

## BS5837:2012 TREE SURVEY / Arboricultural Impact Assessment

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Site Address:  
Park Lane Service Station,  
Park Lane, Bedhampton, Havant,  
Hants, PO9 3HQ

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**801161 ver2**



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## Site

Site: Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants, PO9 3HQ

Inspection date: 7<sup>th</sup> July 2025

Inspected by: Steve Launchbury

## 1.0 Terms of Reference

I am instructed by CProject Ltd to carry out a BS5837:2012 Tree Constraints Survey and Arboricultural Implication Assessment at the above address.

This report contains survey information in accordance with BS 5837:2012 Trees in Relation to design, demolition and construction – Recommendations.

It details the quality and the value of the trees on site or immediately adjacent to the proposed development site.

A proposed development is to be considered in terms of an Arboricultural Impact assessment.

Remedial or other works may also be recommended along with Tree Protection measures as required.

A site visit was carried out on 7<sup>th</sup> July 2025 to survey the site and immediately adjacent to prepare a Tree Constraints report and Arboricultural Impact Assessment of the proposed development using the provided proposed site development plan. Preliminary detail for Tree Protection and other operations is included.

19 trees and 1 tree group were recorded as potential Constraints. Other trees further away not considered Constraints were not surveyed.

Trees have been categorized as follows:

| BS5837:2012 Classification          | Single Trees | Groups |
|-------------------------------------|--------------|--------|
| Category A High quality             | 0            | 0      |
| Category B Moderate quality         | 7            | 0      |
| Category C Low quality              | 9            | 1      |
| Category U Unsuitable for retention | 3            | 0      |

Any trees or groups of trees that are categorized A or B should generally be considered as constraints to development and every effort should be made to keep them within the design. Trees categorized C will not usually be seen as a constraint unless by virtue of for example grouping, they attain a higher categorization. Trees categorized U are rarely a constraint to development and may generally be felled, occasionally, retention in a safe form is recommended for ecology.

Trees removed, whatever their Category will often be required to be replaced. The numbers or multiples will depend on the individual LPA and any mitigating factors or possibly a Section 106 agreement.

From April 2024, there is a requirement for an increase in Biodiversity Net Gain (BNG) on developments. A 'competent' person is required to complete the BNG metric to assess the impact of the development.

As a result of the BNG requirement, it is important to understand how losses of existing trees will require not just replacement, but even more and better-quality habitat.

The Landscape assessment will use the retrospective date of January 30<sup>th</sup> 2020 to establish the habitat value baseline.

If the site has been cleared, destroyed or degraded since the retroactive date, the BNG baseline assessment should use data from before January 30<sup>th</sup> 2020, from records such as photos or aerial or satellite imagery.

There are exemptions from the BNG requirement.

The de minimis threshold exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres of non-priority modified grassland or 5m linear habitats (such as native hedgerows).

If any priority habitat within the red line boundary of the development is impacted, the exemption will not apply and all habitats will be subject to BNG.

Existing sealed surfaces such as tarmac or buildings are assigned a zero score in the statutory biodiversity metric, therefore exempted from the 10% net gain requirement.

The above is a minimal guide for smaller areas. Developers will need to assess the size of the development within the red line area and habitat score to confirm whether the development requires the 10% uplift or may be exempt.

Steve Launchbury of Alltree Consultancy Ltd trained at Kew Gardens in Horticulture in the early 80's and specialised in Arboriculture.

Since then he has worked in the tree industry for approximately 40 years, including as an Arboricultural Association Approved Contractor, gaining further professional qualifications including passing and further refreshing the Professional Tree Inspection course by Lantra.

## 2.0 General Information

### 2.1 The Brief

Visit site and assess Tree Constraints in relation to a proposed redevelopment of the Service Station site, to include a Car Wash extension and two extra parking bays.

Prepare an Arboricultural Impact Assessment of the proposed design in relation to the Tree Constraints.

### 2.2 Scope of Report

This report is a preliminary report and as such did not entail an examination of the root system, did not ascend the tree or use internal decay detection equipment. Further inspections may be required as a result of these preliminary findings.

### 2.3 References

The British Standard Institute publication BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' is the basis for this report.

### 2.4 List of relevant documents provided by the client:

Park Lane Service Station-2024-P35-PLG-01 Existing Site Layout  
Park Lane Service Station-2024-P35-PLG-02D Proposed Site Layout

### 2.5 Limitations

The information contained in this report is for the use of the client for whom it was prepared. The contents are copyright and may not be used by third parties without written consent from Alltree Consultancy Ltd

This document is a report identifying trees, their locations and their condition in respect of planning, together with an Arboricultural Impact Assessment.

The precise location of the trees should be checked on site to inform decision making for design or construction.

The trees have been located using GPS which may have an element of inaccuracy and thus the locations should be classed as approximate.

It is not a tree health or safety report, it has not been prepared for use in a mortgage application or for insurance claims.

Detailed inspection, aerial access, drillings and soundings were not done for this report.

A tree owner is advised to have their trees regularly inspected, and again after strong winds or other severe weather.

If there are no changes to the site or significant changes to the trees, this report is valid for one year from the Survey date.

After one year, if the survey is to be relied on, eg for different proposed designs, it is advisable to reassess the survey on site.

If previous survey data is used again by request, the validity cannot be assumed.

No liability will be accepted for changes, eg by third parties or other changes outside of my control.

A Bat survey may be required in addition to the Tree Constraints and the Arboricultural Impact Assessment. I am not qualified to make an assessment as to whether bats may be in or use the trees.

Drawings are made using the best current data and expectations based on the author's current knowledge at the time of the report.

Corrections and changes may be made should new or updated information be available.

Information derived from the drawings or this report must not be relied on unless confirmed from other sources.

## 2.6 Tree Preservation Orders

A visit to

[https://maps.havant.gov.uk/mycouncil.aspx?MapSource=HBC/AllMapsHBC&StartEasting=470455.800000&StartNorthing=107626.150000&StartZoom=250&o=1&Layers=tpo\\_points](https://maps.havant.gov.uk/mycouncil.aspx?MapSource=HBC/AllMapsHBC&StartEasting=470455.800000&StartNorthing=107626.150000&StartZoom=250&o=1&Layers=tpo_points) show that there is one Tree Preservation Order No. 1261 (presumed to be the dominant T13 London Plane). There is no Conservation Area affecting the site or immediately adjacent.

### **A new TPO /2153/2025 G1 (3x London Planes) was made on 29<sup>th</sup> August 2025**

Due to the planning process being under way, the other trees are effectively protected while the impact of the proposed development is determined. It is therefore prudent to liaise with the Havant Borough Council Local Planning Authority before any tree-works are carried out.

Outside of the planning process, if trees in (with certain exceptions) excess of 5m<sup>3</sup> timber are to be felled in any quarter outside the planning process, in addition to potential TPO or Conservation Area permission, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

## 2.7 Disclaimer

This report was prepared for the named client and the Local Authority Planning Department.

This report does not constitute advice to any third party not directly involved. No liability for any loss or damage will be accepted from any third party reliant on this report who is able to access the content by any means.

# 3.0 The Tree Survey

## **Methodology**

Data is collected in accordance with BS5837 requirements.

All data is collected from ground level without climbing or other potentially invasive methods including digging to expose the root system.

Tools normally used are a diameter tape, laser measure and a handheld GPS data capture device.

Heights may also be estimated by using a surveyor's pole next to the tree.

## **Measurements**

Where there is no access into the next door property, measurements are estimated where 'hands on' measuring is not possible.

Complete accurate tree data is therefore not possible for trees on adjoining properties unless there is access granted and no reliance should therefore be made on the limited data possible.

Parts of the tree obscured by ivy or other climbing plants or materials cannot be assessed accurately and no reliance must be made without further inspection.

Data is plotted using PT-Mapper Professional from Pear Technology.

Where tree canopies are symmetrical, one measurement is taken of the radius. Where the crown is asymmetrical, readings are taken at North, East and South. These will give a general idea of the shape as a representation.

Tree stems are measured at 1.5m above ground level.

A Root Protection Zone figure is derived from this reading with variations for multiple stems.

### **Rooting Zone**

Ground features or obstructions may limit or encourage root spread into an asymmetrical area rather than the plotted area.

The plotted data will show the Root Protection Area as an idealized area and must be subject to confirmation or otherwise by hand dug trial pits if required.

For the Constraints survey the trees are recorded as at the present with no reference to any proposed plan or development.

For the Arboricultural Impact Assessment, the tree data is used where applicable in conjunction with the proposed construction layout to establish Tree Protection requirements.

The survey data will detail the recorded measurements.

Note that only trees around the area of the proposed development are recorded for the purposes of Constraints and Arboricultural Impact Assessment.

Survey findings are shown in the appendix.

## 4.0 Observations and Discussion

Category A and B trees should normally be retained and be a constraint to development. Category C trees should not normally be a significant barrier to development by that may depend on other controls and the LPA policy. Category U trees can normally be removed as good Arboricultural practice. Any trees within neighbouring properties that affect or are affected by a proposed development may then be subject to negotiation.

Root Protection Areas are recommendations due to the difficulty of mapping the extent of the root system. Hand digging is recommended to locate the main roots if required.

Ideally any conflicts with trees (roots, canopies, and trunks) should be designed out with careful consideration of building location and size and special design arrangements where required. Trees that overhang or are close to a new building are often subject to excessive pruning over time or even removal.

Surgery may be required to trees adjacent to new structures, but this should be kept to a minimum due to the potential adverse long term health impact and retention of the tree. All surgery works must be agreed beforehand and must conform to BS3998:2010

Before any works (including demolition) commence on site, storage of materials, or changes of levels, a plan must be submitted to and approved by the Planning Authority.

Protective fencing that is required must be set up and remain operational and not repositioned without the advice of the Arboricultural Consultant.

Consent for any works to protected trees (either Conservation Area, Tree Preservation Order or Planning Conditions) must be obtained prior to being carried out. If the trees are in adjoining properties under third party ownership, permission must be obtained in writing from the tree owner in addition.

## 5.0 Arboricultural Impact Assessment

Assesses how the development will affect local character from a tree perspective

### The Constraints

A few trees are located to the front of the site, a mixture of Category B and Category C trees, though not explicitly surveyed for the proposed development.

The bulk of the tree cover is to the west and south of the site with a number of mature London Plane trees. A TPO No.1261 appears to be a single tree (T13 on the Tree Constraints Map in the Appendix) which is protected by TPO, though this should be confirmed by application to the LPA. Associated with the London Planes (Category B) are a few Narrow leaved Ash (Category B) to the south and west of the London Planes.

The remainder of the trees are Category C (Low quality) and Category U (Unsuitable for retention). There is dense undergrowth that limits access to the trees, with the result that a proportion of the trees have estimated measurements.

Trees in the neighbouring property (76 Ernest Road) overhang the PFS site and are in poor condition and in cases have had whole stems removed (eg T1 Willow)

Within the group of trees in the vicinity of the Car Wash is a small bank of raised ground, on which a number of the trees are located, eg T5 and T6 with some roots exposed as a result.

In recent times, there has been a lot of tree and undergrowth removal. The remaining trees are surveyed and approximately located by GPS and then the location accuracy is adjusted by laser triangulation.

A small group of dense planting is present to the south west corner of the site, not surveyed due to lack of access. These trees are noted to be Category C and Category U with at least one tree fallen from next door and hung up in T11.

A number of trees (London Plane etc) have had tree surgery works in recent years to reduce the overhang to the forecourt.

### The Proposal

The document Park Lane Service Station-2024-P35-PLG-02D Proposed Site Layout shows the location of the proposed development of the car wash extension, plant room, new kerbing and additional parking spaces

## Implications of the proposal

Trees potentially affected:

| Tree                                                                        | Arboricultural Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T1a Purple Plum<br>Category C                                               | No Impact<br><br>Tree Protection as detailed below will be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| T1 Willow<br>Category C                                                     | Neighbouring third party tree. Some stems that would have extended over the fence towards the Car Wash appear to have been removed.<br><br>The RPA of the tree is therefore difficult to assess with any accuracy but with judgement, is assessed as 98m <sup>2</sup> . The realignment of the vehicle access for the Car Wash as well as the Proposed Construction intrudes into the ROA by approx. 21.7m <sup>2</sup> or 22%.<br><br>Given the huge undisturbed area within the garden of 73 with the free root run, , the prolific rooting of Willows and its resilience to disturbance, I judge that there will be no practical or measurable detriment to the Willow.<br><br>Tree Protection including Ground Protection as detailed below will be required. |
| T2 – T4 Plum<br>Category C and<br>Category U                                | Poor quality trees in the neighbouring property.<br><br>No Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| T5 Swedish<br>Whitebeam<br>Category C                                       | Low quality tree overshadowed by T6 Cherry.<br>T5 to be removed to allow the Proposed Car Wash construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| T6 Cherry<br>Category C                                                     | A tall tree, located on a small raised bank (as T5).<br>The RPA is 45m <sup>2</sup> and close to the excavation required for the Proposed Car Wash. A potential Conflict of 2.5m <sup>2</sup> (5%) is likely during construction.<br><br>Arboricultural Supervision is recommended to ensure the minimum disturbance occurs, preserving both the health and stability of the tree.<br><br>Tree Protection as detailed below will be required.                                                                                                                                                                                                                                                                                                                     |
| T9 to T11 Various<br>Category C and<br>Category U                           | No Impact.<br><br>Tree Protection as detailed below will be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| T12 – T14<br>London Plane<br>T15 and T17<br>Narrow Leaved<br>Ash Category B | T12 to T14 are protected by TPO/2153/2025 as a group G1.<br><br>Tree Protection as detailed below will be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Tree                                       | Arboricultural Impact |
|--------------------------------------------|-----------------------|
| All other trees, surveyed and not surveyed | No Impact.            |

### Potential Conflict area and solution

T1 Willow has a low level potential RPA Conflict Area. Stems have been removed in the past, making assessment more a matter of judgement. Given the prolific rooting capability of the Willow, and the enormous free root-run available to the rear, the level of harm is expected to be very low.

To reduce the potential harm to the soil structure, and therefore potential damage to the roots of the Willow, the following ground protection for pedestrian traffic is to be used.

150mm of sand or woodchips as a compressible layer is to be evenly spread over a ground fabric such as a simple geotextile membrane.

Boards such as 20mm shuttering ply to be placed over the compressible layer, overlapping to avoid edge point loading on the joints.

The ground protection is to be installed before the Tree Protection Fencing, and before any works commence.

Ground Protection must stay in situ and be repaired in the case of damage and only removed once all construction is completed.

Any Landscaping may then be carried out.

### Tree Protection

Tree Protection (ground protection for T1, and Fencing as described below) is required to limit access to the vicinity of the trees, the position of the Tree Protection fencing is shown in the Survey maps – Tree Protection in the Appendix, and the specifications below.

### Soil Compaction.

The main reason for the Tree Protection Fencing and if required, ground protection, is to prevent damage to the trees, and especially compaction of the soil in the vicinity of the Root Protection Areas and physical damage to the above ground portions of the tree.

The majority of tree roots lie within the upper 600mm. This is because the availability of oxygen decreases with depth and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.

Healthy soils contain about 25% air space between solid particles. Increased loading of the soils caused by construction activity causes air to be squeezed out as the soil becomes compacted preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

### **Arb supervision / inspection may be required**

Monitoring by the Arboriculturalist may be a requirement of the Tree Officer.

Three visits as a minimum are required

1. Start, to ensure ground protection and fencing are located and installed correctly.
2. A visit during the works
3. At the end of the works, to enable the Tree Protection Fencing to be removed.

A report may be required to be submitted to the LPA Tree Officer / LPA.

Note that there is a possibility that more visits and reports may be required.

### **Mitigation, eg planting replacement trees**

The LPA will be likely to require the planting of at least one tree to replace the removed T5 Swedish Whitebeam.

Due to the recent removal of trees, it is likely that the LPA will require more trees to be planted as well a BNG assessment due to the Car wash extension being approx. 44m<sup>2</sup>.

### **Summary**

One low grade tree is to be removed, one tree will have potential RPA conflict, though for reasons outlined above, is expected to have minimal impact.

It is recommended that a competent arborist supervises the excavation within the RPA of T1 and T6.

Tree planting will be required, and a BNG assessment is required that will also guide the habitat uplift of minimum 10%, which will include tree planting.

## 6.0 Tree Protection

Tree Protection is required to protect the retained trees and their Root Protection Areas.

To reduce the potential harm to the soil structure, and therefore potential damage to the roots of T1 Willow, the following ground protection for pedestrian traffic is to be used in the location shown in the mapping at the end of the report.

100mm of sand or woodchips as a compressible layer is to be evenly spread over a ground fabric such as a simple geotextile membrane.

Boards such as 20mm shuttering ply to be placed over the compressible layer, overlapping to avoid edge point loading on the joints.

The ground protection is to be installed before the Tree Protection Fencing, and before any works commence.

Ground Protection must stay in situ and be repaired in the case of damage and only removed once all construction is completed.

Any Landscaping may then be carried out.

Fencing extracts taken from BS5837:2012 to show a fencing example and stabilization methods. Choose the most appropriate for the conditions.

Figure 2 Default specification for protective barrier

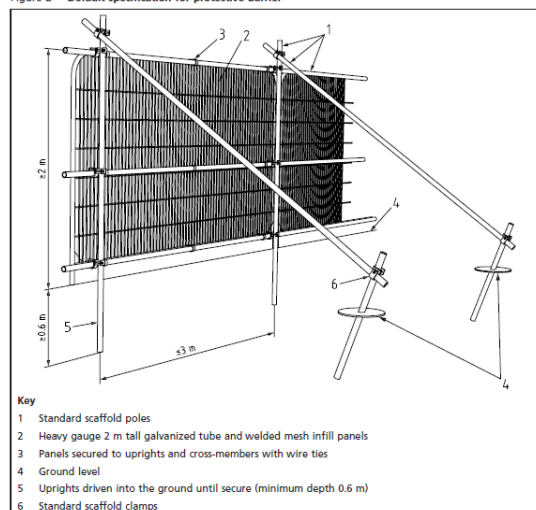
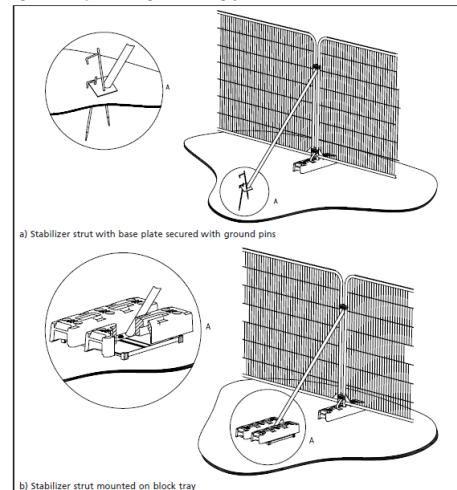


Figure 3 Examples of above-ground stabilizing systems



The fenced off area is to be protected and is to be regarded as sacrosanct. A weatherproof warning notice is to be placed on the Tree Protection Barrier.



If required, preliminary tree removal or other works required before the site is set up may take place before the Tree Protection Fencing is installed.

The Tree Protection shall be erected before any plant or equipment is brought onto site.

The integrity of the fencing shall be maintained throughout the construction period.

The fencing shall only be removed once the construction phase is complete.

It is advisable to monitor daily the condition of the Tree Protection and its integrity and keep a record (signed) to verify that the condition and effectiveness of the Tree Protection is maintained. Any intrusions into the Tree Protection Area must be recorded

## **7.0 Special Measures for working within a Root Protection Area**

Unless specifically agreed with the LPA and the Arboriculturalist, there must be no digging or trenching within the RPA of any retained tree.

The area within the Root Protection Zone is to be considered a No Dig Area, with the only digging to be with hand tools.

If hard surfaces are to be lifted and renewed, the old surface is to be broken up and lifted with toothless bucket, working from existing hard standing.

No machinery should go on the unprotected surface.

Should any roots require being exposed, they must be protected by sacking and sharp sand (not building sand) or good soil and the hole filled in as soon as practical. Advice should also be sought from the project Arboriculturalist.

Any pipework or services should where possible be routed away from the Root Protection Areas.

Should any excavations, trenching for cable runs or service runs within Root Protection Areas be required, advice must be sought from the project Arboriculturalist who will also liaise with the Planners as appropriate.

Any fence posts etc that require concrete should be lined with waterproof plastic to avoid uncured concrete leachate damaging tree roots.

Hand digging to plant shrubs is permitted but care must be taken to minimise damage, disturbance and compaction.

No foundations or bases are to be constructed even on the surface, eg to put machinery or other equipment unless approved by the Planning Consent with a suitable base. Advice should be sought from the project Arboriculturalist as to the construction and design of a suitable base.



## 8.0 Arboricultural Method Statement

The trees on the site are to be assumed to be protected under planning conditions, it is essential that the process detailed in this method statement is followed in order to prevent damage to the trees.

The site must be carefully managed in order to avoid damage within the Root Protection Areas. No access is to be allowed within the Root Protection Area.

The Root Protection Area is the minimum area that must be protected. Please be aware that often the roots extend further or in different directions than indicated by the theoretical area dictated by the trunk size.

Where the roots are may be affected by different factors such as :

- Species of tree,
- Ground conditions (including man made obstacles such as foundations or trenches)
- The health of the tree, root damage or pruning.

An individual such as the Contract Manager is to be identified as a point of contact for arboricultural affairs during building works. This individual is to be fully aware of the arboricultural planning requirements on the site and is to be responsible for the monitoring and enforcement of tree protection measures.

It is advisable to have a Project Arboriculturalist who can oversee and direct Tree Protection and operations that involve the trees on site.

### Operations that may damage trees

The following operations are likely to result in significant damage to trees. Damage resulting from these operations may take immediate effect resulting in the rapid death of a tree, or alternatively may result in years or even decades of gradual decline and ultimately an early death.

#### Compaction of Soil

Repeated pedestrian movements, vehicle parking, storage of materials or waste will result in a measure of soil compaction which within a Root Protection Area will inevitably lead to some root death and may reduce the longevity of a tree.

#### Storage or Spillage of Toxic Materials

The following materials that are commonly used on development sites are toxic to trees:

- Builders Sand which may contain some salt or other leachates.
- Cement
- Fuels eg Petrol, Diesel etc.
- Tarmac
- Washings eg from mixing cement or plaster

The uncontrolled storage or use of such materials within 10 metres of trees is likely to be detrimental to their long-term health.

#### Excavation, Soil Grading, Alteration of Soil Levels

Contrary to popular belief nearly all of a tree root system is located within the top 1 metre of soil, with the majority of roots found within 600mm of the soil surface.

Tree Root distribution may also be affected by steep banks.

The Root Protection Area must be considered the minimum area of protection required to retain a tree. The full root system of a tree will extend beyond this, usually to a distance at least equivalent to the height of the tree.

For this reason any excavations within a Root Protection Area present a risk of damage to the tree root system.

Damage to the larger structural roots may have an immediate detrimental effect to the stability of the tree as well as the longer term health.

#### **Raising of Levels**

Roots breath, requiring gaseous exchange and take water from the soil and therefore normally develop in free-draining, aerated soil.

Where levels are raised over tree roots the ability to access oxygen and respire Carbon dioxide is reduced and moisture filtration hindered, tree roots will subsequently be starved of oxygen and water leading to root death, potential disease and reduced longevity.

#### **Damage to the main stem and branches**

Damage caused by equipment or plant movements and can result in long-term decline in tree health and serve as an entry point for decay fungi.

No access for plant/vehicles is permitted within the specified Root Protection Areas.

#### **Pruning carried out by untrained operatives**

Poor pruning practice can increase the risk of limb or complete tree failure, as well as providing entry points for decay fungi.

All tree work is to be carried out by competent arborists in accordance with BS3998:2010 who are certified and insured.

### **Site Specific AMS**

1. Remove T5
2. Install the Tree Protection Fencing and ground protection for T1 in accordance with the details above and the position shown in the Survey Map – Tree Protection in the Appendix.
3. Install Ground Protection for pedestrian which, taking the variable levels into consideration can be a single layer of scaffold boards on top of a driven scaffold frame.  
Alternatives will be to use 150mm clean un-compacted woodchips over a geotextile membrane with a single layer of braced scaffold boards or other suitable boarding such as overlapping Shuttering Ply.
4. Excavate for the foundations of the Car Wash extension and the Plant Room. This is recommended to be supervised by the Project Arboriculturalist who will monitor the intrusions into the RPA of T1 and T6 to ensure the minimum disturbance is done to the roots.
5. Maintain the Tree Protection intact until completion.  
Should it require relocation, consult the Project Arboriculturalist for guidance who will liaise with the Tree Officer if required.
6. On completion, remove the Tree Protection and Ground protection. The woodchips may be used as organic mulch to a maximum depth of 100mm to improve the soil.
7. Plant trees / shrubs as directed by the BNG recommendations.

## **Appendix**

Contains

BS 5837:2012 Chart for Tree Quality Assessment

Photos

The survey data table

Survey maps

Table 1 Cascade chart for tree quality assessment

| Category and definition                                                                                                                                                   | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                   |                                                                                                                                       | Identification on plan                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                                                        |
| <b>Category U</b><br>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 | <ul style="list-style-type: none"><li>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)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>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</li></ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p> |                                                                                                                                                                                                                                                                   |                                                                                                                                       | <b>Dark Red</b><br><b>RGB</b><br><b>127-000-000</b>    |
|                                                                                                                                                                           | 1 Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2 Mainly landscape qualities                                                                                                                                                                                                                                      | 3 Mainly cultural values, including conservation                                                                                      |                                                        |
| Trees to be considered for retention                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                                                        |
| <b>Category A</b><br>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) | <b>Light Green</b><br><b>RGB</b><br><b>000-255-000</b> |
| <b>Category B</b><br>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                                                                              | <b>Mid Blue</b><br><b>RGB</b><br><b>000-000-255</b>    |
| <b>Category C</b><br>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm              | 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 this 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                                                                           | <b>Grey</b><br><b>RGB</b><br><b>091-091-091</b>        |

## Photos









## Survey Data

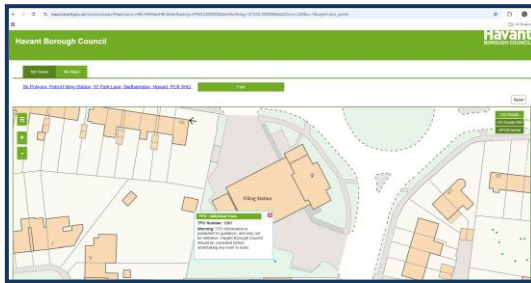
| Tree ID | Tree Type   | Maturity | Measurements Estimated | Height (m) | Number of Stems | Stem 1 2 (mm) | Spread - N (m) | Spread - E (m) | Spread - S (m) | Spread - W (m) | Crown | Stem | Basal Area | Category | Life Expectancy | Phys Condition |
|---------|-------------|----------|------------------------|------------|-----------------|---------------|----------------|----------------|----------------|----------------|-------|------|------------|----------|-----------------|----------------|
| 1a      | Purple Plum | Mature   | Yes                    | 8          | 1               | 220           | 2.5            | 2.5            | 2.5            | 2.5            | Fair  | Fair | Not Seen   | C1       | 10 to 20 yrs    | Fair           |
| 1       | Willow      | Mature   | Yes                    | 12         | 6               | 190           | 5              | 5              | 5              | 5              | Fair  | Fair | Fair       | C1       | 10 to 20 yrs    | Fair           |
| 2       | Willow      | Mature   | Yes                    | 12         | 1               | 230           | 4              | 2              | 0              | 3              | Poor  | Fair | Not Seen   | U        |                 | Decline        |
| 3       | Willow      | Mature   | Yes                    | 11         | 1               | 180           | 2              | 2              | 2              | 2              | Poor  | Poor | Not Seen   | U        |                 | Decline        |
| 4       | Willow      | Mature   | Yes                    | 11         | 1               | 180           | 2              | 2              | 2              | 2              | Fair  | Fair | Not Seen   | C1       | 10 to 20 yrs    | Fair           |
| 5       | Sorbus      | Mature   | No                     | 10         | 1               | 185           | 3              | 2.5            | 1.5            | 2.5            | Fair  | Good | Fair       | C1       | 10 to 20 yrs    | Fair           |
| 6       | Prunus      | Mature   | No                     | 14         | 1               | 315           | 4              | 4              | 4              | 4              | Poor  | Good | Good       | C1       | 10 to 20 yrs    | Fair           |
| 7       | Willow      | Mature   | No                     | 12         | 1               | 180           | 6              | 2.4            | 0              | 1              | Fair  | Fair | Fair       | C1       | 10 to 20 yrs    | Fair           |
| 8       | Sorbus      | Mature   | No                     | 8          | 1               | 120           | 2              | 1              | 1              | 1              | Fair  | Poor | Fair       | C1       | 10 to 20 yrs    | Fair           |
| 9       | Prunus      | Mature   | No                     | 14         | 1               | 210           | 2.5            | 2.5            | 2.5            | 2.5            | Poor  | Fair | Fair       | U        |                 | Decline        |
| 10      | Birch       | Mature   | No                     | 15         | 1               | 220           | 2              | 4.3            | 1.5            | 2              | Fair  | Fair | Fair       | C1       | 10 to 20 yrs    | Decline        |
| 11      | Ash         | Mature   | No                     | 17         | 2               | 300 280       | 5              | 5              | 5              | 5              | Fair  | Fair | Not Seen   | C1       | 10 to 20 yrs    | Decline        |
| 12      | Plane       | Mature   | No                     | 17         | 1               | 330           | 8.3            | 2              | 3.5            | 5              | Good  | Good | Good       | B2       | 20 to 40 yrs    | Good           |
| 13      | Plane       | Mature   | No                     | 19.5       | 1               | 500           | 4.5            | 5.4            | 5              | 5              | Good  | Good | Good       | B2       | 20 to 40 yrs    | Good           |
| 14      | Plane       | Mature   | No                     | 17.5       | 1               | 380           | 3.4            | 7.7            | 4.7            | 4.5            | Good  | Good | Good       | B2       | 20 to 40 yrs    | Good           |
| 15      | Ash         | Mature   | Yes                    | 18         | 1               | 390           | 3.6            | 3.6            | 3.6            | 3.6            | Good  | Good | Good       | B2       | 20 to 40 yrs    | Good           |
| 16      | Ash         | Mature   | Yes                    | 19         | 1               | 305           | 3              | 3              | 3              | 3              | Good  | Good | Good       | B2       | 20 to 40 yrs    | Good           |
| 17      | Ash         | Mature   | Yes                    | 20         | 1               | 400           | 7              | 5              | 5              | 8              | Good  | Good | Good       | B2       | 20 to 40 yrs    | Good           |

| Tree ID | Tree Type | Maturity | Measurements Estimated | Height (m) | Number of Stems | Stem 1 2 (mm) | Spread - N (m) | Spread - E (m) | Spread - S (m) | Spread - W (m) | Crown | Stem | Basal Area | Category | Life Expectancy | Phys Condition |
|---------|-----------|----------|------------------------|------------|-----------------|---------------|----------------|----------------|----------------|----------------|-------|------|------------|----------|-----------------|----------------|
| 18      | Ash       | Mature   | Yes                    | 21         | 1               | 400           | 3              | 3              | 5              | 9              | Good  | Ivy  | Good       | B2       | 20 to 40 yrs    | Good           |
| G19     | Willow    | Mature   | Yes                    | 7          | 6               | 100           | 3              | 3              | 3              | 3              | Fair  | Fair | Fair       | C1       | 10 to 20 yrs    | Fair           |

## TPO Map – screenshot from LPA website

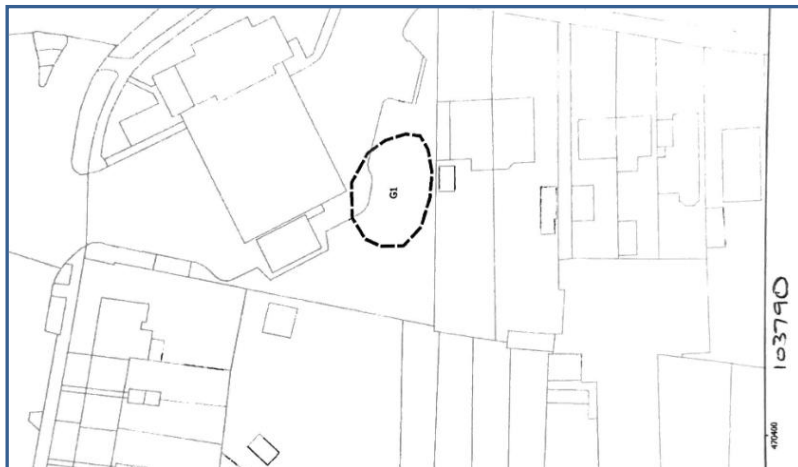
[https://maps.havant.gov.uk/mycouncil.aspx?MapSource=HBC/AllMapsHBC&StartEasting=470455.800000&StartNorthing=107626.150000&StartZoom=250&o=1&Layers=tpo\\_points](https://maps.havant.gov.uk/mycouncil.aspx?MapSource=HBC/AllMapsHBC&StartEasting=470455.800000&StartNorthing=107626.150000&StartZoom=250&o=1&Layers=tpo_points)

TPO Number 1261 presumed to be the dominant London Plane T13 as located on the Tree Constraints Map.



The website info has not been updated (20<sup>th</sup> October 2025) yet to include the new TPO shown below.

**TPO/2153/2025 G1 was made on 29<sup>th</sup> August 2025**



### Groups of Trees

(within a black broken line on the map)

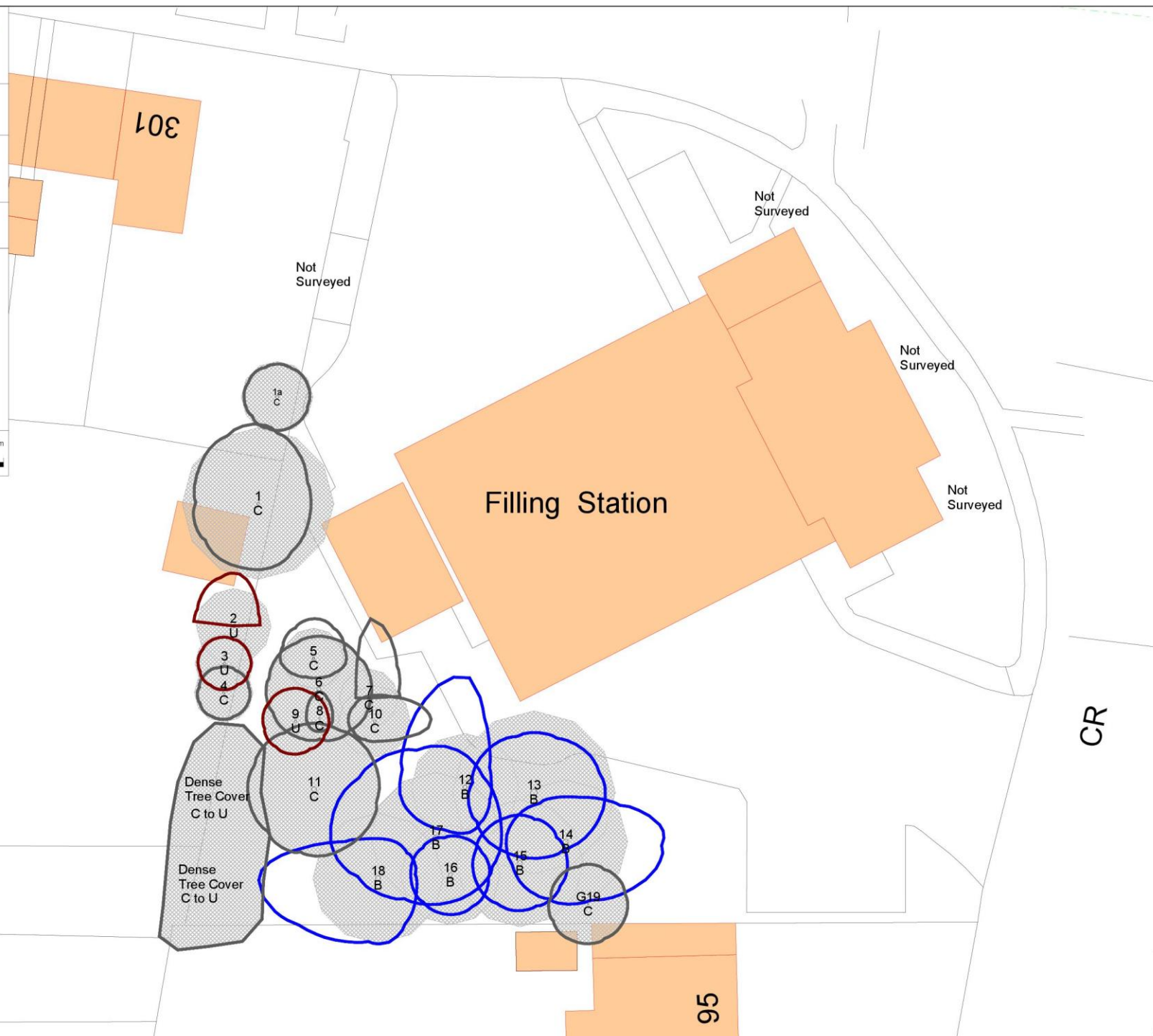
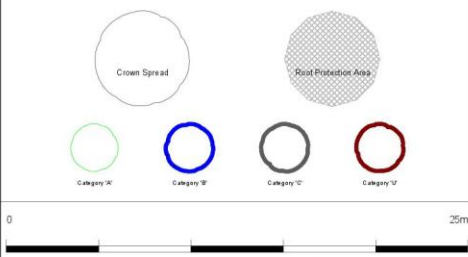
| Reference on Map | Species                                  | Situation                                                                    |
|------------------|------------------------------------------|------------------------------------------------------------------------------|
| G1               | 3 x London Plane (Platanus x acerifolia) | Situated close to the southern boundary of the land as shown on the map plan |

Park Lane Service Station, Park Lane,  
 Bedhampton, Havant, Hants, PO9 3HQ

SCALE : 1 : 200 @ A2 DATE : 12/07/2025

Tree Constraints

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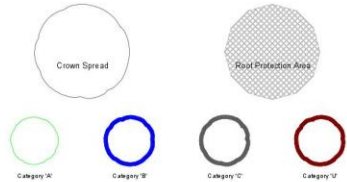


Park Lane Service Station, Park Lane,  
Bedhampton, Havant, Hants, PO9 3HQ

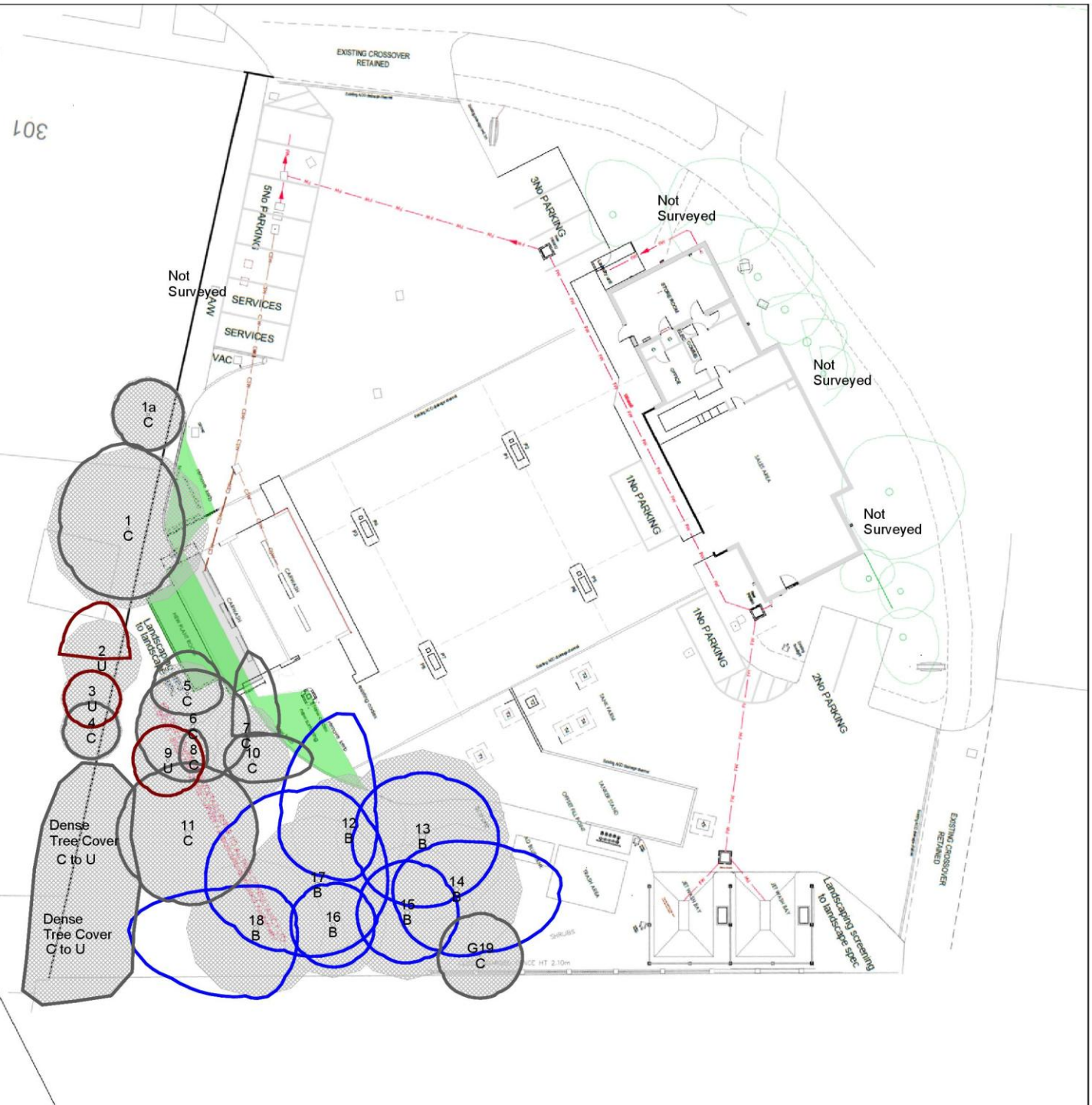
SCALE : 1 : 200 @ A2 DATE : 20/10/2025

Design Overlay (Rev D)

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0 25m



**Park Lane Service Station, Park Lane,  
Bedhampton, Havant, Hants, PO9 3HQ**

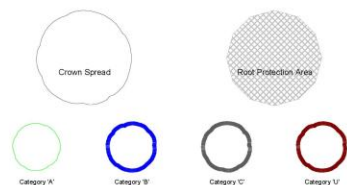
SCALE :  
1 : 200 @ A2

DATE :  
20/10/2025



**Trees to Remove**

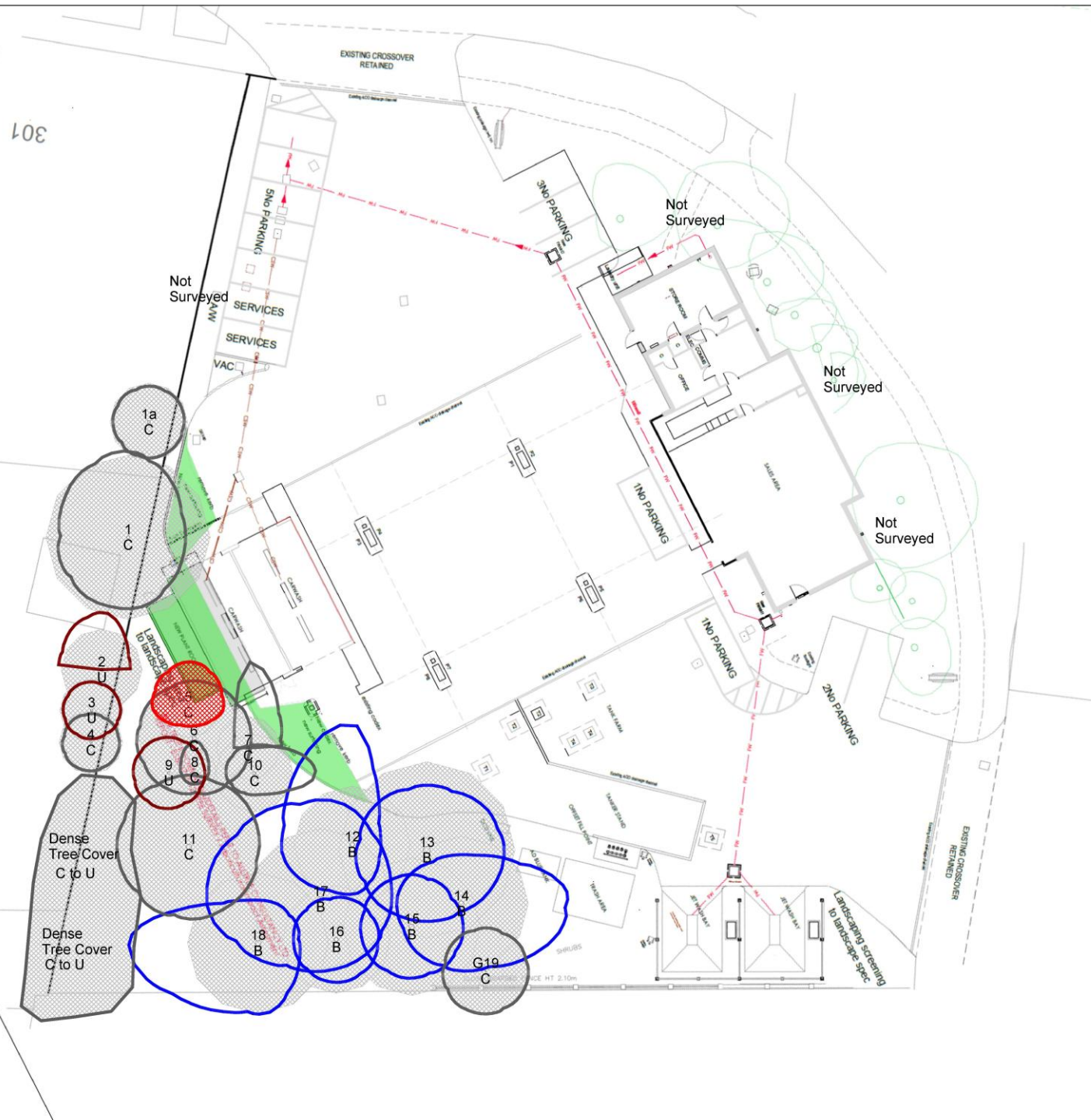
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0 25m

**Legend**

Trees to Remove

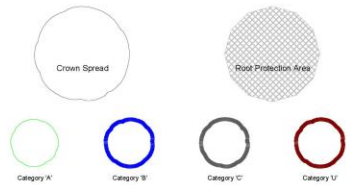


**Park Lane Service Station, Park Lane,  
Bedhampton, Havant, Hants, PO9 3HQ**

SCALE : 1 : 200 @ A2 DATE : 20/10/2025

**Potential Conflict**

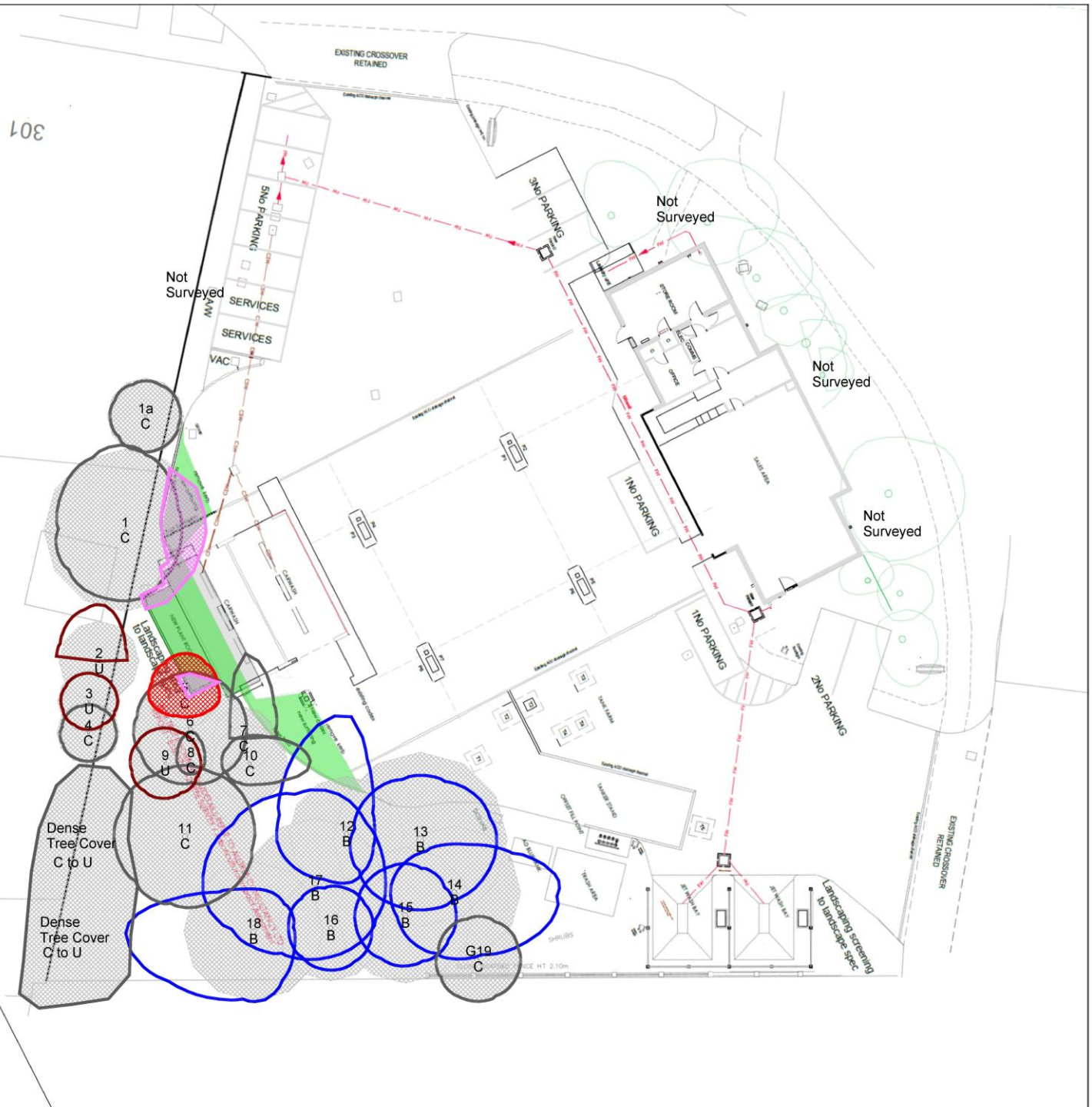
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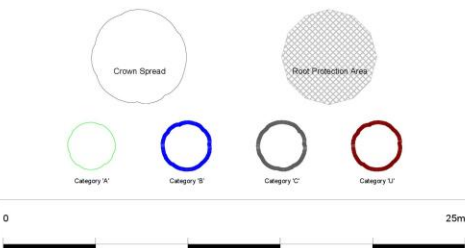


0 25m

**Legend**

-  Trees to Remove
-  RPA Conflict





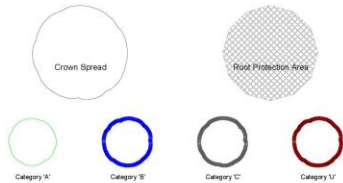
**Park Lane Service Station, Park Lane,  
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SCALE :  
1 : 200 @ A2 DATE :  
20/10/2025



**Ground Protection**

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**Legend**

- Trees to Remove
- RPA Conflict
- Ground Protection
- Tree Protection

