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Arboricultural Implications Report

Proposed development at

Land west of Hulbert Road

Havant

November 2025

Ref. SJA air 25532-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, and no trees of high landscape, amenity or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed removal of individuals and groups of trees, including partial removals, will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. No pruning is proposed to facilitate the development.

S4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1,** no significant or long-term damage to their root systems or rooting environments will occur.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which are of important amenity or landscape value, it complies with Policy DM8 of the Havant Borough Council Core Strategy (2011).

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by BRiCS Development Ltd. to visit land West of Hulbert Road, Havant and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Havant Borough Council ("the LPA") and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it "should not be quoted as if it were a specification[1]"; it is a set of recommendations intended to "assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction[2]". It doesn't form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises "Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to

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[1] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

[2] Ibid., p.1, Introduction.

be considered."

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Nigel Kirby of SJAtrees on 30th of April 2023 and Tuesday 28th of January 2025. A further site visit was undertaken by Will Hovell of SJAtrees on Tuesday the 4th of November 2025. Weather conditions at the time were clear dry and bright in 2023 and overcast with intermittent rain at both visits in 2025. Deciduous trees were in partial leaf in April 2023 and out of leaf in both January and November 2025.

1.4. Site description

1.4.1. The application site is 7.25ha in size including the area for the future footpath and footpath/cycleway, while the main development site excluding the footpath measures approximately 4.71ha and is located on the west side of Hulbert Road (B2150) and the east side of the A3(M) motorway, as shown at ***Figure 1*** below. The north boundary adjoins narrow woodland plantation stands running parallel to each other in lines all the way from the northern site boundary north to Junction 3 of the A3(M).

1.4.2. The southern boundary abuts a more naturally developed woodland located directly north of the Havant B&Q store located to the south of the application site, while the east and west boundaries are formed by Hulbert Road (B2150) and the A3(M) respectively.

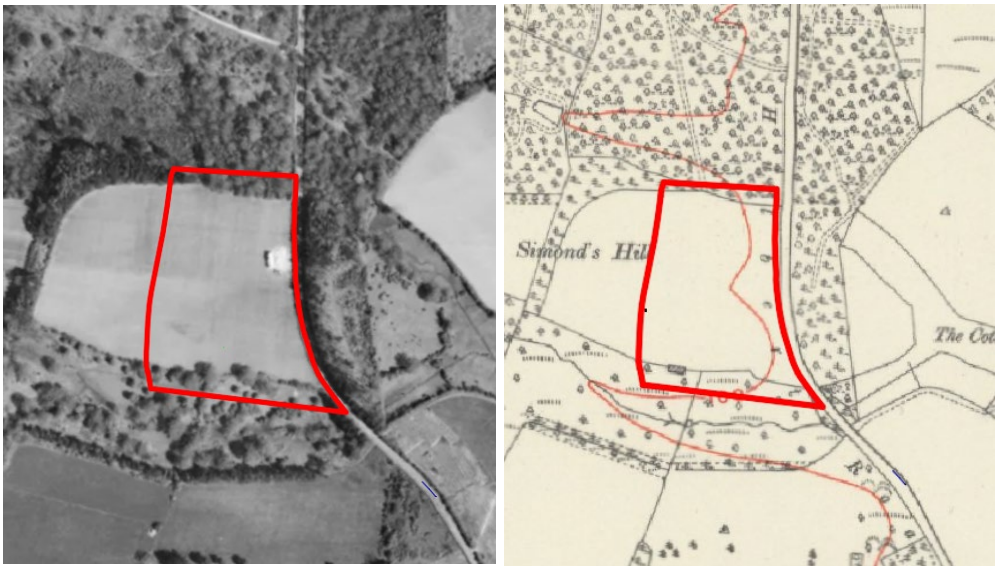
1.4.3. The site is on ground that rises by 9m from its eastern edge adjacent to Hulbert Road to its western edge adjacent to the A3(M), and descends by approximately 3m from its southern edge towards the northern edge, and currently comprises a disused hydrocarbon exploration site with plugged oil wells along with open grassland.

Figure 1: Site location shown on AutoCAD geolocation image

1.4.4. Historical maps and aerial photographs indicate that the site was undeveloped agricultural land until the mid-twentieth century, up until at least April 1946, when it was later developed to facilitate the construction of the A3(M) which was opened in 1979.

1.4.5. The earliest Ordnance Survey map, dated 1859, up to and included the latest OS map of 1930, shows woodland in the form of Nevill's Park to the north and the occasional individual tree to the south, growing within the site. Whilst individually not clear on the old maps, but visible from the aerial photographs of April 1946, two large oak trees (nos. 5 & 7) on the southern boundary are in the same location as a small

block of trees shown on that map; and both are of sufficient size and age that we consider they are likely to have established in this area at that time.



Figures 2 & 3: Extract from aerial photograph April 1946; OS map of 1872, showing some of the trees present at that time

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of London clay deposits. No superficial deposits are recorded.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

1.5.3. This is clarified by the Phase 1 Geoenvironmental Assessment Desk Top Study A096474 report on the site, undertaken by WYG Environment Planning Transport Limited and dated July 2020. This shows superficial deposits are not recorded on the site with underlying bedrock geology anticipated to be the London Clay Formation. This suggests that trees are likely to be moderately-rooted and at moderate risk of being intolerant of soil compaction.

1.6. Statutory controls

1.6.1. Some individual trees, a group and a woodland are covered by tree preservation orders (TPO). These are TPO nos. 0955 and 1234 made by Havant

Borough Council that protect 12 individual trees, one group of trees, and one woodland on and immediately adjoining the site. The extract from the local authority's planning constraint page is reproduced at ***Figure 4*** below. The TPO document and its associated map is unavailable, however, the trees, group and woodland protected by these orders are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.

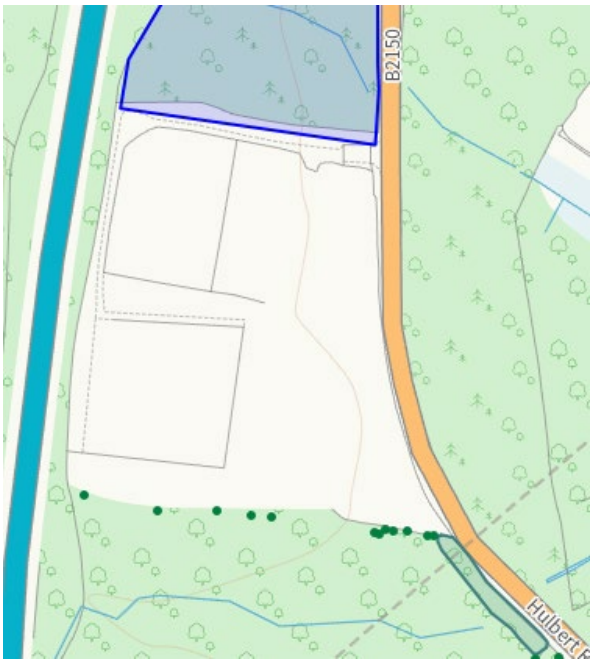


Figure 4: Extract from the online TPO map, showing woodland (blue hatch) and individual trees and group of trees (green dots and hatch) covered by the Orders

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.6.3. There are no hedgerows on site that are over 30 years in age and have a continuous length of 20m or more that could meet the criteria to be deemed "Important" in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997[3].

1.7. Non-statutory designations

1.7.1. As shown at ***Figure 5*** below, the plantation and woodland abutting the east side of Hulbert Road, and offsite to the northeast of the site (Nevilles Park) is on an

[3] The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

area of former ancient woodland, termed as a 'Plantation on ancient woodland site', or 'PAWS' but also includes woodland further to the north, which is classified as 'Ancient'.

1.7.2. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat. The National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient woodland should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists

1.7.3. A 'PAWS' is an area of ancient woodland where the former native tree cover has been felled and replaced by planted trees, predominantly of species not native to the site. These sites often retain ancient woodland features such as soils, ground flora, fungi, and woodland archaeology, and are subject to the same restrictions as ancient woodland.

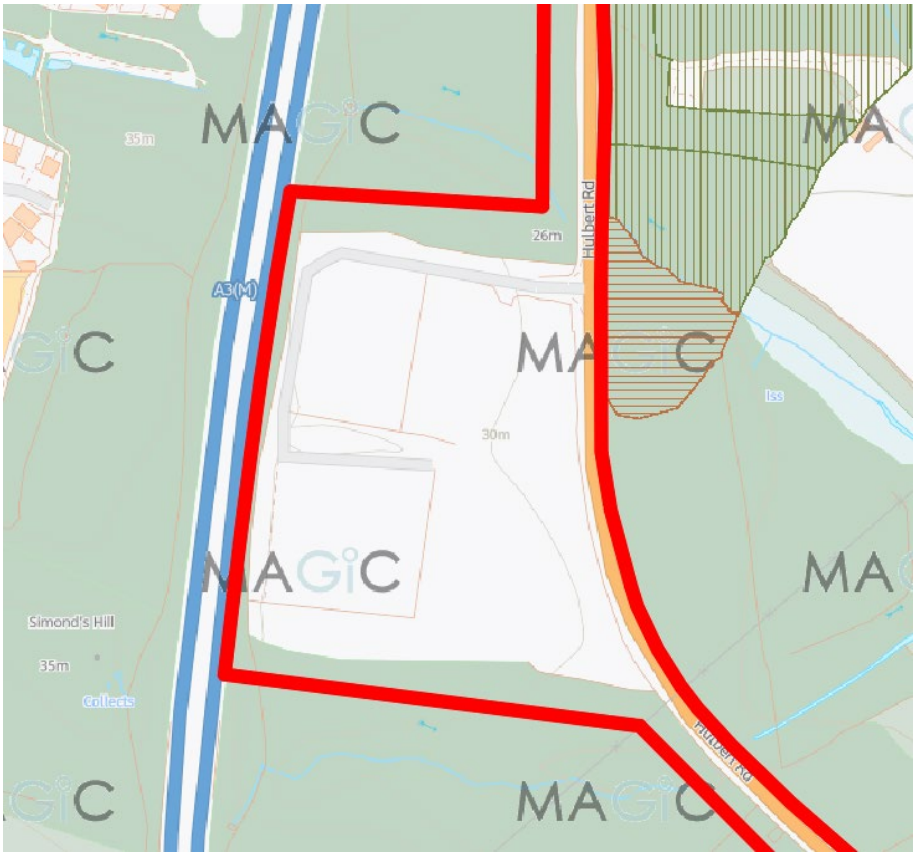


Figure 5: 'Magic' map image showing ancient woodland (green vertical hatch) and PAWs (brown horizontal hatch) adjacent to the site

1.7.4. Current UK planning and development guidance in relation to the development

of sites adjacent to ancient woodland[4] is that to avoid negative effects on ancient woodland an appropriate buffer zone of semi-natural habitat of at least 15m should be left between the development and the woodland, but if other impacts extend beyond this distance, a larger buffer may be needed.

1.7.5. The entire woodland, including ancient parts, to the east of the site ("Nevilles Park") is shown as 'Deciduous Woodland' on the Natural England 'Priority Habitats Inventory (England)', updated 08 December 2023. This means it is a habitat "of principal importance" in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006). However, this does not by itself prohibit the removal of parts or all of this woodland; or the management of the woodland: the weight accorded to any proposals for that include full or partial removal depends on whether it is ancient, whether it is protected by means of a TPO or being within a conservation area, and on regional and local planning policies.

1.7.6. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

[4] Ancient woodland and veteran trees: protecting them from development (14 January 2022). www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two applications for works; with one previous outline application for its re-development.

- 08/53384/002 - Temporary permission to construct a hydrocarbon exploration site; mobilization of a drilling rig; setting-up and the drilling of an exploratory well including flow testing; permission to include new highway access, access track and passing places. Planning permission granted 16th March 2009.
- APP/12/01061 Hampshire County Council Consultation for Variation to Condition No. 2 of Planning Permission 08/53384/002 to alter from 36 months to 60 months from the start of the development. Application withdrawn 11th July 2013.
- APP/20/00441 Outline planning application with all matters reserved except access for the development of up to 100 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant. Grant Outline Consent 2nd February 2023.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')[5] sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material

[5] The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

consideration in the determination of planning application. Paragraph 11 states that "**Plans and decisions should apply a presumption in favour of sustainable development.**"

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed places" the NPPF states: "**Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.2.4. Paragraph 136 in this section states: "**Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the**

needs of different users."

2.2.5. The section titled "**Meeting the challenge of climate change, flooding and coastal change" states at paragraph 162: "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures . Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."**

2.2.6. In paragraph 187, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[…] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; […]

2.2.7. In paragraph 193, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists….”

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Havant Borough Council Core Strategy 2011.

2.3.2. The relevant section of Policy DM8 of the core strategy states, *inter alia*:

“DM8 Conservation, Protection and Enhancement of Existing Natural Features

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:

1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.

2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.

3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.

4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.”

2.3.3. The LPA has not published any Supplementary Planning Guidance that relates either to this site, or to the protection of existing trees specifically.

2.4. Neighbourhood planning policy

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 84 individual trees, 14 groups of trees, and one area of woodland growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is formed by all the trees being located along the boundaries of the site. There is a mix of self-seeded individuals and groups of broadleaves to the south, broadleaf and coniferous highways planting to the west along with self-seeded broadleaf and planted blocks of coniferous woodland stands to the north.

3.1.3. The most commonly-found species is European larch found within the block of planted woodland directly to the north of the application site. However, from individually surveyed trees, ash is the most commonly found, closely followed by English oak. Sizes and ages of trees vary across the site and along the boundaries, with the northern boundary formed by an established block of semi-mature larch and ash with heights ranging between 18m to 20m. The eastern boundary is formed by a planted row of ash being only semi-mature and having a maximum height of 6m; the western boundary is formed by a semi-mature planted belt of highways trees designed to screen the A3(M).

3.1.4. The southern boundary forms the most arboricultural diverse feature of the site, being formed by the more naturally developed native broadleaf woodland including the occasional large and mature English oak and ash along the woodland edges. This is consistent with the surrounding area which is formed by the occasional open pastoral field or open space surrounded by trees and woodland blocks along their peripheries which include native and naturally established woodland interspersed with predominantly planted coniferous woodland blocks, as can be seen in ***Figure 1*** above.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of

trees that are "**natural features of nature conservation and/or amenity importance**." The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the collection of native individuals and woodland (nos. 1 – 18, 20 & W1) growing alongside the southern boundary of the site.

3.2.2. Twelve individual trees (nos. 12, 25, 32, 49 – 53, 56, 59 - 60 & 70) are unsuitable for retention, irrespective of the proposals, in that they are 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. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category 'U' and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.2.3. There are 7 mature trees growing on or immediately adjacent to the site; but two of these (nos. 4 & 27) are of species that are of small ultimate size or are of only short-lived species and thereby are of only short-term potential. Of the remaining five mature trees of large ultimate size and long-term potential, some of these are glimpsed in narrow views from Hulbert Road or the A3(M) public viewpoints and so make a contribution to the landscape; others do not.

3.2.4. There is one category 'A' trees (English oak no. 5) and 25 category 'B' specimens. The remaining 46 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.5. Of the 15 groups of trees and woodland, none have been assessed as category 'A', three as category 'B' (G4, G36, G38), and the remaining 12 as 'C'.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed site layout by BRiCS Development architects, drawing no. 23.121.011 rev P3 (post planning update) have been assessed by overlaying this onto the TCP and are discussed in the following sections of this

report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.3.2. The TPP identifies the trees or groups to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in ***Table 1*** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts[6]

[6] Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, twenty-two individual trees are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained. Details of the trees to be removed are shown in ***Table 2*** below.

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
8	n/a	Hawthorn	6m	5 stems @ 85mm est.	Semi-mature	C (1)
21	n/a	Ash	13m	315mm est.	Semi-mature	B (2)
22	n/a	Goat willow	12m	300mm est.	Semi-mature	C (1)
32	n/a	Ash	14.5m	255mm	Semi-mature	U
36	n/a	Hawthorn	7.75m	365mm est.	Semi-mature	C (12)
41	n/a	Ash	10m	200mm 170mm	Semi-mature	C (1)
42	n/a	English oak	9.5m	255mm	Semi-mature	C (1)
43	n/a	Alder	7m	265mm	Semi-mature	C (1)
49, 50	1234 W1	Ash	13m, 14m	3 stems @225mm est.	Semi-mature	U
53	1234 W1	Ash	13m	180mm	Semi-mature	U
55	1234 W1	Silver birch	11m	250mm est. 120mm	Semi-mature	C (1)
56	1234 W1	Ash	15m	340mm 280mm	Semi-mature	U
57	1234 W1	European larch	13m	240mm	Semi-mature	C (1)
58	1234 W1	English oak	16m	330mm	Semi-mature	C (12)
59	1234 W1	Ash	14m	250mm est.	Semi-mature	U
66, 67	1234 W1	European larch	15m	170mm 290mm	Semi-mature	C (1)
69	n/a	Goat willow	12m	355mm	Semi-mature	C (1)
70	n/a	Goat willow	8m	Avg. 230mm	Semi-mature	U
76	n/a	Goat willow	6.5m	230mm	Semi-mature	C (1)
77	n/a	English oak	8m	325mm est.	Semi-mature	C (1)

Table 2: Trees to be removed

4.1.2. One tree (no. 32) will be removed as it has been assessed as hazardous adjacent to Hulbert Road, and should be felled for arboricultural management reasons, irrespective of the proposed development.

4.1.3. Two groups of trees (G3 & G33) are to be fully removed, while four groups and one woodland (G2, G4, G6, G31 & W1) to have partial removals as part of the proposals.

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
G2	n/a	Hawthorn – partial removal	6m	5 stems @ 85mm est.	Semi-mature	C (12)
G3	n/a	Ash	15.5m	Max 285mm est.	Semi-mature	C (12)
G4	n/a	Various – partial removal	16m	Max 380mm	Semi-mature	B (12)
G6	W1 / 1234	Ash – partial removal	18m	Max 315mm Avg. 265mm	Semi-mature	C (12)
G31	n/a	Ash – partial removal	Min 8m Max 14m	Max 300mm	Semi-mature	C (12)
G33	n/a	Various	4.75m	Max 85mm est.	Semi-mature	C (1)
W1	n/a	Various	14m	Max 305mm	Semi-mature	C (12)

Table 3: Groups of trees to be fully or partially removed

4.2. Assessment

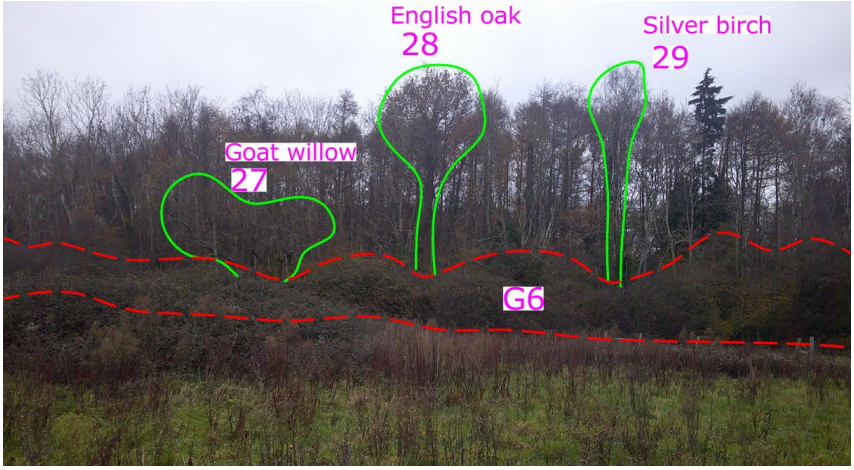
4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. Group G6 is shown to have a partial removal along its southern edge to provide clearance for the installation of vehicle parking and construction of plot no. 75. Whilst this group forms one of the main arboricultural features of the site, forming a dominant tree lined edge to the site visible in glimpsed views from Hulbert Road and the A3(M), the part removal only extends to a maximum 5m lateral distance of its overall approximate 21m width from south to north.

4.2.3. This removal is targeted at the predominantly dense understory of bramble and young pioneer species of ash, silver birch and occasional sapling oaks that form

the naturally expanding southern edge of the group. However, the small individuals which are located within this 5m strip on the southern edge of the group are not significant or established specimens and do not significantly contribute to the glimpsed view of this group from Hulbert Road or the A3(M) and do not provide significant sheltering to the established trees behind this strip and located further to the north.

4.2.4. Whilst it cannot be ruled out that there may be a few individual trees that would require removal, this would only include the younger edge specimens with trunk diameters of less than 250mm, with notable asymmetrical canopies as overtopped by the currently more dominant and established individuals to the north. An indication of the extent of removals and those to be retained are shown in the annotated ***Figures 6 & 7*** below.



Figures 6: Facing northern boundary; indicative extent of group G6 to be partially removed; predominantly bramble.

Figures 7: Looking south from within group G6 and directly facing goat willow no. 27; indicative extent of G6 partial removal highlighted in red

4.2.5. As such the removal of this narrow strip, will not have a detrimental impact on the group itself, or on the character of the site or local area in the glimpsed views available of it, from Hulbert Road or the A3(M).

4.2.6. In addition to this, there is a proposed removal of a 7m wide by 25m long access track which includes individuals nos. 49 – 50, 53, 55 – 59, 66 & 67 to provide essential access to the SINC to the north to allow maintenance of the adjacent woodland parcels of land within the site ownership.

4.2.7. Whilst this will require the removal of some semi-mature individuals, the route is parallel to the A3 and Hulbert Road, and the construction of this access into group G6 will not be readily visible from external views and thus will not have a visual impact on the tree, groups or woodland that provides important visual amenity.

4.2.8. A similar access to the SINC to the south is also proposed which will require the removal of a 9m wide by approximate 20m long access route, which comprises only the small self-seeded understory and avoids any significant individuals along the proposed route. As with the SINC access to the north, the southern SINC access will not be readily visible from external views with individual specimens within group G2 and woodland W1 being located on lower and descending ground towards the south, and screened by retained boundary trees.

4.2.9. In addition to this, the route to the southern SINC avoids the more mature, established and significant individuals including English oaks nos. 3, 5, 74, 75 & 78 that make an important contribution to the structure and amenity of the southern edge of the proposed development. As such and as the proposed route is hidden in direct public views, the removal of some smaller self-seeded understory specimens on lower ground will not alter the character of the site or local area and will not have a negative impact on the important arboricultural character and amenity of the site.

4.2.10. The installation of these access points is essential to the ongoing management and maintenance of the wider site and land ownership, and if necessary, these accesses can be designed to be akin to a woodland ride or similar and introduce a diversity of structure to these predominantly monoculture woodland plantation stands. The details of which could be secured by a suitably worded condition.

4.2.11. None of the trees to be removed are mature specimens of species of large ultimate size: all the other trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequestrate and store carbon[7].

4.2.12. One of the trees (English oak no. 42) to be removed is a young specimen, which BS 5837 states "**need not necessarily be a significant constraint on the site's potential**".

4.2.13. Ten of the individual trees to be removed (nos. 49, 50, 53, 55 – 59, 66 & 67) are covered by a TPO (see 1.6.1 above) these are shown on the TPP and identified in ***Table 2*** above.

4.2.14. However, it should be noted that the presence of a TPO on a tree or group does not mean that these specimens necessarily meet the criteria for a TPO: the tree or group of trees may not have fully met the criteria for a TPO at the time it was made, the trees might have deteriorated since the time the TPO was made (this explains why five of these TPO trees are category 'U' specimens), or their visibility or impact on the local landscape may have decreased since the time the Order was made. Furthermore, a tree that has been made the subject of a TPO is not, for this reason alone, worthy of protection[8]. A tree should be protected by a TPO if it is of amenity value; it does not acquire value or additional value merely because it has been protected.

4.2.15. Current Planning Practice Guidance states (paragraph 007) that TPOs should be used to protect selected trees and woodlands if their removal would have "a

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[7] Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. Nature, volume 507.

[8] *Robinson v East Riding of Yorkshire Council [2003]*

significant negative impact on the local environment and its enjoyment by the public." In this case, the small number of TPO trees that would be required to facilitate the proposed maintenance access to the northern SINC to be removed in comparison with the number of mature trees, groups and woodlands to be retained will not result in a significant negative impact on the local environment, and that the fact they are covered by a TPO should not be given any additional weight in considering the magnitude of the arboricultural impacts of this scheme.

4.2.16. The category 'A' English oak (no. 5) and 23 category 'B' trees are to be retained, but one category 'B' tree (ash no. 21) is to be removed, as shown in ***Table 2*** above.

4.2.17. The categorisation method in the British Standard Recommendations 5837:2012 is designed to provide an easy to understand way of classifying the quality and landscape and cultural value of trees, to allow informed decisions to be made concerning which might be retained or be removed in a development context[9]. However, whatever category is accorded to trees, this does not mean that those trees must, on that basis alone, be retained or removed. The Standard does not recommend that all category 'A' or 'B' trees must be retained; nor does it state that the acceptability in planning terms of proposed tree removals should be considered on the basis of category. More properly, such considerations should be based on planning policy.

4.2.18. Whilst ash tree no. 21 has been identified as a category 'B' specimen, this is primarily for landscape reasons, in that it is growing as part of the group G4 and as such, attracts a higher collective rating than it might as an individual.

4.2.19. However, it is located atop a soil bank adjacent to the abandoned oil well, it is only 13m tall and set against a backdrop of taller and more established individuals. The removal of this individual is unlikely to have a major impact on the wider landscape as this tree does not make an important or significant amenity contribution to the character of the site or local area, as seen in ***Figure 8*** below. As such, it may be

[9] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 4.5.2.

considered that the benefits of the scheme outweigh the removal of this one individual.

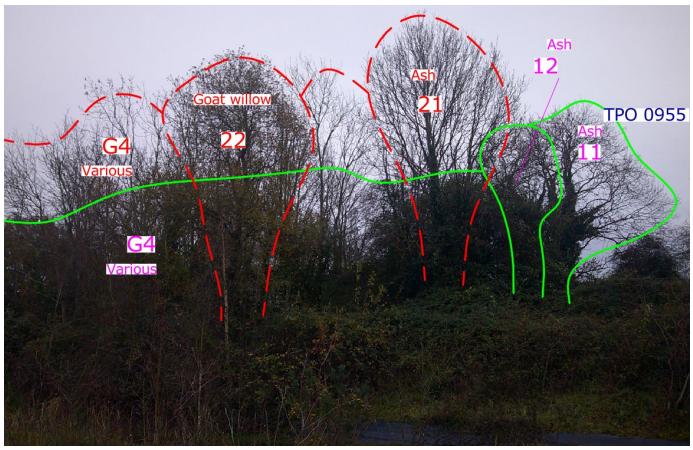

Figure 8: Outline of individuals including ash no. 21 to be removed; <u>green</u> line represents approximate tree line of retained individuals within group G4 further to the south

4.2.20. Fourteen of the forty-six category 'C' individual trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.21. The seven category 'U' trees (nos. 32, 49 – 50, 53, 56, 59 & 70) to be removed are unsuitable for retention, irrespective of the proposed development, in that they cannot realistically be retained for longer than 10 years.

4.2.22. Furthermore, the proposals incorporate considerable replacement tree planting; this is shown on the submitted layout plan and seen on the TPP at **Appendix 4**. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site..

4.2.23. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent only a no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. No trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 4m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated the root protection areas ('RPAs') of these specimens, in accordance with the criteria set out in section 6 of the British Standard BS5837: 2012. The RPA is defined in this document as a "layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority".[10]

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear[11], some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Parts of the proposed hard surfacing and SUDs features will encroach within the RPAs of six trees, five groups and one woodland to be retained. These are shown in ***Table 4*** below.

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[10] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

[11] Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
7	English oak	Proposed hard surfacing	640.6m^2	1.3m^2	<1%
31	Ash	Proposed internal road	74.2m^2	2.3m^2	3.1%
33	Ash	Proposed internal road	84.2m^2	7.4m^2	8.8%
60	Ash	Proposed SINC maintenance access	54.4m^2	2.2m^2	4%
66	European larch	Proposed SINC maintenance access	32.9m^2	2.3m^2	7%
67	European larch	Proposed SINC maintenance access	31.7m^2	1.6m^2	5%
G2	Hawthorn	Proposed footpath and SINC maintenance access	3.3m^2	n/a	n/a
G6	Ash	Proposed SINC maintenance access / SUDs Pond and Outfall	44.9m^2	n/a	n/a
G31	Ash	Proposed SUDs attenuation feature	40.7m^2	2.3m^2 est.	5.6%
G32	Various	Proposed hard surfacing and sub-station	5.5m^2	1m^2	<5%
W1	Various	Proposed SINC maintenance access / SUDs outfall	n/a	n/a	n/a

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. In addition to the incursions summarised in ***Table 4*** above, there is a need to install surface water outfall drainage from site to the existing ditch 36m to the south of the site's southern application boundary. The drainage run is shown on the TPP at **Appendix 4** and avoids the significant and established individuals within the southern woodland (nos. 71 – 75 & 78) thereby minimising the impact upon the retained trees groups and woodland.

6.2.2. The mature and established trees in this area have been picked up in our survey work and significant arboricultural constraints have been avoided. The location for the drainage run is through an area where space between trees is available without causing any significant impact upon these retained trees.

6.2.3. As such, it is not foreseen that the installation of an outfall pipe to the south of the application site, would be detrimental to the arboricultural character of the site and local area.

6.2.4. The remaining incursions by parts of the proposed hard surfaces and SUDs attenuation features into the RPAs of the trees and groups listed at ***Table 4*** extend no closer than 3.4m to the trunks and equate to no more than 8.8% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at ***Table 5***.

Tree no.	Species	Incursion	Proposed mitigation
7, 31, 33, W1, G31, G32	English oak, ash, hawthorn, hazel	Proposed hard surfacing, internal access roads & SUDs attenuation features	Excavation for foundations of hard surfacing and installation of SUDs attenuation feature to be undertaken under direct on-site supervision of arboricultural consultant
60, 66, 67, G2, G6, W1	Hawthorn, ash, European larch, various	Proposed informal SINC maintenance access	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction

Table 5: Proposed mitigation of RPA incursions

6.2.5. The incursions into the RPAs of trees nos. 7, 31, 33, W1, G31, G32 are by proposed roads, footpaths, SUDs attenuation features and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.6. As a species, English oak, ash, hawthorn, and in our experience hazel, have been identified as moderate at tolerating root pruning and disturbance[12]. Whilst individuals nos. 31 & 33 and those which make up groups G31 and G32 are of low physiological condition, primarily due to the presence of 'ash-dieback' (*Hymenoscyphus fraxineus*) due to the relatively small extent of incursions into the RPAs, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

6.2.7. The areas lost to encroachment within the RPAs of these trees can be compensated for in the areas to the north, east, south and west of the trees, where there are areas of soft landscaping suitable for root growth, contiguous to the RPAs. At present, there is likely to be significant rooting within these areas, and as it is to remain as soft landscape, root growth can continue in the future. Therefore, there will

[12] MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

6.2.8. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.9. The incursions into the RPAs of the trees, groups and woodland, 60, 66, 67, G2, G6 and W1 are by essential access routes for the future management and maintenance of the trees within the groups and woodland which are part of the SINCs located directly to the north and south of the site.

6.2.10. Group G2 is formed by predominantly dense bramble cover with the occasional small hawthorn individually and in small collections of up to three specimens. Following and updated site and tree survey in November 2025 has located the smaller individuals within this group and indicates that only two small self-seeded specimens (nos. 76 & 77) require removal with the remaining group and the individuals which make up its majority being retained and protected, thereby minimising the impact upon the group.

6.2.11. The same is true for the continuation of this access into the edge of the woodland W1 to the south, to facilitate a drainage outfall pipe to the off-site stream to the south. Of which the woodland is establishing from self-seeded specimens between the historic parkland trees as seen in the historic maps at ***Figure 3*** above and as show in the annotated ***Figure 9*** below.

Figure 9: Proposed route of informal SINC southern maintenance access

6.2.12. For the proposed SINC maintenance access to the north a similar situation is identified, with all individuals within the group to be impacted are now identified, as discussed within section 4 above, and shown in the annotated ***Figures 10 & 11*** below and shown on the TPP at **Appendix 4**..

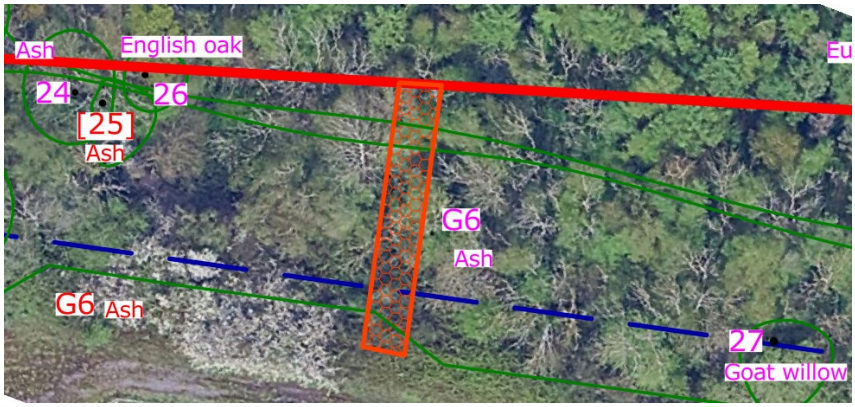

Figure 10: Proposed route of informal SINC northern maintenance access

Figure 11: Proposed route of informal SINC northern maintenance access

6.2.13. Taking account of existing ground levels and the likely proposed levels of the informal access tracks, these will allow for design and construction of these new surfaced access tracks to be entirely above existing soil levels, and accordingly no excavation will be required. Furthermore, where appropriate, new surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.14. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

6.2.15. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. For one plot (no. 100) the southern flank fenestration of the main habitable rooms (living room, kitchen) of this proposed dwelling exclusively and directly faces trees within the shadow patterns of trees to be retained; that is, it is sited in an arc between the north-west and the east of these trees and is closer to them than the current heights of these specimens.

7.1.2. Consideration of the orientation of the living room windows facing west and parallel to the trees on the southern boundary, and its secondary windowed fenestration directly facing south, to the positions of the relevant trees on the spring and autumn equinoxes[13] indicates that whilst some shading and reduction of light to the windows may be experienced during early afternoon (approximately 1pm), by mid-afternoon (approximately 3pm) it will have full access to sunlight for the remainder of the day.

7.1.3. In this case, all the trees in question along the southern boundary adjacent to plot No. 100 are deciduous and so the shading will be reduced in winter when they are not in leaf, and when this reduction might be most appreciated.

7.1.4. The sizes and dispositions of the proposed private gardens are such that in our assessment they will not be unduly shaded and will receive reasonable sunlight and daylight. Their use is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

7.1.5. For these reasons, despite the relative proximity of proposed plots No. 100 to trees nos. 13 and 18 on the south boundary, none of the proposed dwellings are likely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of these units, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

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[13] www.suncalc.org

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. In this case apprehension is most unlikely to be common, for all but two plots, nos. 75 and 100, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result. This is because the closest trees are further from the proposed dwellings (36m), excluding plots nos. 75 & 100, than their current heights (up to 18m); and so if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

7.2.3. The proximity of the trees nos. 13 & 18 to the house on Plot 100 will require regular monitoring and maintenance of the trees, so that any defects or decay are noted and acted on to prevent failures; but this is no different to the monitoring and maintenance required of most semi-urban trees. Subject to this occurring, there is no evidence to suggest that requests to fell any of these trees because of apprehension will be likely, or that they will be inevitable; or that, if such circumstances did occur, the LPA would not be able to resist any such requests.

7.2.4. Furthermore, the current proximity of these individual trees (nos. 13 & 18) to the plot being 12.5m and 16m respectively in relation to their current heights (16m & 17.5m) indicates that if they were to fail, only their upper canopy extent would reach the dwelling and are unlikely to cause significant damage to the fabric of the dwelling.

7.2.5. In addition to this, the trees are already sheltered by the existing off-site trees, groups and woodlands to the south providing sheltering from the prevailing winds and as such, they are unlikely to have significant wind force exerted upon them which might

otherwise suggest an increased risk of failure in the event of storm weather events.

7.2.6. In regard to plot no. 75, whilst individuals within group G6 are measured at a maximum height of 18m and are within approximately 10m of the dwelling, many of the trees on the edge of these groups are likely to be shorter due to being boundary trees of the group and are located on gradually descending ground and the topography decreases moving further north and towards group G7.

7.2.7. In addition, the trees are to the north and north-east of the proposed dwelling ; that is, on the leeward side of the prevailing south-westerlies. Consequently, in windy conditions falling leaves and twigs will blow away from the dwelling, making it reasonably foreseeable that if a tree was to fall, it would also fall away from plot no. 75.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR "Blue Book"[14], stated at paragraph 5.11 (1) (ii) that "incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell."[15]

7.3.2. Whilst this document was superseded in March 2014 by online government guidance on 'Tree Preservation Orders and trees in conservation areas' (www.gov.uk), this is sound advice. This suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being

[14] (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

[15] British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

possible;

- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. The majority of the large individual trees, groups and woodlands which provide important amenity to the site and local area, are covered by Tree Preservation Orders and so the LPA would have to give consent to any application. Then if the extent of the pruning proposed appears to the LPA to be excessive or harmful to the health, appearance or long-term potential of the trees, it could prevent this by refusing consent. Alternatively, the LPA could make a TPO prior to occupation so that any intention to prune would require a Regulation 14 tree work application[16] to be submitted. Whichever approach is taken, the LPA will have control over the extent of pruning.

7.3.4. The existing trees will continue to grow in the future; and in time, in common with all trees in urban and suburban areas, it is possible that some pruning will be required to keep them clear of buildings. However, any future pruning can be controlled by the LPA as the majority of important amenity trees are covered by TPOs, as an application to prune would have to be made and consented to; and if the LPA considers the proposed works are likely to be harmful to the health or appearance of these specimens, it would be able to make a TPO to prevent this. In this way, the LPA would control both the extent and quality of pruning required.

7.3.5. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.[17]

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[16] The Town and Country Planning (Tree Preservation)(England) Regulations 2012. Statutory Instrument 2012 No. 605.

[17] BS 5837:2012, 5.3.4.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, and no trees of high landscape, amenity or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed removal of individuals and groups of trees, including partial removals, will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. No pruning is proposed to facilitate the development.

8.1.3. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

8.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 135 of the National Planning Policy Framework.

8.2.2. Whilst twenty-two small trees and six groups of trees are to be removed fully or partially, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states *(italics added for emphasis)*:

"**Planning policies and decisions should ensure… that existing trees are retained *wherever possible***"; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 162 of the National Planning Policy Framework.

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which are of important amenity or landscape value, it complies with Policy DM8 of the Havant Borough Council Core Strategy (2011).

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above[18], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[19] growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally[20]. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

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18 BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

19 Ibid., 4.4.2.7

20 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;[21]

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are important to amenity of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy DM8 of the Havant Borough Council Core Strategy (2011), as set out above;

A1.2.5. our assessment of the tree’s’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature “**need not necessarily be a significant constraint on the site’s potential**”[22].

A1.2.9. Moreover, BS 5837 states that “**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal**”[23].

A1.2.10. The ‘Root Protection Areas’ (RPAs)[24] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

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[21] The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

22 BS 5837, 4.5.10.

23 Ibid., 5.1.1.

24 Ibid., paragraph 3.7. “The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.”

A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day[25].

A1.2.12. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.13. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

a). avoidance of unacceptable root damage;

b). avoidance of the necessity for unacceptable pruning works; and

c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

A1.2.14. The TCP was then used to inform the siting of the proposed dwellings and areas of hard surfacing, about both of which we were consulted on during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

25 Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in ***Figure 2*** of that document. **"TREE PROTECTION ZONE - KEEP OUT"** or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Manual excavation within RPAs

A2.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.7. Proposed hard surfaces within RPAs

A2.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by dark orange hexagonal**-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule

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Preliminary Tree Survey Schedule

Land West of Hulbert Road, Havant

SJA tss 25532-01

November 2025

Tree Survey Schedule: Explanatory Notes

Land West of Hulbert Road, Havant

This schedule is based on a tree inspection undertaken by Nigel Kirby of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Thursday the 30th April 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf. Nigel Kirby returned on Tuesday the 28th January 2025 to survey trees nos. 31 -43 & tree groups nos. 31-36. A further visit was conducted by Will Hovell on Tuesday 4th of November. Weather conditions at the time for each visit were overcast with intermittent rain. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.
The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.
Likely Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.
Given in sequential order, commencing at "1".

2. TPO .
Assigned as likely to trees in the Havant Borough Council following LPA correspondence of Woodland Tree Preservation Order along north boundary, as shown in the schedule.

2. Species.
'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe. Botanical names are shown in italics.

3. Height.
Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.
The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.
Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.
Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.
Mature: Apical dominance lost, tree close to ultimate height.
Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.
Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

12. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: 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.
(1) 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).
(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
(3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor 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.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) 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 landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Land West of Hulbert Road, Havant

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	0955	Ash	15m	550mm est.	N 4.5m E 5.25m S 4m W 6m	3.5m	8m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from 2m; ivy-covered, preventing inspection of union; appears acute; many non-occluded pruning wounds on trunk, from reduction in height and S lateral spread from overhead cables; significant component of group in which it stands; contributes to boundary screening.	B (2)
2	0955	Ash	16.5m	510mm	N 7.25m E 5m S 6.5m W 6.5m	3.5m	N 5m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; no notable defects observed; significant component of group in which it stands; woodland edge tree; contributes to boundary screening.	B (12)
3	0955	English oak	11m	705mm	N 7m NE 6.75m E 7m S 8m W 5.5m NW 6.5m	2m	N 4m	Mature	Average	Moderate	Prominent buttress roots; single trunk; squat form; wide spreading dominant canopy; significant component of group in which it stands; woodland edge tree; contributes to boundary screening.	B (12)
4		Silver birch	16m	520mm	N 3m E 4m S 5.5m W 4.5m	3m	N 4m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; cavity between 1m-2.5m; significant reaction wood present; muted differences in tone when lower trunk tapped with acoustic hammer suggest compartmentalised internal defects; contributes to woodland density.	B (2)
5	0955	English oak	15m	1135mm @1m	N 11.75m NE 13.25m E 12.75m S 13.5m W 7.75m	1m	N 3m	Mature	Average	Good	Prominent buttress roots; single trunk; large dia. lateral limbs and crown break at 1m; trunk dia. measured at 1m; tensile unions throughout crown; no evidence of decay, dysfunction of fungal decay activity; wide spreading dominant canopy; readily visible from internal views; asymmetrical canopy with meshing crown providing companion shelter; essential component of group in which it stands; significant boundary tree.	A (12)
6	0955	English oak	17m	725mm	N 8.25m E 5.25m SE 8m S 7.5m W 8m	2m	N 2m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; no significant defects observed; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from internal views; in keeping with the character of the area.	B (12)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
7	0955	English oak	18m	1190mm	N 10m E 8m SE 14m S 12m W 12.5m	2.75m	N 3.5m	Mature	Below average	Moderate	Prominent buttress roots on all sides; cleft between buttress roots on W side with hollow; inspection identifies no exposed internal heartwood; no cavity and no decay; single trunk; no differences in tone when sounded with an acoustic mallet; forks in to multiple codominant stems at approx. 3.5m; wide spreading dominant canopy; historic storm damage and tear-out wound on E side of canopy extent at approx. 6m; upper approx. 8m of canopy, notably reduced shoot extension length; appears slightly sparse indicative of reduced physiological condition; lost leaf earlier than adjacent trees nos. 5 & 6 which still retain foliage cover; readily visible form internal views; essential component of group in which it stands.	B (2)
8		Hawthorn	6m	5 stems @ 85mm est.	2.25m	0.5m	0.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; tight compression forks with evidence of included bark; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
9		Silver birch	18m	345mm	N 11.5m NE 3m E 1m S 0m W 2m NW 3m	6m	N 8m	Semi-mature	Average	Poor	Prominent buttress roots; evidence of historic root plate movement; canopy entirely offset from base; inessential component of the group in which it stands; unremarkable tree of very limited merit.	C (1)
10		Ash	18m	415mm	N 4.25m E 4m S 5m	2m	8m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; heavily ivy-covered; significant component of group in which it stands; contributes to woodland density; in keeping with the character of the area.	B (12)
11	0955	Ash	18m	655mm ivy	N 5m E 6.25m S 4m SW 7.5m W 5.75m	4m	4m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; in keeping with the character of the area.	B (12)
12		Ash	18m	2 stems @ 400mm est.	N 7m E 5m S 1m W 4.5m	4m	4m	Semi-mature	Low	Poor	Comprised of two individuals; canker and decay at bases; detailed inspection restricted by dense bramble; sparsely foliated; significant dieback at branch tips consistent with 'ash die-back'; inessential component of the landscape; unremarkable tree of very limited merit.	U
13		English oak	16m	400mm	N 6.5m NE 7m E 3.75m S 0.5m W 6m	3m	4m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; canopy entirely offset from base; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; contributes to woodland density; significant component of group in which it stands.	B (2)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
14		Hawthorn	8m	2 stems @ 200mm est.	2.75m	1m	0.75m	Semi-mature	Average	Indifferent	Small self-seeded specimen; detailed inspection of base impeded by dense bramble; twin-stemmed from 2m; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
15		Silver birch	17m	305mm	3.5m	4m	5m	Semi-mature	Average	Indifferent	Single trunk; drawn-up suppressed; part of aerodynamic group with meshing crowns providing companion shelter; contributes to woodland density; significant component of group in which it stands.	B (1)
16		Silver birch	18m	380mm	N 4.5m E 3m S 3.5m W 4m	3m	3m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; no significant defects observed; uniform canopy and form; significant component of group in which it stands; contributes to woodland density.	B (2)
17		Silver birch	18m	330mm	N 5m E 2.25m S 2m W 3.5m	4m	4m	Semi-mature	Average	Moderate	Prominent buttress roots; stem kinked and phototropic to N; dominant crown; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands.	B (2)
18		Ash	17.5m	395mm	N 4.5m E 4.5m S 3.5m W 3m	3m	3.5m	Semi-mature	Average	Moderate	Single trunk; no significant defects observed; dominant crown; contributes to woodland density and boundary screening; meshing crown providing companion shelter; contributes to boundary screening.	B (12)
19		Goat willow	12m	490mm	N 5.5m E 6m S 4.5m W 0.5m	1m	E 2.25m	Semi-mature	Average	Poor	Heavily leaning trunk; canopy entirely offset from base; contributes to boundary screening; significant component of group in which it stands.	C (12)
20	0955	English oak	17.75m	1090mm	N 8.5m NE 10.25m E 8.75m S 10.25m W 8.75m NW 9.75m	2.5m	NE 4m	Mature	Average	Indifferent	Prominent buttress roots; multiple fungal fruiting bodies (FFBs) consistent with *Pseudoinonotus dryadeus*; FFBs located on E, S and W sides of trunk between 0.5m - 1m; cavity on E side between buttresses; unrestricted 600mm lateral penetration achieved; slight differences in tone when buttresses and base sounded with acoustic mallet from ground up to 1m; indicating decay column consistent with FFB spp.; fibre buckling 0.3mx0.2m on N side of trunk between 1m - 2m; no differences in tone from 1m above ground; first dominant branch emanates on trunk from 3m and grows in NW direction; forks into multiple codominant stems at 5m; historic tear-out wound of upper NW canopy limb at 5.5m on N side; internal heartwood exposed; apical stem growing and weighted to NE; leaf colour sized and density typical for species; significant component of group in which it stands; readily visible from A3; contributes to boundary screening and woodland density.	B (23)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
21		Ash	13m	315mm est.	3m	3m	4m	Semi-mature	Average	Indifferent	Small self-seeded specimen; located on edge of oil wells on raised ground; readily visible from internal views; inessential component of the wider landscape; set against backdrop of larger more established woodland.	B (2)
22		Goat willow	12m	300mm est.	2.75m	2m	3m	Semi-mature	Average	Indifferent	Small self-seeded specimen; readily visible from internal views; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
23	1234 W1	English oak	13m	490mm	N 4m E 7.25m SE 8.75m S 8.5m W 6m	1.5m	SE 1m	Semi-mature	Average	Indifferent	Single trunk; twin-stemmed from 1m, which has fused; asymmetrical one-sided crown as suppressed by adjacent specimens; woodland edge tree; contributes to boundary screening.	B (2)
24	1234 W1	Ash	19m	345mm	N 6m E 3.75m S 5m W 5m	4m	6m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; twin-stemmed from 3m, showing a tensile union; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; contributes to woodland density.	B (12)
25	1234 W1	Ash	18m	2 stems @ 290mm	N 2m E 5m S 6m W 1m	4m	6m	Semi-mature	Low	Poor	Twin-stemmed from 1m, showing a tensile union; asymmetrical one-sided crown as suppressed by adjacent specimens; notably reduced shoot density and extension growth; unremarkable tree of very limited merit.	U
26	1234 W1	English oak	19.5m	385mm	N 2.5m E 4.1m S 3.5m W 2m	4m	S 4.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands.	B (2)
27	1234 W1	Goat willow	12m	545mm	N 2m E 5.5m S 7m W 3m	1m	S 1m	Mature	Average	Poor	Heavily leaning trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; tight compression fork with evidence of included bark; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
28	1234 W1	English oak	19m	390mm	N 2.25m E 4.75m S 5m W 3.25m	7m	7m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; high asymmetrical crown as suppressed by adjacent specimens; meshing crown providing companion shelter; significant component of group in which it stands.	B (12)
29	1234 W1	Silver birch	20m	300mm	N 2.5m E 3.75m S 5m W 3.75m	6m	8m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; high crown; part of aerodynamic group with meshing crowns providing companion shelter; inessential component of the landscape.	C (12)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
31		Ash	14m	405mm ivy	N 3m E 2.75m S 3.75m W 3.5m	3.25m	4m	Semi-mature	Low	Indifferent	Single trunk; heavily ivy-covered; ivy notably inflating trunk diameter at 1.5m; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; significant dieback at branch tips consistent with 'Ash Die-back'; inessential component of the group in which it stands; unremarkable tree of very limited merit.	C (1)
32		Ash	14.5m	255mm	3m	3.5m	4m	Semi-mature	Low	Poor	Single trunk; wounding at base; occlusion wood present; however, internal heartwood exposed; significant dieback at branch tips consistent with 'Ash Die-back'; inessential component of the group in which it stands; unremarkable tree of very limited merit.	U
33		Ash	15.5m	2 stems @ 305mm ivy est.	4.25m	4.25m	4.5m	Semi-mature	Low	Indifferent	Twin-stemmed from base, with union obscured by ivy and leaf litter; significant dieback at branch tips consistent with 'Ash Die-back'; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
34-35		Ash	#34 16m #35 16m	#34 260mm #35 280mm	3.25m	6m	8m	Semi-mature	Average	Indifferent	Located on raised bank to S of trunks; drawn-up and mutually suppressed; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; high crowns; no evidence of ash dieback; inessential components of the wider landscape; unremarkable trees of very limited merit.	C (12)
36		Hawthorn	7.75m	365mm est.	N 4.75m E 3m S 2.5m W 3m	2m	E 3.5m	Mature	Average	Indifferent	Twin-stemmed from 2m; tight compression fork with evidence of included bark; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands.	C (12)
37	1234 W1	European larch	18m	490mm ivy	5.25m	6m	8m	Semi-mature	Average	Moderate	Prominent buttress root NE; single trunk; edge tree of woodland; significant component of group in which it stands; in keeping with the character of the area.	B (2)
38		Ash	18m	410mm	N 4m E 3.75m S 4.5m W 4m	4m	E 4.5m	Semi-mature	Below average	Indifferent	Single trunk; heavily ivy-covered; edge tree of woodland; asymmetrical crown as suppressed by adjacent specimens; evidence dieback at branch tips consistent with 'Ash Die-back'; inessential component of the landscape; unremarkable tree of very limited merit.	C (12)
39		English oak	22m	585mm	N 3.75m E 5.25m S 6.5m W 6.75m	5m	E 6m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; edge tree of woodland; significant component of group in which it stands; dominant crown.	B (12)
40	1234 W1	European larch	22m	515mm	N 4m E 4.5m S 3.75m W 2.75m	8m	8m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; dominant crown; edge tree of woodland; significant component of group in which it stands.	B (1)
41		Ash	10m	200mm 170mm	3m	3m	3m	Semi-mature	Low	Indifferent	Significant dieback at branch tips consistent with 'Ash Die-back'; of only low-level screening value; unremarkable tree of very limited merit.	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
42		English oak	9.5m	255mm	N 3.5m E 0.1m S 2.75m W 4m	2.75m	W 1.5m	Young	Average	Indifferent	Small self-seeded specimen; canopy entirely offset from base; of only low-level screening value; inessential component of the landscape.	C (1)
43		Alder	7m	265mm	N 3.5m E 0.5m S 3m W 4m	1.5m	0.5m	Semi-mature	Average	Indifferent	Small self-seeded specimen; canopy entirely offset from base; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
44		Ash	17m	455mm est.	N 4m E 3m S 4.25m W 3.25m	4.5m	5m	Semi-mature	Average	Indifferent	Offset from road edge to N on lower ground; ivy covered trunk; twin stemmed with acute union at approx. 4.5m; ivy impedes inspection; historically topped at approx. 15m; significant component of group in which it stands; contributes to boundary screening; inessential component of the wider landscape.	B (2)
45		Ash	19m	2 stems @ 315mm est. ivy.	N 1.5m E 4m S 4m W 3m	5m	5m	Semi-mature	Average	Indifferent	Self seeded specimen; twin stemmed from ground level; dense ivy cover has impeded inspection; however, appears as two independent stems; high crowns; drawn-up and mutually suppressed; inessential components of group in which it stands or the wider landscape; unremarkable trees of limited merit.	C (12)
46		English oak	19m	515mm	N 4.5m E 5.25m S 4.75m W 5m	4m	5m	Semi-mature	Average	Indifferent	Single trunk; heavily ivy covered; dominant canopy; significant component of group in which it stands; contributes to boundary screening of road; in keeping with the character of the site and local area.	B (12)
47		Ash	19m	310mm ivy	N 2.25m E 3.75m S 3m W 2.25m	6m	6m	Semi-mature	Average	Indifferent	Single trunk; heavily ivy covered; high crown; drawn-up and suppressed; meshing crown providing companion shelter; inessential component of the group in which it stands; contributes to boundary screening with road.	C (12)
48	1234 W1	Silver birch	14m	260mm 160mm 275mm	N 3m E 4m S 6m W 6.25m	4m	S 3m	Semi-mature	Average	Indifferent	Woodland edge tree; multi-stemmed from base showing acute main unions with external features suggesting included bark; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; of short-term potential; obscured from public view; inessential component of the group in which it stands.	C (1)
49	1234 W1	Ash	13m	3 stems @ 225mm est.	N 2m E 3m S 5m W 3m	6m	S 6m	Semi-mature	Low	Poor	Moribund.	U
50	1234 W1	Ash	14m	2 stems @ 225mm est.	3.5m	6m	6m	Semi-mature	Average	Poor	Moribund.	U

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
51	1234 W1	Ash	13.5m	4 stems @ 200mm est. 2 stems @ 250mm est.	N 2.5m E 4m S 6m W 4m	3.5m	S 3m	Semi-mature	Low	Poor	Multi-stemmed from base; surface wounding on lower trunk's up to 2m, consistent within animal grazing; internal heartwood exposed with visible incipient decay; significant dieback at branch tips consistent with 'Ash Die-back Disease'.	U
52	1234 W1	Ash	15m	280mm	N 3m E 2.75m S 3m W 4m	12m	12m	Semi-mature	Low	Indifferent	Drawn-up and mutually suppressed; high crown; significant dieback at branch tips consistent with 'Ash Die-back Disease'.	U
53	1234 W1	Ash	13m	180mm	3m	7m	7m	Semi-mature	Dead	Dead	Dead tree.	U
54	1234 W1	Silver birch	14.5m	255mm	N 4.25m E 2.5m S 2m W 3m	4m	4m	Semi-mature	Below average	Indifferent	Situated within woodland; single trunk; drawn-up and mutually suppressed; above average epicormic growth; part of aerodynamic group with meshing crowns providing companion shelter; surface wounding of trunk up to 2m, internal heartwood exposed showing incipient decay; of short-term potential; inessential component of the group in which it stands; obscured from public view.	C (1)
55	1234 W1	Silver birch	11m	250mm est. 120mm	N 3.25m E 4m S 2.5m W 2m	2.5m	N 3m	Semi-mature	Average	Indifferent	Woodland edge tree; twin stemmed from base, union obscured; drawn-up and mutually suppressed; part of aerodynamic group with meshing crowns providing companion shelter; of short-term potential; obscured from public view; inessential component of the group in which it stands.	C (1)
56	1234 W1	Ash	15m	340mm 280mm	5m	8m	9m	Semi-mature	Low	Indifferent	Twin stemmed from base showing acute union wit no external features suggesting included bark; drawn-up; high crown; significant dieback at branch tips consistent with 'Ash Die-back Disease'.	U
57	1234 W1	European larch	13m	240mm	N 1.75m E 2.5m S 3m W 2.25m	3m	3m	Semi-mature	Below average	Indifferent	Situated within woodland; single trunk; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; above average deadwood; of short-term potential; obscured from public view; inessential component of the group in which it stands.	C (1)
58	1234 W1	English oak	16m	330mm	N 4.75m E 5m S 3m W 3m	10m	10m	Semi-mature	Average	Indifferent	Situated within woodland; single trunk; drawn-up and mutually suppressed; high crown; part of aerodynamic group with meshing crowns providing companion shelter; of moderate potential; obscured from public view; significant component of group in which it stands.	C (12)
59	1234 W1	Ash	14m	250mm est.	3m	7m	7m	Semi-mature	Dead	Dead	Dead tree.	U

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
60	1234 W1	Ash	14m	205mm 280mm	4m	10m	10m	Semi-mature	Dead	Dead	Dead tree.	U
61-68	1234 W1	European larch	15m	#T61 345mm #T62 225mm #T63 270mm #T64 265mm #T65 295mm #T66 170mm #T67 290mm #T68 280mm	3.5m	6m	6m	Semi-mature	Average	Indifferent	Situated within coniferous planted woodland block; single trunks; drawn-up and mutually suppressed; densely planted; windswept upper stems; part of aerodynamic group with meshing crowns providing companion shelter; of short-term potential; obscured from public view; inessential components of the group in which they stand.	C (1)
69		Goat willow	12m	355mm	N 6.5m E 7m S 2m W 3.75m	4m	N 4m	Semi-mature	Average	Indifferent	Situated within area of scrub; single trunk; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; of low quality and limited arboricultural value; of short-term potential; obscured from public view; inessential component of the group in which it stands.	C (1)
70		Goat willow	8m	215mm 185mm 290mm	N 8.5m E 7.5m S 2m W 2m	2m	E 1m	Semi-mature	Below average	Poor	Multi-stemmed from base showing multiple historic longitudinal cracks up to 1.5m throughout stems; northern most leader historically failed at base; suppressed crown as overtopped by adjacent specimens; unremarkable tree of very limited merit.	U
71		Goat willow	11m	1030mm	N 4.5m E 8.25m S 6.5m W 4m	4m	E 5m	Mature	Average	Indifferent	Situated within area of scrub; trunk measured at 1.25m; large trunk becoming multi-stemmed at 1.25m consistent with being historically reduced to stump; succession growth shows acute unions with evidence of included bark; fungal fruiting body at base on N side at 0.25m consistent with *Ganoderma spp* ; above average deadwood; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; short-lived species; of short-term potential; obscured from public view.	C (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
72		Goat willow	10m	2 stems @ 450mm est.	N 7m E 8.75m S 5.75m W 3.25m	1.75m	E 0m	Mature	Below average	Indifferent	Situated within area of scrub; twin-stemmed from 1.25m showing acute union with evidence of included bark; above average epicormic growth on structural limbs; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; short-lived species; of short-term potential; obscured from public view.	C (1)
73		Hawthorn	6.5m	3 stems @ 175mm	N 1.5m E 4m S 4m W 2m	2m	2m	Semi-mature	Average	Indifferent	Largest specimen within area of hawthorn scrub; small shrub habit specimen; unremarkable tree of very limited merit; of short-term potential; obscured from public view.	C (1)
74		English oak	15m	380mm	N 2m E 7.5m S 7.25m W 4m	3m	3m	Semi-mature	Average	Indifferent	Situated within area of scrub; single trunk; tensile main unions; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; of moderate potential; obscured from public view.	C (1)
75		English oak	15m	395mm ivy	N 2m E 2m S 5.5m SW 8m W 9m	3m	W 3.5m	Semi-mature	Average	Indifferent	Situated within area of scrub; single trunk; tensile main unions; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; of moderate potential; obscured from public view.	C (1)
76		Goat willow	6.5m	230mm	N 3m E 4.25m S 2.75m W 1m	3m	2.5m	Semi-mature	Average	Indifferent	Situated within area of scrub; small recently established specimen; significant photrophic lean to E; canopy entirely offset from base; of low quality and limited arboricultural value; of short-term potential; obscured from public view.	C (1)
77		English oak	8m	325mm est.	N 3m E 3m S 5.5m W 4.25m	4m	4m	Semi-mature	Average	Indifferent	Situated within area of scrub; single trunk; asymmetrical crown as suppressed by adjacent specimens; of moderate potential but ultimately of low value due to small size; obscured from public view.	C (1)
78		English oak	15m	470mm ivy	N 6.75m E 7.5m S 7m W 5.25m	2m	E 2m	Mature	Average	Moderate	Woodland edge tree; single trunk; ivy-covered; tensile main unions; deadwood up to 100mm est. diameter in crown; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
79-85		Hawthorn	6m	#T79 3 stems @ 100mm est. #T80 4 stems @ 125mm est. #T81 225mm est. #T82 200mm est. #T83 200mm est. #T84 2 stems @ 175mm est. #T85 4 stems @ 100mm est.	3m	1.5m	S 2m	Young	Average	Indifferent	Specimens situated within area of scrub; representative of other specimens situated within group G2; small, young, multi-stemmed trees; of low quality and limited arboricultural value; obscured from public view; of short-term potential.	C (1)
G1		Ash	14m	Max 265mm	3m	2m	2m	Semi-mature	Average	Poor	Row of closely growing specimens, forming a hedge or screen; small self-seeded specimens; asymmetrical crowns as suppressed by adjacent specimens; inessential component of the landscape; approx. 8 individuals.	C (12)
G2		Hawthorn	6m	Max 5 stems @ 85mm est.	2.25m	0.5m	0.5m	Semi-mature	Average	Indifferent	Area of predominantly scrub and bramble with approx. 4 established hawthorns; multi-stemmed from base; heavily bramble-covered; inessential component of the landscape; hidden in long direct public views; unremarkable trees of very limited merit.	C (12)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G3		Ash	15.5m	Max 285mm est.	4m	1m	N 3m	Semi-mature	Below average	Indifferent	Row of closely growing specimens, forming a hedge or screen; drawn-up and mutually suppressed; evidence of ash dieback; form a screen to the more established woodland to the S; inessential component of the wider landscape; approx. 16 individuals, including 2 sycamore at E extent.	C (12)
G4		Various	16m	Max 380mm	4m	2m	2m	Semi-mature	Average	Moderate	Comprised of approx. three rows of trees planted to form a screen; species include English oak, silver birch and ash; understorey of hazel and hawthorn; individuals tall, drawn-up and mutually supressed, meshing canopies forming an aerodynamic group providing companion shelter; W extent of group readily visible from A3; significant component of boundary screening on ground beginning to decrease heading S; includes approx. 17 individuals.	B (12)
G5		Various	9m	Max 235mm est.	2m	1m	1m	Semi-mature	Average	Indifferent	Row on and offsite closely growing specimens, forming a hedge or screen; typical highways planting mix, including English oak, ash, silver birch, apple, gorse, goat willow and hawthorn; evidence of ash dieback; of only low-level screening value; inessential component of the landscape; unremarkable trees of very limited merit; est. approx. 200 individuals.	C (12)
G6	1234 W1	Ash	18m	Max 315mm Avg. 265mm	3m	5m	5m	Semi-mature	Average	Poor	Small area of recent secondary woodland; drawn-up specimens with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; high crowns; part of aerodynamic group with meshing crowns providing companion shelter; evidence of shallow rooting and historic root heave; evidence of trunk wounding by mammal grazing; internal heartwood exposed; evidence of ash-dieback throughout group; collectively contributes to boundary screening; unremarkable trees of very limited merit; species predominantly ash with very occasional English oak; understory of silver birch, goat willow and bramble; est. approx. 50 - 80 individuals.	C (12)
G7	1234 W1	European larch	20m	Max 340mm	2.25m	8m	8m	Semi-mature	Average	Indifferent	Small area of recent secondary commercial woodland; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; part of aerodynamic group with meshing crowns providing companion shelter; contributes to woodland density and boundary screening; unremarkable trees of very limited merit; approx. 100 individuals.	C (12)
G31		Ash	Min 8m Max 14m	Max 300mm	2.25m	3.25m	2.25m	Semi-mature	Low	Poor	Row of closely growing specimens, forming a hedge or screen; multi-stemmed from base; acute unions, some with tight compression forks; drawn-up and mutually suppressed stems; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; significant dieback and standing dead trees consistent with 'Ash Die-back' throughout group; inessential component of the wider landscape; of only short-term potential and low landscape value.	C (12)

No.	TPO	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
G32		Various	6m	Max 110mm est.	N2.5m	0.5m	0.5m	Semi-mature	Average	Poor	Row of closely growing specimens, forming a hedge or screen; multi-stemmed from base; tight compression forks with evidence of included bark; aerodynamic group with meshing crowns providing companion shelter; of only low-level screening value; inessential component of the landscape; unremarkable trees of very limited merit; species include hawthorn and hazel.	C (1)
G33		Various	4.75m	Max 85mm est.	1m	0.5m	0.5m	Semi-mature	Average	Poor	Species include hawthorn and hazel; group of small self-seeded specimens; inessential components of the landscape; unremarkable trees of very limited merit.	C (1)
G34		Various	21m	Max 300mm est.	3m	6m	4m	Semi-mature	Average	Indifferent	Species include ash and larch; small recently planted specimens; drawn-up and mutually suppressed; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; significant dieback at branch tips consistent with 'Ash Die-back'; some standing dead specimens; inessential component of the landscape; unremarkable trees of very limited merit.	C (12)
G36	1234 W1	Western hemlock	22m	Max 320mm	4m	4m	3m	Semi-mature	Average	Indifferent	Collection of self seeded specimens; prominent buttress roots; aerodynamic group with meshing crowns providing companion shelter; contributes to density of woodland.	B (2)
G37		Various	20m	Max 325mm	3.25m	4m	5m	Semi-mature	Below average	Indifferent	Collection of self seeded specimens; prominent buttress roots; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening with road; comprised of understory of hawthorn, with overstory of tall drawn-up and mutually suppressed ash; at risk of failure if companion shelter removed; evidence of 'Ash Die-back', throughout group; inessential component of the wider landscape; unremarkable trees of limited merit.	C (12)
G38		English oak	18m	Max 2 stems @ 410mm est. Avg. 365mm est.	4.25m	4m	5m	Semi-mature	Average	Indifferent	Row of closely growing specimens forming a screen; aerodynamic group with meshing canopies providing companion shelter; contributes to boundary screening with road; in keeping with the character of the site and local area.	B (2)
W1		Various	14m	Max 305mm	2.75m	1m	1m	Semi-mature	Average	Indifferent	Small self-seeded specimens, forming understorey beneath historic parkland trees/standards; small area of recent secondary woodland; tight compression forks with evidence of included bark; drawn-up and mutually suppressed; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; spp. ash, English oak, holly, hawthorn, hazel, silver birch; ivy infestation beginning on woodland floor at N boundary.	C (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	***Species***	***RPA***	***RPA Radius***
1	Ash	136.8m²	6.6m
2	Ash	117.7m²	6.1m
3	English oak	224.8m²	8.5m
4	Silver birch	122.3m²	6.2m
5	English oak	582.8m²	13.6m
6	English oak	237.8m²	8.7m
7	English oak	640.6m²	14.3m
8	Hawthorn	16.3m²	2.3m
9	Silver birch	53.8m²	4.1m
10	Ash	77.9m²	5.0m
11	Ash	194.1m²	7.9m
12	Ash	144.8m²	6.8m
13	English oak	72.4m²	4.8m
14	Hawthorn	36.2m²	3.4m
15	Silver birch	42.1m²	3.7m
16	Silver birch	65.3m²	4.6m
17	Silver birch	49.3m²	4.0m
18	Ash	70.6m²	4.7m
19	Goat willow	108.6m²	5.9m
20	English oak	537.5m²	13.1m
21	Ash	44.9m²	3.8m
22	Goat willow	40.7m²	3.6m
23	English oak	108.6m²	5.9m
24	Ash	53.8m²	4.1m
25	Ash	76.1m²	4.9m
26	English oak	67.1m²	4.6m
27	Goat willow	134.4m²	6.5m
28	English oak	68.8m²	4.7m
29	Silver birch	40.7m²	3.6m
31	Ash	74.2m²	4.9m
32	Ash	29.4m²	3.1m
33	Ash	84.2m²	5.2m
34-35	Ash	30.6m² 35.5m²	3.1m 3.4m
36	Hawthorn	60.3m²	4.4m
37	European larch	108.6m²	5.9m
38	Ash	76.0m²	4.9m
39	English oak	154.8m²	7.0m
40	European larch	120.0m²	6.2m
41	Ash	31.2m²	3.1m
42	English oak	29.4m²	3.1m
43	Alder	31.8m²	3.2m
44	Ash	93.7m²	5.46m
45	Ash	89.8m²	5.3m

46	English oak	120m²	6.18m
47	Ash	43.5m²	3.72m
48	Silver birch	76.4m²	4.9m
49	Ash	68.7m²	4.7m
50	Ash	45.8m²	3.8m
51	Ash	127.4m²	6.4m
52	Ash	35.5m²	3.4m
53	Ash	14.7m²	2.2m
54	Silver birch	29.4m²	3.1m
55	Silver birch	34.8m²	3.3m
56	Ash	87.8m²	5.3m
57	European larch	26.1m²	2.9m
58	English oak	49.3m²	4.0m
59	Ash	28.3m²	3.0m
60	Ash	54.5m²	4.2m
61-68	European larch	53.8m² 22.9m² 33.0m² 31.8m² 39.4m² 13.1m² 38.0m² 35.5m²	4.1m 2.7m 3.2m 3.2m 3.5m 2.0m 3.5m 3.4m
69	Goat willow	57.0m²	4.3m
70	Goat willow	74.4m²	4.9m
71	Goat willow	479.9m²	12.4m
72	Goat willow	183.2m²	7.6m
73	Hawthorn	41.6m²	3.6m
74	English oak	65.3m²	4.6m
75	English oak	70.6m²	4.7m
76	Goat willow	23.9m²	2.8m
77	English oak	47.8m²	3.9m
78	English oak	99.9m²	5.6m
79-85	Hawthorn	13.6m² 28.3m² 22.9m² 18.1m² 18.1m² 27.7m² 18.1m²	2.1m 3.0m 2.7m 2.4m 2.4m 3.0m 2.4m
G1	Ash	31.8m²	3.2m
G2	Hawthorn	3.3m²	1.0m
G3	Ash	36.7m²	3.4m
G4	Various	65.3m²	4.6m
G5	Various	25.0m²	2.8m
G6	Ash	44.9m²	3.8m
G7	European larch	52.3m²	4.1m
G31	Ash	40.7m² 20.0m² 7.6m²	3.6m 2.5m 1.6m
G32	Various	5.5m²	1.3m
G33	Various	3.3m²	1.0m
G34	Various	40.7m²	3.6m
G36	Western hemlock	46.3m²	3.8m
G37	Various	47.8m²	3.9m
G38	English oak	60.3m²	4.38m
W1	Various	42.1m²	3.7m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	22
Groups of trees to be fully removed	2
Groups of trees to be partially removed	5
TPO trees to be removed	0
Trees to be pruned	0
Trees where manual excavation needed within RPAs	3
Groups of trees where manual excavation needed within RPAs	3
Trees where above soil surfacing needed within RPAs	3
Groups of trees or woodlands where above soil surfacing needed within RPAs	3
Trees with proposed underground services within RPAs	0

Trees/Groups to be Removed

No	Species	Category
8	Hawthorn	C (1)
21	Ash	B (2)
22, 69, 76	Goat willow	C (1)
32, 49, 50, 53, 56, 59	Ash	U
36	Hawthorn	C (12)
41	Ash	C (1)
42, 77	English oak	C (1)
43	Alder	C (1)
55	Silver birch	C (1)
57, 66, 67	European larch	C (1)
58	English oak	C (12)
70	Goat willow	U
G3	Ash	C (12)
G33	Various	C (1)

Trees that require manual excavation within RPAs

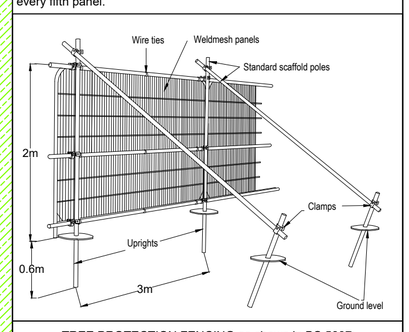
No.	Species	Type of structure
7	English oak	Proposed parking space
31	Ash	Proposed access road
33	Ash	Proposed access road
G31	Ash	SUDs attenuation basin / access road
G32	Various	Proposed parking and sub-station
W1	Various	Proposed SUDs outfall pipe

Groups of trees or woodlands that require above soil surfacing within RPAs

No.	Species	Type of structure
60	Ash	Future maintenance SINC access
63 & 64	European larch	Future maintenance SINC access
G2	Hawthorn	Future maintenance SINC access
G6	Ash	Future maintenance SINC access
W1	Various	Future maintenance SINC access

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed access roads, hard surfacing, sub-stations or SUDs features shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out.

Above Soil Surfacing

Proposed semi-natural footpath within root protection areas (RPAs) of G2, G6 & W1 to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level. Exact design and route of path to be confirmed via condition.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Land west of Hulbert Road, Havant
Client:	BRiCS Development Ltd.
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 25532-041
Based on:	Block no. 23.121.011 rev P3 (post planning update)

Drawn by: TES/NHK		Date of Issue: November 2025		Scale: 1: 500 @ A1	
Checked by: NHK		Tel:(01737) 813058		sja@sjatrees.co.uk	
Tree nos.:	● 1	Category 'U' trees:	● [32]	Canopies of trees to be retained:	
Category 'B' RPA:		Category 'C' RPA:		Trees to be removed:	8
Protective fencing:		Manual excavation:		TPO no.:	TPO 1234 W1
Above soil surfacing:		TPO boundary:			

For further information refer to the SJAtrees Tree Survey Schedule

Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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