



# PLANE ARBORICULTURE LIMITED

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## ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Site address:

**Shalbourne Manor Barn, Kingston Road, Shalbourne**

04 August 2026

Ref: AIAMS26-1005



# ARBORICULTURAL METHOD STATEMENT

Site address: Shalbourne Manor Barn, Kingston Road, Shalbourne  
Instructed by: Dawn Rose of Luke Rose Architect  
Prepared by: Thomas Gregory DipArbL4 (ABC) TechArborA  
Date: Tuesday, 04 August 2026  
Report Ref: AIAMS26-1005

## TABLE OF CONTENTS

|          |                                                |               |
|----------|------------------------------------------------|---------------|
| <b>1</b> | <b>INTRODUCTION .....</b>                      | <b>- 2 -</b>  |
| 1.1      | SCOPE .....                                    | - 2 -         |
| 1.2      | TREE SURVEY METHODOLOGY .....                  | - 2 -         |
| 1.3      | TREE SURVEY OUTLINE .....                      | - 3 -         |
| 1.4      | STATUTORY TREE PROTECTION .....                | - 3 -         |
| 1.5      | PROTECTED SPECIES .....                        | - 3 -         |
| <b>2</b> | <b>ARBORICULTURAL DEVELOPMENT SURVEY .....</b> | <b>- 4 -</b>  |
| 2.1      | TIME OF SURVEY .....                           | - 4 -         |
| 2.2      | GROUND AND SITE CONDITIONS .....               | - 4 -         |
| 2.3      | TREE ASSESSMENT .....                          | - 4 -         |
| <b>3</b> | <b>ARBORICULTURAL IMPACT ASSESSMENT .....</b>  | <b>- 5 -</b>  |
| 3.1      | DESIGN AND LAYOUT .....                        | - 5 -         |
| 3.2      | UTILITIES AND SERVICES .....                   | - 5 -         |
| 3.3      | CONSTRUCTION ACTIVITIES .....                  | - 5 -         |
| 3.4      | TREE WORK RECOMMENDATIONS .....                | - 6 -         |
| 3.5      | CONCLUSION .....                               | - 6 -         |
| <b>4</b> | <b>ARBORICULTURAL METHOD STATEMENT .....</b>   | <b>- 7 -</b>  |
| 4.1      | PRE-COMMENCEMENT ON-SITE MEETING .....         | - 7 -         |
| 4.2      | GENERAL REQUIREMENTS .....                     | - 7 -         |
| 4.3      | SITE ACCESS .....                              | - 7 -         |
| 4.4      | TREE WORK RECOMMENDATIONS .....                | - 8 -         |
| 4.5      | TREE PROTECTION BARRIERS .....                 | - 8 -         |
| 4.6      | SUPERVISION .....                              | - 9 -         |
| 4.7      | CONSTRUCTION ACTIVITIES .....                  | - 9 -         |
| 4.8      | UTILITIES AND SERVICES .....                   | - 9 -         |
| 4.9      | RESTRICTED ACTIVITIES .....                    | - 9 -         |
| 4.10     | ARBORICULTURAL COMPLETION .....                | - 10 -        |
| 4.11     | CONCLUSION .....                               | - 10 -        |
| <b>5</b> | <b>APPENDICES .....</b>                        | <b>- 11 -</b> |

# 1 INTRODUCTION

## 1.1 SCOPE

I have been instructed by Dawn Rose of Luke Rose Architect to prepare an Arboricultural Impact Assessment and Method Statement to cover all trees located within the site and those offsite that may influence development and to demonstrate that the proposed development is achievable in arboricultural terms.

This report has been produced in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837). It is intended to demonstrate the site's arboricultural constraints and assist in the design process. The objective is to assess the trees and other vegetation onsite and provide suitable recommendations regarding the proposal's potential impact on trees and vice versa.

## 1.2 TREE SURVEY METHODOLOGY

Visual inspection of all trees within the site boundary was undertaken from ground level, with binoculars used where necessary to assist crown assessment. Each tree was assigned a unique reference number corresponding to the Tree Constraints Plan in Appendix 2, and its position accurately plotted onto the survey drawing.

A detailed survey schedule was prepared, recording:

- tree number and common name
- stem diameter at 1.5 m above ground level (or in accordance with Annex C of BS5837)
- approximate height
- crown spread (cardinal points)
- crown clearance
- age class
- any specific observations or management recommendations

Only defects considered significant to a tree's health, structural integrity, or risk profile were recorded, and any recommended works relate solely to those findings.

Each tree was objectively assessed and assigned a retention category in accordance with BS5837:2012, as follows:

- Category A – high quality, with an estimated remaining life expectancy of at least 40 years
- Category B – moderate quality, with an estimated remaining life expectancy of at least 20 years

- Category C – low quality, with an estimated remaining life expectancy of at least 10 years, or young trees with stem diameters below 150 mm
- Category U – trees unsuitable for retention beyond 10 years in the context of existing land use

For all Category A, B and C trees, Root Protection Areas (RPAs) were calculated to identify the minimum area required to safeguard sufficient rooting volume to maintain long-term viability. These RPAs were derived using the methodology set out in Section 4.6 and Annex D of BS5837.

No soil analysis was undertaken during the visit, and no assessment has been made regarding potential indirect damage such as tree-related subsidence.

### 1.3 TREE SURVEY OUTLINE

Trees are dynamic living organisms whose condition changes over time in response to growth and environmental factors. For this reason, the findings and recommendations within this report are valid for a period not exceeding 12 months from the date of issue.

### 1.4 STATUTORY TREE PROTECTION

No formal checks have been made by Plane Arboriculture Limited with the local planning authority in respect of statutory tree protection. However, it is understood that the site is located within a conservation area. It is strongly recommended that the local planning authority is contacted prior to any works being carried out and an application submitted if appropriate. This is to ensure that necessary permissions are sought if required to avoid an offence being committed.

### 1.5 PROTECTED SPECIES

It is strongly recommended that trees are checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

## 2 ARBORICULTURAL DEVELOPMENT SURVEY

The 'Tree Survey Schedule' can be found in 'Appendix 1' and the 'Tree Constraints Plan' can be found in Appendix 2'.

### 2.1 TIME OF SURVEY

The survey was undertaken in the afternoon of Monday, 13 July 2026.

### 2.2 GROUND AND SITE CONDITIONS

The site occupies a substantial plot accessed via a shared vehicular entrance from the main road. The existing building is positioned toward the northern extent of the land, with a single parking space located behind a gated access to the north and additional parking and attached garages situated on the southern side of the structure. The topography falls gently from north to south, and the western boundary is lined with several mature trees, with younger specimens dispersed throughout the remainder of the site.

The site requires consideration from an arboricultural perspective due to the presence of multiple trees around the site.

### 2.3 TREE ASSESSMENT

A total of 23 individual trees are located within and immediately surrounding the site. Following objective assessment in accordance with BS5837:2012, these trees were assigned retention categories 'B' and 'C'.

Fifteen trees were assessed as low-quality ('C' and/or 'U' category) specimens. These trees offer limited arboricultural or landscape value and, as such, should not be considered a significant constraint to the site layout.

Eight trees were identified as higher-quality ('A' and/or 'B' category) specimens. These trees have greater individual merit and should be retained and integrated into the site layout wherever feasible.

The survey data and accompanying site observations have been used to define the arboricultural constraints affecting the development. These are illustrated within the Tree Constraints Plan (TCP) provided at Appendix 2.

### 3 ARBORICULTURAL IMPACT ASSESSMENT

The 'Arboricultural Impact Assessment Plan' can be found in 'Appendix 3'. In order to achieve the protection of trees which are suitable for retention, the potential impact on trees and their environment from the proposed development should be considered and vice versa.

#### 3.1 DESIGN AND LAYOUT

The proposed design and layout have been developed to accommodate both the crown spread and rooting environments of all trees on the property, ensuring appropriate spatial clearance to support their long-term, safe retention. This includes maintaining adequate Root Protection Areas (RPAs) and sufficient crown clearance from the built form.

Potential future pressure to prune or remove trees is a common consideration when development occurs in proximity to existing vegetation. In this instance, the relationship between the trees and the proposed works has been carefully evaluated, and the likelihood of increased future pressure is considered low. The trees are positioned at a sufficient distance from the building to avoid conflicts relating to shading, debris, or perceived risk.

The building footprint is not proposed to change. However, the extension of the parking area to the north, along with landscaping works to reinstate the existing parking in front of the garages as garden space, will necessitate the removal of T4 and T12–T14. Consent for the removal of T12, T14 and T17 has already been granted under reference PL/2026/03727. Throughout the construction process, care will be required to minimise disturbance within the RPAs of the retained trees, ensuring that ground conditions and rooting environments remain protected.

#### 3.2 UTILITIES AND SERVICES

It is expected that existing above and below-ground services will be sufficient. However. Should this not be the case, all new above and below-ground services shall be arranged and routed to avoid the root protection areas of the retained trees where possible. Any existing underground services etc. which are to be reused but are found to require work or renewal, should be reinstated whilst respecting the root protection area requirements.

#### 3.3 CONSTRUCTION ACTIVITIES

All deliveries, parking, associated vehicle movements, materials storage and handling, and site welfare provision should also respect root protection areas of retained trees.

### 3.4 TREE WORK RECOMMENDATIONS

In the interests of maintaining good quality tree cover and in order to facilitate the development, five trees are proposed for removal, and some minor pruning will be necessary.

### 3.5 CONCLUSION

I am content that this development is achievable in arboricultural terms subject to various tree protection measures specified and adhered to during the construction process.

## 4 ARBORICULTURAL METHOD STATEMENT

The 'Tree Protection Plan' can be found in 'Appendix 4'.

The root protection areas of the principal trees have been assessed and the findings recorded in the tree survey and illustrated on the Tree Protection Plan. As some of these trees are vulnerable to inadvertent damage from this proposed development, the following guidance should be observed to prevent damage or other long-term harm.

### 4.1 PRE-COMMENCEMENT ON-SITE MEETING

A pre-commencement on-site meeting shall be arranged by the client, or on their behalf by their appointed project manager. This meeting shall include the main contractor and the supervising arboricultural consultant (with the Local Planning Authority Tree Officer invited to attend).

The purpose of this meeting is to run through the tree protection measures set out in this report and to ensure adherence to the method statement. Any variation from the methodology described in this method statement shall be discussed with the supervising arboricultural consultant and agreed with the Local Planning Authority.

### 4.2 GENERAL REQUIREMENTS

A hard copy of the arboricultural method statement and tree protection plan shall remain onsite for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturalist and agreed with the Local Planning Authority.

### 4.3 SITE ACCESS

The access to and from the site for development purposes shall be via the existing entrance. Depending on the type and size of vehicles accessing the site, a banksman shall be employed to oversee delivery arrivals and unloading to ensure that materials and plant are all delivered outside of the root protection areas.

Any inadvertent damage to trees and hedgerows which occurs shall be immediately referred to the Local Planning Authority and any pruning works deemed necessary and consented by the Local Planning Authority shall be in accordance with BS3998:2010 Tree Work – Recommendations.

#### 4.4 TREE WORK RECOMMENDATIONS

In the interests of maintaining good quality tree cover and in order to facilitate the development, five trees will be removed and some minor pruning will be necessary. The tree work recommendations are recorded in the 'Tree Works Schedule' which can be found at Appendix 1.

This shall be carried out as the first stage of development and shall be in accordance with BS3998:2010 Tree Work – Recommendations.

Trees shall be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England shall be contacted for advice.

#### 4.5 TREE PROTECTION BARRIERS

The root protection areas of retained trees must be left free from disturbance and protected from contamination or compaction during the proposed works.

Following the initial tree works, but prior to the commencement of any development activity including demolition and site clearance or any construction traffic entering the site, tree protection barriers shall be installed as per BS5837:2012 Figure 3 (a copy of which can be found in 'Appendix 5'). These barriers shall be robust and fit for purpose and shall be installed as shown on the 'Tree Protection Plan' where it refers to 'Tree Protection Fencing'.

In addition, scaffold boards shall be fixed to the fencing at ground level where the ground slopes away in order to act as a barrier restricting liquified soils entering RPAs, particularly during wet weather conditions.

Tree protection fencing notices shall be printed off in colour and laminated and shall be securely fixed to the tree protection barriers at 5m intervals, this can be found in 'Appendix 6'.

The areas protected by fencing shall be referred to as the construction exclusion zones.

The following actions shall be prohibited within the construction exclusion zones:

- Vehicular access;
- Regular pedestrian access unless on suitable ground protection;
- Storage of construction materials;
- Storage or handling of harmful chemicals;
- Any change in ground level;
- Construction activities including hard surfacing.

The barriers and notices are then to remain securely in place and be maintained for the full duration of the development unless otherwise agreed in writing by the Local Planning Authority.

#### 4.6 SUPERVISION

A follow-up site meeting shall be arranged by the client, or on their behalf by their appointed project manager for the supervising arboricultural consultant to attend prior to the commencement of any development activity including demolition and site clearance or any construction traffic entering the site. The purpose of this visit is to ensure all protective measures are set up in the correct positions and fit for purpose.

Further arboricultural site supervision should not be necessary for the works on this site. However, the Local Planning Authority may require a planning condition that demonstrates that any arboriculturally sensitive operations or activities on site are overseen and fully compliant with the method statement.

#### 4.7 CONSTRUCTION ACTIVITIES

Materials storage and handling, contractor parking, site welfare activities etc shall be kept away from the root protection areas. It may be appropriate to restrict it to the existing parking area.

#### 4.8 UTILITIES AND SERVICES

It is expected that existing above and below-ground services will be sufficient. However. Should this not be the case, all works shall be carried out in accordance with current best practice as detailed in BS5837:2012 and the NJUG Volume 4 guidelines.

Full details will be provided to and agreed in writing by the Local Planning Authority.

#### 4.9 RESTRICTED ACTIVITIES

During the course of works onsite, all potentially tree-harmful operations such as, but not restricted to: the mixing of concrete, cement, paint, stain or adhesives; the storage or handling of tools and materials; the provision of staff welfare facilities such as portable chemical toilets; or the storage of skips and construction waste – shall be restricted to areas outside the root protection areas of the retained trees. Particular care should be taken to assess any levels and falls across the site, and to prevent accidental run-off of potentially harmful substances into the root protection areas of the retained trees, and to neighbouring land. Specific areas for the storage and handling of materials, the mixing of products and the disposal of potentially plant-harmful substances shall be identified and specifically allocated for these operations and activities at the pre-commencement meeting. It may be appropriate to restrict it to the existing parking area. There shall be no fires on the site whatsoever.

#### 4.10 ARBORICULTURAL COMPLETION

Once the development is completed and just prior to the development being finally occupied, the temporary protection barriers shall be removed by hand. The adjacent trees shall then be visually inspected by the supervising arboriculturist for any signs of damage related to the development. If any damage is noted, appropriate remedial action shall be carried out.

These arboricultural details should be referenced against Arboricultural Development Survey ADS26-1005 dated 13/07/2026 and the Tree Protection Plan.

#### 4.11 CONCLUSION

I am content that this development is achievable in arboricultural terms provided the above method statement is adhered to and would expect to see the Local Planning Authority place appropriate and reasonable conditions on this application in relation to tree protection measures.

## 5 APPENDICES

|     |                                                          |        |
|-----|----------------------------------------------------------|--------|
| 5.1 | APPENDIX 1 – TREE SURVEY SCHEDULE .....                  | - 12 - |
| 5.2 | APPENDIX 2 – TREE CONSTRAINTS PLAN .....                 | - 15 - |
| 5.3 | APPENDIX 3 – ARBORICULTURAL IMPACT ASSESSMENT PLAN ..... | - 17 - |
| 5.4 | APPENDIX 4 – TREE PROTECTION PLAN .....                  | - 19 - |
| 5.5 | APPENDIX 5 – ABOVE-GROUND STABILIZING SYSTEMS .....      | - 21 - |
| 5.6 | APPENDIX 6 – TREE PROTECTION FENCING NOTICE A4 .....     | - 23 - |

## 5.1 APPENDIX 1 – TREE SURVEY SCHEDULE

### KEY:

| Height                             |
|------------------------------------|
| Overall height estimated in metres |

| Crown clearance                                                                  |
|----------------------------------------------------------------------------------|
| Height of clearance from ground level to the lowest branches estimated in metres |

| Stem Diameter                                                                                               |
|-------------------------------------------------------------------------------------------------------------|
| Measured to the nearest 10mm at 1.5m above ground level unless otherwise stated<br>(*average stem diameter) |

| Age Class    |                                                       |
|--------------|-------------------------------------------------------|
| Young        | tree within first quarter of average life expectancy  |
| Semi-mature  | tree within second quarter of average life expectancy |
| Early-mature | tree within third quarter of average life expectancy  |
| Mature       | tree within final quarter of average life expectancy  |
| Over-mature  | tree beyond average life expectancy                   |

| Canopy Spread                                      |
|----------------------------------------------------|
| Canopy spread measured in metres (Cardinal Points) |

| Physiological Condition |                                                            |
|-------------------------|------------------------------------------------------------|
| Good                    | no health problems                                         |
| Fair                    | symptoms of health problems that may be easily remedied    |
| Poor                    | symptoms of health problems that cannot easily be remedied |
| Dead                    | dead                                                       |

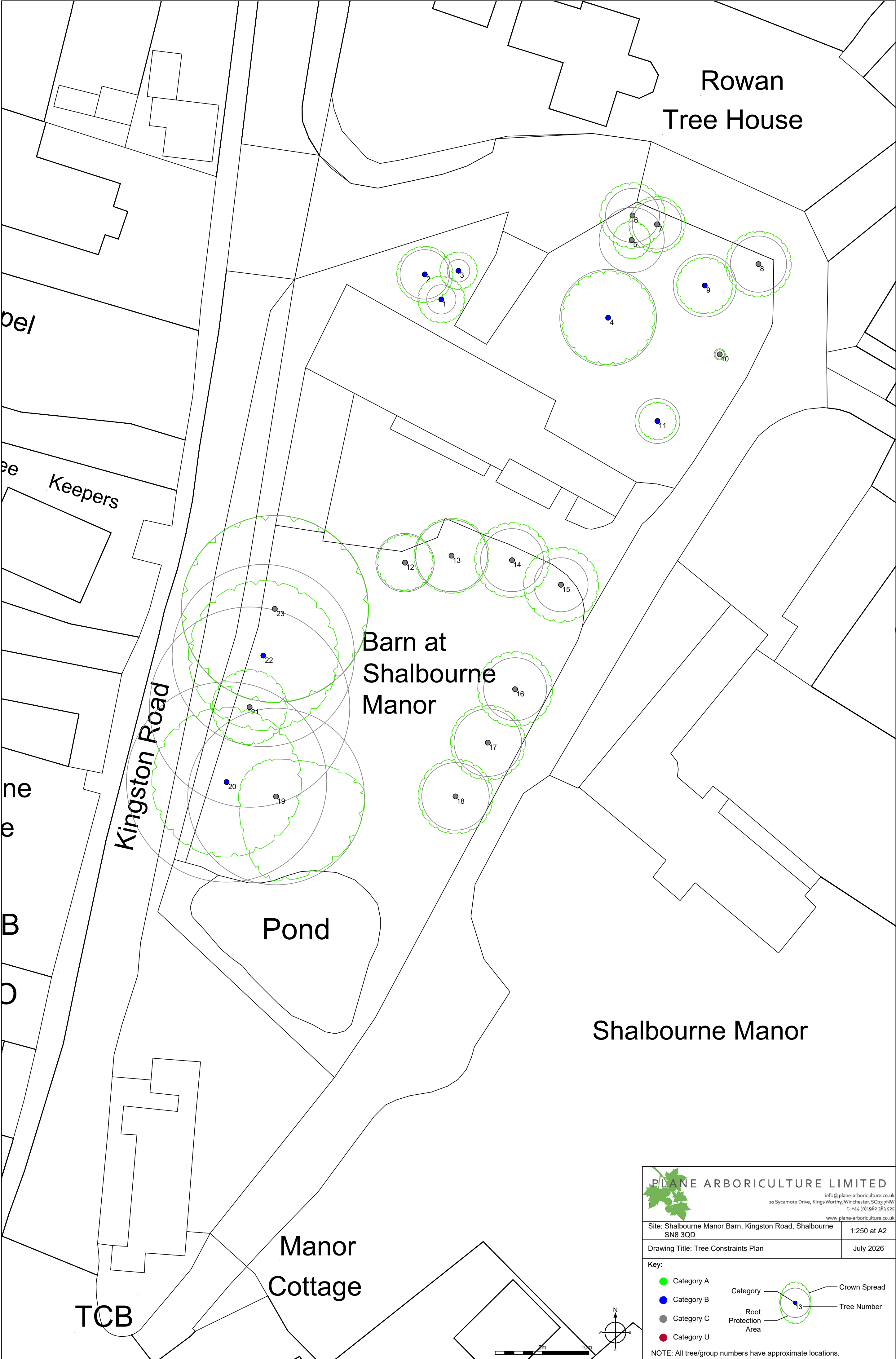
| Structural Condition |                                                          |
|----------------------|----------------------------------------------------------|
| Good                 | no structural defects                                    |
| Fair                 | structural defects that may be easily remedied           |
| Poor                 | structural defects that cannot realistically be remedied |

| Survey date  | Report reference | Surveyor       | Site address                                     |
|--------------|------------------|----------------|--------------------------------------------------|
| 13 July 2026 | ADS26-2005       | Thomas Gregory | Shalbourne Manor Barn, Kingston Road, Shalbourne |

| Tree reference number | Common name | Height (m) | Crown clearance (m) | Number of Stems | Stem diameter 1 (cm) | Stem diameter 2 (cm) | Stem diameter 3 (cm) | Stem diameter 4 (cm) | Stem diameter 5 (cm) | Crown spread North (m) | Crown spread South (m) | Crown spread East (m) | Crown spread West (m) | Age class   | Physiological condition | Structural condition | BS category grading | Observations | Recommendations      | Notes                                            |
|-----------------------|-------------|------------|---------------------|-----------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|------------------------|-----------------------|-----------------------|-------------|-------------------------|----------------------|---------------------|--------------|----------------------|--------------------------------------------------|
| 1                     | Birch       | 6          | 1                   | 1               | 13                   |                      |                      |                      |                      | 25                     | 25                     | 25                    | 25                    | Semi-mature | Good                    | Good                 | B                   |              | Crown lift to 2.5m   |                                                  |
| 2                     | Birch       | 6          | 1                   | 1               | 22                   |                      |                      |                      |                      | 3                      | 3                      | 3                     | 3                     | Semi-mature | Good                    | Good                 | B                   |              | Crown lift to 2.5m   |                                                  |
| 3                     | Birch       | 6          | 1                   | 1               | 10                   |                      |                      |                      |                      | 2                      | 2                      | 2                     | 2                     | Semi-mature | Good                    | Good                 | B                   |              | Crown lift to 2.5m   |                                                  |
| 4                     | Hornbeam    | 10         | 1                   | 1               | 43                   |                      |                      |                      |                      | 5                      | 5                      | 5                     | 5                     | Semi-mature | Good                    | Good                 | B                   |              | Fell to ground level | Stem diameter measured at 0.5m from ground level |
| 5                     | Whitebeam   | 6          | 1                   | 1               | 29                   |                      |                      |                      |                      | 2                      | 2                      | 2                     | 2                     | Semi-mature | Fair                    | Fair                 | C                   |              |                      |                                                  |
| 6                     | Whitebeam   | 6          | 1                   | 1               | 24                   |                      |                      |                      |                      | 35                     | 35                     | 35                    | 35                    | Semi-mature | Fair                    | Fair                 | C                   |              | Remove stake         |                                                  |
| 7                     | Whitebeam   | 8          | 1                   | 1               | 22                   |                      |                      |                      |                      | 3                      | 3                      | 3                     | 3                     | Semi-mature | Fair                    | Fair                 | C                   |              | Remove stake         |                                                  |
| 8                     | Whitebeam   | 8          | 1                   | 1               | 25                   |                      |                      |                      |                      | 35                     | 35                     | 35                    | 35                    | Semi-mature | Fair                    | Fair                 | C                   |              | Remove stake         |                                                  |
| 9                     | London plar | 10         | 1                   | 1               | 28                   |                      |                      |                      |                      | 3                      | 3                      | 3                     | 3                     | Semi-mature | Good                    | Good                 | B                   |              |                      |                                                  |
| 10                    | Cherry      | 3          | 0                   | 1               | 5                    |                      |                      |                      |                      | 05                     | 05                     | 05                    | 05                    | Young       | Good                    | Good                 | C                   |              |                      |                                                  |
| 11                    | Beech       | 10         | 1                   | 1               | 20                   |                      |                      |                      |                      | 2                      | 2                      | 2                     | 2                     | Semi-mature | Good                    | Good                 | B                   |              |                      |                                                  |
| 12                    | Whitebeam   | 8          | 1                   | 1               | 26                   |                      |                      |                      |                      | 3                      | 3                      | 3                     | 3                     | Semi-mature | Good                    | Good                 | C                   |              | Fell to ground level | Permission granted under PL/2026/03727           |
| 13                    | Whitebeam   | 8          | 1                   | 1               | 32                   |                      |                      |                      |                      | 4                      | 4                      | 4                     | 4                     | Semi-mature | Fair                    | Fair                 | C                   |              | Fell to ground level |                                                  |
| 14                    | Whitebeam   | 8          | 1                   | 1               | 28                   |                      |                      |                      |                      | 4                      | 4                      | 4                     | 4                     | Semi-mature | Fair                    | Fair                 | C                   |              | Fell to ground level | Permission granted under PL/2026/03727           |
| 15                    | Whitebeam   | 6          | 1                   | 1               | 24                   |                      |                      |                      |                      | 4                      | 4                      | 4                     | 4                     | Semi-mature | Fair                    | Fair                 | C                   |              | Crown lift to 2.5m   |                                                  |
| 16                    | Whitebeam   | 8          | 1                   | 1               | 28                   |                      |                      |                      |                      | 4                      | 4                      | 4                     | 4                     | Semi-mature | Fair                    | Fair                 | C                   |              | Crown lift to 2.5m   |                                                  |
| 17                    | Whitebeam   | 8          | 1                   | 1               | 30                   |                      |                      |                      |                      | 4                      | 4                      | 4                     | 4                     | Semi-mature | Fair                    | Fair                 | C                   |              | Fell to ground level | Permission granted under PL/2026/03727           |
| 18                    | Whitebeam   | 8          | 1                   | 1               | 30                   |                      |                      |                      |                      | 4                      | 4                      | 4                     | 4                     | Semi-mature | Fair                    | Fair                 | C                   |              | Crown lift to 2.5m   |                                                  |
| 19                    | Pear        | 12         | 2                   | 2               | 56                   | 55                   |                      |                      |                      | 4                      | 9                      | 95                    | 4                     | Mature      | Fair                    | Fair                 | C                   |              |                      |                                                  |

| Tree reference number | Common name    | Height (m) | Crown clearance (m) | Number of Stems | Stem diameter 1 (cm) | Stem diameter 2 (cm) | Stem diameter 3 (cm) | Stem diameter 4 (cm) | Stem diameter 5 (cm) | Crown spread North (m) | Crown spread South (m) | Crown spread East (m) | Crown spread West (m) | Age class | Physiological condition | Structural condition | BS category grading | Observations | Recommendations | Notes |
|-----------------------|----------------|------------|---------------------|-----------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|------------------------|-----------------------|-----------------------|-----------|-------------------------|----------------------|---------------------|--------------|-----------------|-------|
| 20                    | Ash            | 22         | 4                   | 1               | 89                   |                      |                      |                      |                      | 8                      | 8                      | 8                     | 8                     | Mature    | Fair                    | Fair                 | B                   |              |                 |       |
| 21                    | Ash            | 12         | 4                   | 1               | 89                   |                      |                      |                      |                      | 4                      | 4                      | 4                     | 4                     | Mature    | Fair                    | Fair                 | C                   |              |                 |       |
| 22                    | Horse chestnut | 18         | 2                   | 1               | 81                   |                      |                      |                      |                      | 8                      | 8                      | 8                     | 8                     | Mature    | Fair                    | Fair                 | B                   |              |                 |       |
| 23                    | Ash            | 18         | 4                   | 1               | 83                   |                      |                      |                      |                      | 10                     | 10                     | 10                    | 10                    | Mature    | Fair                    | Fair                 | C                   |              |                 |       |

## 5.2 APPENDIX 2 – TREE CONSTRAINTS PLAN





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|                                                                   |             |
|-------------------------------------------------------------------|-------------|
| Site: Shalbourne Manor Barn, Kingston Road, Shalbourne<br>SN8 3QD | 1:250 at A2 |
| Drawing Title: Tree Constraints Plan                              | July 2026   |

Key:

●

Category A

●

Category B

●

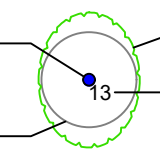
Category C

●

Category U

Category

Root Protection Area



Crown Spread

Tree Number

NOTE: All tree/group numbers have approximate locations.

### 5.3 APPENDIX 3 – ARBORICULTURAL IMPACT ASSESSMENT PLAN





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|                                                                   |             |
|-------------------------------------------------------------------|-------------|
| Site: Shalbourne Manor Barn, Kingston Road, Shalbourne<br>SN8 3QD | 1:250 at A2 |
| Drawing Title: Arboricultural Impact Assessment                   | July 2026   |

Key:

●

Category A

●

Category B

●

Category C

●

Category U

Category

Root Protection Area

Crown Spread

Tree Number

NOTE: All tree/group numbers have approximate locations.

#### 5.4 APPENDIX 4 – TREE PROTECTION PLAN





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|                                                                   |             |
|-------------------------------------------------------------------|-------------|
| Site: Shalbourne Manor Barn, Kingston Road, Shalbourne<br>SN8 3QD | 1:250 at A2 |
| Drawing Title: Tree Protection Plan                               | August 2026 |

Key:

● Category A

● Category B

● Category C

● Category U

○ Tree Proposed for Removal

— Tree Protection Fencing

Category

Root Protection Area

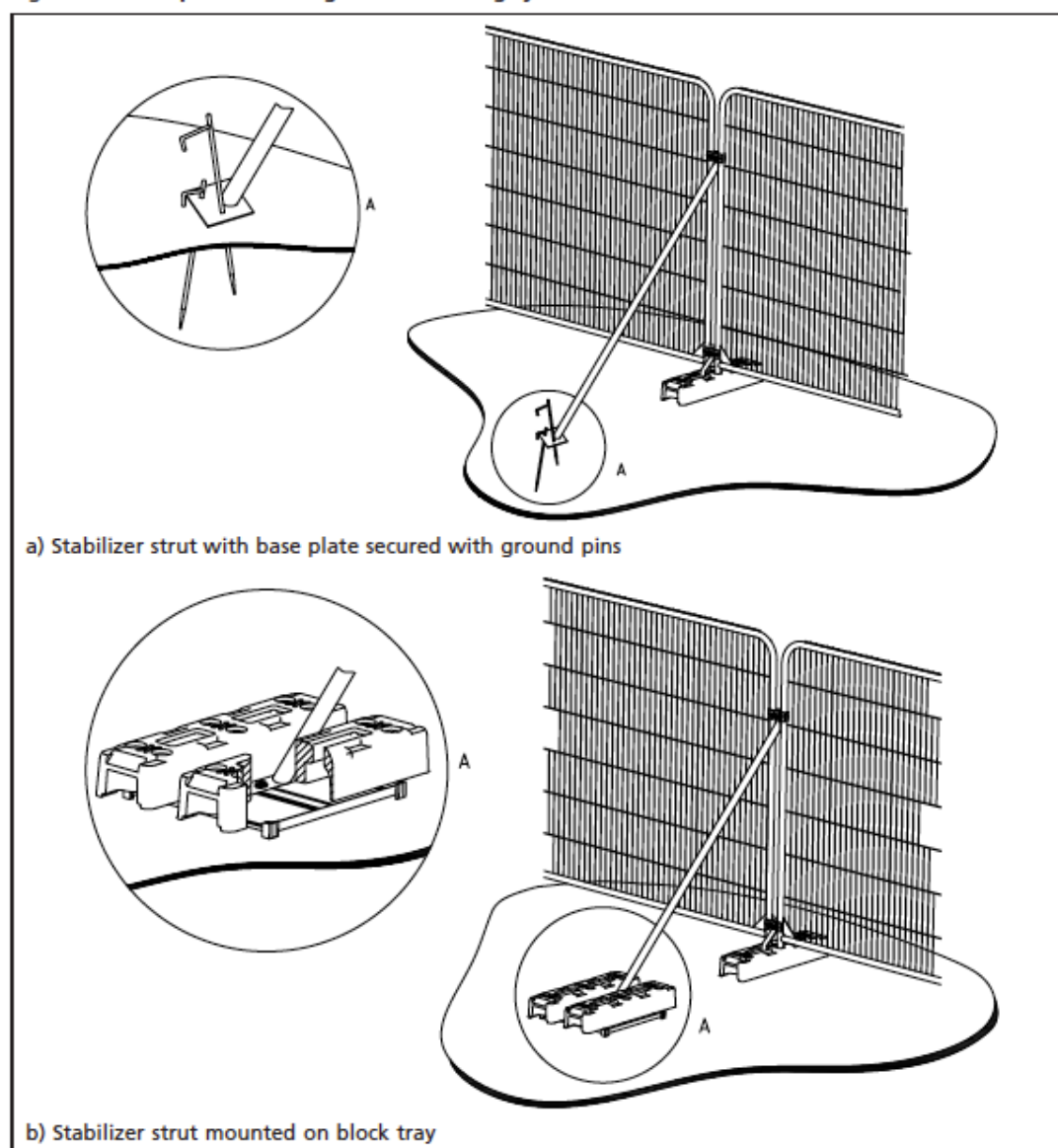
Crown Spread

Tree Number

NOTE: All tree/group numbers have approximate locations.

## 5.5 APPENDIX 5 – ABOVE-GROUND STABILIZING SYSTEMS

Figure 3 Examples of above-ground stabilizing systems



## 5.6 APPENDIX 6 – TREE PROTECTION FENCING NOTICE A4

# **CONSTRUCTION EXCLUSION ZONE**

## **NO ACCESS**

**NO STORAGE OR OPERATIONS  
WITHIN FENCED OFF AREAS**

**NO DIGGING OR TRENCHING**

**NO STORAGE OF PLANT OR MATERIALS**

**NO VEHICLE ACCESS**

**NO FIRE LIGHTING**

**NO CHEMICAL HANDLING**



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