



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

FOR THE SITE OF

**Land adjacent to Appletree
Cottage, Winchester Road,
Botley, SO32 2DH**

Date – 18th August 2025

Consulting Arborist

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SUMMARY

This report provides an arboricultural impact assessment and a method statement for the provision of three new dwellings, associated outdoor space and provision of off-road car parking on Land adjacent to Appletree Cottage, Winchester Road, Botley, Southampton, SO32 2DH.

The land subject to the planning application is an area of mainly grass with an existing vehicular site entrance and hard standing area on the eastern side of the site. There are several small sheds with one outbuilding that appeared to have services present, again on the eastern side of the site.

The trees on the site were surveyed by Arborsphere Ltd on 23rd of July 2025, the tree survey can be found at appendices AS1 and tree survey plan AS2.

A total of seven individual trees and two groups of trees that could potentially be affected by the development are identified in the survey. Trees are located around the perimeter of the site which, once into the site appeared to be relatively level but lower than Winchester Road.

The key arboricultural features of the site are:

- Three Oaks growing along the site frontage.
- An Oak, Ash and group of Conifers growing along the western boundary.

The proposal will require the removal of one low C grade Hawthorn that has little to no public amenity value.

The proposal will require the provision of minimal/no dig car parking bays and section of driveway to minimise the impact of the proposal on the trees.

Subject to adherence to the recommendations within this report, it is considered that the proposals would have a minimal impact on the health and longevity of the trees.

Adherence to the method statement could readily be secured by an appropriate planning condition.

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APPENDICES

- AS1 Tree Survey Schedule and Root Protection Schedule
- AS2 Tree Survey Plan Arbor.LaAppletreeCottage.TSP.001
- AS3 Tree Protection Plan drawings no. Arbor.LaAppletreeCottage.TPP.002 DEMO and Arbor.LaAppletreeCottage.TPP.003 CONS
- AS4 Tree Protective fencing poster

1 Introduction

1.1 Arborsphere Ltd has been instructed to provide arboricultural information to enable the Local Planning Authority (Eastleigh Borough Council) to consider the planning application regarding the tree stock on or adjacent to the site/area of works.

1.2 A planning application is proposed for three new dwellings, associated outdoor space and provision of off-road.

1.3 car parking on Land adjacent to Appletree Cottage, Winchester Road, Botley, Southampton, SO32 2DH.

1.3 The client has provided the following drawing:

- Land Adjacent Appletree Cottage Site proposals 02.

1.4 A tree survey exercise was undertaken on 23rd of July 2025, and this has been the basis of the subsequent implications assessment, method statement and tree protection plan.

1.5 The assessment made on these documents broadly conforms to the recommendations of BS5837: 2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.

2 Scope of Works

2.1 To attend site to undertake a tree survey in line with the recommendations of BS5837: 2012 Trees in relation to design, demolition, and construction - recommendations, appended at AS1 and AS2.

2.2 To produce an Arboricultural Implications Assessment and Arboricultural Method Statement providing details on how the trees will be retained and how they will be protected.

2.3 To provide a Tree Protection Plans, drawing number Arbor.LaAppletreeCottage.TPP.002 DEMO and Arbor.LaAppletreeCottage.TPP.003 CONS (appended at AS3) based on the drawing provided at the time of producing this statement.

3 Site Details

3.1 The land subject to the planning application is an area of mainly grass with an existing vehicular site entrance in the northeastern corner of the site that leads to an area of hard standing on the eastern side of the site. There are several small sheds on site and one outbuilding that appeared to have services present, again this is on the eastern side of the site. The remainder of the site is grass.

3.2 Trees are located around the perimeter of the site which, once into the site appeared to be relatively level in appearance but lower than Winchester Road.

The key arboricultural features of the site are:

- Three Oaks growing along the site frontage.
- An Oak, Ash and group of Conifers growing along the western boundary.

4 Tree Survey & RPA Schedule

4.1 The tree survey exercise was completed on the 23rd of July 2025. It was a sunny at the time of surveying. The survey data is the basis of the Arboricultural Implications assessment, Method Statement and Tree Protection Plan. This exercise identified seven individual trees and two groups of trees that could potentially be affected by the development.

4.2 For the tree location and further information on the tree stock assessed for this planning application please refer to appendix AS1 for the tree survey schedule.

Tree Category	Individual trees	Groups	Hedges
U	0	0	0
A	0	0	0
B	2	0	0
C	5	2	0
Total	4	2	0

4.3 The Eastleigh Borough Council online interactive map indicates that at the time of enquiry, that the site is not within Conservation Area and the trees are not protected by a Tree Preservation Order at the time the survey was completed. It is advised that checks with Eastleigh Borough Council Planning Authority are made to determine the legal protection status of the trees, with applications/notifications made and permission received as required prior to any works being completed.

5 Tree Implications

5.1 As part of the assessment, dimensions have been scaled from the proposed drawing provided in .dwg format modified to include the relevant Tree Survey data.

5.2 The potential for damage to the trees and groups nearest to the proposed works comes from the location of the proposal itself in terms of footprint of car parking, the new driveway and dwelling but also the requirement for working space, the removal of existing built form, the delivery, storage of and transportation of materials to the areas of build plus the ground (services and utilities) and construction works to implement them.

5.3 This may be in the form of direct damage where roots are cut or ripped/snapped for ground works or where the roots, trunk and/or branches are hit by plant machine movements or snapped by contractors where works are near the trees.

5.4 The trees and groups could also be damaged through indirect causes through ground compaction of soft ground whereby the soil structure is compromised which impacts on the tree's ability for the roots to function correctly within the rooting environment.

5.5 The key arboricultural features of the site are:

- Three Oaks growing along the site frontage.
- An Oak, Ash and group of Conifers growing along the western boundary.

5.6 The removal of the outbuilding will potentially impact on trees 3, 4 and 5 and will need to be carried out with consideration to the trees. Plant machinery, if used will need to remain on the existing driveway surface with works to remove these outbuildings by hand where feasible.

5.7 The removal of the existing concrete pad will also need to be carried out with care to avoid damage to roots of T4 and 5.

5.8 Tree 7 is under the footprint of the parking bays and will be removed, this is a low C grade Hawthorn will little, if any public amenity value.

5.9 To ensure that there is sufficient working space for the work to be completed without significantly impacting on root protection areas of T4 and 5 during outbuilding removal and T2, 3 and Group 1 during construction works, fit for purpose ground protection will be required.

5.10 Facilitation pruning will be required to the crowns of T3 and 4 to provide separation from the southernmost dwelling and provide reasonable ground level clearance over the parking bays, respectively.

5.11 Ground works to install drainage, water, gas, electricity, and telecommunications could impact on trees 3, 4 and 6 if not planned to account for rooting areas.

5.12 Trees 3, 4, 5 and 6 remaining trees and groups are at risk from general contractor movements, material deliveries and mixing and general activities to build the proposed development but with restrictions on their working space and working practices through tree protection measures there should be minimal if any impact on these trees and groups.

5.13 The proposed car parking bays and central driveway section potential impact on trees 3, 4, 5, 6 and will need to be constructed using a minimal/no dig design. This should be achievable with the site difference to the level of Winchester Road being higher. The increased finished level of the driveway and parking area will need to inform the finished floor levels of the dwellings. The parking bays will need to be of a porous design. The parking bays largely cover areas where existing outbuildings are located for T4 and 5. To provide space on site and to protect the trees, it is advised that the parking bays and the driveway section to the immediately between the southern dwelling and parking bays as a minimum are constructed immediately after the removal of the outbuildings and the concrete pad to provide a working platform and act as ground protection during the site works.

5.14 The southern most dwelling footprint impacts on the offsite Oak T3 with approximately 5m² of the rooting area lost. This equates to approximately 3% of the rooting area and is not considered to be detrimental to this tree with what appeared to be uninterrupted rooting area on the land where the tree stands.

5.15 With the correct and timely establishment of tree protection measures and construction methods, the impacts on the trees and groups are in our view minimal.

6 Sequence of works

6.1 The following order of works, subject to phasing of works, are suggested to ensure the retained trees are not adversely impacted upon by the alterations:

- Tree works completed.
- Tree protection measures erected/established in line with this report and in the position detailed on the Tree Protection Plan Arbor.LaAppletreeCottage.TPP.002 DEMO (appended AS3) **AND RETAINED THROUGHOUT ALL DEMOLITION WORKS AND SURFACE REMOVAL**
- Tree protection measures erected/established in line with this report and in the position detailed on the Tree Protection Plan Arbor.LaAppletreeCottage.TPP.003 cons (appended AS3) **AND RETAINED THROUGHOUT ALL EXTERNAL SITE WORKS ASSOCIATED WITH THE PLANNING PERMISSION**, for the given area/phase of works.
- Groundworks to establish new car parking bays.
- Ground works to establish drainage and services in existing access to enable access drive widening.
- Ground works to establish central driveway access area with sacrificial top wearing layer to function as ground protection.
- Ground works to establish foundations for the dwellings and given area/phase of works.
- Works to complete external works from the damp proof course and up for the given area/phase of works.
- Internal works completed as required.
- Removal of sacrificial driveway layer and completion of driveway
- Removal of all building materials, spoil, and equipment for the given area/phase of works.
- Landscaping works for the given area/phase of works as required.
- Removal tree protection measures (this may be able to be removed sooner subject to written approval from Eastleigh Borough Council)

6.2 It is always of paramount importance to protect the retained trees on site when external works are being carried out.

7 Site Monitoring and Arboricultural Supervision

7.1 To ensure that the tree protection measures are maintained correctly and as per the approved documents (subject to any written approval for amendments if required), the client/contractor will:

- Provide a photographic record every month (four weeks) for the duration of the external works that is kept by the Client or their appointed person (to be confirmed) and sent to the retained arboricultural consultant, the Eastleigh Borough Council Case Officer and Tree Officer showing the tree protection measures are in situ. The aim of the submitting the photographs is to demonstrate that the tree protection measures are maintained, or highlight areas where amendments maybe required and to maintain on-going liaison with all personnel involved in the site development, Eastleigh Borough Council Case Officer and its Tree Officer to ensure that the trees are correctly protected throughout all the external works for the site works.

7.2 The site manager will be responsible for giving adequate instructions to all contractors on site about the approved tree protection measures and for giving a copy of this method statement to everyone who is working close to trees or who has control over others working close to trees.

7.3 They are also responsible for ensuring that any works following the recommendations set out within this statement are fit for purpose in relation to the development and comply with the health and safety policies of the site.

7.4 The site manager will provide a monthly update via an email to the project arboricultural consultant including photographs to show that the tree protection barriers and ground protection are in place and that the construction exclusion zones are being observed. At the same time, this will be forwarded to the Eastleigh Borough Council's Case Officer and Tree Officer.

7.5 The site owner will inform the arboricultural consultant if there is a change of site manager during the project. If this occurs, the arboricultural consultant will arrange a meeting with the new site manager to explain the remaining aspects of the method statement as a matter of urgency.

8 Pre-Development Tree Works

8.1 To provide working space the offsite Oak T3 will be crown lifted to provide 4-5m ground level clearance and laterally reduced on the northwest side to provide up to 2m separation from the dwelling.

8.2 Crown lifting of Tree 3 and 4 to provide ground level clearance of up to 4m over the parking bays and central driveway area will provide ground clearance over the parking bays and avoid any potential damage to branches during construction works.

8.3 T7 will be felled to ground level.

9 Tree Protection Requirements

9.1 The retained trees and groups adjacent to the area of works will always be protected by fit for purpose tree protection measures during site preparation, ground and construction work as indicated on the Tree Protection Plan Arbor.LaAppletreeCottage.TPP.002 DEMO (appended at AS3) for the demolition and removal of the existing outbuildings. Once these outbuildings are removed the tree protection measures will be amended to the details as shown on Tree Protection Plan Arbor.LaAppletreeCottage.TPP.003 CONS (appended at AS3) for construction phase of the site works.

9.2 All site operations will be planned, implemented, and supervised to prevent the following:

- Unplanned root severance within the CEZ
- Damage to the bark, branches, and trunks of retained trees.
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

9.3 The barrier will consist of weldmesh panels securely fastened together with at least two clasps per join. The panels will be supported by rubber feet that have been pinned securely into position so they cannot be easily moved without a known and positive action. The panels will be further supported

using struts. The barrier position will need to be adjusted between the completion of the demolition works and the construction works.

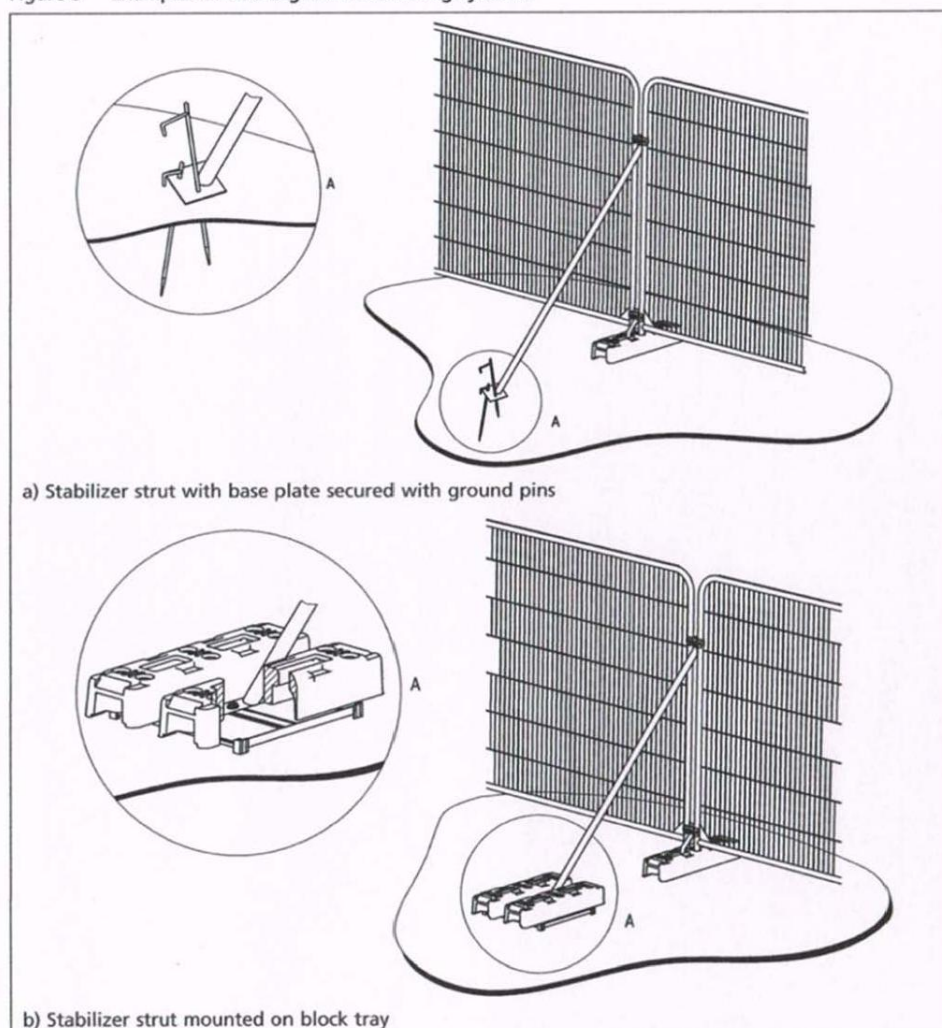
9.4 Fit for purpose ground protection will be established to provide working space for contractor to reduce the compaction and disturbance to the ground beneath. Fit for purpose ground protection will be required for both demolition and construction work and the locations of this is shown on both the Arbor.LaAppletreeCottage.TPP.002 DEMO and Arbor.LaAppletreeCottage.TPP.003 CONS Tree Protection Plans.

9.5 This must be established at the same time as the tree protection is established. The ground protection will be formed by a compressible layer topped with a robust material such as track mats, 18mm OSB or Plyboard sheets that will enable the loading to be spread and compaction of the soft ground beneath reduced.

9.6 The ground will not be disturbed beyond or beneath tree protection measures, and the protection measures will not be removed or altered (outside of the details within this report and associated plans) without prior recommendation by an arboriculturist and approval of the Eastleigh Borough Council Tree Officer whilst external site works are still to be completed unless otherwise stated within this report. The established tree protection measures form the Construction Exclusion Zone (CEZ) which is off limits to contractors.

Figure 1: Example of tree protection barrier (fig 3 of BS5837)

Figure 3 Examples of above-ground stabilizing systems



9.7 At all times the tree protection measures will be fit for purpose i.e., it will exclude all ground and construction activity from an area or protect the ground beneath.

9.8 Contractors **will be made aware** by the client that the barrier/fencing is located to restrict their movements and that the area beyond them is sacrosanct (and only accessible for the homeowners) to avoid unnecessary damage to trees, their roots, and the rooting environment.

9.9 As stated in section 19 below, at no time will ground levels be altered within the root protection areas of trees beyond the line of tree protection.

10 General Site Requirements to Protect Trees

10.1 As a general note for the requirements to protect the trees and groups, the contractors and sub-contractors will be made aware of their duty towards the trees prior to commencing work; this will be achieved by a toolbox talk by the site manager, the client or the retained arboricultural consultant and a signed record of such completed and kept on file.

10.2 There will be no storage of chemicals or materials and mixing of materials within the protected soft ground rooting areas of retained trees, groups and hedge as set out by the tree protection barriers as they are indicated on the Tree Protection Plan Arbor.LaAppletreeCottage.TPP.002 DEMO and Arbor.LaAppletreeCottage.TPP.003 CONS.

10.3 All chemical, material storage and mixing will be located on site to account for the topography of the site and therefore avoid any runoff that will damage the soil structure and roots.

10.4 Fires shall not be lit where flames will be within 5m of any retained canopy edge.

10.5 If there is any reason for amendments to the tree protective barrier design or location, the retained arboricultural consultant will be consulted and advise accordingly. Approval will be required from the Eastleigh Borough Council's Tree Officer prior to the amending of the tree protection as detailed on the Tree Protection Plan Arbor.LaAppletreeCottage.TPP.002 DEMO and Arbor.LaAppletreeCottage.TPP.003 CONS.

10.6 Should the tree protection measures become damaged or becomes unfit for purpose, all works within 3m from the defective tree protective barrier/ground protection will immediately cease until the defect has been remedied and the tree protection is again fit for purpose.

10.7 Should any damage be caused to trees, groups and hedge noted for retention, either by the construction works, associated activity or as the result of any other action during the works related to this planning application, the damage should be reported to the site supervisor immediately.

10.8 The site supervisor shall immediately report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with Eastleigh Borough Council's Tree Officer.

10.9 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be of all-weather construction and shall be

substantially in the form of the specimen provided at appendix AS4 and replaced as and when necessary.

11 Report Damage to Trees and Tree Protection Barriers

11.1 Should any damage be caused to trees, groups or hedges noted for retention, either by the above works or as the result of any other action related to the site works to implement the planning application, the damage should be reported to the site supervisor immediately. The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with the Eastleigh Borough Council's Tree Officer.

11.2 Should protective barriers become damaged to impair its function in protecting the trees and their rooting environment, all work shall cease near the damage, until the barrier has been returned to standard.

12 Existing Services and Utilities

12.1 Exact Information on the location and size of existing services is unknown at this point. There appear to be utilities serving the largest current outbuilding on its northern end.

12.2 Should existing services be within the root protection areas of the retained trees and groups and need to be adjusted, they will not be chased out but cut at the edge of any structure/root protection area and left *in-situ*.

12.3 Cabling will only be recovered from beneath a root protection area where it is in ducting and can be removed by winching from an existing access chamber a beyond the root protection area.

12.4 Service pipes and ducts, where they are located within the root protection area of retained trees, groups or hedge and no longer required will be made redundant either by pipe bursting or by filling with an inert material such a foamed concrete rather than removed.

13 Avoiding Damage to Trunks and Branches

13.1 Care shall be taken when planning site operations, to ensure that wide or tall loads, or plant with booms, jibs and counterweights (if required) can operate without encountering the retained trees, groups and hedge, with deliveries to the site frontage and the movement of any materials via the existing site access.

13.2 Consequently, any transit, traverse of plant or delivery of materials with booms and lifts near the trees and groups at the site frontage, will be conducted under the supervision of a banksman, to ensure adequate clearance from the trees, groups and hedge is always maintained.

14 Vehicle and Plant Machinery Movements

14.1 Plant and vehicles will make use of the existing site access and existing surfacing on site for site set up and the immediate demolition/ out building removal. Once this has occurred and to provide better space and protection to the trees, the car parking abys will need to be constructed prior to any other works occurring on site.

14.2 At no time will contractors traverse across, park (temporarily or otherwise) on the soft verge either side of the driveway entrance.

15 Material Delivery and Storage

15.1 It is anticipated that all storage materials and deliveries shall make use of the existing site access and the existing hard standing area for initial site works and then the parking bays and new driveway area once it has been constructed prior to any other works occurring on site.

15.2 Material storage will be accommodated on the existing hard standing or temporarily on soft ground immediately by the proposed garage but located to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees, groups and hedge either through the storage or should run off be able to effect rooting areas.

15.3 At no time will materials be stored, (temporarily or otherwise) on the soft ground within root protection areas. If materials are to be unloaded from the roadside they will be placed on the driveway itself, and the contractors will then manoeuvre to only operate from the driveway surface to move the materials into the area of works.

16 Demolition/Removal of Built Form

16.1 Demolition/removal of the outbuildings in close proximity to the retained trees 3, 4 and 5 must be done with due care and attention and undertaken by hand (where feasible and in line with Health and Safety polices) to avoid any surface root damage, and shall be supervised on-site by the retained arboricultural consultant.in order to adequately respect overhanging canopies of all retained trees. To this end, the following rules will apply: -

- Site personnel are to undergo an induction session prior to being allowed to work on site. The induction will introduce the contractors to the requirements of the Protection Method Statement. A copy of the Method Statement will be made available as a point of reference in respect of tree protection requirements. In addition, a copy of the Tree Protection Plan Arbor.LaAppletreeCottage.TPP.002 DEMO will be provided or pinned up in the site hut. During the induction, trees which are to be retained and protected will be highlighted to the demolition personnel and they will be physically shown which trees are to be protected on site. In this way, it is hoped that unnecessary damage, by root disturbance and collision of machinery booms (if used) and operating arms with tree crowns can be avoided.

- All walls are to be pulled in on themselves towards the centre of the built form and away from retained trees. This will be done in a direction away from the tree protective barriers and all plant machinery to be operated from the existing driveway area.
- If any machinery is used for this, it must stand and operate from existing hard surfaces, but always outside the CEZ as defined by the protective barriers.

16.2 Removal of the existing concrete pad within the rooting area of retained trees 4 and 5, must be undertaken by hand (where feasible and in line with Health and Safety policies) to avoid any surface root damage, and shall be supervised on-site by the retained arboricultural consultant.

16.3 The pad should be carefully lifted by machine bucket and then manually broken to aid in removal by machine bucket or pecked and broken by machine and again lifted and removed by machine bucket. The machine must be located on the existing driveway surface at all times.

16.4 Any removal of hard surfacing, built form or other excavations in close proximity to trees will be undertaken by working only from the existing hard surface or protected ground area. The required work should then be completed with hand operated tools or appropriate machinery, but under the supervision of an arboriculturist. Any machinery or equipment to be used will need to be lightweight and run on additional ground protection or working from the existing hard standing only.

16.5 Once the concrete pad is removed, if the area that was covered by the pad is to be left following its removal, and before a new parking surface is laid, then ground/tree protection MUST be established immediately the hard surface removal work has been completed on the western side to prevent the ground being used.

17 Car Parking and Driveway Works

17.1 The proposed car parking bays and central driveway section impact on trees 3, 4, 5 and 6 and will need to be constructed using a minimal/no dig design immediately following the outbuilding removal works so that the subbase can act as a ground protection layer while the remaining ground and construction works continue. The surface wearing course can then be established once the main phases of external works are complete.

17.2 An increase in levels of the driveway and parking bays once in the site should be achievable due to the difference of the level within the site compared to that of Winchester Road which is higher and allows for a build up from the existing ground levels.

17.3 The increased finished level of the driveway and parking areas will need to inform the finished floor levels of the dwellings. The build-up would be in the region of 250-300mm dependent upon the depth of 3D cellular confinement system and wearing course used.

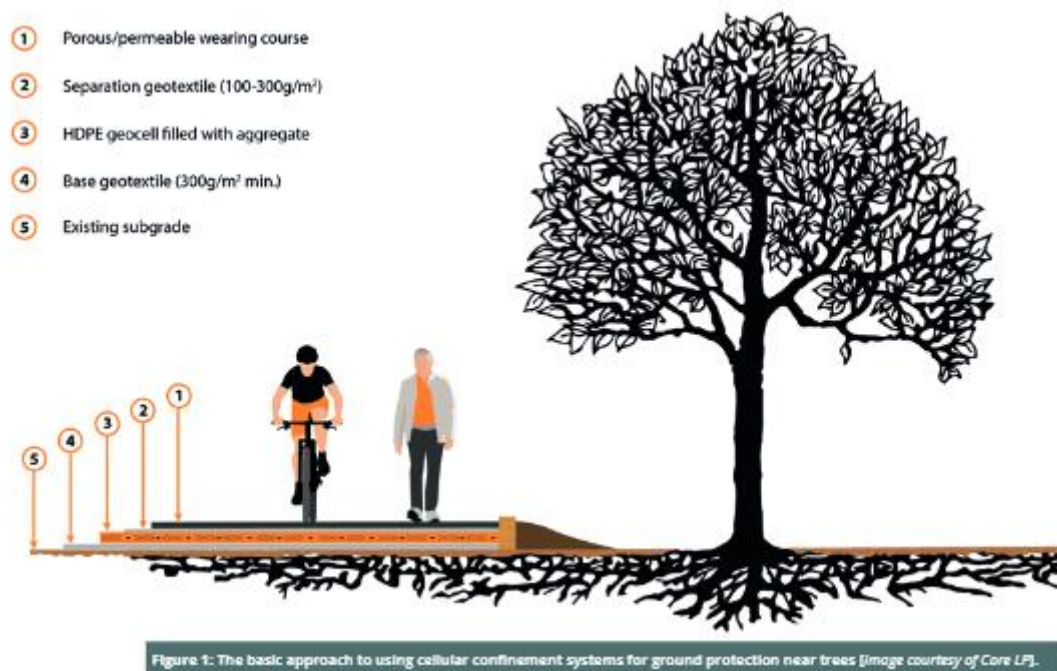
17.4 The use of above ground cellular confinement systems to install surfacing near to trees has been used for over 20 years. This involves laying a 3D cellular confinement system onto a non-woven geotextile laid on the surface of the ground (no excavation required) once loose vegetative material has been removed. Once spread out and pinned in position so the cells are fully extended, they will be filled with clean angular stone aggregate – this forms the subbase. This is then topped another geotextile membrane, and a wearing course laid on top.

17.5 All the parking bays and the driveway section to the immediately between the southern dwelling and southern parking bays will need to be of a porous design.

17.6 To provide space on site and to protect the trees, it is advised that the parking bays and the driveway section to the immediately between the southern dwelling and southern parking bays as a minimum are constructed immediately after the removal of the outbuildings and the concrete pad to provide a working platform and act as ground protection during the site works.

17.7 The build-up, construction and surfacing will need to meet the current recommendations of BS5837:2012 Trees in relation to design, demolition and construction and the Arboricultural Association's Guidance Note 12, The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice. This provides for an accepted method of construction that is published by the industry's governing body as a way to increase ground levels within the root protection area of trees and avoid any excavation other than for the removal of turf and loose vegetation.

Figure 2: Showing Figure 1 of the ground level build up contained within Guidance Note 12



17.8 For guidance, the proposed minimal/no dig parking and central driveway section will be made up of:

- Geotextile membrane layer.
- 150mm depth 3D cellular confinement system filled with clean angular aggregate.
- Geotextile separation membrane.
- 10mm sand bedding layer.
- Wearing course subject to design

17.9 The existing driveway surfacing is to be retained to avoid the need for excessive ground works and will provide for area of support in conjunction with the new built-up areas.

17.10 The 150mm depth of a 3-D cellular confinement system, as a guide will provide for vehicle use such as delivery vehicles and fire engines, so the design should be more than capable of taking the residential traffic and occasional delivery van without detriment to the cell structure or the tree roots and ground beneath. The final design will of course be subject to the manufacturer's requirements and specifications and should be agreed through appropriate planning conditions.

17.11 To reduce the extent of excavation, the driveway extension and parking bays will be constructed utilising a 3D cellular confinement type system to support and spread loading, avoiding significant compaction of the ground beneath and to avoid the need for a fully excavated subbase (as that is effectively confinement within the system).

17.12 The construction and surface must comply with the following requirements:

- Works to construct the car parking amendments will be arboriculturally supervised within the root protection area of the retained trees.
- The subbase to the driveway and parking bays should be achieved with a granular material which does not inhibit gaseous exchange (such as no-fines gravel, washed aggregate or angular stone) to allow for water percolation and gaseous exchange.
- At no time can contractors use the bucket of a machine to scrape or skim away the turf/soil within the root protection area of the tree without arboricultural supervision. Loosened materials will be removed by lifting the material into a wheelbarrow or bucket of a machine extended out and over the parking area whilst being located outside of the root protection area of retained trees.
- The existing loose surface material will be removed using a manually operated air blower, brushes, and rakes for example within the footprint of the parking area. Once the loose material has been removed any hollows are to be filled with a granular material which does not inhibit gaseous exchange (such as no-fines gravel, washed aggregate or angular stone).
- To reduce the impact on the trees, any roots that are discovered will be assessed by the supervising arborist and cleanly cut with a sharp pruning saw or secateurs if required, otherwise roots will be retained and protected with hessian sacking during the excavation works.
- Once the ground has been prepared a suitable geotextile membrane will be laid out and pinned into position. On top of this the 3D cellular confinement system will be spread out to fully extend each cell. The confinement system will be pinned into position as required.
- Once the confinement system has been set out, the cells will be filled with a no fines angular aggregate such as MOT Type 3 (not MOT 1 as that contains fines) so that the fill is permeable to gaseous and water movement. The cells will be filled in an over hand fashion so that the cells on the front edge are filled first as this will provide a working surface (once the cells are filled) to access the areas further away. The fill can be barrowed in or placed by machine bucket as long as the machine is located outside the root protection areas or on top on the existing driveway or until such time as the cells have been filled to provide access on the driveway/parking area which can support plant machinery.

- 17.5 To prevent a drop off from the parking bay edge, a good, clean quality topsoil with a low clay content, or the use of a specialist high sand content tree soil will be used and spread from the top edge of the footpath surface out and away to create a gentle slope. The soil will be installed by either:
- loose tip and manual installation via wheelbarrow; or
 - placed using a 360° excavator operating outside of the construction exclusion zone and under the control of a banks person to prevent damage to the trunk and branches of the retained trees and groups.

18 Utility and Drainage Service Connections

18.1 Details of service and drainage location proposals have not been provided at this time. It is however assumed, given the location of the trees and groups that all new services/drainage/utilities will be installed outside of the root protection areas of trees.

18.2 All rainwater drainage (including soakaways) if required, will be located outside of the root protection areas of retained trees and groups. For the southernmost plot, this ideally requires guttering to run along the southern side and either drain to a soak away on the western side of the dwelling for the rear collection and/or run to the site frontage with down pipes located on the eastern face of the dwelling then running immediately north to reduce the extent of trench work being dug within the rooting area of T3.

19 Ground Level Alterations and Foundations

19.1 There will be no ground level changes within the protected areas formed by the tree protection measures unless stated within this report.

19.2 The requirement of the parking bays and central driveway section being of a minimal/no dig design will raise the finished level of these that will in turn inform the floor level of the dwellings.

20 Removal of Protective Barriers

20.1 When the ground and external construction phases are complete, all new utility service runs are in place, and all site machinery has been removed from site the tree protection measures will be dismantled and removed from site.

20.2 This barrier dismantling must be undertaken with great care to avoid heavy machinery being used within the root protection areas. Scaffolding and other tree protection materials will need to be removed from the rear of the site immediately and only temporarily stored at the site frontage on the existing driveway.

21 Conclusion

21.1 The planning application for three new dwellings, associated outdoor space and provision of off-road car parking on Land adjacent to Appletree Cottage, Winchester Road, Botley, Southampton, SO32 2DH is considered to be in line with the recommendations of BS5837: 2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.

21.2 The proposal will require the removal of one low C grade Hawthorn that has little to no amenity value.

21.3 The proposal will require the provision of minimal/no dig car parking bays and section of driveway to minimise the impact of the proposal on the trees.

21.4 With the appropriate and considered construction techniques and tree protection measures and the considered timing of specific areas of work to protect trees it is deemed that the impact of the work on the trees and groups will be minimal if the methods of tree protection detailed within this report and as shown on the Tree Protection Plan Arbor.LaAppletreeCottage.TPP.002 DEMO and Arbor.LaAppletreeCottage.TPP.003 CONS are adhered to during the site preparation, ground and construction works.

21.5 To ensure that the principles and methods of work are adopted during site works, adherence could be secured by an appropriate planning condition.

21 Disclaimer

21.1 The statements made in this report do not take account of the effects of extreme weather, vandalism, or accident, whether physical, chemical or fire. Arborsphere Ltd cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with that stated within this report or current good practice. The authority of this report ceases at any stated time limit within it, or if none stated after one year from the date of inspection/survey, when a consented planning application time limit lapses, or when there are any significant changes to the site conditions, if pruning or other works unspecified in the report are carried out to, or affecting, the subject trees, whichever is the sooner.

AS1



BS5837:2012 Tree Survey
Trees in relation to design, demolition and construction -
Recommendations

**Land adjacent to Appletree Cottage,
Winchester Road, Botley,
Southampton, SO32 2DH**

Date – 23rd July 2025

Consulting Arborist

Stefan Rose BSc (Hons), TechCert ArborA, TechArborA

TREE SURVEY NOTES



This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice. Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey and should not be confused with a Tree Inspection.

The Tree Survey will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

Each tree has been numbered and, where instructed, for future identification on site, they have been tagged using small durable metal or plastic tags.

- o Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- o Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- o Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.
- o An assessment of a tree’s life stage classification is made in terms of its maturity within the site’s landscape and defined as:
 - Y = young trees, trees that are pre-sexual maturity and high in vitality
 - SM = semi-mature trees, trees that are juvenile and within the first $\frac{1}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
 - EM = early mature trees, trees that are perhaps within in $\frac{1}{3}^{\text{rd}}$ and $\frac{2}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
 - M = mature trees, trees that have reached peak height and reproduction capacity and perhaps in the last $\frac{1}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
 - OM = Over-mature trees, trees showing signs of retrenchment in the crown

O An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	No obvious signs of outward living parts

O An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	No obvious signs of outward living parts

O An assessment of a tree's future estimated remaining contribution is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the advice of Table 1 within BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [these sub categories will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups of woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant through remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

BS5837: 2012 TREE SURVEY REPORT



Site:	Land adjacent to Appletree Cottage, Winchester Road, Botley, Southampton, SO32 2DH
Date:	23 rd July 2025
Consultant:	Stefan Rose BSc (Hons), TechCert (Arbor.A), TechArborA
Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected, and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.
9. Where trees are considered to have potential for veteran status or are veteran trees, root protection linear distances are shown with both the BS5837 distance and a recommended x15 stem diameter distance

TREE PRESERVATION ORDER/CONSERVATION AREA:

Eastleigh Borough Council online interactive map indicates that at the time of enquiry, that the site is not within Conservation Area and the trees are not protected by a Tree Preservation Order. It is advised that checks with Eastleigh Borough Council Planning Authority are made to determine the legal protection status of the trees, with applications/notifications made and permission received as required prior to any works being completed.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown above ground level (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Common Hawthorn <i>Crataegus monogyna</i>	8	MS	150	10.2	1.8	N 4 E 1 S 2.5 W 3.5	N 3 E 4 S 4 W 2	Semi Mature	Good	Structural Condition - Fair Offsite Part of group Trunk and crown shape distorted due to group pressure Low hanging branches Unable to verify health and safety due to access Ivy on trunks Bifurcated at ground level Multi stemmed by 1.5m above ground level	None required at time of survey	20+	C1+2
2	Common Ash <i>Fraxinus excelsior</i>	17	MS	470	99.9	5.6	N 5 E 6 S 5 W 5	N 4 E 3 S 4 W 4	Early Mature	Good	Structural Condition - Fair Offsite Previously topped at approximately 6m above ground level Ivy on trunk Trunk and crown shape distorted due to group pressure Low hanging branches Unable to verify health and safety due to access Ivy on trunk	None required at time of survey	10+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown above ground level (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
3	Pedunculate Oak <i>Quercus robur</i>	11	S	600	162.9	7.2	N 5 E 6 S 5 W 7	N 2 E 3 S 4 W 2	Early Mature	Good	Structural Condition – Fair Offsite Unable to verify health and safety due to access Bifurcated at 2m above ground level Previously topped at approximately 6m above ground level Old pruning wounds on trunk and in crown Minor deadwood in crown Low hanging branches	None required at time of survey	20+	C1+2
4	Pedunculate Oak <i>Quercus robur</i>	16	S	940	399.8	11.3	N 5 E 7 S 7 W 6	N 9 E 5 S 4 W 5	Mature	Good	Structural Condition - Fair Possibly offsite Bifurcated at 2m above ground level Old pruning wounds on trunk and in crown Trunk and crown shape distorted due to group pressure Epicormics on trunk and in crown Major deadwood in crown Weighted south	If owned, remove major deadwood	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m ²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown above ground level (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
5	Pedunculate Oak <i>Quercus robur</i>	16	S	730	241.1	8.8	N 7 E 6 S 7.5 W 7.5	N 5 E 7 S 5 W 3	Mature	Good	Structural Condition - Fair Possibly offsite Bifurcated at 5m above ground level Old pruning wounds on trunk and in crown Trunk and crown shape distorted due to group pressure Epicormics on trunk and in crown Major deadwood in crown	If owned, remove major deadwood	20+	B1+2
6	Pedunculate Oak <i>Quercus robur</i>	7	S	450	91.6	5.4	N 1 E 5 S 6 W 4	N 3 E 3 S 3 W 3	Semi Mature	Fair	Structural Condition - Fair Possibly offsite Bifurcated at 5m above ground level Old pruning wounds on trunk and in crown Trunk and crown shape distorted due to group pressure Epicormics on trunk and in crown Minor deadwood in crown Heavily weighted southeast	None required at time of survey	20+	C1+2
7	Common Hawthorn <i>Crataegus monogyna</i>	7	S	100	4.5	1.2	N 1.5 E 1 S 1.5 W 2	N 2 E 2 S 2 W 2	Semi Mature	Good	Structural Condition - Fair Epicormics on trunk Trunk and crown shape distorted due to group pressure Developing tree	None required at time of survey	20+	C1+2

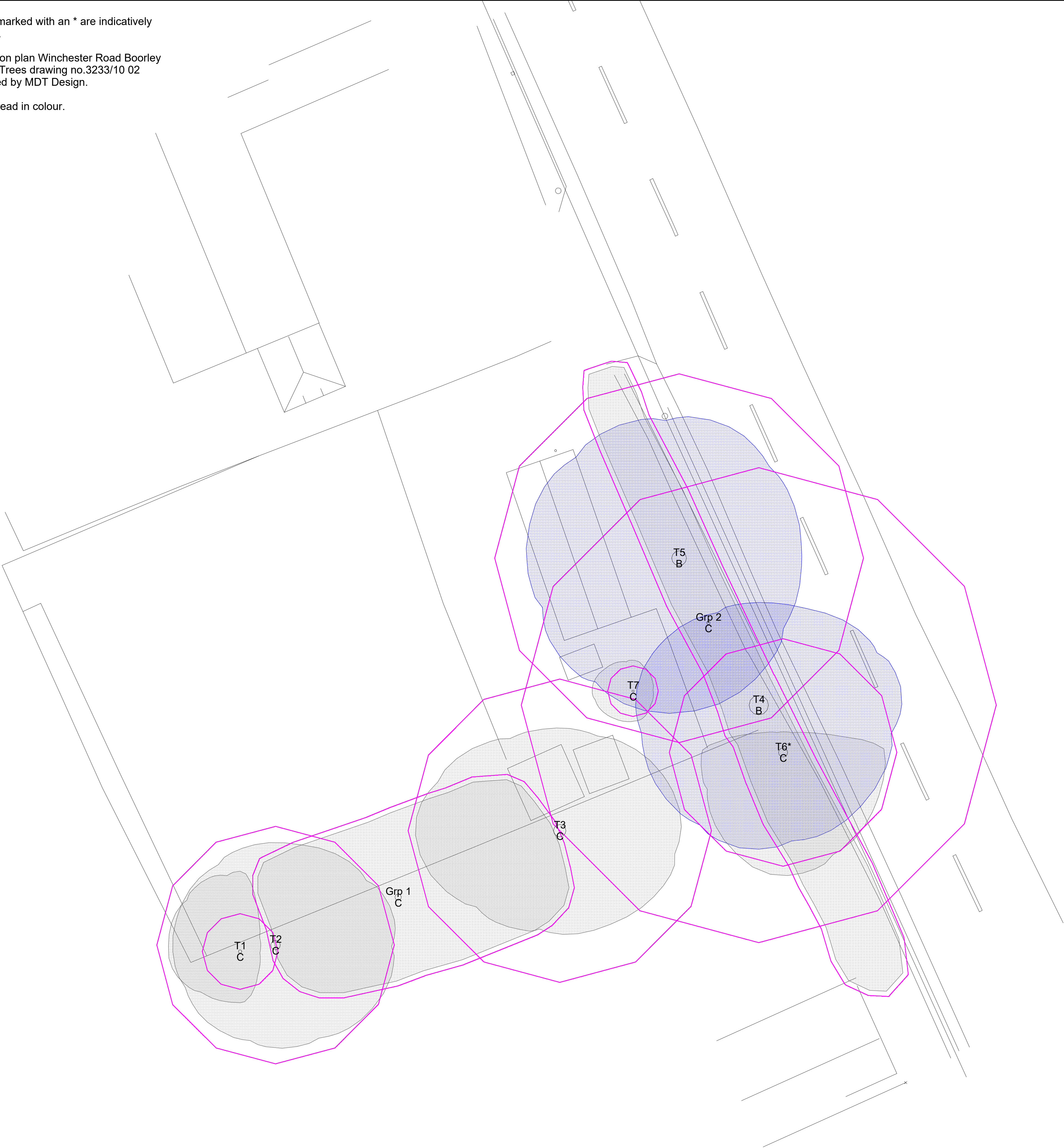
Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown above ground level (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
Grp 1	Lawson Cypress Leyland Cypress	10	S	300	40.7	3.6	N - E - S - W -	N - E - S - W -	Semi Mature	Good	Structural Condition - Fair Offsite Planted along site boundary Ivy on trunks Trunk and crown shapes distorted due to group pressure Low hanging branches Unable to verify health and safety due to access Some multi stemmed at various heights Minor deadwood in crowns	None required at time of survey	20+	C2
Grp 2	Cherry Laurel Common Holly Common Hazel Blackthorn	4	S	150	10.2	1.8	N - E - S - W -	N - E - S - W -	Semi Mature	Good	Structural Condition - Fair Possibly offsite Trunk and crown shapes distorted due to group pressure Ivy on trunks Old pruning wounds on trunk and in crown Some trees multi stemmed at various heights Ditch to north side Understorey boundary planting to more mature trees	None required at time of survey	10+	C2

AS2

Trees marked with an * are indicatively plotted.

Based on plan Winchester Road Boorley
Green Trees drawing no.3233/10 02
provided by MDT Design.

To be read in colour.



Crown Spread

Root Protection Area

Category 'A'

Category 'B'

Category 'C'

Category 'U'

0

15m

Arborsphere Ltd

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Tree Survey Plan

Land adjacent to Appletree Cottage, Winchester Road, Botley, Southampton, SO32 2DH

SCALE :

1 : 100 @ A1

DATE :

29/07/2025

MAP FILENAME :

Arbor.LaAppleTreeCottage.TSP.001

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N

AS3

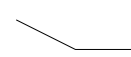
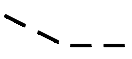
Trees marked with an * are indicatively plotted.

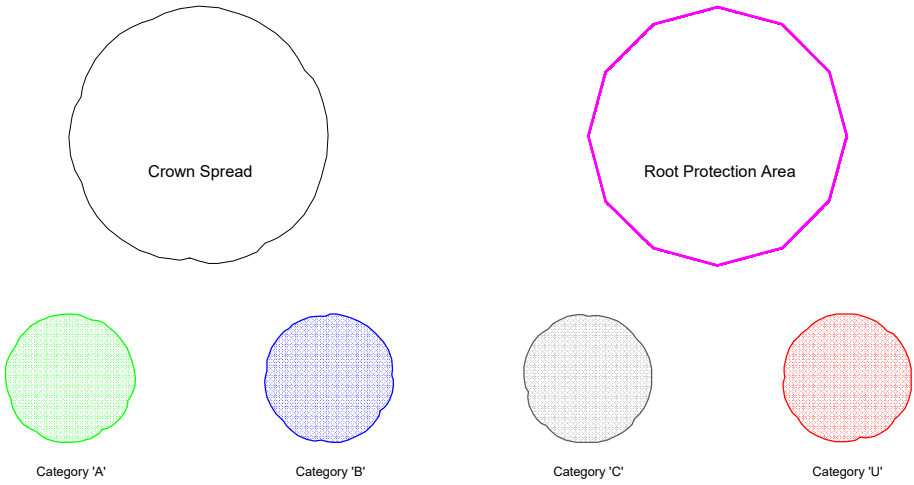
Based on plan Winchester Road Boorley
Green Trees drawing no.3233/10 02
provided by MDT Design.

To be read in colour.



KEY:

-  Ground Protection
-  Tree Protection
-  Existing Driveway
-  Outbuilding Demolition
-  Tree Removed



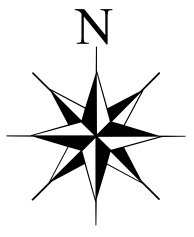


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Tree Protection Plan

Land adjacent to Appletree Cottage, Winchester Road,
Botley, Southampton, SO32 2DH

SCALE : 1 : 100 @ A1	DATE : 02/08/2025
MAP FILENAME : Arbor.LaAppleTreeCottage.TPP.002 DEMO	



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Trees marked with an * are indicatively plotted.

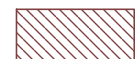
Based on plan Winchester Road Boorley
Green Trees drawing no.3233/10 02
provided by MDT Design.

To be read in colour.

Not to be used for setting out.

No plant machinery
access to southern
side of proposed
dwelling

Narrow scaffolding
to be used

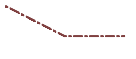
- Ground Protection

Stone Driveway

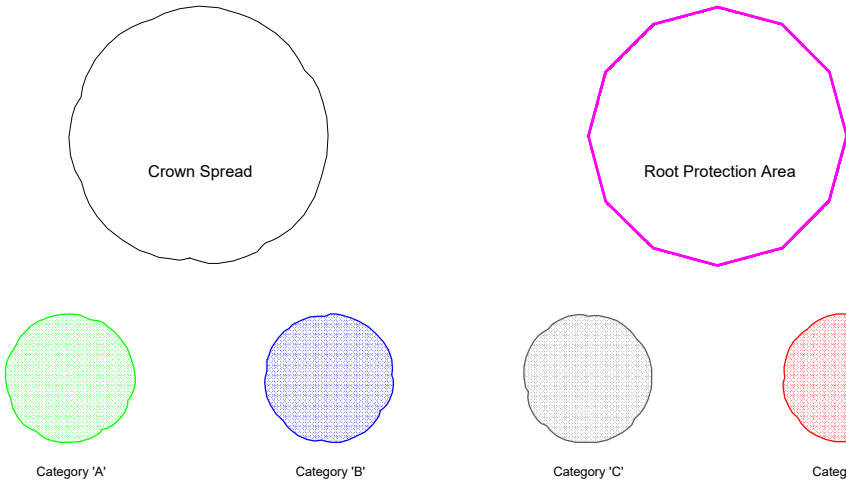
Proposed Dwelling

Indicative Utilities

Minimal/No Dig Parking

Garden Fence

Tree Protection



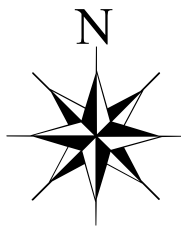


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Tree Protection Plan

Land adjacent to Appletree Cottage, Winchester Road,
Botley, Southampton, SO32 2DH

SCALE : 1 : 100	@ A1	DATE : 14/08/2025
MAP FILENAME : Arbor.LaAppleTreeCottage.TPP.003 CONS		



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AS4



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

AS5

Mr Stefan Rose
Arboricultural Consultant of Arborsphere Ltd
Bsc (Hons), Tech Cert (Arbor.A), TechArborA

Stefan Rose is an Arboricultural Consultant based in Hampshire and Director of Arborsphere Ltd.

He holds the following qualifications relevant to arboriculture:

- Technicians Certificate in Arboriculture (Arboricultural Association)
- Professional Tree Inspection Certificate (Lantra Awards Ltd)
- Tree Surgery for Craftsmen (City and Guilds)

Professional Memberships:

- Technical member of the Arboricultural Association
- Member of the Royal Forestry Society

Stefan started Arborsphere Ltd in December 2011 and has been running the consultancy practice successfully for 12 years now with over 25yrs within the arboricultural industry, working with many Clients across the South of England carrying out a range of arboricultural services from development site tree surveys and site supervision to health and safety tree inspections.

Prior to starting his own company, he was working as a Senior Consultant for CBA trees based in Hampshire from 1998 to 2011 assessing a wide range of arboricultural issues for projects across the UK and maintains a directorate level of working with them currently. The focus related to carrying out tree surveys in accordance with the recommendations within BS5837:2005/12, looking at and advising on development sites in preparation for planning as well as the extensive involvement with major projects carrying out site monitoring and providing on going arboricultural advice. Work for smaller/private client was also an important

part of his work enabling them to extend and improve homes in close proximity to trees.

Within his time at CBA Trees Stefan also undertook work as a locum Tree Officer for Eastleigh Borough Council, Fareham Borough Council, Havant Borough Council, Southampton City Council, Rushmoor Borough Council and most recently Hart District Council where he undertook the task of reviewing the status of Tree Preservation Orders, assessing tree work and planning applications. This provided him with a wide range of experience in respect of trees, the law and planning issues surrounding trees.

Stefan trained whilst in the position of Tree Surveyor with CBA Trees at both Merrist Wood (1998 and 2001 – 2002) and with Tree Life Training to provide on going and continued professional development.



Arborsphere Ltd

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