

Arboricultural Impact Assessment and Preliminary Method Statement

For the proposed extension of
Bidbury Lawn, Bidbury Lane, Old Bedhampton, Hampshire, PO9 3JG

Prepared For:	Mr J Gibbons and Ms L Mitchell
Local Authority:	Havant Borough Council (HBC)
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EXECUTIVE SUMMARY	2
1 Introduction	3
1.1 Instruction	3
1.2 Description of proposals	3
1.3 Terms of Reference (ToR)	3
1.4 Author	4
2 Planning context and legislation	4
2.2 The Havant Core Strategy	5
2.3 Conservation Areas and Tree Preservation Orders (TPOs)	5
3 Impact assessment methodology	6
4 Site assessment	7
4.1 Site visit and tree inspection	7
4.2 Description of site	7
4.3 Existing tree stock	8
4.4 Principal Arboricultural Features (PAFs)	9
5 Arboricultural impact assessment	9
5.1 Trees to be removed	9
5.2 Trees to be pruned	12
5.3 Root Protection Area (RPA) conflicts	12
5.4 Post-occupation pressure on trees	16
6 Conclusions and recommendations	17
6.1 Conclusions	17
6.2 Recommendations	17
7 REFERENCES	19

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EXECUTIVE SUMMARY

- S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr J Gibbons and Ms L Mitchell, the owners of the subject property, Bidbury Lawn, Bidbury Lane, Old Bedhampton, Hampshire, PO9 3JG.
- S2. The proposals comprise a front extension on the southern elevation of the existing footprint, to provide additional living space. No associated works such as landscaping are proposed.
- S3. This report is intended to be submitted to Havant Borough Council (HBC) as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.
- S4. The property is located within the Old Bedhampton Conservation Area. Moreover, assessment of the 'Where I Live' pages of the local authority website (Havant Borough Council, 2024) suggests that both group and individual TPO designations are in force at the property, as shown below. This is corroborated by an electronic version of TPO No. 496 that has since been issued to me by the LPA. Accordingly, the trees I consider to be protected by the order are detailed at column 2 of the tree survey schedule in red text.
- S5. A total of three category 'C' trees will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected throughout demolition and construction. Accordingly, the removal of these trees will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact to the arboricultural character of the site or the conservation area.
- S6. As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.
- S7. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 5.3, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.
- S8. In light of the assessments set out above, there are no arboricultural reasons to suggest that the construction of the proposed extension will result in an inharmonious or unsustainable relationship with the retained tree stock, despite the perceived proximity.
- S9. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is negligible, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr J Gibbons and Ms L Mitchell, the owners of the subject property, Bidbury Lawn, Bidbury Lane, Old Bedhampton, Hampshire, PO9 3JG.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposals comprise a front extension on the southern elevation of the existing footprint, to provide additional living space. No associated works such as landscaping are proposed.

1.3 TERMS OF REFERENCE (TOR)

1.3.1 This report is intended to be submitted to Havant Borough Council (HBC) as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 **The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.**

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS5837:2012;
2. To produce a package of documents to enable the design team to produce a site layout that respects the above and below ground constraints associated with the existing tree stock; and
3. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

The tree survey schedule (ref. MDJAC-BS24116-TSS-01) [Appendix 1]; and
The tree protection plan (ref. MDJAC-BS24116-TPP-01 Rev. B) [Appendix 2].

1.4 AUTHOR

1.4.1 I am Matthew Jones BSc (Hons), MArborA, the Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited.

1.4.2 I hold a Bachelor of Science Degree with Honours in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan) in 2022. This is a top up degree following successful completion of a Foundation Degree in Arboriculture, also awarded by UCLan in 2020. I have also completed the National Diploma (RQF Level 3) in Arboriculture and Forestry at Merrist Wood College, Guildford in 2009.

1.4.3 During the course of my career I have attended various CPD events and courses. I hold the Professional Tree Inspection accreditation awarded by LANTRA and have previously been a registered user of The International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology.

1.4.4 I am a Professional Member of the Arboricultural Association (The AA) and an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

1.4.5 I am regularly instructed to carry out appraisals of various sizes of tree stocks in relation to development, health and safety considerations, and the potential impact of trees on the built environment; and I am required to provide considered tree management recommendations as necessary during the course of these instructions.

2 PLANNING CONTEXT AND LEGISLATION

2.1.1 The NPPF sets out the principles against which LPAs should determine planning applications.

2.1.2 Section 12 'Achieving well-designed places' states:

'136. 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.'

2.1.3 Section 15 'conserving and enhancing the natural environment' also states at paragraph 180:

'180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(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.'

2.1.4 Furthermore, Paragraph 186 states:

'186. 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.'

2.2 THE HAVANT CORE STRATEGY

2.2.1 The determining LPA uses local planning policies to ensure that planning applications meet the specific requirements of the authority. Relevant local planning policies are set out below in full.

2.2.2 Policy DM8 'Conservation, Protection and Enhancement of Existing Natural Features' states:

'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.

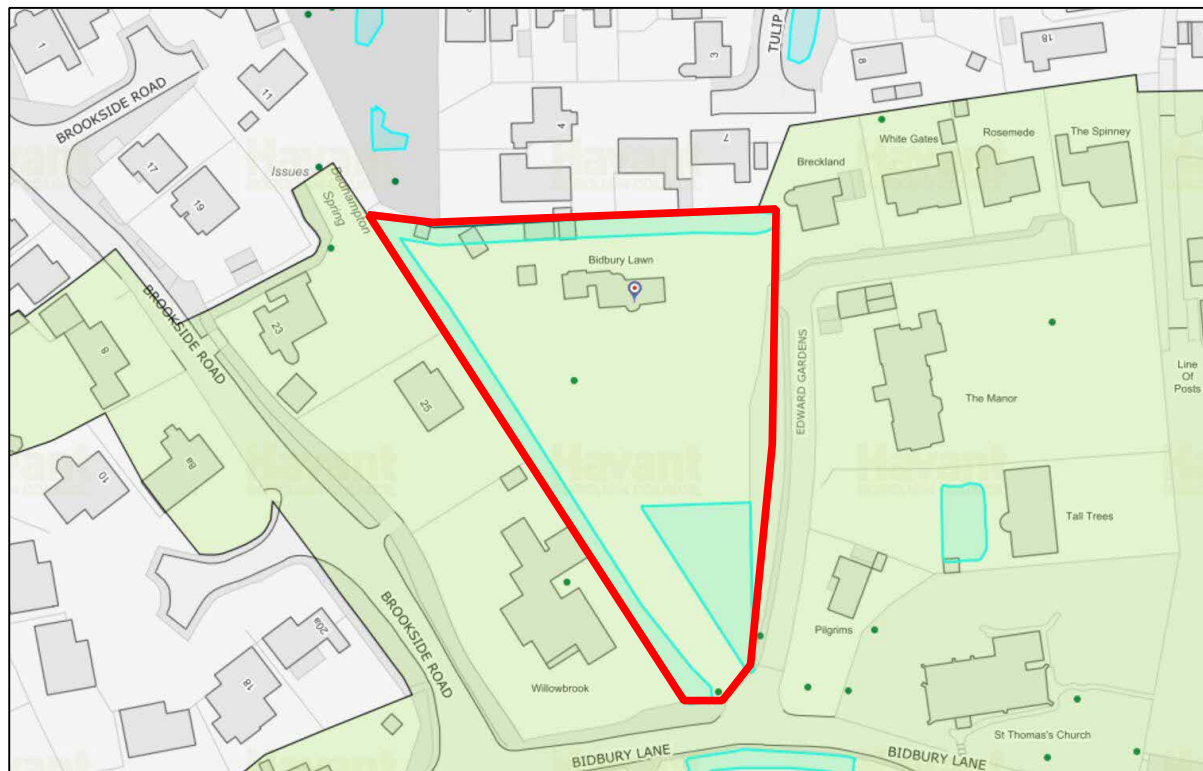
4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.'

2.3 CONSERVATION AREAS AND TREE PRESERVATION ORDERS (TPOs)

2.3.1 The property is located within the Old Bedhampton Conservation Area. Therefore, a statutory requirement to submit a notification of intention to carry out work to any tree of 75mm at 1.5m above ground level exists. The exception to this requirement is where trees are afforded statutory protection by a Tree Preservation Order (TPO).

2.3.2 Assessment of the 'Where I Live' pages of the local authority website (Havant Borough Council, 2024) suggests that both group and individual TPO designations are in force at the property, as shown below. This is corroborated by an electronic version of TPO No. 496 that has since been issued to me by the LPA. Accordingly, the trees I consider to be protected by the order are detailed at column 2 of the tree survey schedule in red text.

Figure 1: excerpt from the Havant Borough Council website, showing the site boundaries [in red] and the boundary of the Old Bedhampton Conservation Area [light green]. Individual trees protected by a TPO are depicted as green dots and groups of trees protected by a TPO are shown as cyan polygons.



3 IMPACT ASSESSMENT METHODOLOGY

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely, post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme as detailed within this report is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 SITE ASSESSMENT

4.1 SITE VISIT AND TREE INSPECTION

4.1.1 I undertook a site inspection and tree survey on Tuesday 6 August 2024. Weather conditions at the time overcast with persistent rain and deciduous trees were in full leaf.

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects where necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore MDJ Arboricultural Consultancy Limited makes no guarantee of their stability of safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 2**.

4.2 DESCRIPTION OF SITE

4.2.1 The curtilage of the property is broadly triangular in shape with the narrowest point being at the southern tip of the site where it meets Bidbury Lane. From here, a single car width driveway leads north to a large driveway area immediately in front of the existing property which is located along the northern boundary of the site. Externally, the property abuts private residences on Tulip Gardens to the north, Edward Gardens to the east and Brookside Road to the west.

4.2.2 Within the curtilage, ground levels rise up from the lowest point at approximately 8.02 AOD at the southern tip, to 11.77 AOD in the far north-east corner. The property itself sits at approximately 10.80 AOD whilst the area between it and the northern boundary, where the proposed extension is located, currently lies at 11.25 AOD.

4.2.3 The area to the east of the driveway, and to the south of the existing property, forms a large front garden area that is mainly laid to lawn. A multi-functional area exists to the west of the existing property, comprising decking, outdoor recreation areas and numerous small outbuildings.

Photograph 1: (below left), looking southwards towards the existing vehicular entrance from Bidbury Lane; and

Photograph 2: (below right), looking southwards from the driveway turning area, showing current land use.



Photograph 3: (below left), looking northwards from the front garden towards the existing property; and

Photograph 4: (below right), looking westwards along the northern boundary, showing the existing ground level differences to the rear of the property.



4.3 EXISTING TREE STOCK

4.3.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS 5837:2012; justification for the categorisation is provided within the comments for each tree in the tree survey schedule at **Appendix 1**.

4.3.2 One beech (T5) has been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.3.3 Two individual trees (T1 and T15) and one group of trees (G6) have been assessed as category 'A'. These are trees of high quality and an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups,

semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.3.4 Ten individuals and three groups of trees have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.3.5 The remaining trees have been assessed as category 'C', being of either low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees without conferring any significance to the collective landscape; or those providing low or temporary landscape benefits.

4.4 PRINCIPAL ARBORICULTURAL FEATURES (PAFs)

4.4.1 The tree survey schedule at **Appendix 1** contains 16 individuals, six groups of trees and one hedge. Of these, I consider the trees identified below to be the principal arboricultural features (PAFs):

Table 2: Principal Arboricultural Features (PAFs).

Tree no(s).	TPO no.	Species	Contribution to landscape	BS5837 category
T1	N/A	Sycamore	Large and high-quality example of its species. Essential component of the immediate landscape due to its prominence from Bidbury Lane	A2
T2, T3, T7, T8 and T10	TPO 496 (T3 and T10)	Copper beech, cider gum and Atlas cedar	Mature formal landscape trees along the eastern boundary of the site. Individually significant components of the immediate landscape	A & B
T15	N/A	Common beech	Large example of its species in north-east corner of the site. Essential component of the immediate landscape	A2

4.4.2 The trees identified above should be treated as the most valuable trees within the context of a proposed re-development of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 TREES TO BE REMOVED

5.1.1 Three category 'C' trees will require removal to provide sufficient storage and working space to implement the proposals; or because they are in a poor condition and will shortly require removal in any event, irrespective of the proposals. The proposed tree removals are shown at **Table 3** below.

Table 3: trees to be removed.

Tree no.	TPO no.	Species	Trunk diameter [mm]	Age class	Category
T6	G1 TPO 496	Cider gum	700	Mature	C1
T9	N/A	Flowering cherry	110	Semi-mature	C1
T16	N/A	Cabbage palm	245	Mature	C1

5.1.2 Two of the trees noted above (T9 and T16) are small ornamental specimens that are largely screened from external view points by larger and more prominent trees. Accordingly, they make a negligible contribution to the arboricultural character of the site and the wider conservation area; particularly the palm tree which is a non-native tree that is largely out of character with the wider landscape.

Photograph 5: (below left), showing the ornamental cherry (T9); and

Photograph 6: (below right), showing the cabbage palm close to the property.



5.1.3 The third tree is a mature cider gum (T6) located immediately west of the main access drive approximately halfway along its length. The canopy showed notable dieback at its branch tips at the time of the survey, consistent with the symptoms associated with physiological decline. I did not carry out a full or detailed assessment of the tree's root system, but I suspect that the construction and use of the driveway so close to the base of the trunk has restricted and potentially damaged part of the root system as it has matured; particularly as *Eucalyptus* is generally a shallow-rooted species.

Photograph 7: (below left), showing dieback and branch mortality within the canopy of T6; and

Photograph 8: (below right), showing the proximity of the tree's base to the access drive and areas of apparent bark necrosis.



5.1.4 Whilst its removal is not necessary to implement the proposed extension, nor will it be significantly affected by it, inclusion within the planning application to extend the property represents a twofold opportunity.

5.1.5 Firstly, the LPA may attach a planning condition requiring the replacement of the tree and in doing so, ensure that there is no net loss of trees following implementation of the proposals. Secondly, as the tree is covered by a TPO, it will omit the requirement for concurrent planning applications and streamline the local authority's resources.

5.1.6 Ultimately however, the tree's removal would not be to the detriment of the wider landscape or conservation area, given its internal location within the subject property, and the number of large trees that screen much of its canopy from the public viewpoints and to a lesser extent, from the surrounding properties.

5.1.7 A total of three category 'C' trees will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected throughout demolition and construction. Accordingly, the removal of these trees will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact to the arboricultural character of the site or the conservation area.

5.1.8 Moreover, the removal of these trees presents an opportunity for the LPA to safeguard the arboricultural future of the site by providing space for replacement tree planting. This includes boundary

screening specimens, and long-living species of large ultimate proportions. This can be secured through an appropriately worded condition attached to the decision notice.

5.2 TREES TO BE PRUNED

5.2.1 None of the retained trees will require pruning as a direct result of the proposed extension footprint. Accordingly, adverse impacts of this nature will be avoided.

5.3 ROOT PROTECTION AREA (RPA) CONFLICTS

5.3.1 The root protection area of two cypresses within group G5, identified for retention, will be impacted by the proposals, as detailed at below.

Table 4: RPA conflicts, cause and percentage of total RPA affected.

Tree no.	TPO no.	Species	Cause of incursion	% of total RPA
G5(a)	N/A	Cypress	Proposed earthworks and new extension foundations	13.2%
G5(b)	N/A	Cypress	Proposed earthworks and new extension foundations	1.6%

5.3.2 Section 5.3 of BS5837:2012 recommends that the default position of structures should be outside of the defined RPAs, and further recommends that justification for demolition or construction work abutting or within the RPAs should be provided if the default position cannot be accommodated. The successful retention and protection of retained trees is dependent upon several factors. I have therefore developed a systematic scoring system to aid in the calculation of cumulative impacts within the RPAs of retained trees, based on the following factors:

1. **Distance.** The distance of construction activities from the trunk of the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance (Matheny & Clark, 1998);
3. **Extent of impact.** The extent of the RPA affected by construction activities, given as a percentage of the total area;
4. **Construction intensity.** Consideration of the likely depth and nature of any excavations; and
5. **Mitigation.** Consideration of existing root barriers and associated alterations to likely root morphology, and the availability or appropriateness of contiguous areas into which the construction impacts can be mitigated; or the application of improvements.

Table 5: cumulative-factor impact assessment.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
G5(a)	Cypress	3	3	3	1	3	13
G5(b)	Cypress	3	3	4	1	3	14

Explanatory notes

- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.
- **Biological.** Veteran or over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological condition merit 3 points; other age classes with good or fair physiological condition merit 4 points.
- **Extent.** If more than 20% of the total RPA is affected, 0-2 points are awarded; if 10-20% of the total RPA is affected, 3 points are awarded; if less than 10% of the RPA is affected, 4 points is awarded.
- **Intensity.** Extensive excavation to depths beyond 1m from existing ground level or through the entire rooting profile merits 0-2 points; moderate excavation to 500mm, or approximately 50% of the rooting profile merits 3 points; minor excavation to less than 250mm or 'no-dig' solutions merit 4 points.
- **Mitigation.** If up to 50% of the RPA is unaffected and available for mitigatory works but no contiguous soft landscaping exists 0-2 points is awarded; if more than 50% of the RPA is available for improvement and contiguous soft landscaping exists 3 points are awarded; if 100% of the RPA is available for improvement and contiguous soft landscaping exists 4 points are awarded.
- **Total.** Trees cumulating less than 10 points are unlikely to be suitable for retention. Trees cumulating 11-20 points could be retained subject to appropriate protection measures.

5.3.3 The impacts identified at **Tables 4** and **5** above result in a maximum indicative incursion of 6.5% of any singular RPA. The cumulative factor impact assessment (**Table 5**) results in a lowest total score of 14 out of a possible 20 points and as such, the trees could likely be retained subject to suitable working methods and protection measures. My suggested methods of protection are therefore set out below.

Arboricultural pre-requisites

5.3.4 An arboriculturist will be retained to provide technical support for the duration of the approved works, and to carry out a programme of monitoring and supervision. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the approved context. The project arboriculturist will oversee the following elements:

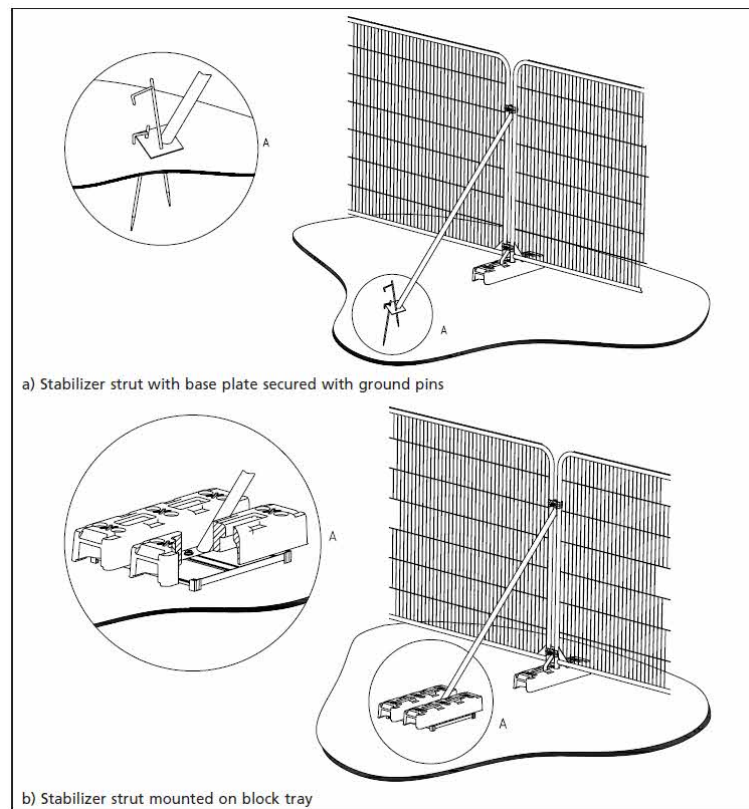
- The holding of a pre-commencement meeting; and
- Site-based monitoring of protective measures at regular intervals.

Tree Protection Fencing (TPF)

5.3.5 Prior to the commencement of works, the rooting environments of trees identified for retention will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS5837:2012 (The British Standards Institution, 2012) and set out below. These locations are denoted by bold red lines on the appended TPP.

5.3.6 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

Figure 2: alternative fencing specification for protective barrier (The British Standards Institution, 2012).



5.3.7 Existing vegetation will be removed by hand to enable the location of the TPF to be accurately set out by an appropriately qualified engineer.

5.3.8 The TPF will remain in place to serve as physical protection for retained trees for the duration of the demolition and construction activities and will only be removed immediately prior to the landscaping phase once all large plant and machinery have been removed from site.

5.3.9 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING –KEEP OUT'** or similar, as shown below.

Figure 3: example protective fencing signage.



Construction Exclusion Zones (CEZs)

5.3.10 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;
- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

Pre-commencement meeting (PCM)

5.3.11 Upon initial installation, and if required, a contractor-only pre-commencement meeting will be held on site when the project arboriculturist will review the protection measures. Alterations, where necessary, will be made.

5.3.12 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained trees, and the local authority tree officer will be invited to attend. No further works are to

commence until the pre-commencement meeting has been completed, and the LPA has provided written confirmation.

Manual excavation

5.3.13 To prevent heavy machinery causing extensive damage to roots, initial earthwork excavation will be undertaken manually under the direct control and supervision of the arboricultural consultant within the RPA; these areas are shown in **orange hatching** on the TPP. Where the consultant considers it feasible and necessary, excavation may be aided by the use of a compressed air soil pick.

5.3.14 A summary of the sensitive excavation methodology to be used is presented below.

All initial works are to be carried out using hand tools only, under arboricultural supervision;

Where roots are encountered they will be cut back to the face of the excavation using a handsaw, irrespective of the number and distribution of the roots; and

If roots in excess of 25mm diameter are encountered, they will be cut back cleanly to the face of the excavation protected from direct sunlight by wrapping the exposed ends in hessian sacking; during periods of prolonged dry weather, the hessian sacking will be irrigated periodically to prevent the roots from drying out.

5.3.15 On completion of manual excavation, the arboricultural consultant will compile a brief supervision report summarising the findings, and this will be kept on file for future reference and forwarded to the relevant parties including the LPA Tree Officer.

5.3.16 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

5.4 POST-OCCUPATION PRESSURE ON TREES

5.4.1 The proposed extension has been designed to take account of the trees to be retained, and as such, none of the rooms are located within the shadow patterns of retained trees. The shadow pattern is used to indicate the likely shade a tree will cause during the main part of the day by drawing an arc from north-west to east of the trunk, at a distance equivalent to the current height of the tree (The British Standards Institution, 2012).

5.4.2 As the extension now lies to the south of the existing footprint, none of the proposed rooms within the extended element will be directly affected by the shade cast by trees identified for retention, and there will likely be sufficient natural light ingress into the main habitable rooms of these properties, particularly as the windows have been designed to be as large as possible. The retention of the adjacent trees may

also be desirable for the purposes of privacy and screening, particularly as the beech (T13) is a densely-foliated specimen that will prevent the owners being overlooked when within the new rooms.

5.4.3 In light of the assessments set out above, there are no arboricultural reasons to suggest that the construction of the proposed extension will result in an inharmonious or unsustainable relationship with the retained tree stock, despite the perceived proximity.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

6.1.1 A total of three category 'C' trees will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected throughout demolition and construction. Accordingly, the removal of these trees will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact to the arboricultural character of the site or the conservation area.

6.1.2 As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

6.1.3 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 5.3, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

6.1.4 In light of the assessments set out above, there are no arboricultural reasons to suggest that the construction of the proposed extension will result in an inharmonious or unsustainable relationship with the retained tree stock, despite the perceived proximity.

6.1.5 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is negligible, as defined at **Table 1**.

6.2 RECOMMENDATIONS

1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.



Matthew Jones, BSc (Hons), MArborA
Director & Arboriculturist

16 December 2024

Rev. A: 26 June 2025
Rev. B: 16 July 2025

7 REFERENCES

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APPENDIX 1: TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

TREE SURVEY SCHEDULE

Site Address: Bidbury Lawn, Bidbury Lane, Old Bedhampton, Hampshire, PO9 3JG

Prepared For: Mr J Gibbons

Reference: M D JAC-B S24116-I SS-01

Survey date: 6 August 2024

Revision: A - 16/12/2024

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on Tuesday 6 August 2024; deciduous trees were in full leaf.

The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore MDJ Arboricultural Consultancy Ltd makes no guarantee of their stability of safety.

1. Tree no.

Individual number assigned to the tree for identification, commencing at 1.

2. TPO number

Reference number as stated in Tree Preservation Order No. 496.

3. Species

Common and botanical names are provided. Botanical names are shown in *italics*.

4. Height

Measured using a clinometer or laser rangefinder, given in metres.

5. Trunk diameter

Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

6. Radial crown spread

Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

7. Crown clearance

Height above ground level of the lowest live branch, in metres.

8. Height to first branch

Height above ground level of the origin of the lowest branch, in metres.

9. Age class

Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;

Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;

Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;

Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;

Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;

Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

10. Physiology

General health and biological function, taking into account a healthy specimen of its size, age, species and location.

11. Structure

Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.

Good: No morphological defects and no fungal or bacterial colonisation;

Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;

Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

12. Comments

Comments have been made where appropriate.

13. BS5837:2012 Category

Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

14. RPA radius

Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

Table 1: Cascade chart for tree quality assessment

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

Client name: Mr J Gibbons
 Site: Bidbury Lawn, PO9 3JG
 Reference: MDJAC-BS24116-TSS-01A
 Survey date: 06/08/2024

Tree Survey Schedule



Tree No.	TPO No.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
T1	N/A	Sycamore	23 (est.)	1110	N8.75m E7m S10m W9m	7	3.5	Mature	Good	Fair	Basal assessment restricted by ground and stem ivy. Mature tree with no significant defects. Readily visible from Bidbury Lane. Essential component of the immediate landscape.	A (2)	13.32
T2	N/A	Copper beech	21 (est.)	840	N9.25m E8.25m S5m W7.5m	3	4.5	Mature	Good	Good	Heavily ivy-covered trunk to 4m. Twin-stemmed thereafter. Well-developed canopy. Of moderate quality and landscape value.	B (1)	10.08
T3	G1 TPO 496	Cider gum	23 (est.)	880	N4m E3m S5m W6m	5	5	Mature	Fair	Fair	Twin-stemmed from 5m. Dominant stem central, sub-dominant to the west. Drawn-up. Of moderate quality and landscape value.	B (1)	10.56
T4	N/A	Silver birch	19	465	N5.75m E4m S5.75m W5m	2	2	Mature	Good	Fair	Prominent from internal views but likely of less amenity value from external viewpoints. Of moderate quality and landscape value.	B (1)	5.58
T5	N/A	Common beech	7	900	N0m E0m S0m W0m	0	0	Mature	Dead	Poor	Of material biodiversity value.	U	10.8
T6	G1 TPO 496	Cider gum	22	700	N4.75m E8.25m S6.25m W8m	7	7	Mature	Poor	Fair	Sparse canopy. Notable dieback at branch tips. Species liable to rapid mortality. Borderline category U.	C (2)	8.4
T7	N/A	Norway maple	15	680	N6.75m E7m S5.75m W7m	2.5	3	Mature	Good	Fair	Multi-stemmed from 2.5m. Of moderate quality and landscape value. Screened from external viewpoints.	B (1)	8.16
T8	T4 TPO 496	Atlas cedar	15	910	N6m E5.75m S3.5m W6.5m	3	1.5	Mature	Fair	Fair	Historical branch failures evident. Significant crown remains. Of moderate quality and landscape value.	B (1)	10.92
T9	N/A	Flowering cherry	4	110	N1.75m E1.25m S1.25m W1.75m	1	1	Semi-mature	Good	Good	Small ornamental. Of moderate quality but of low landscape value due to small size.	C (1)	1.32

(est.) denotes estimated dimensions

Client name: Mr J Gibbons
 Site: Bidbury Lawn, PO9 3JG
 Reference: MDJAC-BS24116-TSS-01A
 Survey date: 06/08/2024

Tree Survey Schedule



Tree No.	TPO No.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
T10	G1 TPO 496	Cider gum	14	750	N4.5m E4.5m S4.5m W4.5m	3	3	Mature	Good	Fair	Lapsed pollard. Of moderate quality and landscape value.	B (1)	9
T11	N/A	False acacia	14	400	N5m E4.5m S6.25m W7m	4	2.5	Early-mature	Good	Fair	Boundary specimen. Basal assessment restricted by vegetation and fencing. Of moderate quality and landscape value.	B (1)	4.8
T12	N/A	Scots pine	13	500	N1.5m E4.25m S5.75m W4.25m	4.5	4	Mature	Good	Fair	Windswept trunk. Self-optimising. Of moderate quality and landscape value.	B (1)	6
T13	N/A	Common beech	13	505	N4m E4m S4m W4m	2.5	3	Early-mature	Fair	Fair	Early mature specimen located within a group of smaller trees. Significant component of boundary. Of moderate quality and landscape value.	B (2)	6.06
T14	N/A	Atlas cedar	17	710	N8.75m E4m S6m W8.25m	2	2.5	Mature	Good	Fair	Asymmetrical canopy due to suppression. Significant boundary specimen. Of moderate quality and landscape value.	B (1)	8.52
T15	N/A	Common beech	20	830	N9m E9m S9m W9.5m	4	3	Mature	Good	Fair	One of the larger and most prominent boundary trees. Likely readily visible in views from Edward Gardens. Of moderate quality but of high landscape value.	A (2)	9.96
T16	N/A	Cabbage palm	6	245	N1.25m E1.25m S1.25m W1.25m	3	3	Mature	Good	Fair	Exotic palm tree, out of character with wider arboricultural context.	C (1)	2.94
Groups of trees													
G1	N/A	Lawson cypress and common yew	5-9 (est.)	200-450 (est.)	N3m (est.) E3m (est.) S3m (est.) W3m (est.)	1 (est.)	1 (est.)	Early-mature	Fair	Fair	Heavily topped in the past. Truncated. Collectively of moderate quality and landscape value, but individually of limited merit. Effective screening.	C (1)	5.4
G2	N/A	Lawson cypress	8-12 (est.)	200-400 (est.)	N2.5m (est.) E2.5m (est.) S2.5m (est.) W2.5m (est.)	1 (est.)	1 (est.)	Early-mature	Good	Fair	Group of trees providing screening. No evidence of significant past management. Collectively of moderate quality and landscape value but of limited merit individually.	B (2)	4.8

(est.) denotes estimated dimensions

Client name: Mr J Gibbons
 Site: Bidbury Lawn, PO9 3JG
 Reference: MDJAC-BS24116-TSS-01A
 Survey date: 06/08/2024

Tree Survey Schedule



Tree No.	TPO No.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
G3	N/A	Mixed	4-6 (est.)	75-200 (est.)	N1.5m (est.) E1.5m (est.) S1.5m (est.) W1.5m (est.)	0.5 (est.)	0.5 (est.)	Young	Fair	Fair	Species include Leyland cypress, Scots pine and Holm oak. Group of small planted trees, interspersed with self-seeded trees. Provides effects creeping but is of low landscape value. Readily replaceable.	C (1)	2.4
G4	N/A	Mixed	7-11 (est.)	200-375 (est.)	N2m (est.) E2m (est.) S2m (est.) W2m (est.)	1.5 (est.)	1.5 (est.)	Semi-mature	Good	Fair	Species include field maple, sycamore, Lawson cypress, common hazel and elder. Predominantly cypress planted to form a screen. 1no. dead elder in corner. Collectively of moderate quality and landscape value.	B (2)	2.7
G5	N/A	Mixed	6-9 (est.)	450 (est. avg.)	N3m (est.) E3m (est.) S3m (est.) W3m (est.)	1.5 (est.)	1.5 (est.)	Early-mature	Mixed	Fair	Species include Arizona cypress, Lawson cypress, bay laurel and Western red cedar. Belt of planted trees. Predominantly cypress and Western red cedar. Topped at c. 7m in the past. Of generally low quality individually, but collectively form an effective screen.	B (2)	5.4
G6	Query T5 TPO 496	Mixed	4-20 (est.)	250-1100 (est.)	N4m (est.) E4m (est.) S4m (est.) W4m (est.)	3 (est.)	3 (est.)	Mature	Good	Fair	Species include silver birch, Atlas cedar, common beech, bay laurel, magnolia, Scots pine and cherry laurel. Belt of mature trees extending along east boundary. Readily visible from and makes an essential contribution to the verdant character of the area from surrounding viewpoints. Of at least moderate quality but collectively of high landscape value.	A (2)	6 (est. avg.)
Hedges													
H1	N/A	Common beech	3 (est.)	75 (est.)	N2m (est.) E2m (est.) S2m (est.) W2m (est.)	0	0	Semi-mature	Good	Good	Regularly trimmed internal hedge.	C (1)	0.9

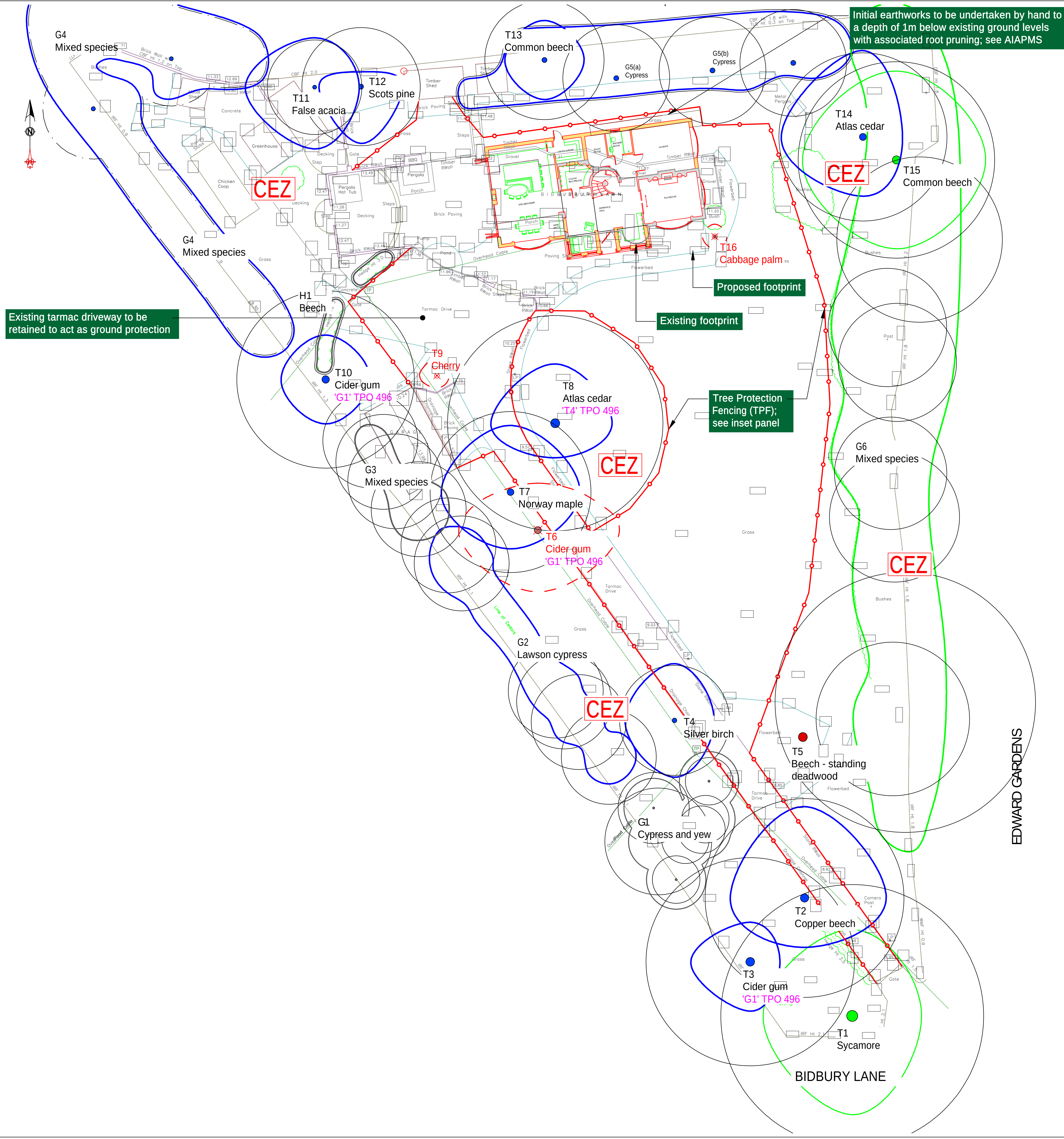
(est.) denotes estimated dimensions

APPENDIX 2: TREE PROTECTION PLAN

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533



Existing tarmac driveway to be retained to act as ground protection

Initial earthworks to be undertaken by hand to a depth of 1m below existing ground levels with associated root pruning; see AIAPMS

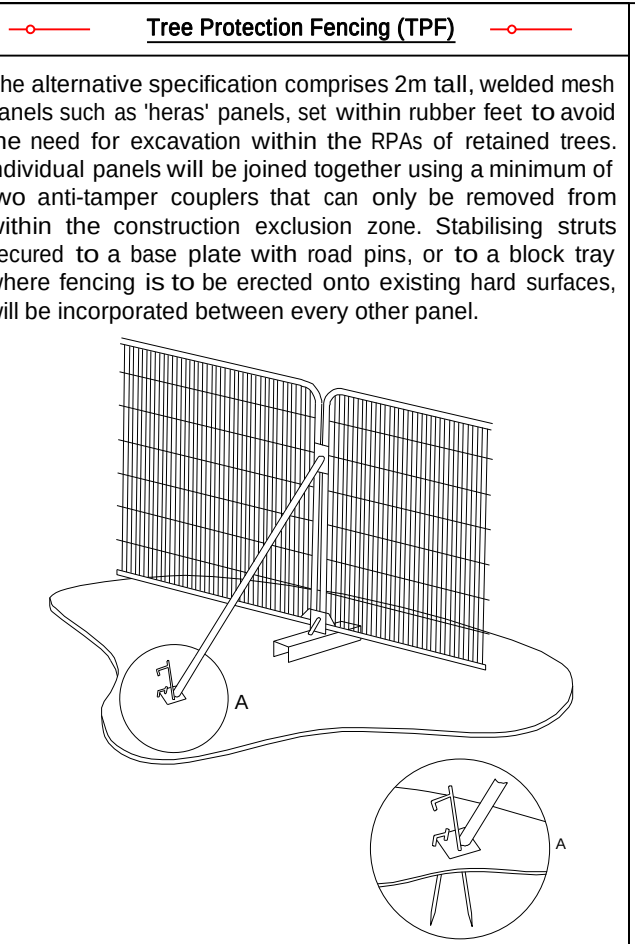
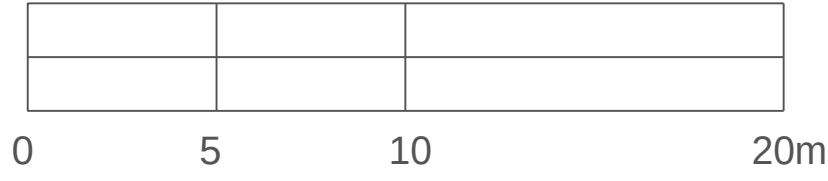
Proposed footprint

Existing footprint

Tree Protection Fencing (TPF); see inset panel

EDWARD GARDENS

BIDBURY LANE



The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

	Tree(s) to be removed		Tree Protection Fencing (TPF)
	Category 'A' tree		Construction Exclusion Zone
	Category 'B' tree		Manual excavation
	Category 'C' tree		
	Category 'U' tree		
	Root Protection Areas (RPAs)		

Drawing History			
B	16.07.2025	Layout amendments	
A	26.06.2025	Layout amendments	
Rev	Date	Comments	

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Site:	Bidbury Lawn, Old Bedhampton, PO9 3JG
Client:	Mr J Gibbons
Title:	Tree Protection Plan (TPP)
1st Issued:	December 2024
Revision:	B
Dwg No:	MDJAC-BS24116-TPP-01B
Scale:	1:200 @ A1