



**Land south of
Mortimers Lane, Fair
Oak**

**Arboricultural Impact
Assessment (Highways
Access)**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Bloor Homes Limited

June 2025

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edp7852_r020c

Document Control

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PLANS

Plan EDP 1: Tree Protection Plan
(edp7852_d041b 20 June 2025 PDr/DGa)

Section 1

Introduction

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Bloor Homes Limited (hereafter referred to as 'the Applicant') in relation to the proposed Highways Access for Land south of Mortimers Lane, Fair Oak (hereafter referred to as 'the Site').
- 1.2 This AIA has been produced to directly respond to the Tree Officer comments dated 15th May 2025 and addresses the 3m shared footway/cycleway that is proposed to run from the new site entrance westwards.
- 1.3 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

SITE CONTEXT

- 1.4 The Site is located to the east of the town of Fair Oak and currently comprises two pasture fields extending across 11.05 hectare (ha) (combined) which are divided and bounded by mature hedgerows, scattered trees and post and wire fencing. The Site is bound to the north by Mortimers Lane (B3037).
- 1.5 The Site lies within the administrative boundary of Eastleigh Borough Council (EBC).

DEVELOPMENT PROPOSALS

- 1.6 The development proposals are for an outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, mobility infrastructure (Use Class Sui Generis), with associated open space, landscaping, infrastructure and vehicular access off Mortimers Lane, Fair Oak. All matters reserved except for vehicular access off Mortimers Lane and pedestrian/cycle connections to the site boundary.
- 1.7 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note (report reference: edp7852_r001), with the Tree Constraints Plan included. This baseline survey data was collected by EDP in December 2022, with additional survey data along the highway collected in March 2023.

AIMS AND OBJECTIVES

- 1.8 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed Highways Access and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

RELEVANT BASELINE DOCUMENTS

- 1.9 EDP's Arboricultural Baseline Note (report reference: edp7852_r001), is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.
- 1.10 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:
- BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
 - BS 3998:2010 *Tree Work – Recommendations*. BSI 2010.

Section 2

Arboricultural Impact Assessment

- 2.1 This Arboricultural Impact Assessment (AIA) has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Site Access General Arrangement Plan (**Appendix EDP 1**) and the Ditch Bagwork Typical Section (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan contained within the Arboricultural Baseline Note (report reference: edp7852_r001), which is overlaid onto the proposed Site Access General Arrangement Plan. The resulting drawing is a Tree Protection Plan (**Plan EDP 1**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and, where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

- 2.5 Assessment of the Site Access General Arrangement Plan (**Appendix EDP 1**) and the Ditch Bagwork Typical Section (**Appendix EDP 2**) determines that 16 items are impacted by the development proposals; these are detailed within **Table EDP 2.1**. four items are category B of moderate quality, ten items are category C, of low quality and two items are category U of poor quality.

Table EDP 2.1: Items Impacted by Development Proposals

Ref. Number	Species	Impact	Category Grading
T3	Ash sp. (Fraxinus sp.)	Remove for access	U
G4	Sycamore (Acer pseudoplatanus), Willow sp. (Salix sp.)	Complete removal	C
H6	Blackthorn (Prunus spinosa), Bramble sp. (Rubus sp.), Common hawthorn (Crataegus monogyna)	Partial removal for main access and shared foot/cycle path	C
G76	Goat willow (Salix caprea)	Complete removal for shared foot/cycle path	C

Ref. Number	Species	Impact	Category Grading
T77	Douglas fir (<i>Pseudotsuga menziesii</i>)	Complete removal for shared foot/cycle path	U
G78	Common hawthorn (<i>Crataegus monogyna</i>)	Complete removal for shared foot/cycle path	C
T79	Silver birch (<i>Betula pendula</i>)	Crown lift to 2.5m	B
T80	Lawson's cypress (<i>Chamaecyparis lawsoniana</i>)	Complete removal for shared foot/cycle path	C
G81	Willow sp. (<i>Salix</i> sp.)	Complete removal for shared foot/cycle path	C
G82	Willow sp. (<i>Salix</i> sp.)	Complete removal for shared foot/cycle path	C
G83	Oak sp. (<i>Quercus</i> sp.)	Encroachment into RPA by shared foot/cycle path. Crown lift to 2.5m	B
G98	Willow sp. (<i>Salix</i> spp.)	Partial removal for footpath. Encroachment into RPA by shared foot/cycle path.	B
G99	Common holly (<i>Ilex aquifolium</i>) Prunus sp. (<i>Prunus</i> spp.) Willow sp. (<i>Salix</i> spp.)	Crown reduction to provide clearance for shared foot/cycle path	C
H100	Bramble sp. (<i>Rubus</i> spp.) Common hawthorn (<i>Crataegus monogyna</i>) Willow sp. (<i>Salix</i> spp.)	Crown reduction, Partial removal for shared foot/cycle path	C
T101	Silver birch (<i>Betula pendula</i>)	Complete removal for shared foot/cycle path	C
T107	Deodar cedar (<i>Cedrus deodara</i>)	Complete removal for shared foot/cycle path	B

MITIGATION

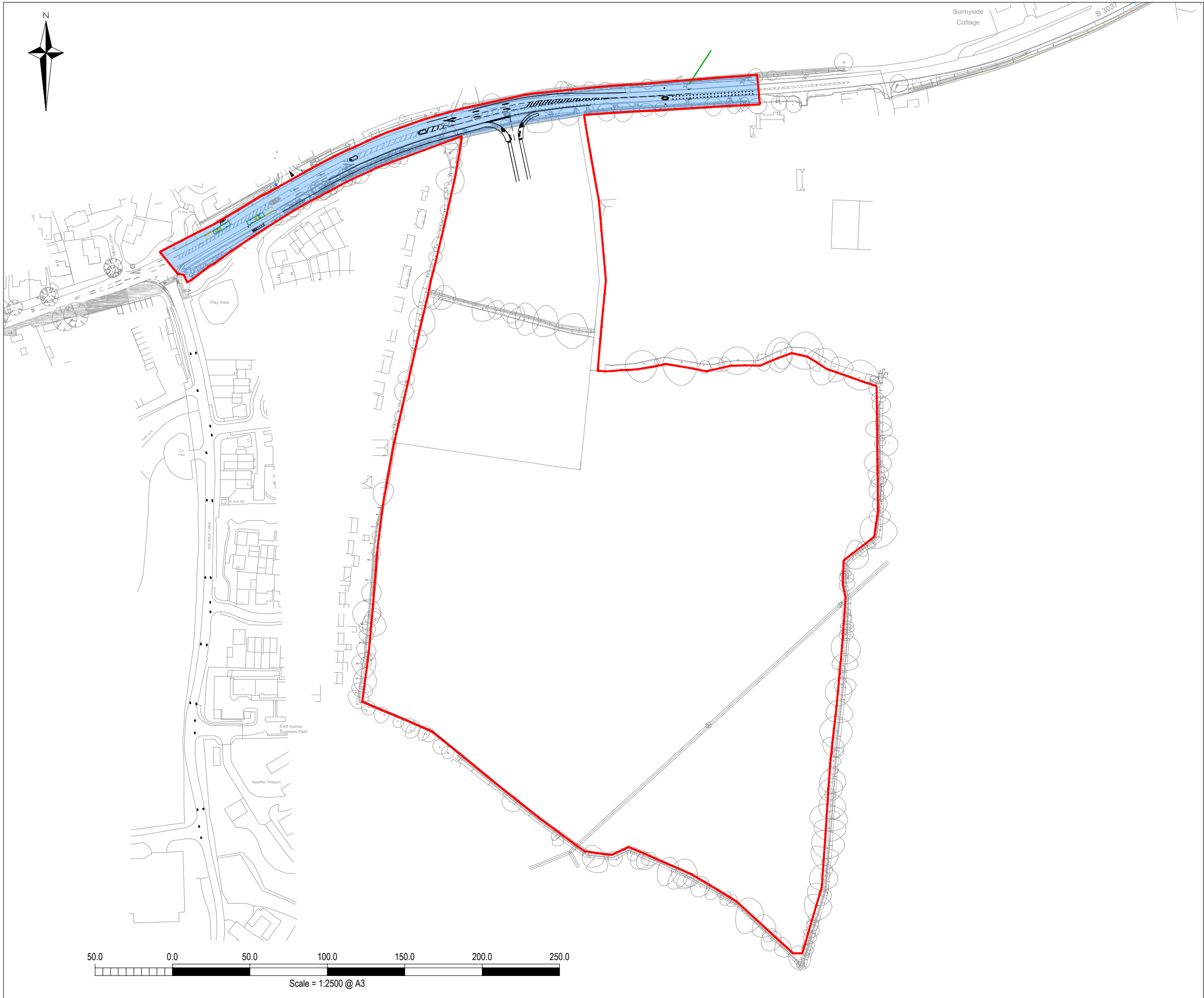
- 2.6 There is encroachment into the RPAs of **G83** and **G98**. However, to prevent any inadvertent damage to the RPA of these items the footway/cycleway should be constructed using no-dig methodology. A suitably worded condition can secure this mitigation in order to minimise harm and ensure safe, long-term retention to trees.
- 2.7 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically this requires the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

Section 3

Conclusions

- 3.1 Masterplanning of the development has been informed by arboricultural recommendations throughout and resulted in the loss of one category B item, seven category C items, two category U items and the partial loss of one category B item and one category C item. To ensure succession to the existing tree stock new planting is recommended. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the green infrastructure for the area.
- 3.2 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.3 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

Appendix EDP 1
Red Line Boundary Plan
(Drawing Number: 8230679/6129Rev A)



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.
3. All areas within visibility splays are to be offered for adoption.

Source: Site Line's drawing number 01MK001 1 to 6

KEY

- Site boundary - Covering off site highway works and extends to adopted highway boundary
- Highway boundary interpreted from Hampshire CC records (Dated November 2023) based upon OS and is to be confirmed by HCC during detailed design stage

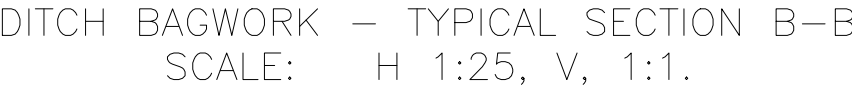
A	Proposed access and highway boundary added.	13/06/25	AH	AJ
Rev.	Description	Date	By	Chkd



- Civil Engineering
 - Structural Engineering
 - Transport Planning
 - Highways Engineering
 - Building Surveying
 - Geomatics
- Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client :	Bloor Homes Southern		
Project :	Land South of Mortimers Lane, Fair Oak, Eastleigh		
Title :	Red Line Boundary Plan		
Engineer : A. Harper	Date : June 2025		
Director : A. Jones	Scale : 1:2500 @ A3		
Status :	PRELIMINARY		
Drawing No.	8230679/6129		Rev A

Appendix EDP 2
Ditch Bagwork Typical Section
(Drawing Number 8230679/6132)



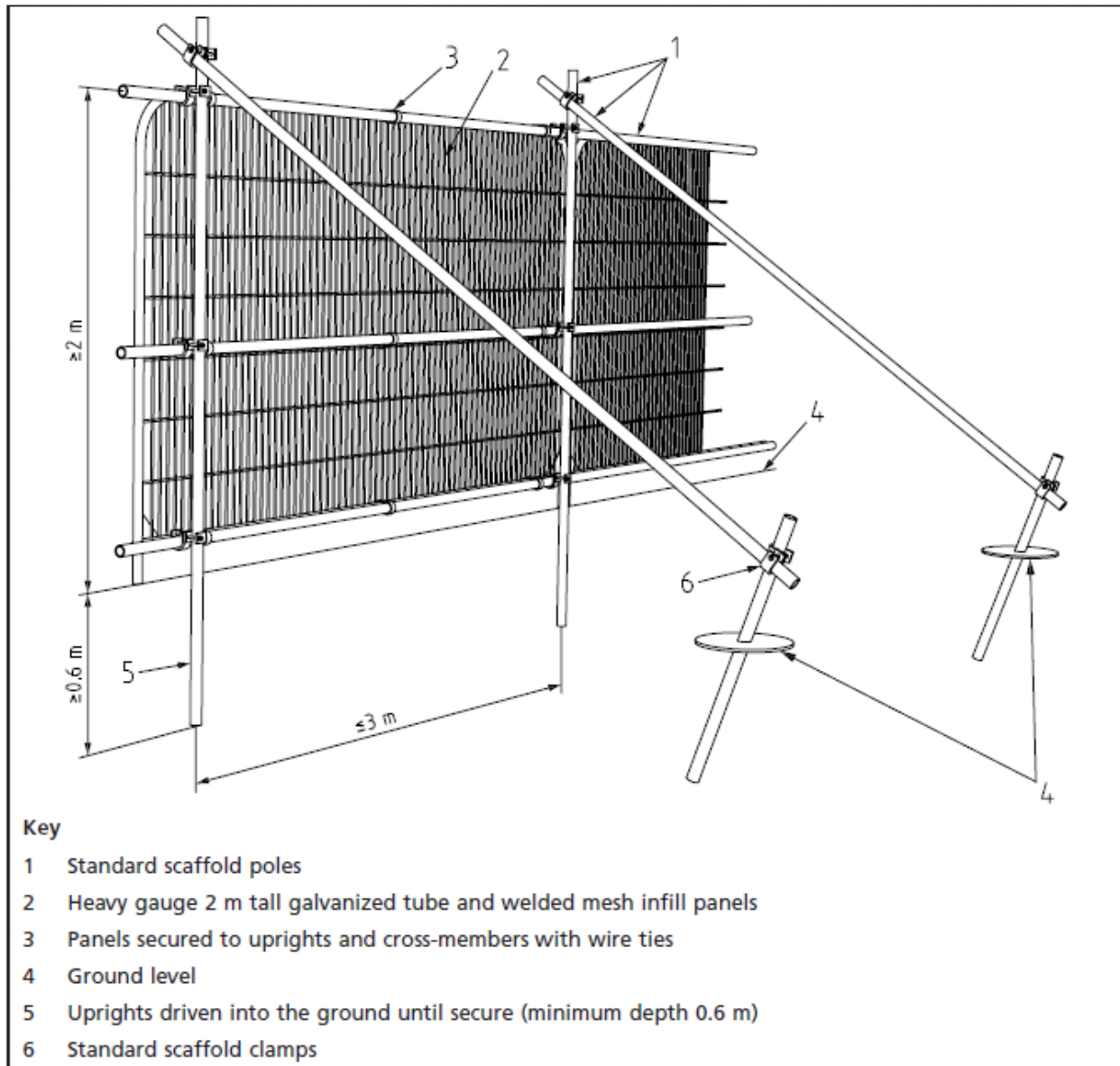
1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Client :	
Bloor Homes Southern	
Project :	
Land South of Mortimers Lane, Fair Oak, Eastleigh	
Title :	
Ditch Bagwork Typical Section	
Engineer : A. Harper	Date : June 2025
Director : A. Jones	Scale : As shown @ A3
Status :	PRELIMINARY
Drawing No.	Rev
8230679/6132	

Appendix EDP 3

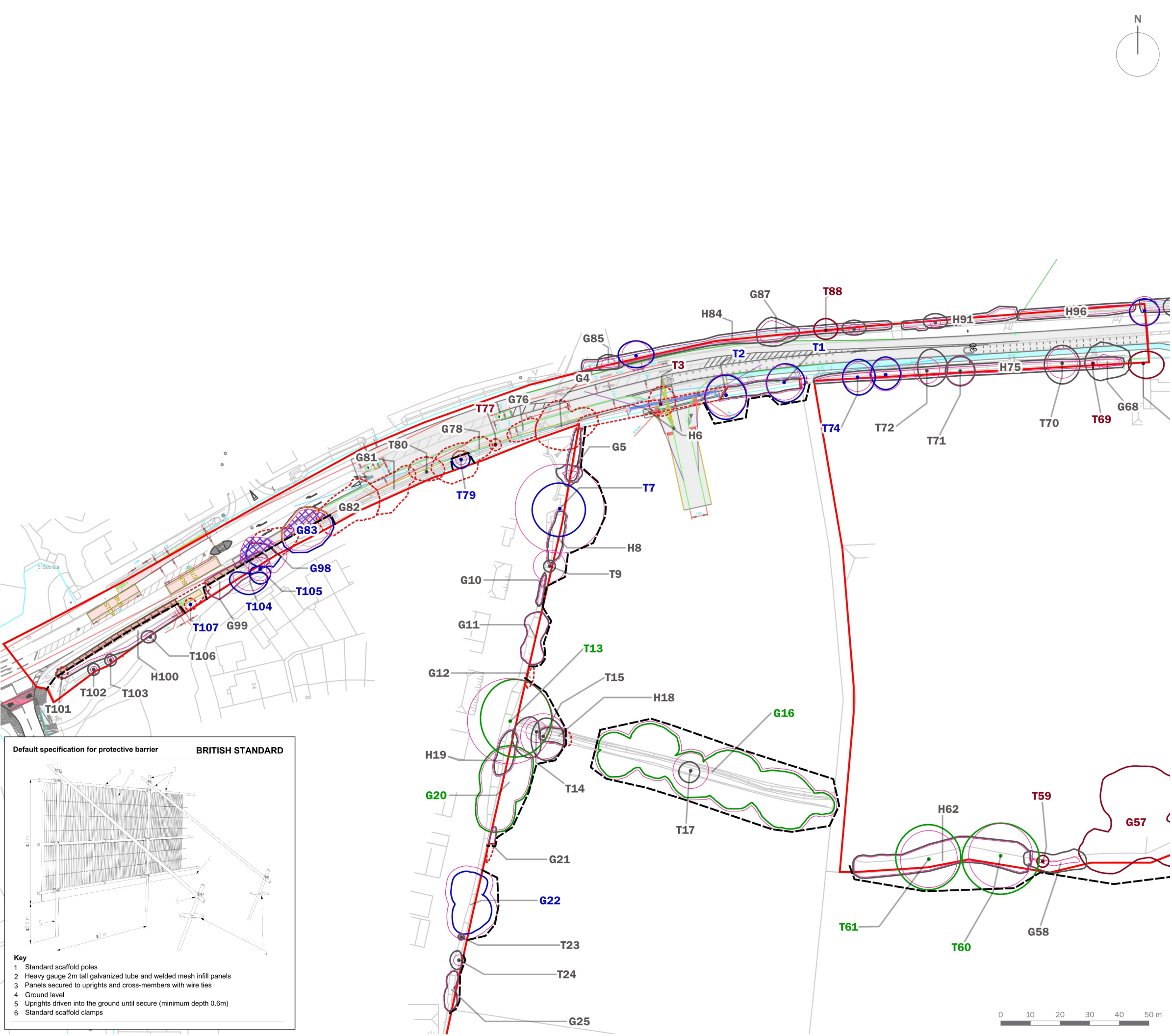
Tree Protection Barrier on Scaffold 2.0m High

(Extract from BS 5837:2012, Figure 2 'Protective Barrier')



Plans

Plan EDP 1: Tree Protection Plan
(edp7852_d041b 20 June 2025 PDr/DGa)



Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed

Protective Fencing in accordance with BS 5837:2012

Crown Lift to 2.5m in accordance with BS 3998:2010

No Dig Construction in accordance with BS 5837:2012

Crown Reduction in accordance with BS 3998:2010

purpose of issue **PLANNING**

b	Updated layout, survey and site boundary	20/06/2025	PDr
a	Updated layout; QA	01/05/2025	VMS
-	Original	10/04/2025	PDr
rev	description	date	by

client
Bloor Homes Limited

project title
Land south of Mortimers Lane, Fair Oak

drawing title
Tree Protection Plan (Site Access)

date	20 JUNE 2025	drawn by	PDr
drawing number	edp7852_d041b	checked	DGa
scale	1:1,250 @ A3	QA	RBa



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Default specification for protective barrier

BRITISH STANDARD

Key

- Standard scaffold poles
- Heavy gauge 2m tall galvanized tube and welded mesh infill panels
- Panels secured to uprights and cross-members with wire ties
- Ground level
- Uprights driven into the ground until secure (minimum depth 0.6m)
- Standard scaffold clamps



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