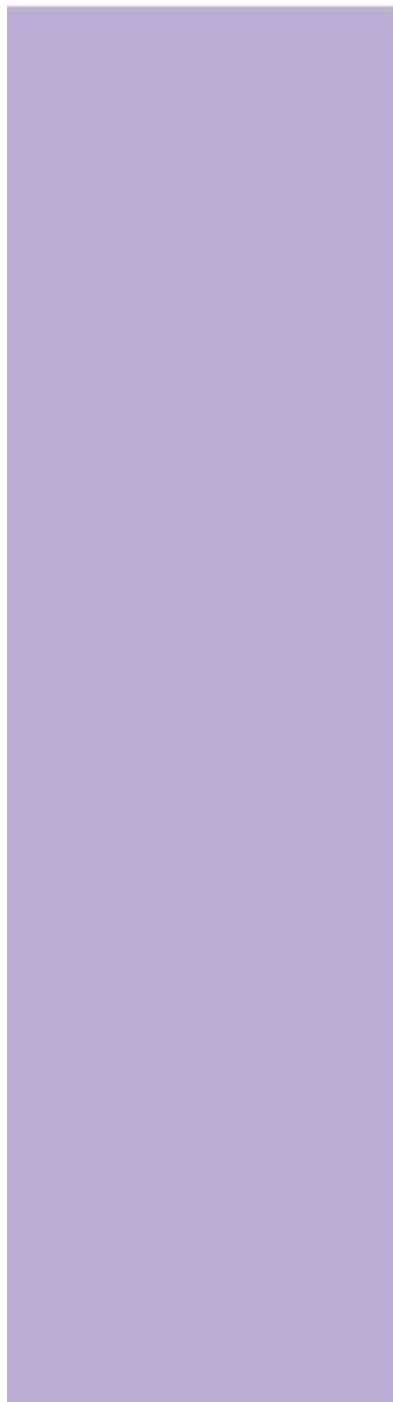
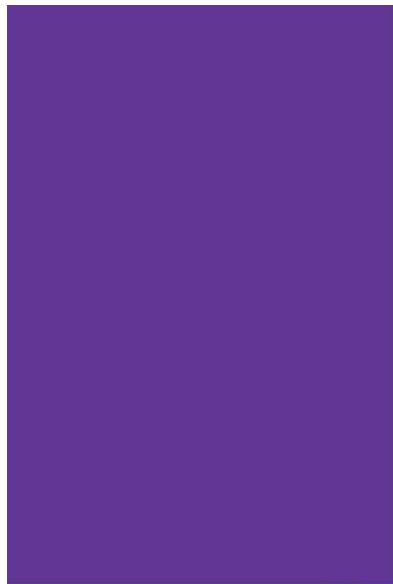




Woodland management plan at
land adjacent to 43 Portsdown Hill Road, Havant

Prepared by
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Summary

Purpose of this document

This is a report to provide appropriate management recommendations for the wooded area at the above site in the context of the recent planning application.

The contents of this document

It includes:

- a **woodland location plan** showing the location of trees requiring remedial works;
- an **explanatory text** setting out what we were asked to do and how we did it; and
- a **schedule of works** listing the management recommendations.

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Plan BT1: Areas inspected, tree locations and work priorities

Explanatory notes for plan BT1

Plan BT1 is illustrative and should not be used to scale distances. It is based on the provided information and shows:

- the red line boundary of the site;
- the proposed layout of new development;
- trees agreed for removal for the new development, and
- the trees to be removed for woodland management purposes.

Pocket content: 1 A2 plan

1 INTRODUCTION

1.1 Instruction

I am instructed by Portsdown Hill Ltd to inspect the trees within the boundary at the land adjacent to 43 Portsdown Hill Road, Havant, and to provide an report with appropriate management recommendations.

1.2 Documents provided

Plan BT1 is derived from the following provided plans;

- Land survey drawing no. 070604217 received by email on 24 June 2014
- Layout drawing no. PO53-2.09 received by email on 24 June 2014

1.3 Limitations

The following limitations apply to this report:

- **Statutory protection:** The existence of tree preservation order or conservation area protection does not automatically mean trees are worthy of being a material constraint in a planning context. Trees can be formally protected, but be in poor structural condition or in declining health, which means that they are unsuitable for retention or influencing the future use of the site. Furthermore, a planning consent automatically takes precedent over these forms of protection, which makes them of secondary importance. For these reasons, we do not check statutory protection as a matter of course in the process of preparing this report. However, if any tree works are proposed before a planning consent is given, then the existence of any statutory protection must be checked with the LPA.
- **Ecology and archaeology:** Although trees can be valuable ecological habitat and can grow in archeologically sensitive locations, we have no specialist expertise in these disciplines and this report does not consider those aspects.

1.4 Qualifications and experience

This report is based on my site observations and the provided information, interpreted in the context of my experience. I have experience and qualifications in arboriculture and a summary can be found at <http://www.barrelltreecare.co.uk/career-summaries/Chris%20CS.pdf>.

2 SITE VISIT AND OBSERVATIONS

2.1 Site visit

I visited the site on 23 June 2014. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. I did not have access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of inspection was clear, still and dry with good visibility. During my visit, I took photographs to illustrate specific points in this report.

2.2 Brief site description

Portsmouth Hill Road is located in the residential suburbs of Havant. Number 43 is on the southern side of the road and consists of a large house set to the front of a large garden. The site is to the west of No.43 and consists of a former quarry which was incorporated into the garden of No.43. The land has now been severed from No.43 and planning permission sought for three new dwellings at the northern part of the site. The site slopes steeply downwards from all sides into the central damp dell at the base of the former quarry.

2.3 Location and method of tree inspection

Plan BT1 is for illustrative purposes only and no measurements should be taken from it. I visually inspected these trees and recorded my brief observations along with work recommendations in the schedule included as section 4. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

2.4 Local planning authority (LPA) consultation and feedback

During the process of the current application on the site, I have had various discussions with Mr Gargett, the Senior Arboricultural Officer. We discussed the tree issues in detail and agreed several fundamental requirements that have influenced the content of this document. We agreed that continuous cover would form the basis of the management recommendations and that a return to native species should be a priority objective. Safety in the context of the site being used for residents amenity should also be considered important. Encouragement of natural regeneration by improving light levels to the ground layer could be achieved with appropriate thinning and lifting.

3 MANAGEMENT APPRAISAL

3.1 Appropriate management principles: In order to prepare management recommendations, it is necessary to have a clear set of objectives. From my knowledge of the site and its proposed use, I believe the following objectives of management, in order of priority, are appropriate:

1. Establish and maintain acceptable levels of risk in the context of the area being used as amenity and recreation space for residents.
2. Conserve and enhance the future sylvan character of the area.
3. Make provision for wildlife where it does not conflict with the two objectives above.

3.2 The basis of the recommendations: The main issue relating to management on this site is to ensure that the wider landscape value of trees is retained whilst undertaking works to improve the opportunity for natural regeneration. The proposals are tailored to achieve this objective. The management requirement to establish and maintain acceptable levels of risk is encompassed within these recommendations. I was not instructed to cover the issue of new planting, however new planting will be undertaken

as part of the planning permission and is an essential element of sustainable management. The encouragement of natural regeneration should be carried out in conjunction with the management of the existing trees.

- 3.3 **Description of woodland:** The site is a former quarry planted with a mixture of native and exotic species, which have been bolstered by natural regeneration and neglect. The steep south facing slope of the site is scrub with few trees of any note. The east and west facing slopes contain the largest trees, dominated by yew, Norway maple and sycamore but with, field maple, false acacia, larch, cherry, whitebeam, birch and holly also occurring. The southern spur of the site is bordered by Leyland cypress, probably planted as a windbreak but are now storm damaged and in poor condition. The understorey is a mix of holly, box, dwarf cypresses, bramble, cotoneaster, nettle and goat willow. There is little or no ground flora beneath the dense yew and maple canopies. The site has fallen into some neglect and is overgrown with the paths and ponds almost inaccessible.
- 3.4 **Acceptable levels of risk:** The site will be used as amenity space for the new residents and therefore establishing reasonable and acceptable levels of risk is the first priority. Dangerous and dying trees should be either removed or the risk reduced by pruning but this should not extend to removing every dead branch. Where desirable, stumps should be left standing and fallen branches left on the ground. However, there will be issues of children being mischievous and the potential for damage should be minimised by removing all the easily movable material.
- 3.5 **Sustaining the tree cover:** Sustaining and enhancing the long term tree cover is also an important objective. The upper-storey is the most important element contributing to local amenity but very few of the trees have the potential to be retained beyond the short term. Scattered individuals do have the potential for longer term retention and these will form the matrix within which a combination of encouraging existing natural regeneration and supplementary planting, if required, can secure the wooded aspect. From my observations, I believe that the lack of natural regeneration is due to mature trees and scrub being allowed to develop and dominate the canopy cover. Active intervention can be implemented to secure new tree establishment which will be critical to securing the long term wooded character. It is difficult to predict how well natural regeneration and new planting will succeed and future management must be flexible to take account of how the situation develops. Some wildlife browsing will occur but public access onto this site is not an issue.
- 3.6 **Conservation of wildlife:** From my observations, there is already a reasonable diversity of wildlife. The dead wood both on the trees and on the woodland floor drives this diversity and is an essential feature of a healthy woodland environment. Any management approach based on sanitation and tidiness will destroy this element so it is essential to retain as much dead wood as possible. Management should aim to subtly direct access to certain areas and discourage access into others. In the areas of higher access close to paths and entrances, there will need to be a higher level of caution and more stringent works will be required.

- 3.7 **Regular management operations:** In addition to the recommended works, the following regular maintenance operations will need to be carried out:
1. Undertake works identified in the safety inspections to minimise any hazard.
 2. Protect the natural regeneration where appropriate until successfully established.
- 3.8 **Future review:** Regular inspections and re-evaluation will need to be carried out by a qualified arboriculturist to cover the following aspects:
1. Carry out a safety inspection of all the existing trees and recommend appropriate works to maintain acceptable levels of safety as per the specification of this programme.
 2. Evaluate the success of natural regeneration and devise appropriate work programmes to either enhance its success or make provision for more new planting if natural regeneration is not a viable stocking technique.
 3. Review the progress of the woodland management proposals against the general principles and objectives laid down in this report and update the details of future management as appropriate.

The development of this woodland will be a dynamic process and it is difficult to predict the success of the strategies outlined in this report. The basic principles and objectives will always remain the same but the detail of how these are met can vary greatly. A flexible approach should be taken to future management based on frequent professional assessment of the arboricultural and wildlife issues.

4 MANAGEMENT RECOMMENDATIONS

Table 1: Summary of works

Phase	Location	Operation	Comments
Year 0 construction	Trees identified on planning drawing	Fell/coppice	Remove/coppice trees as specified in the arboricultural report submitted as part of the planning application and identified on the planning drawing to facilitate development.
	Whole site	Shrub management	Cut back overgrown scrub, particularly where they overhang paths and restrict space. The pruning will also allow more light to filter to the woodland floor encouraging natural regeneration. Identify invasive species and remove or control as appropriate.
	Whole site	Management	Deadwood and fallen branch material should be gathered and stacked to create deadwood habitats for invertebrates and reptiles. Clear pathways and allow areas to benefit from more sunlight.
	Whole site	Crown lift	Raise low branches to 3m above ground to increase accessibility and improve light levels filtering through the site.
Year 1 occupation	As shown in brown on plan	Fell	Remove non-native evergreen species to improve diversity and encourage natural regeneration. Non-native species include, but are not limited to; Lawson's cypress, Leyland cypress, larch and various dwarf cypresses.
Year 5	Western slope	Thinning by approximately 30%	Identify trees for thinning to improve light, create space for natural regeneration and new planting.
Year 10	Eastern slope	Thinning by approximately 30%	Identify trees for thinning to improve light, create space for natural regeneration and new planting.
Ongoing	Entire woodland	Inspection, remedial actions, planting	Inspect on a 3 year cycle and as necessary following storm or high wind events. Act on recommendations as appropriate. Re-space natural regeneration and select best specimens to grow on. New planting of gaps and strategic areas as necessary. Management of new planting to beat up losses, remove stakes, ties and shelters as necessary.

5 OTHER CONSIDERATIONS

- 5.1 **Trees subject to statutory controls:** These trees are covered by a tree preservation order and it will be necessary to consult the local authority before any works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, they may take an alternative point of view and have the option to refuse the proposed works.
- 5.2 **Reporting during work operations:** The inspection of all these trees has been from ground level and only defects visible from the ground will have been identified. If there were access difficulties, only defects visible from the inspection point will have been identified. Any defects discovered by the contractor during the process of carrying out the work recommendations that affect the structural integrity of the tree should be reported to the supervising officer. Modification to the schedule of works may be required as a result of these reports. The contractor should be specifically instructed on this point.
- 5.3 **Implementation of works:** I advise that the work is carried out by a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from Ullenwood Court, Ullenwood, Cheltenham, Glos GL53 9QS; phone 01242 522152; website www.trees.org.uk. The contractor should carry out all tree works to BS 3998 *Recommendations for Tree Work* as modified by more recent research.

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Appendix 1: Explanatory notes

Explanatory Notes

- **Site limitations:** Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during a walkover tree survey and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name in the botanical names section above to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Tree works:** The inspection of all trees was of a preliminary nature and only defects visible from the ground have been identified. Each individual tree may not have been inspected closely because of access difficulties and only defects visible from the inspection point have been noted. In addition to tree removals for development and management reasons, further works are listed to establish acceptable levels of risk. All trees on the site should be checked by the contractor at the time of carrying out the main tree works to deal with any emerging safety issues in the context of the consented development. Additionally, where appropriate to facilitate access, all crowns should be lifted to 3–4m above the site. Only works in excess of this have been listed for individual trees. The following points should also be noted before carrying out any works:
 1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.
 2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from Ullenwood Court, Ullenwood, Cheltenham, Glos GL53 9QS; phone 01242 522152; website www.trees.org.uk.
 3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
 4. **Stumps:** Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.