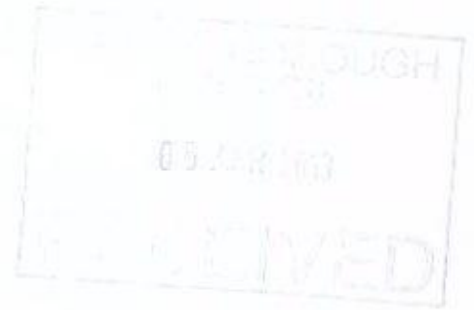


ARBORICULTURAL ADVISORY
and INFORMATION SERVICE



**Land at southbrook, 8 Langstone Road, Havant
Hampshire PO9 1RE**

Trees and Development

by
Derek Patch, MSc., NDArb(RFS).



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and INFORMATION SERVICE



Land at southbrook, 8 Langstone Road, Havant
Hampshire PO9 1RE

Trees and Two Detached Dwellings

Report prepared by Derek Patch of the Arboricultural Advisory and Information Service.
Consultant advisor with the Arboricultural Advisory and Information Service, Fellow of the Arboricultural Association and professional arboriculturist for over 40 years.

Site visit 28th November 2012

1. Background

1.1 The Arboricultural Advisory and Information Service (AAIS) was asked by hrp architects to undertake a survey of the trees growing on land at Southbrook, 8, Langstone Road, Havant, Hampshire.

1.2 It is proposed construct a two detached dwellings with garaging, and studio.

2. The Brief

- To report on the condition of the trees making recommendations of minimum work considered necessary to reduce to a reasonable level any threat they currently pose to people and/or property.
- To categorise the tree growing on site in accordance with the guidance given in British Standard *BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations*.
- To recommend practices to be adopted that should minimize the potential for conflict between the various interests.

3. The Site

3.1 Southbrook is a residential property located on the west side of Langstone Road, Havant, in an area of individual, mainly detached properties. To the north, south and west of the site there are residential properties..

3.2 The site includes, at its northern end a substantial detached dwelling known as Southbrook, which is not part of this report. The land for the proposed development is to the south of Southbrook.

3.3 There are several trees on the site, mainly close to the boundaries. In addition there are some trees in the adjacent properties.

3.4 The soils of the site have not been investigated in detail but they are understood to include clay.

3.5 The site, which is flat, is visible mainly to users of Langstone Road.

4. The Tree Survey

4.1 The trees on site are reviewed in the Schedule of Trees appended to this report.

4.2 There are no trees considered to pose an immediate threat to either people or property. However, there are recommendations for some pruning to reduce the present and future potential threats, and to improve living conditions in the adjacent properties.

4.3 Trees adjacent to the western boundary and those in the rear gardens of the adjacent houses to the west should be plotted accurately on the plans. Currently there is a mature Copper beech (No. 1983 in the Schedule of Trees).

5. Tree Protection

5.1 Local Planning Authorities have powers under the Town and Country Planning Acts, in the interests of public amenity, to protect trees growing on private land. Tree Preservation Orders (TPO) can be imposed on specific trees, groups of trees, areas of trees or woodlands. Tree Preservation Orders require any works to affected trees to be the subject of consent.

5.2 It is understood that some of the trees on this site are the subject of a Havant Borough Council Tree Preservation Order. This should be confirmed by reference to the Local Planning Authority before any works are commenced that could affect this tree.

5.3 Conservation Areas make it an offence to carry out any works to a tree of over 75mm trunk diameter (measured at 1.5m above ground level) without first giving the Planning Authority 6 weeks' written notice. The 6 week period is to enable a Local Planning Authority, if it so wishes, to make a Tree Preservation Order.

5.4 This site is understood to be not within a Conservation Area but this should be confirmed with the Local Planning Authority before any work is undertaken that could affect the tree in this property.

5.5 "*Trees which are dead, or have become dangerous*" are exempt from the need for TPO consent or in the case of Conservation Areas, 6 weeks' notice of intended works, but the Local Planning Authority should be given 5 working days' written notice of any intended works.

5.6 The removal of deadwood from a living tree or removal of a dead tree should be notified, in writing to the Local Planning Authority at least five working days' before the work is commenced. Trees removed because they are dead will invoke a requirement for replanting.

5.7 Tree works (e.g. felling or pruning back branches) necessary to implement a development for which detailed planning consent has been given can be carried out when the development is being undertaken. They do not need any additional consent from the Local Planning Authority. Other works to trees on development sites must go through the normal consent or notice procedure.

6. Wildlife

6.1 Wildlife issues are a significant concern to the general public. To ensure the protection of valuable wildlife habitats, care should be taken to balance these interests with the need for safety when managing trees.

6.2 The Wildlife and Countryside Act (1981) and associated legislation gives statutory protection to wild birds and bats and some mammals, invertebrate species and plants. It is important to ensure that this legislation is properly considered when carrying out any works to the trees. It is normally considered necessary to undertake a bat and dormouse survey prior to carrying out any works to trees with significant cavities and to check carefully for nesting birds before carrying out any surgery. (See note 6).

6.3 The trees on this site do not have characteristics that would make it attractive for use as a bat roost. Also there is nothing to suggest that these trees provide an important or significant habitat for other wildlife.

7. Risk

7.1 The trees are within falling distance of either buildings on the adjacent sites or Langstone Road. A recommendation is made for preventative tree works.

7.2 Where, as on this site, trees pose a threat to users of a site, adjacent properties and public thoroughfares there are important responsibilities that must be considered.

7.3 In the event of an accident, the courts will seek evidence that the owner has acted reasonably in so far as the trees have been inspected on a regular basis and that the risks have been properly assessed and addressed.

7.4 If a site is redeveloped the trees should be transferred to any new owner in a safe and stable condition.

7.5 A scheduled tree inspection regime should be set in place with a detailed inspection carried out at intervals not greater than 5 years and with annual visual checks made to identify any situations that may require further investigation by a specialist arboriculturist.

7.6 Subsequent to any unusually strong winds, heavy snowfall or the appearance of fungal fruit bodies on the trunk or main branches the trees should again be inspected. They should also be inspected following any site works within a tree's branch spread.

7.7 Details of all inspections and any works carried out should be kept as a formal record.

8. Development Proposals

8.1.1 It is proposed to construct two detached dwellings on land to the south of the house known as Southbrook (see hrp architects drawing 8299 02).

8.2 Access to the dwellings

8.2.1 Access to the new dwellings will be along the existing drive from Langstone Road, and it will be unaltered.

8.2.2 A new access will be formed to cater specifically for Southbrook (see hrp architects drawing 8299 02).

8.3 Trees on site

8.3.1 Of the trees subject of the Tree Preservation Order it will be necessary to remove the Sweet chestnut, T27, from the frontage of the site.

8.3.2 It should be possible, with attention being paid to detail, to retain all the other trees that are subject of the Order. This will include several additional trees that currently have a more shrub-like form.

8.3.3 The Sycamore in the south east corner of the site (1988 in the Schedule of Trees) will have to be removed. While this specimen contributes to a group of trees its crown warrants pruning to protect the safety of the adjacent property. Furthermore, removal of this tree will allow the other trees in the vicinity to develop more fully.

8.4 Trees Off Site

8.4.1 The trees on the adjacent properties are generally remote from the proposed development and so should not be affected by it.

8.4.2 Trees in the Langstone Road verge are remote from the existing access.

8.4.3 The tree in the vicinity of the proposed new access to serve Southbrook appears to be plotted in the pavement when it stands in the grass verge. The actual location of the tree

should be checked. The drive should then be located about 4m away from the centre of the trunk of this tree.

9. Trees and Development

9.1 The trees on site have been assessed with detailed reference to British Standard *BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations*.

9.2 This British Standard gives guidance on the inter-relationship of development and trees. The British Standard also gives guidance on the minimum distances that should be kept undisturbed around trees to minimise the risk of significant damage to them – the Root Protection Area.

9.3 The tree categories used in this report and shown in the Tree Schedule are defined in Table1 – Cascade Chart of the British Standard (*ibid.*) and are summarised as:

A	<i>Trees of high quality and value</i>
B	<i>Trees of moderate quality and value</i>
C	<i>Trees of low quality and value</i>
R	<i>Trees for removal</i>

10. Arboricultural Impact Assessment

10.1 The principle view of this site for the public is from Langstone Road which has trees growing in the verge between the carriageway and the footpath. However, the group of trees in the south east corner of the site provide a notable complement to these trees. Other trees on the site have low profile for the public because of intervening trees and buildings.

10.2 The trees in the south east corner and those trees in the frontage that could develop to provide a significant contribution are generally categorised as 'B'. Other trees are categorised as 'C' grade.

10.4 Removal of the Sycamore (1988) would not materially alter the streetscene.

10.5 The recommended pruning (see the Schedule of Trees) will not have any material effect on either the appearance or the health and stability of the trees.

11. Conflicts Between Trees and Development

11.1 Trees are generally robust and they can respond to slow changes in their environment, whether above or below ground. However, the older the tree the less well it is able to respond particularly if the changes are sudden.

11.2 Construction works, particularly vehicle movements, ground works, and the installation of underground services can cause serious harm to the roots of trees and thus affect the health and stability of trees and, in severe cases, can lead to their physical failure and death.

11.3 The British Standard (*ibid.*) recommends that an area around each tree to be retained should be designated a Root Protection Area and enclosed with temporary fencing during the development works.

11.4 Distances for Root Protection Area fences are shown in the Schedule of trees attached to this report.

11.5 The Two dwellings

11.5.1 On this site ground works for the two dwellings should be remote from the trees. Nevertheless, the roots of the trees should be protected against movement of vehicles and machinery.

11.5.2 Services for the new buildings will be connected either into those serving the existing dwelling or into those in the road. Any trenching necessary should be remote from trees.

11.5.3 Surface water drainage from the buildings will be directed either into the existing surface water drainage system, or into soak-aways located remote from the trees..

11. 5.4 In the longer term the physical size of a tree can dominate a building. Concerns for safety and the inconveniences caused by shading and leaf fall along with continued growth can lead to pressure being put on a Local Planning Authority to allow the removal of trees.

11.5.5 Looking specifically at the proposals for two detached dwellings, the buildings and works will be to the north of the group of trees in the south east corner of the site. The southern dwelling will, therefore, be shaded during the second half of the morning and early afternoon, but by about 15.00 GMT full sunlight should be restored. The northern dwelling should experience virtually no significant loss of direct sunlight.

11.6 The new access to Southbrook

11.6.1 as indicated above there is need to clarify the exact position of the tree growing in the Langstone Road. Then the access should be designed to be at least 4m from the trunk of the tree.

12. Protection of the Trees during Development

12.1 British Standard *BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations* recognizes the importance of the root systems of trees and recommends that an area related to the trunk diameter should be left undisturbed around each tree. The radii of such Root Protection Areas are shown in the Schedule of Trees attached to this report.

12.2 The specifications set out in the British Standard (*ibid.*) provide a suitable minimum standard for protective barriers around trees. Section 9.2.1 indicates barriers should be rigid, complete and fit for the purpose of excluding construction activity. A specification for one form of suitable fencing is given in paragraph 9.2.2. of the Standard.

12.2 The Standard also states that the protection should be appropriate for the degree of risk that will exist during the development works.

12.3 Details of the location for protective fencing around the trees on this site are included in the Arboricultural Method Statement attached to this report.

13. Landscape Appraisal

13.1 The proposal requires removal of one tree subject of a Tree Preservation Order. This should have a low impact on the visual amenity of Langstone Road in the short term, but the effect will be quickly eliminated by growth of the adjacent trees.

14. Conclusions

- There are trees on the site of the proposed dwellings.
- Some of these trees are subject of a Tree Preservation Order, but the site is reported not to be within a Conservation Area.
- The proposal is to construct two detached dwellings with garaging serviced from the existing drive access.
- A new drive access will be constructed to serve the existing house known as Southbrook.
- The proposals for the two dwellings will have no impact on the visible skyline of trees inspite of requiring removal of one tree subject of the Tree Preservation Order..
- The location of the roadside tree and thus the access to Southbrook requires clarification.
- An Arboriculture Method Statement is attached herewith detailing the precautions that should be taken to protect the trees to be retained on site.



Derek Patch, MSc., NDArb(RFS), MICFor., F.Arbor.A.
6th December 2012

Notes:

1. If the trees that are the subject of this report are the subject of a Tree Preservation Order made under the Town and Country Act then the work described in this

report and Schedule of Trees should not be undertaken without the Local Planning Authority's permission.

2. If the trees stand in a Conservation Area designated under the Town and Country Planning Act the Local Planning Authority *should be given 6 weeks' written notice* of any intended works.
3. If a tree is considered to be dangerous then the Local Planning Authority should be given five working days' written notice of the intended work. If the danger is considered so immediate that a five day delay is unacceptable necessary work to make the tree safe may be undertaken but the Local Planning Authority should be notified that action has been taken.
4. Removal of either a dead tree or dead branches from a live tree does not require the Local Authority's permission, but the Local Planning Authority should be given 5 days' written notice of the intended work.
5. Work to trees required to fulfill either permission, or a condition attached to permission granted under the Town and Country Planning Acts by the Local Planning Authority do not need any additional authorisation.
6. Wildlife issues are of significant concern to the general public. To ensure the protection of the valuable wildlife, care should be taken to balance these interests with the need for safety when managing the trees. The Wildlife and Countryside Act (1981) and Countryside and Rights of Way Act (2000) give statutory protection to wild birds, bats, mammals, some invertebrate species and *plants and* it is important to ensure that this legislation is properly considered when carrying out any works to the trees. It would be prudent to undertake a bat survey prior to carrying out any works to trees with significant cavities and to avoid works at times when birds are likely to be nesting.

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Schedule of Trees

The British Standard BS 5837: 2012 "*Trees in Relation to Design, Demolition and Construction - Recommendations*" gives guidance on the inter-relationship of development and trees. The British Standard also gives guidance on the minimum distances that should be kept undisturbed around trees to minimise the risk of significant damage to them.

The tree categories used in this report and shown in the Tree Schedule are defined in Table1 – Cascade Chart of British Standard BS 5837 - and are summarised as:

<i>A</i>	<i>Trees of high quality and value</i>
<i>B</i>	<i>Trees of moderate quality and value</i>
<i>C</i>	<i>Trees of low quality and value</i>
<i>R</i>	<i>Trees for removal</i>

Age class:	OM	= Over mature (crown breaking up or declining)
	M	= Mature (fully developed crown with limited further growth in height likely)
	EM	= Early maturity (well developed crown but with significant further crown development likely)
	Y	= Young (established tree, still to develop a full crown.)

L/E is useful life expectancy. A life expectancy of 40 indicates that the tree can typically be expected to remain alive and healthy for more than 40 years.

Dbh is trunk diameter at 1.5metres above ground (in millimetres).

'e' indicates this has been estimated because access was restricted

'i' measurement over ivy growth.

Hght is height (in metres).

Where no details of height, diameter and crown spread are identified in this schedule they are as stated in the schedule undertaken for the land survey.

Where no recommended action is identified the trees should be routinely inspected as identified in the written report.



Land at southbrook, No. 8 Langstone Road, Havant PO9 1RE

The numbers in this schedule relate to aluminium number tags attached to the trees.

Numbers prefixed by 'T' relate to the Tree Preservation Order.

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hght (m)	Crown spread (m) Condition Recommended works	BS Class. Root Protection Area (radius) (m)
	Yellow Lawson cypress <i>Chamaecyparis lawsoniana</i> c.v.	M 20+	8	N 2; E 2; S 2; W 2. A well grown specimen tree with foliage retained to ground level. Not visible to the public.	C
	Oak <i>Quercus robur</i>	M		In the adjacent property. Crown overhangs the boundary about 3.5m. Crown very poorly structured with most of its weight to Southbrook. TPO status not known.	
1983 T19	Copper beech <i>Fagus sylvatica</i> c.v.	OM 20	780 18	N 6; E 7; S 4; W 4. Apparently healthy with a good clothing of buds. Foliage retained to 2m above ground level. There is a pocket of soft wood at ground level on the north side off the trunk. This is likely to be a point of emergence of a fungal fruiting body. Some visibility over the roof of Southbrook. Lift the base of the crown to create a safe working clearance. Monitor the lower trunk for production of fungal fruit bodies which should be identified to allow appraisal of significance for tree health and safety.	C 9.3

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hght (m)	Crown spread (m) Condition Recommended works	BS Class. Root Protection Area (radius) (m)
	Yew <i>Taxus baccata</i>	M		In the adjacent property. Overhangs the boundary by about 1.5m.	
	Eucalyptus <i>Eucalyptus species</i>	I <10		In the adjacent property. Leans to Southbrook and is rubbing on the fence.	
	Field maple <i>Acer campestre</i>	I 40+		In the adjacent property. Currently clear of the boundary fence.	
Southern boundary					
1984 T30	Oak <i>Quercus robur</i>	OM 10	480	N 4; E 2; S -; W 4. Adjacent to the southern boundary. Growth has been weak in recent years, but no signs of dieback or significant stress. The lowest branch to the site has been cut back and the stub supporting new growth is moribund, and has its weight over the adjacent property. There is the stub of a broken branch that has some weak regrowth. Remove the lowest branch towards the site that has its weight over the adjacent property. Remove the broken stub. Visible to the public as part of a group of trees.	C 5.7
1985	Yew <i>Taxus baccata</i>	M 20	140 4	N 1; E 1; S 1; W 1. A reasonable tree with potential to develop if allowed more direct light. Not visible to the public.	C
1986 T31	Oak <i>Quercus robur</i>	OM 20	540	N 2; E 2; S -; W 1. An etiolated tree as a result of competition for light. The two low branches extend to the south over the adjacent property. Reduce the length and weight of the major branches extending over the adjacent property. Visible to the public as part of a group of trees.	C 6.3

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hght (m)	Crown spread (m) Condition Recommended works	BS Class. Root Protection Area (radius) (m)
1987	Evergreen oak <i>Quercus</i> species	EM 20+		Restricted to being a shrub because of competition for light. Not visible to the public. Cut back to about 2m and allow to regrow as part of the site screening.	C
1988	Sycamore <i>Acer pseudoplatanus</i>	M 10	240/440	Crown weight mainly to the south, over the adjacent property. Visible to the public as part of a group.	C 6.0
Front boundary					
1989	Holly <i>Ilex aquifolium</i>	M 20	290	N 2; E -; S -; W 2. Healthy. Visible as part of an evergreen 'hedge'.	C 3.4
1990	Holly <i>Ilex aquifolium</i>	M 20	110	The trunk sweeps towards the south. Visible to the public as part of an evergreen 'hedge'.	C 2.0
1991	English elm <i>Ulmus procera</i>	EM 10	150/190	Two stems from ground level. Should not be relied upon for screening or public benefit – high risk of Dutch elm disease.	C 3.0
1992	Holly <i>Ilex aquifolium</i>	M 20	110/180	Two stems from ground level. Visible to the public as part of an evergreen 'hedge'.	C 2.5
1993	Holly <i>Ilex aquifolium</i>	M 20	220	Adjacent to the front boundary wall. Visible to the public as part of an evergreen 'hedge'	C 2.6
1994 127	Sweet chestnut <i>Castanea sativa</i>	M 20	490	N 3; E -; S 3; W 6. Standing 3m from the front boundary wall. The trunk bows towards the west. Crown has been reduced and regrown. Significant for the streetscene.	B 5.8

Tree No.	Species	Age Life expect.	Trunk Diam (mm) Hght (m)	Crown spread (m) Condition Recommended works	BS Class. Root Protection Area (radius) (m)
1995	<i>Prunus</i> species	M 10		Multiple stemmed scrub. Visible to the public as part of a 'hedge'.	C
1996	Evergreen oak <i>Quercus</i> species	EM 20	230	One metre from the boundary wall. The crown is mainly to the north because of competition for light. Visible to the public as part of a 'hedge'	C 2.7
1997	Field maple <i>Acer campestre</i>	I 40+	100	A sapling standing to the south of the gated access. Needs formative pruning to develop a good sustainable shape. Becoming visible to the public.	B 2.0
1998 T24	Horse chestnut <i>Aesculus hippocastanum</i>	M 20	330	N 4; E -; S 3; W 3. Standing 3m from the boundary wall on the north side of the access gates. Apparently healthy. Developing as a useful contribution to the streetscene.	B 3.9
1999	Yew <i>Taxus baccata</i>	M 20+	130/170	Developing in the shade of poor conifers and over grown Laurels. Will eventually contribute to the streetscene.	B 2.6
2000	Birch <i>Betula pendula</i>	M 10	370	N 3; E 3; S 3; W 3. A useful contribution to the streetscene.	B 4.4
	Holly <i>Ilex aquifolium</i>	M		Developing into a useful screen/streetscene element.	B
	False acacia <i>Robinia pseudoacacia</i>			In the front garden of the property to the north.	B

*ARBORICULTURAL ADVISORY
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*Arboriculture Method Statement
for*

Land at Southbrook, 8 Langstone Road Havant, Hampshire PO9 1RE

Proposal for Two New Dwellings
Trees.



ARBORICULTURAL ADVISORY
and INFORMATION SERVICE



**Arboricultural Method Statement
for**

Land at Southbrook, 8 Langstone Road Havant, Hampshire PO9 1RE

**Proposal for Two New Dwellings
Trees.**

December 2012

Principles

This Arboriculture Method Statement is prepared to detail measures that will be taken to ensure that the mature trees to be retained on site, and young trees growing among the mature trees, are not damaged during construction of a detached dwelling.

Some of the trees on site are subject of a Tree Preservation Order, but the site is understood to not stand in a Conservation Area.

The trees will be protected to prevent mechanical damage, ground compaction and contamination around their major roots during the development works.

Order of Working

1. Construct tree protection
2. Special Ground Protection
3. Site facilities
4. Ground works
5. Construction
6. Services
7. Completion
8. Supervision

1. Construct Tree Protection

1.1 Western boundary. A temporary fence will be constructed at the rear of the site not less than 9.3m from the Copper beech (No. 1983). This fence will enclose the tree on the north, east and south. The existing boundary fence will close the 'box'.

1.2 Southern boundary. A temporary fence will be constructed parallel with and not less than 5.5m from the site boundary fence. This fence will enclose all of the trees and shrubs.

Adjacent to the 'Unit 1' building the fence will divert south along the edge of the proposed footpath to provide space for the construction works. The area between the fence and the gable wall of the building will be provided with Special ground Protection (see 2 below).

1.3 Eastern boundary. Temporary fences will be constructed from each of the gate posts at the existing access.

The fence from the southern post will extend south parallel with the boundary wall and be located not less than 4m from the inner face of the wall.

The fence from the northern post will extend north parallel with the boundary wall and be located not less than 4m from the inner face of the wall.

1.4 Trees in the Langstone Road Verge. The trees will be protected with a temporary fence constructed along the rear edge of the grass verge. The fence will be continuous, apart from the points for access to the site to prevent vehicles being parked on the verge. The aim of this fence is also to reduce the threat of mechanical damage to the trunks and branches of the trees.

1.5 Temporary fences – general The temporary fences will be formed from Heras panels secured to stout posts driven into the ground.

Notices will be attached to the fences stating that their purpose is:-

"Tree Root Protection – Not To Be Removed"

There will be no fires within the areas enclosed by the fences, or within 10m of any retained tree.

2. Special Ground Protection

2.1 The area between the southern gable of the house in Unit 1 and the temporary fence will be protected with a geotextile overlain by scaffold boards secured to prevent creep.

3. Site facilities

3.1 Temporary office and hutted storage may be located on the site provided the structures are located outside the Root Protection Areas.

4. Ground Works

4.1 All ground works will be undertaken from the front, or from within the footprint of the new building using the drive for access and removal of unwanted material.

5. Services

5.1 Services for the new buildings will be connected into the existing services at Southbrook, or into the services in Langstone Road. If new connections are needed (e.g. for surface water drainage) any excavations will be outside the fenced Root Protection Areas.

6. Construction

6.1 The garage for Unit 1 will be constructed on a pile/pad and beam foundation where the beams are founded at ground level. Within the garage the floor will be suspended to avoid compaction of the soil around the trees.

7. Completion

7.1 On completion of the works the protective fences will be removed and necessary remediation recommended by an arboriculturist made to the ground within the Root Protection Areas.

8. Supervision

8.1 An competent arboriculturist will be retained by the developer/contractor during the development works. The arboriculturist will be expected to visit the site and report to the developer/contractor any breaches to the Tree Protection or threats that may be emerging.

8.2 the arboriculturist will also be available to provide advice on the care and welfare of the trees during the development process, and on emerging threats to the trees.

Notes:

1. If the trees that are the subject of this report are the subject of a Tree Preservation Order made under the Town and Country Act then the work described in this report and Schedule of Trees should not be undertaken without the Local Planning Authority's permission.
2. If the trees stand in a Conservation Area designated under the Town and Country Planning Act the Local Planning Authority should be given 6 weeks' written notice of any intended works.
3. If a tree is considered to be dangerous then the Local Planning Authority should be given five working days' written notice of the intended work. If the danger is considered so immediate that a five day delay is unacceptable necessary work to make the tree safe may be undertaken but the Local Planning Authority should be notified that action has been taken.
4. Removal of either a dead tree or dead branches from a live tree does not require the Local Authority's permission, but the Local Planning Authority should be given 5 days' written notice of the intended work.

5. Work to trees required to fulfill either permission, or a condition attached to permission granted under the Town and Country Planning Acts by the Local Planning Authority do not need any additional authorisation.
6. Wildlife issues are of significant concern to the general public. To ensure the protection of the valuable wildlife, care should be taken to balance these interests with the need for safety when managing the trees. The Wildlife and Countryside Act (1981) and Countryside and Rights of Way Act (2000) give statutory *protection* to wild birds, bats, mammals, some invertebrate species and plants and it is important to ensure that this legislation is properly considered when carrying out any works to the trees. It would be prudent to undertake a bat survey prior to carrying out any works to trees with significant cavities and to avoid works at times when birds are likely to be nesting.

1983.

5.5m

• 1984.

• 1986.

1987.

1988.

1993.

1994.

1995.

1996.

1997.

1998.

1999.

2000.

proposed site plan scale A1 1:100, A3 1:200

proposed street (Langstone Road) elevation scale A1 1:100, A3 1:200

Langstone Road, Havant.
Proposal for two detached dwellings.

TITLE: Tree Identification and Protection

DATE: December 2012

SCALE: Do Not Scale

DWG. NO.: 70/21/12/AAIS

KEY:

• 1991. Trees identification

--- Tree Protection/work area inclosure fence.

Special Ground Protection

Arboricultural Advisory and Information Service,
Alice Holt Lodge, Wrecclesham, Farnham.
GU10 4LH



hrp
architects

holman reading
partnership llp

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at 8 Langstone Road,
Havant
Proposed site
Nov 12
Planning
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