 2025, accompanied by: Mr Mark Sennitt (Sennitt Planning), Ms Lousia-Jame Doe (CCW Services Ltd) and Ms Janet May (Independent planning/legal consultant). Following this visit I provided an initial opinion and overview on the tree considerations at hand in order to assist in onward consideration. I subsequently attended site on two further occasions (20th May & 4th June 2025), and across the latter visit I collected formal tree data. The weather at the time of tree data collection (4th June 2025) was clear, still and sunny with good visibility. I inspected each tree and collected data following the guidance set out in section 4.4 of BS5837:2012. All my observations were of a preliminary nature and did not involve any climbing

or detailed investigations beyond what was visible from accessible points at ground level. Each arboricultural feature was inspected, and the numbering scheme is shown on the tree survey plan, appended to this proof and extracted below in Image 2, and recorded in the accompanying tree schedule extract in Image 3. Root protection areas (RPAs) were calculated as recommended in BS5837:2012, and the nominal radial RPA for each tree is listed in the tree schedule.

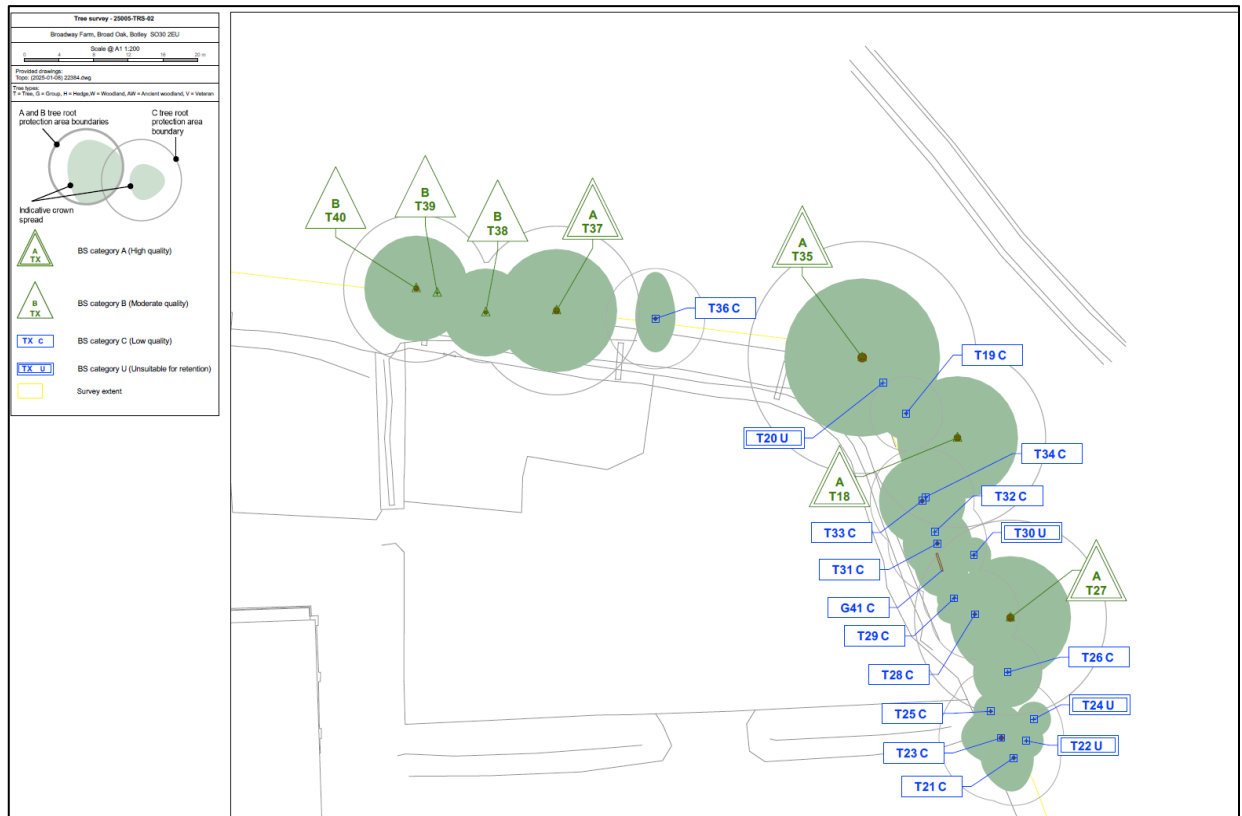


Image 2: Tree survey plan

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	RPA radius (m)
T18	Oak	19	85*	Mature		A		10.2
T19	Ash	17	35*	Maturing		C	Woodland context canopy form	4.2
T20	Ash	6	17.5*	Mature		U		2.1
T21	Ash	15	45*	Mature		C	Poor structural form and signs of ash dieback	5.4
T22	Hawthorn	7	30*	Mature		U	Dead tree	3.6
T23	Ash	19	60	Mature		C	Poor structural form and signs of ash dieback	7.2
T24	Cherry	16	25*	Maturing		U	Advanced decline in vitality	3
T25	Cherry	12	37.5	Mature		C		4.5
T26	Beech	12	32.5*	Maturing		C	Woodland context tree, twin stem at 2.5 m	3.9
T27	Oak	22	92.5*	Mature		A		11.1
T28	Ash	14	42.5*	Mature		C	Marginal poor quality tree due to structural form and vitality	5.1
T29	Holly	7	30*	Mature		C	Woodland edge context	3.6
T30	Ash	18	35	Maturing		U	Signs of ash dieback	4.2
T31	Ash	17	47.5	Mature		C	Signs of ash dieback	5.7
T32	Holly	7	20	Maturing		C	Woodland edge	2.4
T33	Ash	17	50*	Mature		C	Signs of ash dieback	6
T34	Holly	7	27.5*	Maturing		C	Woodland context	3.3
T35	Oak	21	110*	Mature		A		13.2
T36	Ash	11	47.5	Mature		C	Poor structural form	5.7
T37	Oak	21	80*	Mature		A		9.6
T38	Oak	18	47.5*	Mature		B		5.7
T39	Oak	16	27.5	Maturing		B	Woodland context maturing tree	3.3
T40	Oak	19	70	Mature		B		8.4
G41	Ash	13	20	Maturing		C	Poor structural form and vitality	2.4

Image 3: Tree survey schedule

2.4 The purpose of this Proof of Evidence is to provide a summary of the information pertinent to the appeal and direct on the current condition of the trees at and immediately adjacent to the site boundary, and comment on the proposed drainage, and lighting strategies in respect to their implications on existing trees. My evidence will consider the following elements:

- Policy and guidance relating to trees and ancient woodland in a development context
- Tree related consideration of the existing situation of the site
- Tree related consideration of the drainage proposal
- Tree related consideration of the lighting proposal
- Conclusion

3. POLICY BACKGROUND

3.1 The following planning policies are considered to be pertinent to the appeal:

- National Planning Policy Framework (NPPF) (December 2024 as amended 7th February 2025) and Section 15 (specifically paragraphs 187 to 195)
- Policy DM11 Nature Conservation of the Eastleigh Borough Local Plan 2016-2036
- Biodiversity Supplementary Planning Document (2009)
- Trees Supplementary Planning Document (2022)

3.2 The National Planning Policy Framework at para 193 says:

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- 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; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

The NPPF which was updated in December 2024 (amended 7th February 2025), describes ancient woodland as any area that has been wooded continuously since at least 1600 AD and includes:

- *ancient semi-natural woodland mainly made up of trees and shrubs native to the site, usually arising from natural regeneration*
- *plantations on ancient woodland sites - replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi*

It directs that when making planning decisions where ancient woodland is an applicable factor that the following elements should be considered:

- *conserving and enhancing biodiversity*
- *avoiding and reducing the level of impact of the proposed development on ancient woodland and ancient and veteran trees*

It continues that planning permission should be refused if development will result in the loss or deterioration of ancient woodland, unless both of the following applies:

- *there are wholly exceptional reasons*
- *there's a suitable compensation strategy in place (this must not be a part of considerations of wholly exceptional reasons) - see paragraphs 33 and 34 of the planning practice guidance on compensation guidance*

It directs that a local planning authority should assess the direct and indirect effects of development on ancient woodland, and that this consideration should include both the construction and operational effects of the development. Importantly cooperative engagement between parties (specifically the local planning authority and the developer), should seek to identify ways to avoid negative effects on ancient woodland. For example, selecting an alternative site for development or redesigning the scheme. Furthermore, the weight given to the consideration of ancient woodland within individual schemes should be on a case-by-case basis via accounting for NPPF and relevant development plan policies. Where planning permission is granted then planning conditions or obligations should be used to ensure the development:

- *avoids damage*
 - *mitigates against damage*
 - *compensates for loss or damage (use as a last resort)*
- This is known as the mitigation hierarchy and should be applied in line with NPPF paragraph 180a to avoid significant harm to biodiversity.*

Mitigation measures will depend on the type of development and again should be considered on a case-by-case basis. However, measures such as those below could provide appropriate mitigation of damage or reduction in the risk of damage:

- *putting up screening barriers to protect ancient woodland from dust and pollution*
- *measures to reduce noise or light*
- *creating buffer zones*

For ancient woodlands, it is directed that new development should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area).

3.3 Policy DM11 Nature Conservation of the Eastleigh Borough Local Plan 2016-2036 set out that development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Importance for Nature Conservation (SINC) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:

- a: there are no alternative solutions;*
- b. the adverse effects are unavoidable;*
- c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
- d. there is an overall biodiversity net gain; and*

e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

3.4 Eastleigh Borough Council's Biodiversity Supplementary Planning Document (2009) sets out that development which is likely to have a direct or indirect adverse effect on a Site of Importance for Nature Conservation (SINC) will not be permitted, unless it can be demonstrated to the satisfaction of the Borough Council that the benefits of the development clearly outweigh the need to safeguard the nature conservation value of the site. If development is to be permitted, the Council will require the applicant to submit adequate biodiversity survey, impact assessment and mitigation proposals so that appropriate measures to enable the council to determine the planning application and ensure appropriate measures are taken to mitigate for the adverse effects on the SINC.

3.5 Eastleigh Borough Council's Trees Supplementary Planning Document (2022) sets out a strategy that all existing and future trees and woodlands are considered across their whole lifecycle, as part of an 'urban forest' and with woodland and habitat creation in mind to provide benefits to climate, nature and people. This strategy is defined by two key principles:

- *Preserve*
- *Increase*

In respect to privately held land the council will strive to deliver on these principles via the wider national legislation and regulatory framework (such as the Town and Country Planning Act 1968 and the NPPF), in conjunction with local level policies and designations.

3.6 As of the date of this proof of evidence none of the trees at, or immediately adjacent to the site, are subject to the statutory provisions of a tree preservation order, and the site is not located within a designated conservation area. Under Section 198 of the Town and Country Planning Act 1990, local planning authorities may make provision for the preservation of trees if it is deemed to be in the interests of public amenity and value.

4 THE EXISTING SITE – ARBORICULTURAL CONSIDERATIONS

- 4.1 The northern area of the appeal site consists of an open and level area of tarmac hard surfacing that is bordered to its northern and eastern extents by a metal and wire security fence (approximately 2 m in height). Immediately to the north of the fenceline is a soil bund that is vegetated by grass and misc weed species. Beyond the bund adjacent to the northern perimeter (which is broadly just over a metre above the level of the hard surfacing), the levels decline into a well-established ditch feature which runs parallel in an east to west axis along the northern site boundary (which is defined by a post and wire fence). To the immediate north and east of the ditch, the land use changes to that of mature deciduous woodland which presents as having a visual vertical and horizontal structural reflective of well-established and stable environmental conditions. In general, the woodland area presents a consistent level of canopy cover, except for where an overhead electricity transmission line passes through the appeal site on a north-south axis. This transmission line continues off site to the north (see Images 4 & 5), and within this area there is evidence that woodland vegetation has been regularly reduced/cleared to maintain and secure the overhead power service.



Image 4: View of northern perimeter of appeal site, highlighting existing surfacing, boundary security fencing, soil bund and deciduous woodland beyond. Also visible at the right-hand side is the overhead electricity service/supports.



Image 5: View of northern perimeter from eastern vantage point highlighting the location of electrical power services.



Image 6: View of the perimeter fenceline and the woodland edge beyond the eastern site boundary.

- 4.2 As set out within the tree schedule (Image 3 and Appendix 2), the trees immediate to the boundary are of mixed condition, age and structural form. This varied range is consistent with what would be expected to be present within a well-established woodland that was exposed to consistent site variables and resources (such as water availability and natural light levels). Although there were noted visual indications of decline within the existing ash trees (specifically trees T23, T30, T31 and T33), these indications could reasonably be attributed to the presence and activity of the fungal pathogen (*Hymenoscyphus fraxineus*), which is accepted to cause the condition known as ‘Ash Dieback’ or ‘Chalara Dieback’, as opposed to any site-specific influence or resource limitation.
- 4.3 As can be seen in Image 4, 5 and 6 it is reasonable to describe the existing hard surfacing as being of a well-established condition that would be reflective of it having been in place for a reasonable length of time. The extent of the hard surfacing lies within the outer extents of the radially calculated root protection areas of some of the existing trees (see Image 2), and it is fair to advance that these radial extents would have been less at the time of the installation of the surfacing. It is also acceptable to advance that the presence of the ditch feature immediate to the northern boundary is likely to have had a limiting factor on rooting extents from adjacent trees into the site.

In light of existing site factors and the present observed condition of the trees immediate to the northern and eastern boundaries, it is my opinion that the installation of the hard surfacing would have only resulted in a very minor encroachment into the radially calculated root protection areas of these adjacent trees, and that these works were completed without significant adverse impact, with any impact being limited to the immediate short term.

- 4.4 I was provided with a photographic detail (Image 7) by the planning consultant, Mr M Sennitt, that indicated the type of formation construct present. I was advised that this trial pit was excavated in the area adjacent to where the electricity power cables cross the site at its northern boundary. This depth of hard surfaced construct (that of wearing course and compacted subbase on a Terram membrane), would not provide conditions conducive to tree root presence and activities (specifically due to the level of compaction), and as such it would be reasonable to advance that there would be little incentive or opportunity for tree roots from the adjacent woodland to establish significant rooting beneath the extent of hard surfacing.

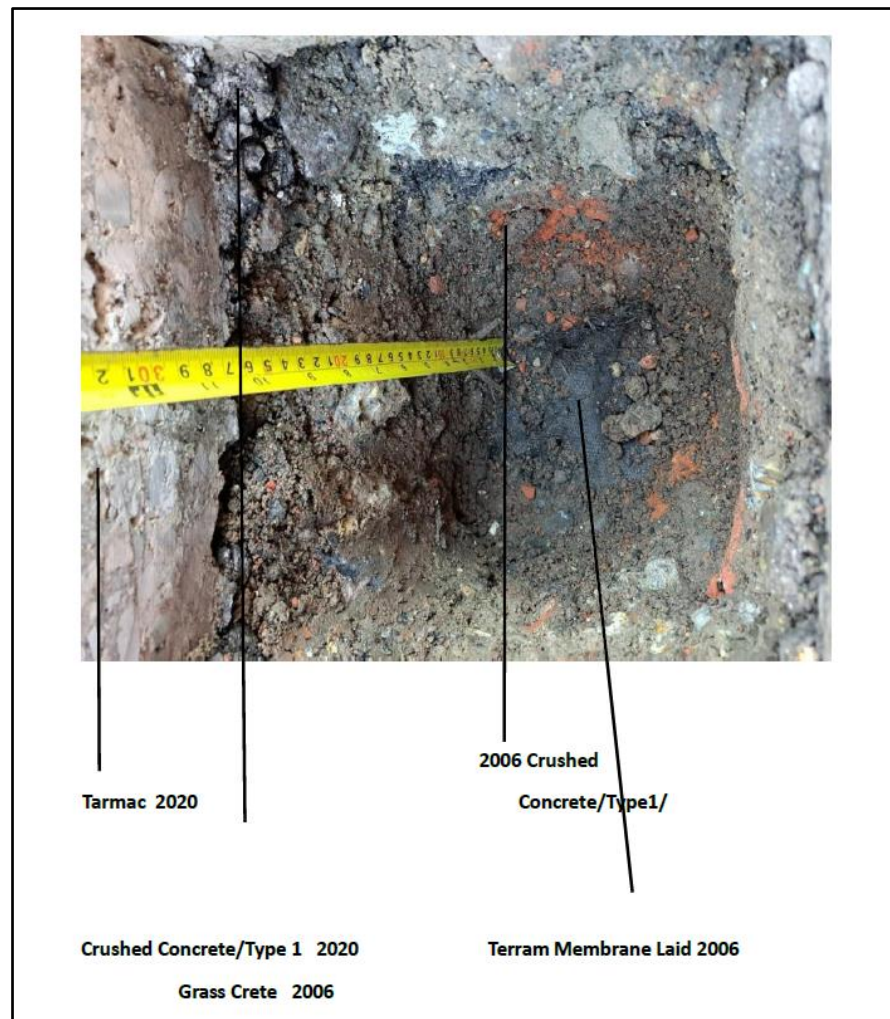


Image 7: Tree survey schedule

This factor is important to consider when looking at the existing condition of the trees adjacent to the site, in that the visual indicators of health and vitality are demonstrative of those that would be associated with good and sustainable condition arising from freely available resource and low levels of negative influence.

From an arboricultural standpoint it would be my opinion that the existing hard surfaced context and usage of the site (that of vehicle parking/storage and shipping container storage) appeared not to be having an adverse impact on the trees at the bordering perimeter of Woodhouse Gully Wood.

5 THE DRAINAGE PROPOSAL

- 5.1 The appellants instructed drainage specialist (Paul Basham Associates Ltd) have developed a three stage drainage scheme (Permachannel, Permafilter biomat unit & StormSed Filter Proprietary), that can be established in order to provide appropriate pollution mitigation and demonstrate that the runoff rate from the site can be restricted to the greenfield rate thereby ensuring that site will not impose a flood risk greater than what is currently existing of the surrounding area.

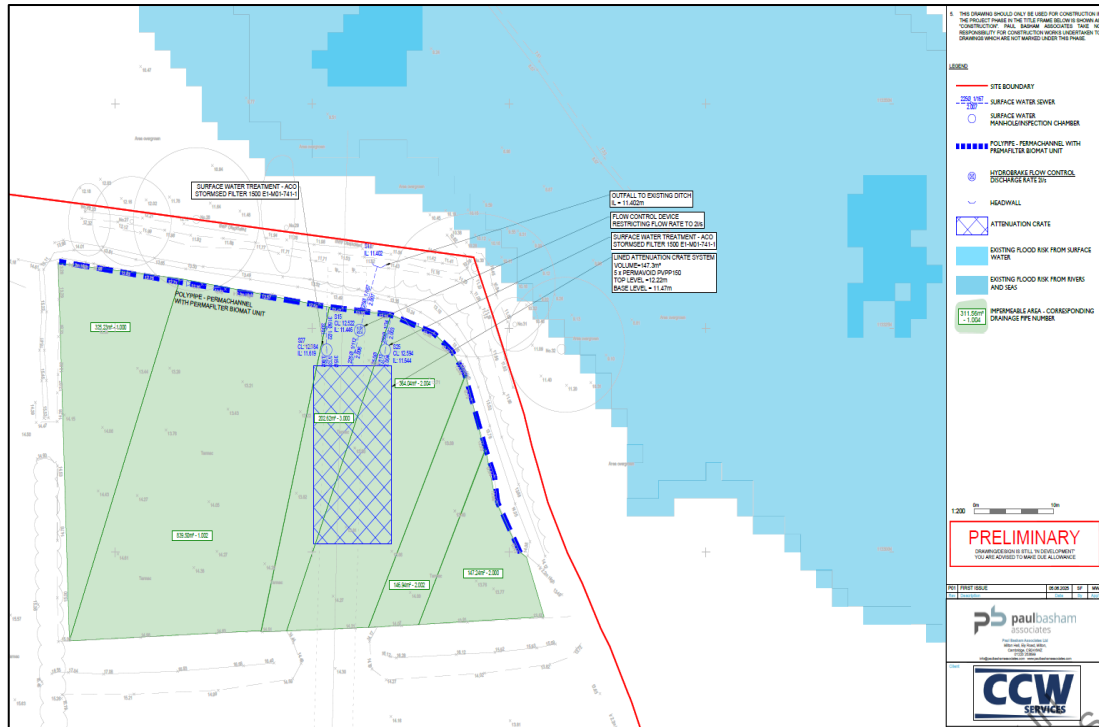


Image 8: Extract of proposed drainage plan strategy

- 5.2 Further to my assessment of the trees and consideration of their canopy and rooting extents it is reasonable advance that the scheme:
- Limits all work to below existing ground levels and so there will be no risk of adverse impact on tree canopy extents.
 - Proposes that all excavation for the lined attenuation crate system occurs outside of radially calculated RPAs (notwithstanding the position advanced in section 4 that limited rooting from adjacent trees is to be expected within the existing area of hard surfacing due to the historically established compacted ground conditions).
 - The excavation required for the Polypipe Permachannel with an integral Permafilter biomat unit will be within the depth of existing depth of compacted hard surfacing, and to the site side of the existing soil bund that is located between the existing security fencing and the post and wire fence that denotes the edge of the adjacent woodland. Broadly this channel will be more than 7 m from the woodland edge on the northern perimeter and more than 4 m on the eastern perimeter. Short sections of this channel are located within the radially calculated RPAs of adjacent trees (specifically trees T27, T35, T37, T38 and T40), but as set out in section 4, site conditions (the compacted ground, the soil bund and the presence of the ditch) are such that no significant rooting from these trees is expected to be occurring within the site, and no roots will be present in the compacted hard surface and its sub base.

- The two surface water treatment elements (the Aco Stormsds filters), are located beyond the RPAs of existing trees and are at a depth that does not exceed the compacted construct of the existing hard surfacing.
- The outflow pipe and headwall (to be formed within the existing ditch), is located beyond the RPAs of existing trees and is at a depth that does not exceed the existing compacted construct.
- The proposed drainage scheme will not result in a change in the total volume of water that enters the adjacent woodland areas. However, it will ensure that all water that enters the woodland area will have been through a three-stage filtration process.

5.3 The preparation of an Arboricultural Method Statement (AMS) in accordance with Section 6 of BS5837:2012, could be used to ensure that a precautionary approach to tree protection is adopted. It would provide a framework to demonstrate that operations can be undertaken with minimal risk of adverse impact on retained trees. This could be provided in response to an appropriately worded planning condition and provide the LPA with a robust mechanism of control and enforceability.

5.4 The AMS will fully describe the installation of the proposed three stage drainage system in the context of an established construction exclusion zone and identify areas of particular precaution (such as the undertaking of excavation or establishment of ground protection measures for working space). The AMS will normally include an arboricultural monitoring programme (AMP) to describe the schedule of works, and their monitoring and reporting during the construction. This AMP would be read in conjunction with any approved documentation. An example of the items included within an AMP are:

5.4.1 **Pre-commencement meeting.** A pre-commencement meeting will be held on site before any of the site demolition or enabling work begins. Ideally, this will be attended by the site manager, the supervising arboriculturist (SArb) and the LPA tree officer, but if the LPA tree officer is unable to attend the visit, the SArb and the site manager will hold the meeting and the SArb will provide a written summary of the main points to the regulatory authority, with photographs where appropriate. All tree protection measures detailed in the approved reports will be discussed so that all aspects of their implementation and sequencing are understood by the site management team. This meeting is where the details of the monitoring programme will be agreed, which will then form the basis for the further supervision arrangements. Any proposed clarifications or modifications to the consented details will be recorded and circulated to all parties in writing within a target of five working days after the meeting. There will be a presumption that those details are agreed, unless advised to the contrary by the regulatory authority.

5.4.2 **Personnel briefing and provision of documents and materials.** It will be the responsibility of the site management team to ensure that the details of this AMP and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents will be available on site, and all personnel who could have an impact on trees will be briefed on the specific tree protection requirements, which will be addressed through the formal induction process. This requirement will be written into the site management documentation.

5.4.3 **Supervision visits and reporting.** The SArb will attend regular supervision visits at a period agreed at the pre-commencement meeting, for the duration of the development. The frequency of the

visits may need to respond to emerging problems quickly, or less frequent in instances where no activity is occurring near retained trees, if agreed between all parties. Where appropriate, there will be provision within the site scheduling for enough flexibility to allow for the supervision of more sensitive works to coincide with the programmed site visits. Following the pre-commencement visit, the first visit will be to check that any additional measures agreed at the pre-commencement meeting are in place and compliant with the approved documents before any works start on site, followed by the regular periodic visits during the construction process. The SArb will aim to report back to the relevant controlling authority in writing within five working days of each visit and will document the issues in a short supervision record, supplemented with photographic evidence, as appropriate.

- 5.4.4 **Watching brief for sensitive operations.** An arboricultural watching brief is the provision of arboricultural oversight by the SArb for any works within RPAs that could adversely affect retained trees if those works are not carried out properly. This oversight can range from briefing the construction operatives carrying out the work to attending during the work to provide guidance and deal with any issues as they arise. The intention is that this oversight should be fit for the purpose of preventing any harm to retained trees, with its precise form being at the discretion of the SArb.

6 THE LIGHTING PROPOSAL

6.1 The appellants instructed lighting specialist (DFL) have prepared a scheme that establishes wayfinding lighting provision for existing site operations and usage. This design takes account of potential concerns in respect to the impact of existing lighting provision on the character and appearance of the surrounding area and the effects on the adjacent woodland to the north and east. This proposed scheme will involve the mounting of lights on a close board fence on the northern, eastern and southern boundary of the appeal site.

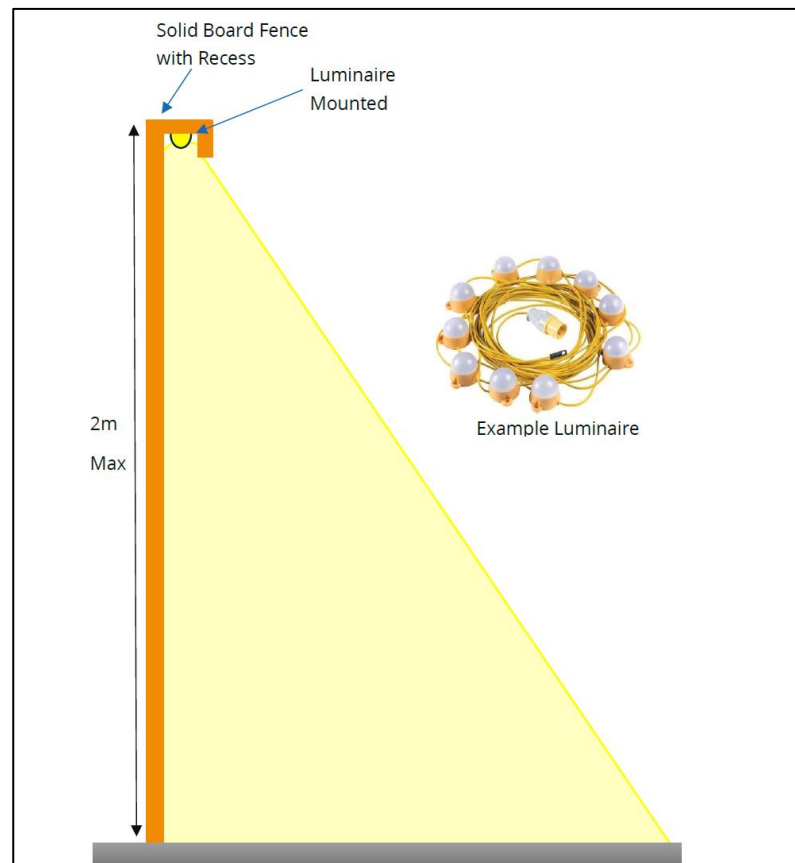


Image 9: Extract of lighting provision on close boarded boundary fence

6.2 Further to my assessment of the existing trees and consideration of their canopy and rooting extents it is reasonable to set out advance that the scheme:

- Will provide light on an on-demand basis, limiting the illumination to visual guidance usage only within the site.
- The close board fencing will be to a maximum height of 2 m which is broadly to the height of the existing security fencing at the northern and eastern boundary. This fencing height is well below the canopy heights of the adjacent trees and no pruning works would be expected to be needed as part of installation.
- The close board fencing will act as a rear light shield to the luminaires that will restrict lighting spill to within the site and not into the adjacent woodland areas.
- All excavation for the close board fencing will occur along the existing line of installed security fencing, and it is possible that existing footing/supports could be reused to negate the need

for excavation. Any excavation that is required will be within the existing depth of compacted hard surfacing, and to the site side of the existing soil bund that is located immediately beyond the existing security fencing. Although sections of this fenceline are located within the radially calculated RPAs of adjacent trees (specifically trees T27, T35, T37, T38 and T40), but as set out in section 4, site conditions (the compacted ground, the soil bund and the presence of the ditch) are such that no significant rooting from these trees is expected to be occurring within the site, and no roots will be present in the compacted hard surface and its sub base.

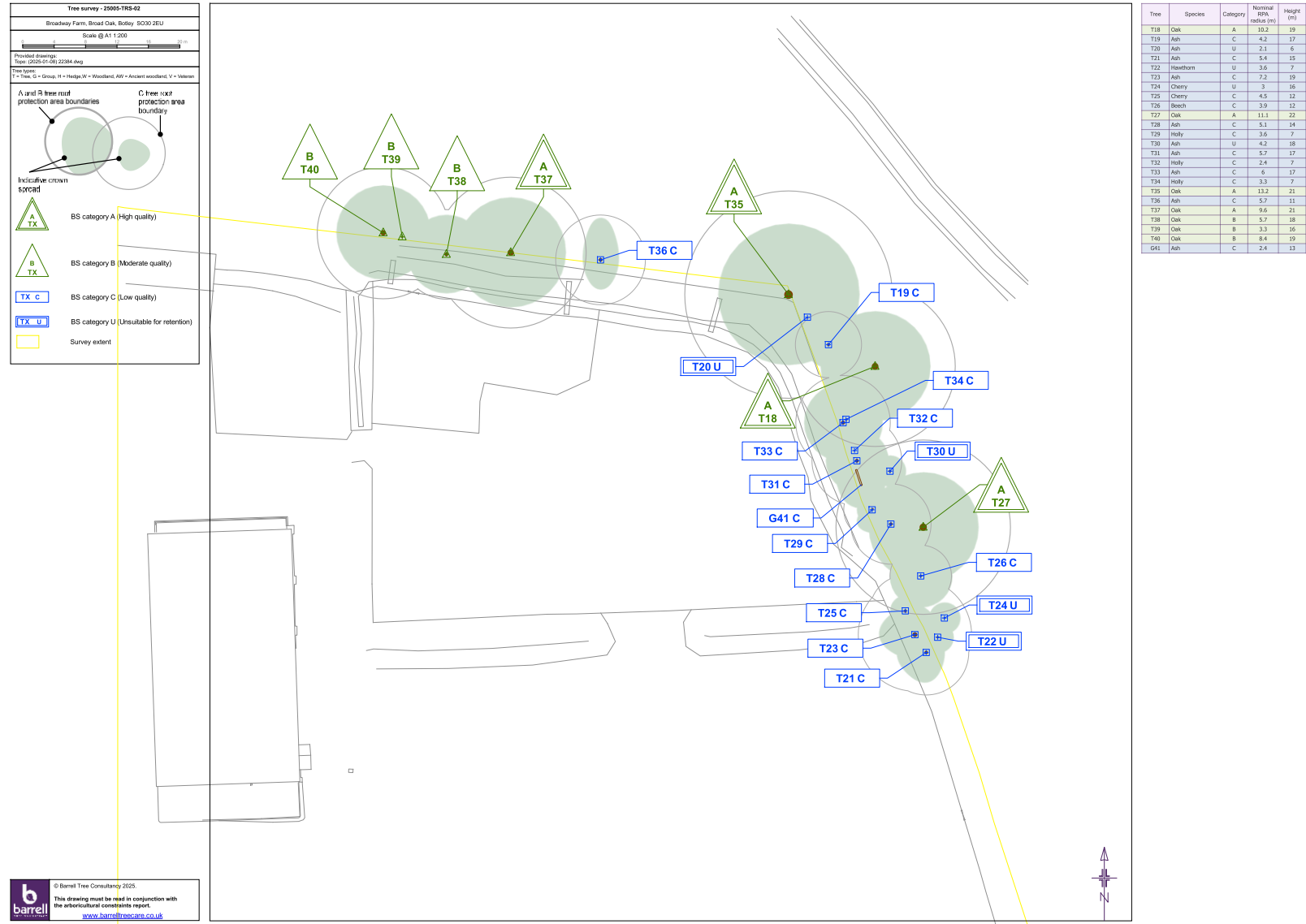
- The proposed luminaires will be powered by a ducted electrical source set within the depth of the existing compacted ground on the inside of the close board fencing.

6.2 As in section 5 for reasons of ensuring tree protection, it is considered that the process of implementing the proposed lighting scheme (including the removal of the existing security fencing) could be set out within an Arboricultural Method Statement (AMS) in accordance with Section 6 of BS5837:2012. This would enable the client to demonstrate that operations can be undertaken with minimal risk of adverse impact on retained trees. As was set out in section 5 this AMS would normally include an arboricultural monitoring programme (AMP) to describe the schedule of works, and their monitoring and reporting during the construction. This AMP would be read in conjunction with the approved documents and serve as an auditable record of progression for all works.

7. CONCLUSION

- 7.1 I have assessed the existing tree features within and immediate to the defined area of enforcement and concluded that none of these trees are of an age, size or exhibit features that would justify them as being held as veterans.
- 7.2 Recently provided information from Natural England (4th June 2025) confirms that the woodland area adjacent to the east of the site is included within the Natural England dataset of 'Revised Inventory for Ancient Woodland'.
- 7.3 Whilst some sections of the existing area of hard surfacing are located within the 15 m buffer zone that is directed via standing advice for the protection of ancient woodland, there is no visual evidence that the presence of this surfacing, nor its current usage is having a detrimental impact on the trees within this adjacent woodland area. As such it is reasonable to advance that in this site-specific instance the imposition of a buffer zone is not warranted in an arboricultural context, nor would it provide any quantifiable enhancement or benefit.
- 7.4 In response to the requirements of paragraph 193 of the NPPF, the proposed drainage and lighting schemes can be implemented without an unacceptable risk of adverse impacts to the health and structural integrity of adjacent trees. Any risk of inadvertent damage to retained trees during the installation works can be robustly managed through an Arboricultural Method Statement and Monitoring Programme. The implementation of the drainage and lighting schemes will provide an enhancement to the existing tree context via mitigation of contamination risk and reducing light spill into the canopy and woodland extents.
- 7.5 The proposed drainage and lighting proposals accord with the intended purpose of Policy DM11 Nature Conservation of the Eastleigh Borough Local Plan 2016-2036. Specifically in the fact that these proposed measures do not present a direct or indirect adverse impact on trees located within a designated Site of Importance for Nature Conservation (SINC).
- 7.6 The proposed drainage and lighting schemes meet the requirements of the Eastleigh Borough Councils' Biodiversity Supplementary Planning Document (2009) and their Trees Supplementary Planning Document (2022), in that they can be implemented without direct or indirect adverse impact and demonstratively preserve the health and condition of all existing trees within and immediately adjacent to the site.

Appendix 1: Tree survey plan



Appendix 2: Tree survey schedule

NOTE: Colour annotation is A & B trees with green background and C and U trees with blue background.

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
T18	Oak	19	85*	Mature		A			10.2
T19	Ash	17	35*	Maturing		C	Woodland context canopy form		4.2
T20	Ash	6	17.5*	Mature		U			2.1
T21	Ash	15	45*	Mature		C	Poor structural form and signs of ash dieback		5.4
T22	Hawthorn	7	30*	Mature		U	Dead tree		3.6
T23	Ash	19	60	Mature		C	Poor structural form and signs of ash dieback		7.2
T24	Cherry	16	25*	Maturing		U	Advanced decline in vitality		3
T25	Cherry	12	37.5	Mature		C			4.5
T26	Beech	12	32.5*	Maturing		C	Woodland context tree, twin stem at 2.5 m		3.9
T27	Oak	22	92.5*	Mature		A			11.1
T28	Ash	14	42.5*	Mature		C	Marginal poor-quality tree due to structural form and vitality		5.1
T29	Holly	7	30*	Mature		C	Woodland edge context		3.6
T30	Ash	18	35	Maturing		U	Signs of ash dieback		4.2
T31	Ash	17	47.5	Mature		C	Signs of ash dieback		5.7
T32	Holly	7	20	Maturing		C	Woodland edge		2.4
T33	Ash	17	50*	Mature		C	Signs of ash dieback		6
T34	Holly	7	27.5*	Maturing		C	Woodland context		3.3
T35	Oak	21	110*	Mature		A			13.2
T36	Ash	11	47.5	Mature		C	Poor structural form		5.7
T37	Oak	21	80*	Mature		A			9.6
T38	Oak	18	47.5*	Mature		B			5.7
T39	Oak	16	27.5	Maturing		B	Woodland context maturing tree		3.3

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
T40	Oak	19	70	Mature		B			8.4
G41	Ash	13	20	Maturing		C	Poor structural form and vitality		2.4