



Arboricultural method statement

Broadway Farm, Broad Oak, Botley SO30 2EU

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16th October 2025

25005-AMS-PB

Site location and report purpose

Site location



This aerial image is provided courtesy of Google. The yellow line shows the approximate site boundary and is for illustrative purposes only and should not be scaled or measured.

Report purpose

This arboricultural method statement is prepared in response to Condition 6 of Planning Inspectorate (PI) appeal decisions dated 30th September 2025 (PI references 'APP/W1715/C/25/3361911' & 'APP/W1715/C/25/3361912' – extracts within Appendix 1). It describes how existing trees will be protected and managed during the consented changes at Broadway Farm, Broad Oak, Botley SO30 2EU.

This report includes:

- A **Tree protection plan** illustrating relevant tree details, the location of the consented development change, and the proposed tree protection measures.
- An **Arboricultural method statement** (section 1 of the report) describing how retained trees will be protected and managed during the development change.
- **Appendices** (**Appendix 1** – Copy of planning conditions; **Appendix 2** – Background administrative information and data collection; **Appendix 3** – Tree schedule and explanatory notes; and, **Appendix 4** – QR Codes for SGNs).
- A companion document to supplement the main report titled ***Manual for managing trees on development sites (Version 3.0)***, which provides explanations of how retained trees will be managed on site in the form of Site Guidance Notes (SGNs) covering the relevant issues.

1: Arboricultural method statement

1.1 Site Guidance Notes (SGNs)

This arboricultural method statement identifies which trees on this site will be protected and managed, and by what means. This site-specific summary is supplemented by more detailed explanations and descriptions of specific operations set out in the accompanying *Manual for managing trees on development sites*. That document is a compilation of individual SGNs addressing the following tree protection and management issues that regularly arise in the construction phase of development:

- SGN 1 *Monitoring tree protection* (<https://www.barrelltreecare/SGN-1-Monitoring-V3.pdf>)
- SGN 2 *Fencing protected trees* (<https://www.barrelltreecare/SGN-2-Fencing-V3.pdf>)
- SGN 3 *Ground protection* (<https://www.barrelltreecare/SGN-3-Ground-Protection-V3.pdf>)
- SGN 4 *Pollution control* (<https://www.barrelltreecare/SGN-4-Pollution-V3.pdf>)
- SGN 7 *Excavating in RPAs* (<https://www.barrelltreecare.co.uk/SGN-7-Excavation-in-RPAs-V3.pdf>)
- SGN 8 *Removing surfacing and structures in RPAs* (<https://www.barrelltreecare/SGN-8-Removing-Surfaces-V3.pdf>)
- SGN 9 *Installing/upgrading surfacing in RPAs* (<https://www.barrelltreecare/SGN-9-Installing-Surfacing-V3.pdf>)
- SGN 10 *Installing structures in RPAs* (<https://www.barrelltreecare/SGN-10-Structures-V3.pdf>)
- SGN 11 *Installing services in RPAs* (<https://www.barrelltreecare/SGN-11-Services-V3.pdf>)
- SGN 12 *Landscaping in RPAs* (<https://www.barrelltreecare/SGN-12-Landscaping-V3.pdf>)

NOTE: Each individual SGN can be downloaded by using the links above and the QR Code links in Appendix 3.

1.2 Identification of areas to be protected

The tree protection plan shows the areas where protective measures are necessary. The barrier locations (formed by the existing perimeter security fencing), are shown by the heavy black dashed lines, with the construction exclusion zone behind as the lighter black diagonal hatch. The precautionary areas specific to works relating to existing surfaces, drainage proposals and kerb detail are shown by a solid yellow fill.

1.3 Arboricultural supervision

An arboricultural consultant will be appointed to advise on the tree management for the site and to attend:

- a pre-commencement meeting before any work starts;
- regular supervision visits to oversee the agreed tree protection, as agreed at the pre-commencement meeting; and
- further supervision visits, as necessary, to oversee any unexpected works that could affect trees.

The detail of how the arboricultural supervision will be carried out is explained in SGN 1 *Site monitoring* in the accompanying Manual.

1: Arboricultural method statement

1.4 Table 1: Summary of the site operations requiring arboricultural input

For this site, arboricultural input will be needed for the following operations:

Brief operation summary	Trees affected	Location of detailed explanations
Pre-commencement meeting: Meeting on site with all parties to agree protective measures, as described in SGN 1. <u>Will be carried out before any significant site works begin.</u>	All trees	SGN 1 <i>Monitoring tree protection</i>
Tree works: Contractor will carry out agreed works as described in Appendix 3. <u>Will be completed before any significant site works begin.</u>	All trees	Appendix 3
Protective barriers: Agreed tree protection measures will be installed and checked, as described in SGN 2. <u>Will be completed before any significant site works begin.</u>	All trees	Tree protection plan, SGN 2 <i>Fencing protected trees</i>
Pollution control near retained trees: Any pollution control measures identified during risk assessment will be installed as described in SGN 4. <u>Will be completed before any potential pollutants arrive on site.</u>	All trees	SGN 4 <i>Pollution control</i>
Regular arboricultural supervision: Provision will be made to carry out and record agreed arboricultural supervision, as described in SGN 1.	All trees	SGN 1 <i>Monitoring tree protection</i>
Excavating in RPAs: These operations will be carried out as described in SGN 7.	T27, T35, T37, T38, T40	SGN 7 <i>Excavating in RPAs</i>
Removing surfacing in RPAs: These operations will be carried out as described in SGN 8.	T27, T35	SGN 8 <i>Removing surfacing and structures in RPAs</i>
Installing structures (kerbs and close board fencing) in RPAs: These operations will be carried out with care, as described in SGN 10.	T37, T38, T40	SGN 10 <i>Installing structures in RPAs</i>
Installing services (drainage & lighting) in RPAs: These operations will be carried out with care, as described in SGN 11.	T37, T38, T40	SGN 11 <i>Installing services in RPAs</i>
Landscaping in RPAs: These operations will be carried out with care, as described in SGN 12.	T27, T35	SGN 12 <i>Landscaping in RPAs</i>
Removing tree protection: <u>Protection can only be removed when there is no risk of damage to retained trees.</u>	All trees	SGN 1 <i>Monitoring tree protection</i>

The operations summarised in this table, and supplemented by the more detailed explanations set out in the SGNs and the rest of this document, form the arboricultural method statement for this site. The Site Manager will ensure that its details and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents will be available on site. All personnel who could have an impact on trees will be briefed on the specific tree protection requirements as part of the site induction procedures. This requirement will be written into the site management documentation.



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More specifically, we clarify the following:

1. **Removal of existing hard surfacing within radially expressed RPAs:** Sections of existing hard surfacing will be carefully broken up and removed from within the RPAs of trees T27 and T35. Although it is not expected that any significant tree root presence will be found within these areas, all works will nonetheless be undertaken in accordance with SGN 7 *Excavating in RPAs* and SGN 8 *Removing surfacing and structures in RPAs*. Once all hard surfacing (and sub base), is removed then these areas will be backfilled with inert, screened soil back to existing ground level. Works will be subject to appropriate levels of arboricultural supervision.
2. **New close board fencing fence railings within the RPAs of T37, T38 & T40:** Sections of the northern element of the new close board fencing will lie within the radially expressed RPAs of trees T37, T38 and T40. This area of the site is already laid to hard surfacing, and it is not expected that any significant rooting from these trees will be present. Hand excavation works will be employed to confirm root absence at each intended location of the fence supports (to a depth of 600 mm). If tree roots are encountered, the excavation will be backfilled and an alternative location (root free) along the intended fence line sought. All confirmed support holes will be lined with impermeable fabric to prevent contamination of the surrounding soil profile. All works will be undertaken in accordance with the guidance set out in SGN 7 *Excavating in RPAs*, and SGN 10 *Installing structures in RPAs*. Works will be subject to appropriate levels of arboricultural supervision.
3. **New kerb edge and drainage channel within the RPAs of T37, T38 & T40:** A new kerb detail and drainage channel will be installed within the radially expressed RPAs of trees T37, T38 and T40. As set out above this area of the site is already laid to hard surfacing, and it is not expected that any significant rooting from these trees will be present. Hand excavation works will be employed to confirm root absence along the intended route of construction, and it is intended that the bedding element of the kerb and the drainage pipes will be set at the depth of the existing hard surfacing sub-base (which will avoid the need for further excavation into the soil profile). An impermeable fabric will line the base of the excavation to prevent potential contamination of the surrounding soil profile from the bedding aggregate used for the kerb detail. All works will be undertaken in accordance with the guidance set out in SGN 7 *Excavating in RPAs*, SGN 9 *Installing/upgrading surfacing in RPAs*, and SGN 10 *Installing structures in RPAs*. Works will be subject to appropriate levels of arboricultural supervision.
4. **Electrical supply services:** All electrical service connections will be installed outside RPAs (it is expected that these will be above ground affixed to the new close board fence), but if for any reason it is agreed with the LPA that services can go within RPAs, then this will be carried out following the guidance in SGN 11 *Installing services in RPAs*.
5. **Landscaping:** All landscaping activities within the RPAs of retained trees will be carried out following the guidance in SGN 12 *Landscaping in RPAs*.

If unanticipated issues arise on site not referenced in the above explanations, further guidance on how to manage them can be found in the accompanying Manual.

Appendix 1: Copy of planning conditions



Planning Inspectorate

Appeal Decisions

Hearing held on 8 and 9 July 2025

Site visit made on 9 July 2025

by J Moss BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 September 2025

Appeal A Ref: APP/W1715/C/25/3361911

Appeal B Ref: APP/W1715/C/25/3361912

Land at Broadway Farm, Broad Oak, Botley SO30 2EU

- The appeals are made under section 174 of the Town and Country Planning Act 1990 (as amended).
- The appeals are made by Mr Maurice Doe of CCW Services Limited (Appeal A) and Mrs Louisa Jane Doe (Appeal B) against an enforcement notice issued by Eastleigh Borough Council.
- The notice was issued on 3 February 2025.
- The breach of planning control as alleged in the notice is, without planning permission, the unauthorised material change of use of land at Broadway Farm, Broad Oak, Botley, SO30 2EU to parking and storage B8 with associated unauthorised tarmac hardstanding, unauthorised drainage and unauthorised lighting.
- The requirements of the notice are to:
 - Remove the tarmac hardstanding from the land.
 - Remove the sub base hardcore and any other materials associated with the laying of the tarmac hardstanding from the land.
 - Once the tarmac hardstanding, sub base and all other materials have been removed, reinstate the grassed surface.
 - Remove all drainage and drainage infrastructure from the land.
 - Remove all lighting from the land.
 - Remove all vehicles, rubber matting, materials and other items associated with the B8 storage and parking use from the land.
 - Cease the parking and storage (B8) use of the land.
- The period for compliance with the requirements is 6 months after the notice takes effect.
- Appeal A is proceeding on the grounds set out in section 174(2)(a), (b), (c) and (g) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
- Appeal B is proceeding on the grounds set out in section 174(2)(b), (c) and (g) of the Town and Country Planning Act 1990 (as amended).

Summary Decision: Appeal A is allowed in part, and planning permission is granted for the use of part of the land to which the enforcement notice relates. Otherwise, the appeals are dismissed, and the enforcement notice is upheld with corrections.

Applications for costs

1. An application for costs was made by Eastleigh Borough Council against Mr Maurice Doe of CCW Services Limited and Mrs Louisa Jane Doe. This application is the subject of a separate decision.

<https://www.gov.uk/planning-inspectorate>

Appendix 1: Copy of planning conditions

Appeal Decisions APP/W1715/C/25/3361911 and APP/W1715/C/25/3361912

the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

- iv. If an appeal is made in pursuance of iii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- v. The completion of the works specified in the BEMP in accordance with the approved BEMP and the approved timetable.

Upon completion of the works required in the approved BEMP in accordance with the approved BEMP and timetable, the site shall thereafter be maintained in accordance with the approved BEMP for so long as the use hereby permitted continues.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

- 5. All external lighting shall accord with and be used at all times in accordance with external lighting details that shall first have been submitted to and approved in writing by the local planning authority.

- 6. All excavation or works required to be carried out by conditions 1 to 5 shall be carried out in accordance with a tree protection plan and a tree protection method statement, the details of which shall first have been submitted to and approved in writing by the local planning authority. The submitted details shall accord with the British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations).

Appendix 2: Background administrative information and data collection

A2.1 Table 2: Background administrative information

	Background administrative information
Report date & reference	16 th October 2025; 25005-AMS-PB
Tree protection plan reference	25005-TPP-03
Instructing client	CCW Services Limited
Instructions	Visit the site, assess the relevant trees, prepare a schedule of their details, describe the impact of the proposal on those trees and identify the tree protection issues in an arboricultural method statement with a tree protection plan, if appropriate.
Provided documents	• Topographical survey, drawing reference '22384.dwg', received by email on 8th January 2025 • Drawing reference '2013-104-A site layout', received by email on 30th September 2025 • Drawing reference '020.0961.0531 DRAINAGE STRATEGY', received by email on 9th October 2025
Report author and credentials	Phillip Brophy is a Chartered Forester (www.charteredforesters.org), and a Registered Consultant of the Arboricultural Association (www.trees.org.uk), and is fully qualified to undertake the assessments in this report (https://www.barrelltreecare.co.uk/who-we-are/).
Report limitations	• A formal check of publicly accessible information on 10th October 2025 confirmed that the site is not located within a designated conservation area and no tree preservation orders are extant at or immediately adjacent to the site. If any tree works are proposed before the discharge of Condition 6, then a further contemporaneous check on this status should be made with the LPA. • This report does not constitute a tree hazard assessment. If concerns for tree health and safety arise then the necessary and appropriate tree inspections should be carried out. • This report does not consider ecological or archaeological issues, or any other matter beyond the assessment of the trees.

A2.2 Table 3: Data collection

	Data collection
Date of site visit	4 th June 2025
People present during site visit	Phillip Brophy
Weather & visibility	Clear and dry, with average visibility.
Limitations to observations	• The inspection of the trees for the purposes of assessing their condition and work requirements was made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice only remains valid for one year from the date that the trees were last inspected. • All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. • Observations of trees outside the site boundaries are confined to what was visible from within the site. • All dimensions were estimated unless otherwise indicated.



Appendix 2: Background administrative information and data collection

	Data collection
Tree Preservation Orders, Conservation Areas, and tree categorisation	As of 10 th October 2025, the site is not located within a designated conservation area, and no tree preservation orders are extant at or immediately adjacent to the site. If any tree works are proposed before the discharge of Condition 6, then a further contemporaneous check on this status should be made with the LPA.
Tree location and numbering	Each arboricultural feature was inspected, and the numbering scheme is indicated on the tree protection plan. Where trees pertinent for assessment were found on site that were not included on the provided plan, their approximate positions and canopy extents are indicated on the plan.
Recording of tree data	For each identified tree feature the information collected was recorded on the tree schedule in Appendix 3 and the tree protection plan.
Compliance of data collection with BS 5837	The data collection is fully compliant with the advice in subsection 4.4.2 of BS 5837. When collecting this information, specific consideration was given to any low branches that may influence future use, age class, physiological condition, structural condition, and remaining contribution. Where appropriate, crown spreads were also noted where they differed from those shown on the provided land survey.

Appendix 3: Tree schedule and explanatory notes

NOTE: Colour annotation is A & B trees with green background; C & 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)
All retained trees								Carry out safety check and lift over site to 3-4 m as necessary.	
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



Appendix 3: Tree schedule and explanatory notes

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
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

Appendix 3: Tree schedule and explanatory notes

Explanatory Notes

G: Group
T: Tree

- **Botanical tree names:**

Ash	: <i>Fraxinus excelsior</i>
Beech	: <i>Fagus sylvatica</i>
Cherry	: <i>Prunus</i> sp
Hawthorn	: <i>Crataegus monogyna</i>
Holly	: <i>Ilex aquifolium</i>
Oak	: <i>Quercus robur</i>

- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Crown spreads:** Crown radial spreads were estimated to the nearest metre and represent our assessment of the viable crown dimensions that would be retainable after normal management. For clarification, the viable crown spread is the size of the main body of the crown, and not necessarily the furthest extent of odd branches that extend out beyond this core of the crown.
- **Dimensions:** All dimensions are estimated unless otherwise indicated with an asterisk (*) after the figure.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured (with a diameter tape), at the discretion of the consultant, and is normally rounded up and recorded in 2.5 cm increments as advised in BS 5837 Table D1. Estimates may be made where access is restricted, direct measurement is prevented because of ivy on the trunk, or the tree is assessed as low quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837. Individual diameters for multiple stems are recorded in the notes, with the calculated cumulative diameter recorded in the diameter column.
- **Maturity:** In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. For the purposes of this report, young indicates a potential to significantly increase in size and a high ability to cope with change, maturing indicates some potential to increase in size and a medium ability to cope with change, and mature indicates little potential to increase in size and limited ability to cope with change.
- **Low branches:** Any low branches that would not be feasible for removal during normal management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees and less than 10 years for U trees, so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category 1 unless otherwise stated.
- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and only intended to address significant hazards identified during that inspection. The following points should also be considered before carrying out any works:
 1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should



Appendix 3: Tree schedule and explanatory notes

be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.

2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website www.trees.org.uk.
 3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

Appendix 4: QR Codes for SGNs (Scan with reader to download)

		
<i>SGN 1 Monitoring tree protection</i>	<i>SGN 2 Fencing protected trees</i>	<i>SGN 3 Ground protection</i>
		
<i>SGN 4 Pollution control</i>	<i>SGN 5 Site cranes & piling rigs</i>	<i>SGN 6 Height restrictions</i>
		
<i>SGN 7 Excavating in RPAs</i>	<i>SGN 8 Removing surfacing and structures in RPAs</i>	<i>SGN 9 Installing/upgrading surfacing in RPAs</i>
		
<i>SGN 10 Installing structures in RPAs</i>	<i>SGN 11 Installing services in RPAs</i>	<i>SGN 12 Landscaping in RPAs</i>



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