



October 2025
CBA11267 v1

Cornerstone Healthcare

ARBORICULTURAL DEVELOPMENT STATEMENT

Site:
South Africa Lodge



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The Complete Arboricultural Consultancy



ARBORICULTURAL DEVELOPMENT STATEMENT

Arboricultural Implications Assessment and Method Statement
guided by recommendations within BS5837:2012

Client:	Cornerstone Healthcare
Site:	South Africa Lodge, 43 Stakes Hill Road, Waterloooville, PO7 7LA
Arboricultural Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor.A), TechArborA</i>
Date:	October 2025

SUMMARY

There is a development proposal for the removal of two outbuildings and the provision of a new outbuilding at South Africa Lodge, 43 Stakes Hill Road, Waterloooville, PO7 7LA. The impact of these works has been assessed broadly in accordance with BS5837:2012 *“Trees in Relation to Design, Demolition and Construction – Recommendations”*.

This Arboricultural Development Statement (ADS) will demonstrate the protection measures for the retained trees and should be read in association with the Tree Protection Plan CBA11267.03 TPP that identifies the trees to be retained, their protection measures and trees for removal. It follows the initial tree survey and implications assessment.

The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for trees, to ensure their healthy and safe retention during and post development, as guided by BS5837:2012 and current best practice.

The tree survey exercise identified 14 (fourteen) individual trees and 1 (one) hedge.

One low grade tree will be removed, and one low grade tree will be pruned. The remaining twelve trees and hedge can be retained and protected.

All four legally protected trees are retained.

CBA Trees believes that the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

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SUPPORTING INFORMATION/APPENDICES:

CB1	Tree Survey Schedule and Tree Survey Plan CBA11267.02 TSP
CB2	Root Protection Area Schedule
CB3	Tree Protection Plan CBA11267.03 TPP
CB4	Tree Works Schedule

GUIDING PRINCIPLES/APPENDICES:

CB5	Tree Protection Guidance Leaflet
	Construction Exclusion Zone Site Notice
	Common Causes of Damage During Construction Works
CB6	Qualifications and Experience

1.0 INTRODUCTION

- 1.1 There is a development proposal for the removal of two outbuildings and the provision of a new outbuilding at South Africa Lodge, 43 Stakes Hill Road, Waterloooville, PO7 7LA. The impact of these works has been assessed broadly in accordance with BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.
- 1.2 Document disclosure provided by the client:
- Topographic Survey JOB - 25073 - South Africa Lodge Topographic Survey.dwg
 - 6093 1000 B
 - 6093 1000 C
- 1.3 The client and project architects provided the original site plans and locations of the trees have been indicatively plotted, and these have been the basis for the production of subsequent plans. Whilst CBA Trees has had a limited input in defining the contents of the development plan, it broadly conforms to the requirements of BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"* and current best practice advice.
- 1.4 Our advice has been sought on the principles of the development and landscape improvement works in relation to the potential impact on the existing tree stock, to inform and to facilitate the development layout.

2.0 CLIENT'S BRIEF

- 2.1 In line with our written quotation and verbal instructions, information has been compiled in accordance with BS5837:2012 and current best practice advice.
- To undertake a Tree Survey, appended at CB1.
 - To produce a Tree Survey Plan that relies on the accuracy of the topographical survey provided by the client (plan CBA11267.02 TSP appended with the Tree Survey Schedule at CB1).
 - To produce a schedule of Root Protection Areas in accordance with BS5837:2012 Annex D, appended at CB2.
 - To undertake an Arboricultural Implications Assessment (AIA) of the proposed development provided by the client to identify which trees will be lost and which can be retained.
 - Based on the above and further on-going discussions, to provide an Arboricultural Development Statement detailing the methodologies for the retention of the tree stock where feasible, in relation to the development layout including a Tree Protection Plan (CBA11267.03 TPP) appended at CB3.
- 2.2 The advice provided has been formulated without discussion with the main ground or construction contractors who at this stage have not been appointed. Once the main contractors are appointed, amendments to this statement may be required for

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construction purposes. All amendments will be assessed by the retained arboricultural consultant and approved in writing by Havant Borough Council Planning Officer/Tree Officer.

3.0 DESCRIPTION OF THE SITE

- 3.1 The site is an existing care home within Waterlooville.
- 3.2 The area of the proposed works is located within the rear garden space of the home on its southern side. Within the garden space are various footpaths, shrub beds and existing outbuildings/shelters.
- 3.3 There are four legally protected Oak trees that grow on the southern boundary and various ornamental trees within the garden space.
- 3.4 The area of works appeared to be generally flat in nature.

4.0 THE TREE STOCK

- 4.1 CBA Trees undertook a tree survey on 22nd September 2025. The tree survey exercise identified 14 (fourteen) individual trees and 1 (one) hedge. The Tree Survey Schedule and Tree Survey Plan (CBA11267.02 TSP) are appended at CB1.

4.2 Tree Categorisation Method

Category U = Trees in such a condition that any value would be lost within 10 years, or should be removed for reasons of sound arboricultural management. There were no trees classified as 'U' grade on or adjacent to the site at the time of surveying.

Note: BS5837:2012 states -

“Category U trees are 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.”

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There were no trees classified as 'A' grade on or adjacent to the site at the time of surveying.

Category B = Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years. There was 1 (one) individual tree and 1 (one) hedge classified as 'B' grade on or adjacent to the site at the time of surveying.

Individual Tree: 12

Hedge: H1

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Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter. There were 13 (thirteen) individual trees classified as 'C' grade on or adjacent to the site at the time of surveying.

Individual Trees: 1-11, 13 and 14

Note:

Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively.

- 4.3 For more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

5.0 TREE PRESERVATION ORDER/CONSERVATION AREA

- 5.1 The site is not located within a Conservation Area, however four trees along the site boundary are protected by a Tree Preservation Order with reference TPO 0977, served and administered by Havant Borough Council.
- 5.2 If it is intended to carry out works to trees on site prior to the granting of Full Planning Consent and Discharge of Planning Conditions or, in excess of those shown within this development statement it is advised that checks are made with Havant Borough Council to check the legal status of trees prior to works commencing.

6.0 PROPOSED TREE RETENTION AND TREE LOSS

- 6.1 In accordance with the recommendations contained within BS5837:2012, an experienced arboriculturist has assessed the requirements for tree protection and the Root Protection Area (RPA). The implications of the proposed development are detailed below, along with any mitigating measures to ensure the retention of these trees.
- 6.2 As part of the assessment, dimensions have been scaled from the proposed drawings provided by the client prepared and modified, to include the relevant Tree Survey data appended at CB3.
- 6.3 One low grade tree (T10) will be removed.
- 6.4 One low grade tree (T11) will be pruned.
- 6.5 The remaining twelve trees (including the four legally protected trees) and the hedge can be retained and protected.

7.0 SUMMARY OF ARBORICULTURAL IMPLICATIONS

- 7.1 The following is a summary of arboricultural implications as indicated on Tree Protection Plan CBA11267.03 TPP.

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Tree No.	Species	BS 5837:2012 Cat	Potential cause of harm	Implication	Mitigation
1 TPO	Pedunculate Oak <i>Quercus robur</i>	C1+2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
2 TPO	Pedunculate Oak <i>Quercus robur</i>	C1+2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
3 TPO	Pedunculate Oak <i>Quercus robur</i>	C1+2	<ul style="list-style-type: none"> General contractor movements Material storage Drainage and utilities Removal of existing outbuilding Contractor working space Foundations 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan Fit for purpose ground protection
4 TPO	Pedunculate Oak <i>Quercus robur</i>	C1+2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
5	Goat Willow <i>Salix caprea</i>	C1+2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
6	Flowering Cherry <i>Prunus spp</i>	C1+2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
7	Gum <i>Eucalyptus spp</i>	C1+2	<ul style="list-style-type: none"> General contractor movements Material storage 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
8	Flowering Cherry <i>Prunus spp</i>	C1+2	<ul style="list-style-type: none"> General contractor movements Material storage 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
9	Flowering Cherry <i>Prunus spp</i>	C1+2	<ul style="list-style-type: none"> General contractor movements Material storage Drainage and utilities 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
10	Flowering Cherry <i>Prunus spp</i>	C1+2	<ul style="list-style-type: none"> Under footprint of development 	<ul style="list-style-type: none"> Removed 	<ul style="list-style-type: none"> Low grade tree Limited if any public amenity
11	White Willow <i>Salix alba</i>	C1+2	<ul style="list-style-type: none"> General contractor movements Material storage Drainage and utilities Removal of existing outbuilding Contractor working space Foundations 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan Crown reduced back to previous reduction points on trunk Existing base utilised Fit for purpose ground protection
12	Himalayan Birch <i>Betula utilis</i>	B1+2	<ul style="list-style-type: none"> General contractor movements Material storage Drainage and utilities Removal of existing outbuilding Contractor working space 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
13	Goat Willow <i>Salix caprea</i>	C1+2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
14	Goat Willow <i>Salix caprea</i>	C1+2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan
H1	Lawson Cypress	B2	<ul style="list-style-type: none"> Unaffected by proposals 	<ul style="list-style-type: none"> Retained 	<ul style="list-style-type: none"> Protected as detailed within this report and as shown on the tree protection plan

7.2 The minor incursion of the theoretical rooting area of T3 for foul water drainage works is on the perimeter of the rooting area of T3. The incursion is not considered to be detrimental to the tree as there is an existing footpath to the south of the area of works and shrub beds that are, in our opinion likely to have limited or reduced the extent of surface rooting in this area and the impact of the works on this tree is minimal.

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- 7.3 The proposal is located within the theoretical rooting area of T11. This Willow has been previously topped; the theoretical rooting area for this tree accounts for a full tree and as this tree has been topped the full extent of the rooting area is not warranted in our opinion. However, with the retention of the existing concrete base the impact on this tree will be minimal.

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8.0 ADDITIONAL ARBORICULTURAL ADVICE FOR SITE PERSONNEL

- 8.1 To provide site personnel with additional information regarding the requirements of Tree Protection, a leaflet (appended at CB5) shall be issued to all staff at the time of their site induction. Spare copies of this leaflet shall be available in the site office as replacements.
- 8.2 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be of all-weather construction and shall be substantially in the form of the specimen provided at appendix CB5 and replaced as and when necessary.

9.0 PRE-DEVELOPMENT TREE WORKS

- 9.1 One low grade tree (T10) will be removed,
- 9.2 One low grade tree (T11) will be reduced back to previous reduction points on trunk
- 9.3 **All permitted or approved tree work** should be carried out in accordance with the British Standard "*Recommendations for Tree Work*" BS3998:2010, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.
- 9.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
- 9.5 Due to the official bird nesting season considered to be from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also be given to the potential for nesting birds. Therefore, if tree work is to be carried out within these months the project ecologist must be consulted to:
- Complete or advise on a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed that birds will be nesting in trees, and it is down to contractors to assess, record and confirm that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds*.
 - Ground vegetation, and therefore ground nesting birds, can often be overlooked by tree workers so additional care and controls should be taken when access and egress to the work site may also cause disturbance or damage to a nesting site. This is also true for retained trees on site as the removal of adjacent trees or remedial works on a tree may lead to an established nest being abandoned, exposed to the elements or predation. This action is also a breach of the Act and therefore could lead to prosecution due to the infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992/Nesting Birds Directive*.

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- 9.6 Although not apparent at the time of the site visit, consideration should also be given to the presence of bats, and a full visual assessment should be undertaken before any works are carried out on the trees. Where bats are identified as a serious concern, a bat survey should be undertaken by qualified and trained personnel to identify the needs of the bats (roosts, resting place etc) and no tree works can be carried out until the 'all clear' is given, or a programme of recommendations is received in writing.
- 9.7 Should additional tree works become apparent during the construction process; written consent will be required from Havant Borough Council prior to these additional works being undertaken.
- 9.8 All tree works that are required to facilitate the development are detailed within the Tree Works Schedule appended at CB4.

10.0 TREE PROTECTION MEASURES

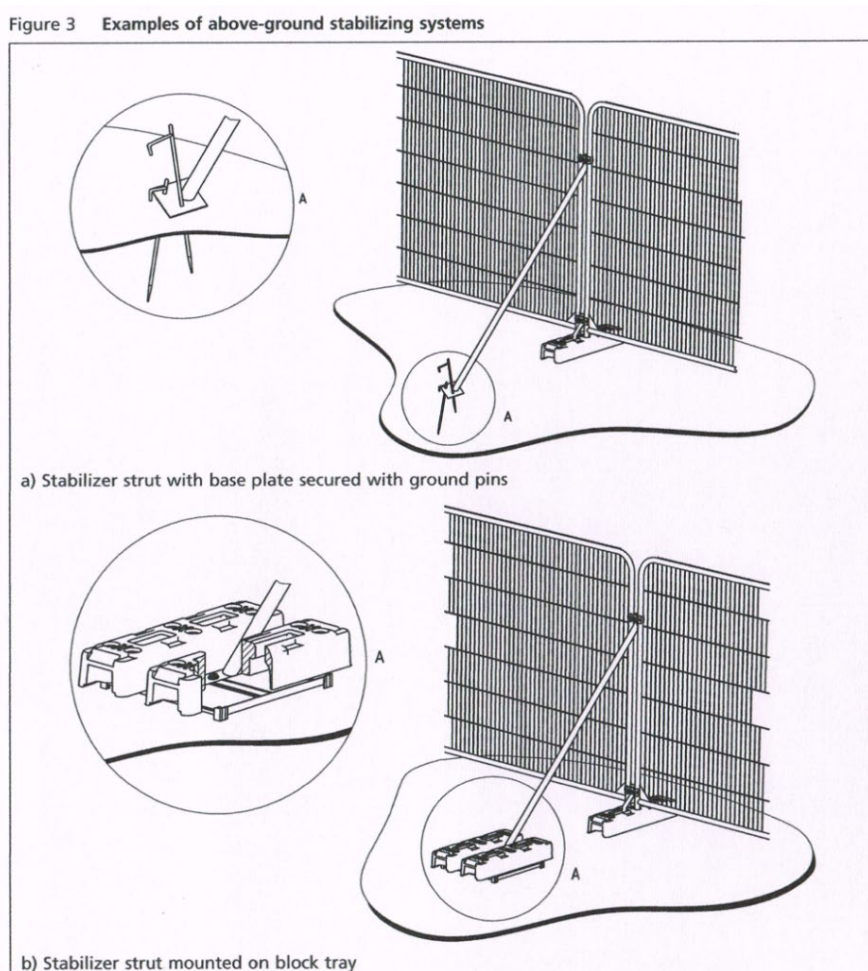
- 10.1 All site operations will be planned, implemented and supervised to prevent the following unless otherwise agreed within this report:
- Unplanned root severance beyond the tree protection measures
 - Damage to the bark, branches and trunks
 - Compaction of the soil within the Construction Exclusion Zone
 - Alterations in soil level
 - Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives
- 10.2 Installing the following protective measures as indicated on Tree Protection Plan CBA11267.03 TPP will protect the retained trees.
- 10.3 Before starting any site preparation, ground or construction works in relation to this development proposal tree protection will be installed in accordance with Tree Protection Plan CBA11267.03 TPP (appended at CB3). This will occur immediately following the completion of tree works and prior to any site preparation works starting.
- 10.4 It is recommended that the appropriate barrier will consist of a barrier where it (the barrier) is resistant to impact and requires a positive or considered movement/adjustment by contractors of the barrier to adjust its position. The barrier will consist of weld mesh panels on rubber or concrete feet that are pinned into position with supporting struts. The weld mesh panels will be coupled together with clasps fastened from the inside (see Figure 1). Once the barriers are in place they must remain *in-situ* throughout the following:
- Contractor occupancy for all external works at the rear of the site
 - Plant and Materials delivery to rear of site
 - Construction works requiring exterior site access within the rear garden

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- 10.5 Ground protection will be required in the highlighted area on the Tree Protection Plan CBA11267.03 TPP to avoid excessive ground compaction during site works and provide a working platform without detriment to the rooting areas of the trees. The ground protection can take the form of 18mm robust sheet material such as OSB or Plyboard, side abutting scaffold boards or track mats.
- 10.6 A copy of the Tree Protection Plan CBA11267.03 TPP will be kept on site at all times and made available for all contractors during working hours.
- 10.7 The area within (beyond) the Tree Protection Barriers shall be known as the Construction Exclusion Zone (CEZ) and will be regarded as **sacrosanct**. The tree protective barriers shall not be taken down or relocated at any time without the written approval of Havant Borough Council. An example of a CEZ notice is appended at CB5.

Figure 1: Tree protection Barrier



11.0 EXISTING SERVICES

- 11.1 No information has been provided on the location and size of existing services. However, if there are any existing services within the RPA and CEZ of retained trees will not be chased out but cut at the edge of any structure and left *in-situ*.

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- 11.2 Cabling will only be recovered from beneath a CEZ where it is located in ducting and can be removed by winching from an existing service manhole beyond the CEZ.
- 11.3 Service pipes and ducts, where they are located within the CEZ or RPA of retained trees, will be made redundant either by pipe bursting or by filling with an inert material such as foamed concrete.

12.0 AVOIDING DAMAGE TO STEMS AND BRANCHES

- 12.1 Care shall be taken when planning site operations, to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

13.0 SITING OF TEMPORARY OFFICES, TOILETS AND MATERIAL STORAGE COMPOUNDS

- 13.1 It is anticipated that all storage of materials and deliveries shall make use of the existing car parking area or service yard area before being manually carried to the rear area of the site in order to avoid unnecessary damage to tree roots by storing or mixing materials in the rear garden space.
- 13.2 At no time shall materials be placed/stored on the soft ground areas either beneath canopies or within the rooting areas of trees (whichever is the greater) as indicated on the Tree Protection Plan CBA11267.03 TPP.
- 13.3 The locations shall be agreed in writing with Havant Borough Council prior to the commencement of works on site and will remain in only those agreed locations throughout the construction phases. If an alternative location is required, this must be agreed in writing with Havant Borough Council. This will also include the delivery; storage and movement of all essential facilities, as well as aspects such as temporary contractor vehicle parking and site location of chemical mixing (e.g. concrete). All such locations will be outside of the RPAs and avoid areas where 'run off' of chemicals may flow into RPAs.

14.0 GENERAL CONSIDERATIONS WITHIN AND OUTSIDE THE CONSTRUCTION EXCLUSION ZONE (CEZ)

- 14.1 Inside the CEZ formed by the tree protective barrier measures, the following prohibitions shall apply:
- No construction activity will occur within the CEZ unless otherwise stated in this report or agreed in writing with the Tree Officer of Havant Borough Council prior to the specific activity taking place.
- 14.2 In addition to the above, further precautions are necessary adjacent to trees outside the CEZ:

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- Materials which will contaminate the soil e.g. concrete mixing, diesel oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings running towards trees.
- Fires shall not be lit in a position where their flames can extend to within 5 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
- Notice boards, telephone cables or other services shall not be attached to any part of the tree (see appendix CB5 Common Causes of Damage During Construction Works).

15.0 REMOVAL OF EXISTING OUTBUILDING

- 15.1 Removal of the existing outbuilding will be undertaken by site staff with the building being relocated onto an area of existing hard standing. This work will be manually undertaken (where feasible and in line with Health and Safety policies) to avoid any damage to structure and prevent damage to the adjacent trees and rooting environment.
- 15.2 The removed sections of the outbuilding will be removed from the immediate areas of works and manually carried to the area of existing hard standing for storage and in preparation for its construction in the new location.
- 15.3 It is understood that the existing base will be retained and utilised for the new outbuilding with additional concrete slab poured away from the rooting areas of the adjacent trees.

16.0 UTILITY SERVICE CONNECTIONS

- 16.1 Details of all service location proposals have not been forwarded to CBA Trees at the time of compiling this assessment. The proposal does indicate a toilet and sink located within the southwestern corner of the new outbuilding. This potentially impacts on the rooting area of T3 and T11.
- 16.2 All services, utilities and drainage will connect to the outbuilding from the northwest side. To minimise the impact of the water and foul water drainage run, the drainage runs will be dug by hand adjacent to the concrete slab before turning northwards to connect to existing drainage and water supply.
- 16.3 The rainwater from the roof will drain to guttering that will feed to the eastern end of the outbuilding.
- 16.4 All required excavation for service installation within the root protection areas of retained Trees 3 and 11 must retain any large roots greater than 10mm diameter or clusters of smaller roots and immediately protected using damp Hessian (or similar)

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once exposed before proceeding with further excavation and then feeding of pipes beneath the retained roots.

17.0 FOUNDATIONS

- 17.1 The existing outbuilding concrete slab will be retained to avoid the ground disturbance adjacent to Trees 3 and 11. Additional foundations will be poured to the eastern end of the outbuilding which is outside of the rooting areas of trees.
- 17.2 The relocation of the removed outbuilding will be placed on an area of existing hard standing.

18.0 GROUND LEVEL ALTERATIONS

- 18.1 There will be no increases or decreases to the ground levels within the root protection areas of the retained trees other than those that are detailed within this report to establish foundations for the extension. If levels adjacent to the RPAs are affected, then retaining structures must be designed to account for the retention of ground levels to avoid root loss through battering ground back.

19.0 REPORT DAMAGE TO TREES AND TREE PROTECTION BARRIERS

- 19.1 Should any damage be caused to trees noted for retention, either by the above works or as the result of any other action, the damage should be reported to the site supervisor immediately. The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with Havant Borough Council Tree Officer.
- 19.2 Should damage occur to a protective barrier to impair its function in protecting trees, all work will cease near the damage, until the barrier has been returned to standard.

20.0 REMOVAL OF PROTECTIVE BARRIERS

- 20.1 When exterior construction works are complete and all site machinery/contractor access is no longer required, the protective measures where they have been installed can be dismantled/removed.
- 20.2 This dismantling/removal of the tree protection measures must be undertaken with great care and will need to be supervised to avoid heavy machinery being used within the Root Protection Areas.

21.0 CONCLUSION

- 21.1 There is a development proposal for the removal of two outbuildings and the provision of a new outbuilding at South Africa Lodge, 43 Stakes Hill Road, Waterlooville, PO7 7LA. The impact of these works has been assessed broadly in accordance with

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BS5837:2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.

- 21.2 One low grade tree (T10) will be removed; this tree has limited, if any, public amenity value.
- 21.3 One low grade tree (T11) will be pruned.
- 21.4 The remaining twelve trees and hedge can be retained and protected.
- 21.5 The legally protected trees do not require any remedial pruning and are all retained in relation to this planning proposal.
- 21.6 The loss of the one tree and pruning of one tree will not, in our opinion, be of detriment to the site and immediate local area around the site.
- 21.7 Provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

22.0 CONTACT LIST

- 22.1 It is advised that the site supervisor establishes their own listing of contact details. It is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:

- Arboricultural Consultant
- Project Architect
- Structural Engineer
- Drainage Engineer
- Havant Borough Council Tree Officer
- Havant Borough Council Planning Case Officer
- Site Supervisor and Foreman

23.0 BIBLIOGRAPHY

- British Standard 5837:2012 –
"Trees in Relation to Design, Demolition and Construction - Recommendations"
- British Standard 3998:2010 –
"Recommendations for Tree Work"
- National Joint Utilities Group Publication Volume 4 –
"Guidelines for the planning, installation and maintenance of utility services in proximity to trees"
- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Town and Country Planning Acts







The Professional Arboricultural Consultancy

TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> 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) 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 			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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)	LIGHT GREEN
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 down-graded 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 value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 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	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	TREE SURVEY REPORT (BS5837:2012)	
	Site:	South Africa Lodge
	Date:	22nd September 2025
	Consultant:	Stefan Rose <i>BSc(Hons), TechCert(Arbor A), TechArbor.A</i>
	Tagged:	No

Notes:

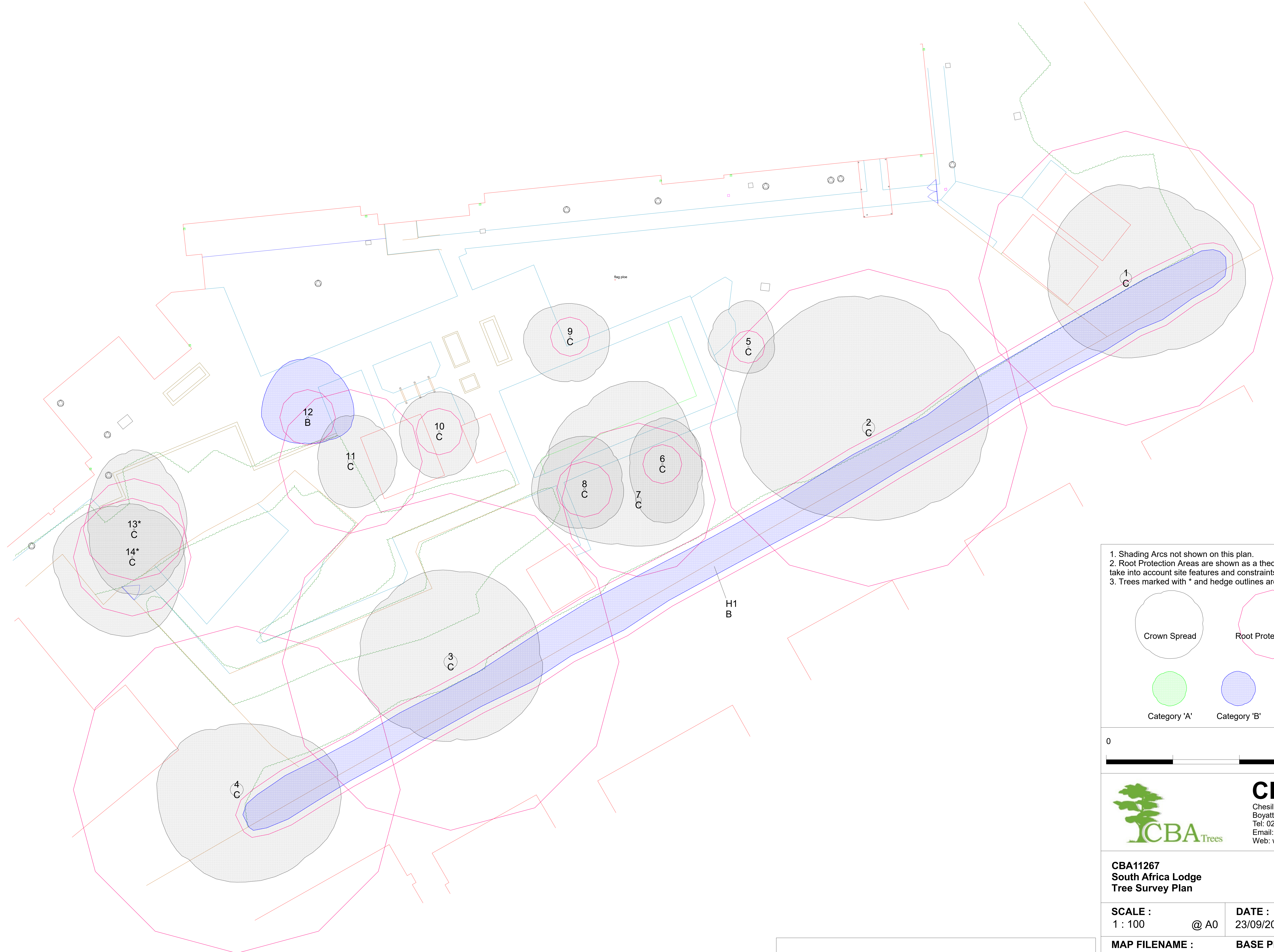
1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
The site is not located within a Conservation Area, however four trees along the site boundary are protected by a Tree Preservation Order with reference TPO 0977, served and administered by Havant Borough Council (Trees 1 to 4 annotated in red below).

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1 TPO	Pedunculate Oak <i>Quercus robur</i>	14	S	Est 900	7.0	9.0	6.0	6.0	5.0	5.0	4.0	4.0	M	Poor	Fair Multi-stemmed at 5m above ground level Epicormics in crown Old pruning wounds occluded Previously crown reduced Sheds under crown on north west side Neighbouring garden to south east Major deadwood in crown where branches have died back Compost pile to north side at base Crown dead on north and east sides- probably due to compost at base 45% dead	Remove compost pile at base and prevent further dumping in future - fence area off Remove all dead branches over sheds/ neighbouring gardens	10+	C1+2
2 TPO	Pedunculate Oak <i>Quercus robur</i>	16	S	970	10.0	9.0	7.0	10.0	4.0	1.5	4.0	1.0	M	Good	Fair Mechanical damage to surface roots Large buttress roots Epicormics on trunk and in crown Major deadwood in crown Pseudoinonotus dryadeus at base on north side but bracket detached	Remove deadwood in crown Full ground level inspection with decay detection equipment	10+	C1+2
3 TPO	Pedunculate Oak <i>Quercus robur</i>	16	S	1030	7.0	7.0	6.0	7.0	5.0	5.0	8.0	6.0	M	Good	Fair Epicormics on trunk and in crown Old pruning wounds in crown Ivy on trunk Ganoderma fungal fruiting body at base on north side Mechanical damage to surface roots	Crown reduce by 2-3m all round	10+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
4 TPO	Pedunculate Oak <i>Quercus robur</i>	13	S	Est 1000	5.0	8.0	7.0	6.0	3.0	4.0	4.0	3.0	M	Good	Fair Offsite Unable to verify health and safety due to no access Epicormics on trunk and in crown Branch tear wounds in crown Historically reduced	No work required at time of survey	20+	C1+2
5	Goat Willow <i>Salix caprea</i>	6	MS<5	100	3.5	2.0	2.0	3.0	1.0	1.0	1.0	1.0	SM	Fair	Fair Trifurcated at 1m above ground level Bark wounds on trunk Low hanging branches Minor deadwood in crown Leans and weighted north	Reduce to 2m in height and maintain regrowth as pollard	10+	C1+2
6	Flowering Cherry <i>Prunus spp</i>	9	S	120	3.5	3.0	4.5	2.5	2.0	2.0	2.0	2.0	SM	Good	Fair Multi-stemmed at 2m above ground level Minor deadwood in crown Low hanging branches	No work required at time of survey	20+	C1+2
7	Gum <i>Eucalyptus spp</i>	11	S	470	9.0	5.0	3.5	7.5	2.0	2.0	2.0	2.0	EM	Good	Fair Historically windblown Leans and weighted north Minor deadwood in crown Low hanging branches	No work required at time of survey	20+	C1+2
8	Flowering Cherry <i>Prunus spp</i>	5	S	170	4.0	3.0	3.0	4.0	2.5	2.5	2.5	2.5	SM	Good	Fair Crown shape distorted due to group pressure Minor deadwood in crown Low hanging branches	No work required at time of survey	20+	C1+2
9	Flowering Cherry <i>Prunus spp</i>	6	S	120	2.5	3.0	3.5	3.5	2.0	2.0	2.0	2.0	SM	Good	Fair Multi-stemmed at 2m above ground level Minor deadwood in crown Low hanging branches	No work required at time of survey	20+	C1+2
10	Flowering Cherry <i>Prunus spp</i>	5	MS<5	150	3.0	3.0	3.5	3.0	2.0	1.5	1.0	1.5	SM	Good	Fair Bifurcated at 1.2m above ground level Epicormics on trunk Low hanging branches	No work required at time of survey	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio- logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
11	White Willow <i>Salix alba</i>	8	MS<5	440	3.5	3.5	3.5	2.5	2.0	2.5	2.5	2.0	EM	Good	Fair Growing on bank Bifurcated at 1.4m above ground level Tight fork with included bark Previously topped Epicormics on trunk and form crown	No work required at time of survey	10+	C1+2
12	Himalayan Birch <i>Betula utilis</i>	8	S	170	4.5	3.5	2.0	3.5	2.5	2.5	3.0	2.0	EM	Good	Fair Grows in paved area Crown shape distorted due to group pressure Weighted north	No work required at time of survey	20+	B1+2
13	Goat Willow <i>Salix caprea</i>	6	MS>6	320	6.0	4.0	5.0	3.5	2.0	2.0	1.0	3.0	EM	Good	Fair Multi-stemmed at ground level Grows south of retaining wall	No work required at time of survey	10+	C1+2
14	Goat Willow <i>Salix caprea</i>	7	MS>6	360	4.0	4.0	6.0	6.0	2.0	2.0	2.0	2.0	EM	Good	Fair Multi-stemmed at ground level Ivy on trunk and in crown Crown shape distorted due to group pressure Weighted south west Roots lifting paving to south of trunks	No work required at time of survey	10+	C1+2
H1	Lawson Cypress	4	S	150	-	-	-	-	-	-	-	-	SM	Good	Fair Well maintained boundary hedge	No work required at time of survey	20+	B2



- 1. Shading Arcs not shown on this plan.
- 2. Root Protection Areas are shown as a theoretical polygon and at this stage do not take into account site features and constraints.
- 3. Trees marked with * and hedge outlines are indicatively plotted.

Crown Spread

Root Protection Area

Shading Arc

Category 'A'

Category 'B'

Category 'C'

Category 'U'



CBA Trees
Chesil House, Arrow Close,
Boyatt Wood, Hampshire, SO50 4SY
Tel: 02380 986229
Email: info@cbatrees.co.uk
Web: www.cbatrees.co.uk

CBA11267
South Africa Lodge
Tree Survey Plan

SCALE : 1 : 100 @ A0	DATE : 23/09/2025	
MAP FILENAME : CBA11267.02 TSP	BASE PLAN: 25073	

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
The site is not located within a Conservation Area, however four trees along the site boundary are protected by a Tree Preservation Order with reference TPO 0977, served and administered by Havant Borough Council (Trees 1 to 4).

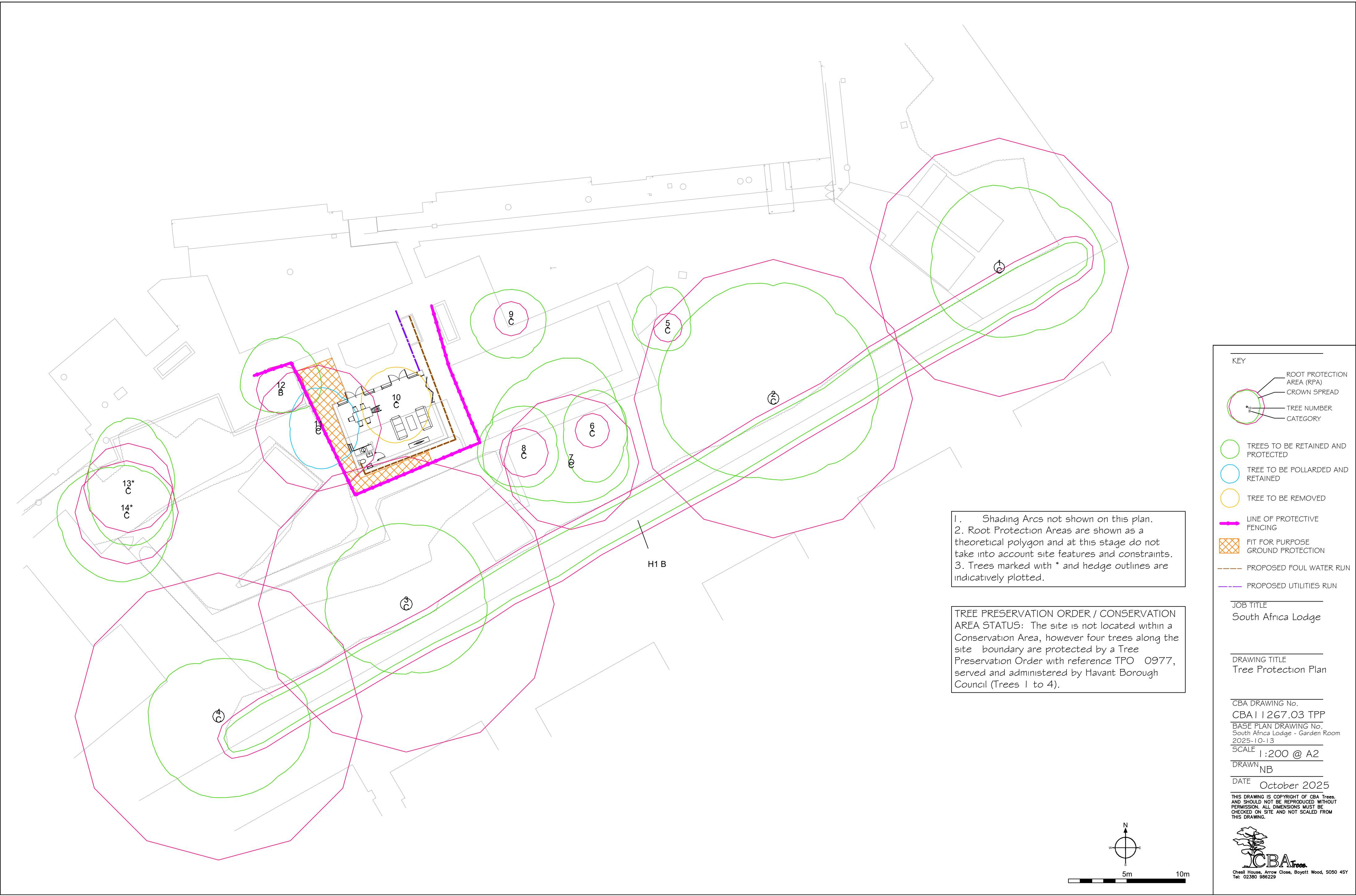
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	BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE					
	Site:	South Africa Lodge				
	Date:	22nd September 2025				
	Consultant:	Stefan Rose BSc(Hons), TechCert(Arbor A), TechArbor.A				
<p>Notes:</p> <p>1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012.</p> <p>2. The RPA has been capped at 707m2 in accordance with Section 4.6.1 of BS5837:2012 for all single stem trees with a stem diameter greater than 1250mm and multi-stemmed trees where the combined stem diameter is greater than 1250mm.</p>						
<p>TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:</p> <p>The site is not located within a Conservation Area, however four trees along the site boundary are protected by a Tree Preservation Order with reference TPO 0977, served and administered by Havant Borough Council (Trees 1 to 4 annotated in red below).</p>						
Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
1 TPO	Pedunculate Oak Quercus robur	C1+2	S	900	10.8	366
2 TPO	Pedunculate Oak Quercus robur	C1+2	S	970	11.6	426
3 TPO	Pedunculate Oak Quercus robur	C1+2	S	1030	12.4	480
4 TPO	Pedunculate Oak Quercus robur	C1+2	S	1000	12.0	452
5	Goat Willow Salix caprea	C1+2	MS<5	100	1.2	5
6	Flowering Cherry Prunus spp	C1+2	S	120	1.4	7
7	Gum Eucalyptus spp	C1+2	S	470	5.6	100

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
8	Flowering Cherry Prunus spp	C1+2	S	170	2.0	13
9	Flowering Cherry Prunus spp	C1+2	S	120	1.4	7
10	Flowering Cherry Prunus spp	C1+2	MS<5	150	1.8	10
11	White Willow Salix alba	C1+2	MS<5	440	5.3	88
12	Himalayan Birch Betula utilis	B1+2	S	170	2.0	13
13	Goat Willow Salix caprea	C1+2	MS>6	320	3.8	46
14	Goat Willow Salix caprea	C1+2	MS>6	360	4.3	59
H1	Lawson Cypress	B2	S	150	1.8	10







	TREE WORKS SCHEDULE		
	Site:	South Africa Lodge	
	Date:	October 2025	Consultant: Stefan Rose <i>BSc (Hons), Tech Cert ArborA, TechArborA</i>

Tree No.	Species	Recommended Works
1 TPO	Pedunculate Oak <i>Quercus robur</i>	• No works required for planning
2 TPO	Pedunculate Oak <i>Quercus robur</i>	• No works required for planning
3 TPO	Pedunculate Oak <i>Quercus robur</i>	• No works required for planning
4 TPO	Pedunculate Oak <i>Quercus robur</i>	• No works required for planning
5	Goat Willow <i>Salix caprea</i>	• No works required for planning
6	Flowering Cherry <i>Prunus spp</i>	• No works required for planning
7	Gum <i>Eucalyptus spp</i>	• No works required for planning
8	Flowering Cherry <i>Prunus spp</i>	• No works required for planning
9	Flowering Cherry <i>Prunus spp</i>	• No works required for planning
10	Flowering Cherry <i>Prunus spp</i>	• Fell to ground level and remove stump.
11	White Willow <i>Salix alba</i>	• Reduce regrowth back to trunk
12	Himalayan Birch <i>Betula utilis</i>	• No works required for planning
13	Goat Willow <i>Salix caprea</i>	• No works required for planning
14	Goat Willow <i>Salix caprea</i>	• No works required for planning
H1	Lawson Cypress	• No works required for planning

- It is advised that all remedial tree works such as pruning is carried out between July and September or November and February. Tree works should also avoid the season for nesting birds.
- All tree works should be carried out in accordance with current best practice guidelines and BS3998: 2010 – Tree Works. Only natural target pruning method to be used.
- We recommend the use of an Arboricultural Association Approved Contractor or an ISA Certified Arborist/Tree Worker suitably insured and experienced to carry out the tree works.





SUMMARY OF TREE PROTECTION MEASURES

Introduction

This leaflet shall be issued to all site personnel as part of their induction briefing.

It describes in summary form, the precautions that site personnel shall at all times follow, to ensure that the existing trees on the site come to no harm.

The precautions described are neither arbitrary nor reducible and must be adhered to in full.

These precautions are necessary because unprotected trees are very vulnerable to damage during demolition and construction works.

Furthermore, many of the trees on the site are under LEGAL PROTECTION and damaging them can result in heavy fines.

Two common misconceptions about trees:

MYTH: Trees have deep taproots and so shallow excavations will not harm the tree.

FACT: 90% of all tree's roots are found in the top 600mm of soil; all excavations near to trees are likely to cause root damage which can kill the tree.

MYTH: Trees will quickly heal over any bark wound, with no ill effect.

FACT: Bark wounds take years to heal and larger ones never do; missing bark can lead to disease and even the death of the tree.

Tree Protection

All trees adjacent to unsupervised work areas have been protected by fencing.

This fencing must be respected at all times and no attempts shall be made to damage, bypass or ignore it.

In areas designated for supervised working, no works shall be undertaken without the supervisor being present or without him/her issuing a "carry on" chit.

Prohibitions Adjacent to Trees

Inside the exclusion area of the tree protection, the following prohibitions shall apply.

- No digging or scraping
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No handling, discharge or spillage or any chemical substance
- No water-logging

In addition to the above, further precautions shall be taken near to trees.

- A 10m separation distance shall be observed between trees and any substance injurious to their health, including fuels, oil, bitumen, cement (including washings) builders' sand, concrete mixing and other chemicals.
- No fire shall be lit such that flames come within 5m of any foliage; this shall be taken to mean a fire separation distance to the leaves of 20m.

Avoiding Damage to Stem and Branches

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights, can operate without coming into contact with trees.

Consequently, any transit or traverse of plant in proximity to trees shall be conducted under the supervision of a spotter to ensure that adequate clearance is at all times maintained.

In some circumstances, it may be impossible to achieve this, necessitating the pruning of the tree.

If this is necessary, a specialist team shall be called in following referral to the project Arboriculturist.

No tree pruning shall be undertaken by demolition or construction personnel.

Asking for Help

If you see any damage to a tree or its protective fencing, or if you need a tree pruning for plant clearance, contact **CBA Trees** as follows:

Office Telephone: 02380 986229

**REMEMBER:
ALL TREE DAMAGE
IS AVOIDABLE –
SO AVOID IT!**



**PROTECTIVE BARRIERS.
THESE BARRIERS MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



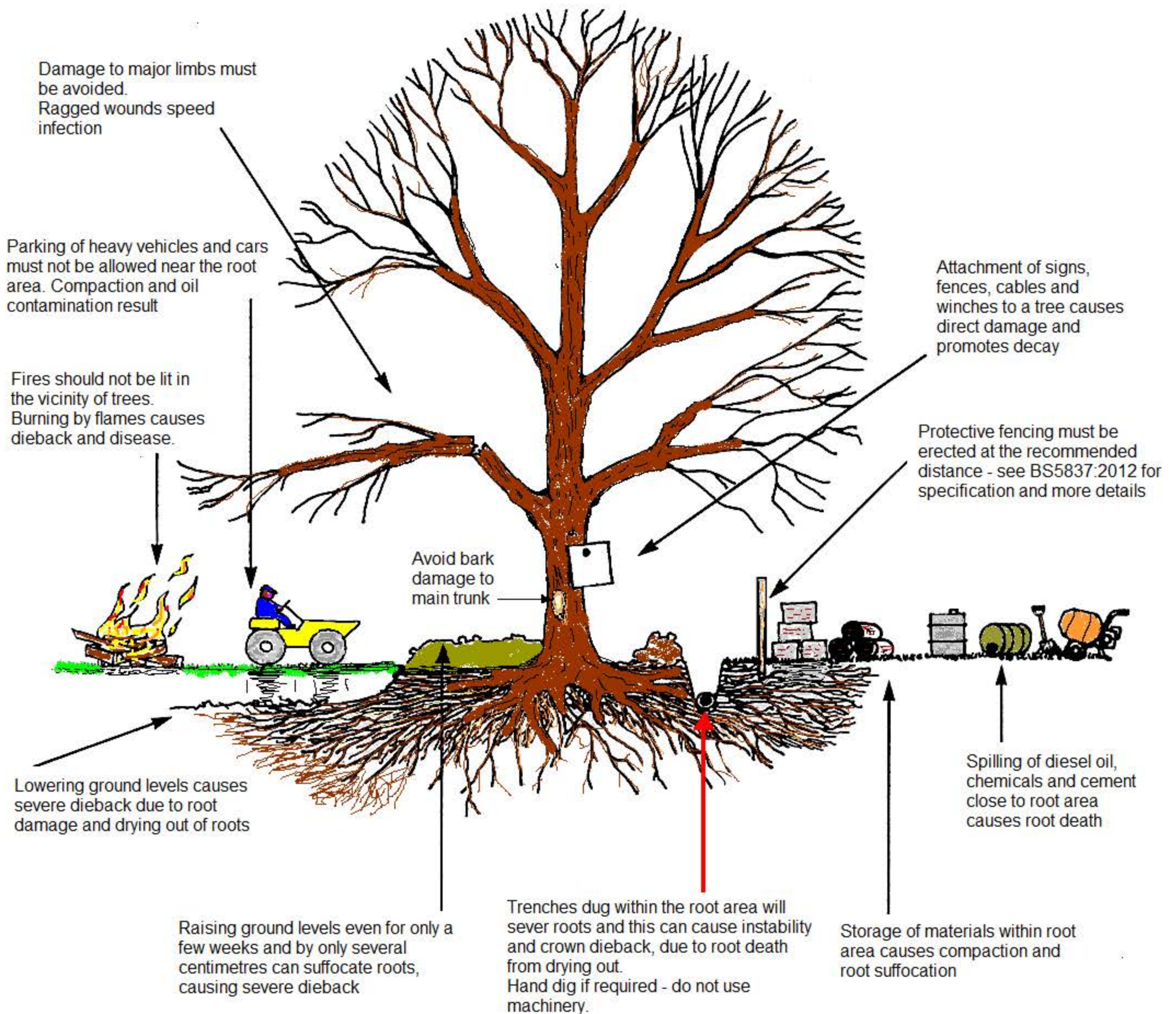
**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

COMMON CAUSES OF TREE DEATH

The use of properly positioned protective barriers can prevent tree deaths occurring.







The Professional Arboricultural Consultancy

Qualifications of Stefan Rose Principal Consultant

Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A*, joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant Stefan undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.