

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For the siting of 1No. Shepherd's Hut for Class C1 Tourist
Accommodation on the land adjacent to Broad Oak,
Copse Lane, Hayling Island, PO11 0QB

Prepared For:	Mr B Levy
Local Authority:	Havant Borough Council (HBC)
Document reference:	MDJAC-BS25106-AIAPMS-01 Rev. A
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EXECUTIVE SUMMARY

S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr B Levy, the owner of the subject property, Broad Oak, Copse Lane, Hayling Island, PO11 0QB.

S2. The proposal comprises the construction of two concrete pad foundations (a summer location and a winter location) on which to site a Shepherd's Hut, as part of a re-development of the eastern part of the site. Vehicular access and an area for new car parking will be provided from Copse Lane via a new vehicle crossover through an existing gap in the boundary wall.

S3. This report is intended to be submitted to Havant Borough Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

S4. I am in receipt of an electronic copy of The Council of The Borough of Havant Tree Preservation Order No. 1170 (Broad Oak, Copse Lane, Hayling Island). I have provided an indication as to which trees I consider to be covered by the order, based on their approximate location and the species listed within the order. The trees I consider to be covered are identified by **magenta text** in the accompanying tree survey schedule and tree protection plan.

S5. None of the existing trees will require removal to facilitate the proposals. Consequently, adverse impacts of this nature will be avoided.

S6. Whilst none of the retained trees will require facilitative pruning to implement the proposed shepherd's huts, the west side of group G3 will likely require minor crown lifting to achieve a height of 2.5m above ground level, in order to implement the proposed tree protection fencing. This work is minor in extent and will not have an adverse impact on the individual trees within the group.

S7. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 6, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

S8. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr B Levy, the owner of the subject property, Broad Oak, Copse Lane, Hayling Island, PO11 0QB.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposal comprises the construction of two concrete pad foundations (a summer location and a winter location) on which to site a Shepherd's Hut, as part of a re-development of the eastern part of the site. Vehicular access and an area for new car parking will be provided from Copse Lane via a new vehicle crossover through an existing gap in the boundary wall.

1.3 TERMS OF REFERENCE (TOR)

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

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

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

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS5837:2012; and
2. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

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

- | | |
|-------------|---|
| Appendix 1. | The tree survey schedule (ref. MDJAC-BS25106-TSS-01); and |
| Appendix 2. | The tree protection plan (ref. MDJAC- BS25106-TPP-01A). |

1.4 AUTHOR

1.4.1 I am Matthew Jones the Managing Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited. I have worked exclusively within the arboriculture industry for over 15 years, initially as a climbing arborist.

1.4.2 In 2014 I transitioned into private consultancy. During this time, I completed the Bachelor of Science Degree with Honours (RQF Level 6) in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan).

1.4.3 I have been a member of the Arboricultural Association since 2017. I have been a Professional Member (MArborA) since 2020, and in 2025 I was awarded Registered Consultant Status (RCArborA). Registered Consultants have attained a recognised standard of knowledge and experience, and have demonstrated the ability to practise as an arboricultural consultant in the most complex and demanding situations. This is evidenced by a rigorous assessment and professional interview conducted by expert industry assessors. The aim of the scheme is to recognise excellence in the field of tree consultancy, and it is promoted by the Arboricultural Association as establishing the highest level of attainment available within the UK.

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

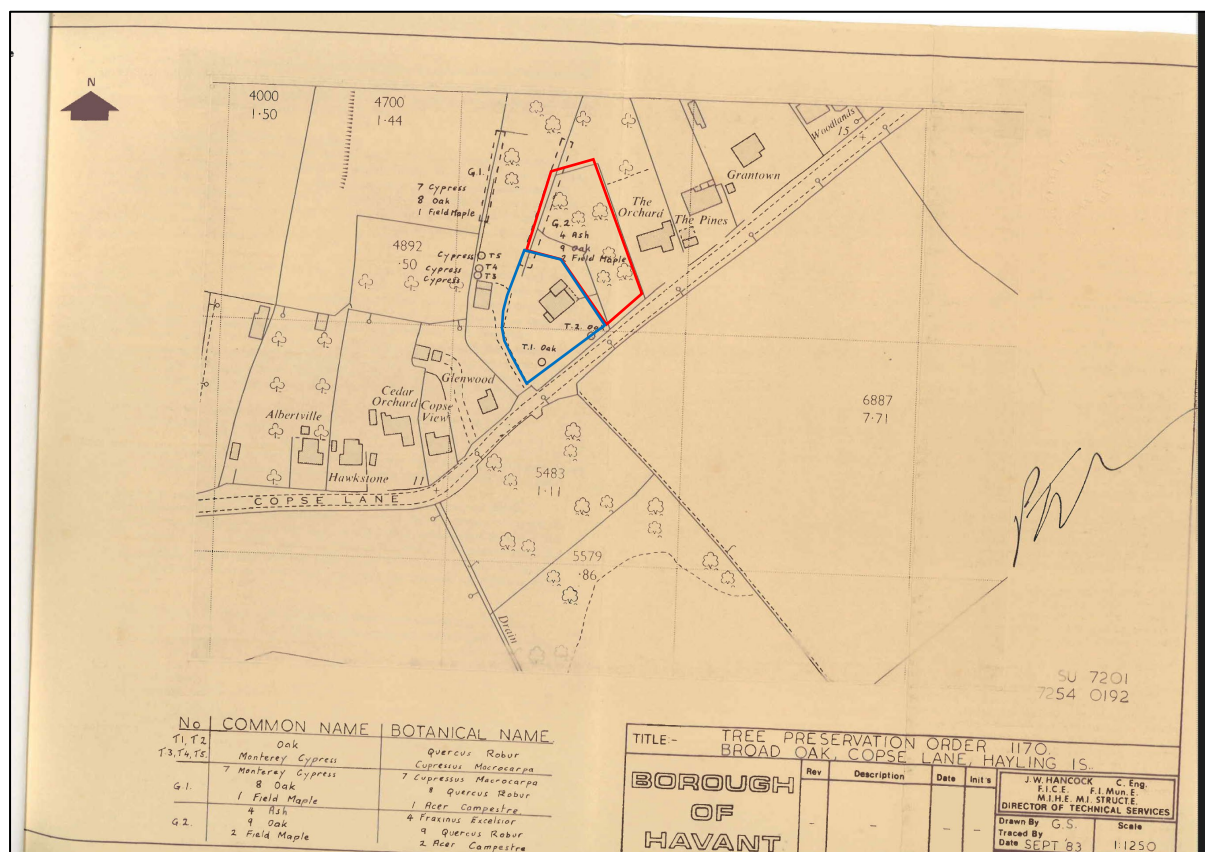
2 STATUTORY CONTROLS

2.1 TREE PRESERVATION ORDERS (TPOs)

2.1.1 I am in receipt of an electronic copy of The Council of The Borough of Havant Tree Preservation Order No. 1170 (Broad Oak, Copse Lane, Hayling Island). At the time of its making in 1983, the order afforded statutory protection to two individuals and two groups of trees.

2.1.2 Detailed assessment of the TPO Map (shown below), suggest that the land ownership boundaries may have changed over time, and there may be cartographical errors; specifically in relation to the way that designation G2 of the order is illustrated. Consequently, I have provided an indication as to which trees I consider to be covered by the order, based on their approximate location and the species listed within the order. The trees I consider to be covered are identified by **magenta text** in the accompanying tree survey schedule and tree protection plan.

Figure 1: screenprint of the TPO Map, with the approximate locations of the application boundary shown in red.



2.1.3 A statutory requirement to obtain permission to carry out work to the trees included within the order exists. However, full planning consent overrides the need to make such an application and therefore, any works specified within this report to the protected trees would not require further liaison with the local authority, subject to full consent and discharge of any accompanying conditions.

2.2 CONSERVATION AREAS (CAs)

2.2.1 The site does not appear to be included within the boundaries of a designated conservation area and therefore, there are no arboricultural constraints in this regard.

3 IMPACT ASSESSMENT METHODOLOGY

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

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

Table 1: MDJAC magnitudes of impact summary.

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

4 SITE ASSESSMENT

4.1 SITE VISIT AND TREE INSPECTION

4.1.1 I undertook a site inspection and tree survey on Tuesday 4 February 2025. Weather conditions at the time were overcast but dry and deciduous trees were not in leaf.

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

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

4.2 DESCRIPTION OF SITE

4.2.1 The application boundary encompasses the eastern half of the Broad Oak curtilage. Currently, this area is used as a garden, is almost exclusively laid to turf, and is broadly level. The boundaries are formed by the curtilage of adjacent properties to the north and east. The western boundary abuts the access track to Deer View Lodge, and the southern boundary is formed by the edge of Copse Lane. One point of note in relation to the southern boundary is that it appears a boundary wall has been partially re-built in the past to form an additional vehicular access point from Copse Lane, though no hard surfacing exists.

Photograph 1: below left, looking southwards towards Copse Lane, showing the additional vehicular access point; and

Photograph 2: below right, showing historical root damage to T1, which may have been a result of the boundary treatment works.



Photograph 3: below left, looking northwards towards an existing static property and showing the mature trees along the western boundary of the application site; and

Photograph 4: below right, looking towards the eastern boundary, showing group G4 and T1 to the right of the frame.



4.3 EXISTING TREE STOCK

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

4.3.2 Three of the surveyed trees (T10, T11 and T13) have been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.3.3 Three trees (T5, T6 and T14) have been assessed as category 'A'. These are trees of high quality and an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.3.4 Six individuals (T1, T2, T3, T4, T8 and T9) and two groups of trees (G3 and G4) have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees

that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

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

4.4 PRINCIPAL ARBORICULTURAL FEATURES (PAFs)

4.4.1 The tree survey schedule at **Appendix 1** contains 15 individuals and five groups of trees. Of these, I consider the trees identified below to be the principal arboricultural features (PAFs):

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	TPO no.	Species	Contribution to landscape	BS5837 category
T1	N/A	English oak	Selection of prominent trees growing within and immediately adjacent to the site, and which make a significant or essential contribution to public amenity and the verdant character of the area.	B2
T2	T2 TPO 1170	English oak		B2
T4	G2 TPO 1170	English oak		B2
T5	G2 TPO 1170	English oak		A1
T6	G2 TPO 1170	English oak		A3
T8	G2 TPO 1170	English oak		B2
T14	G2 TPO 1170	English oak		A1

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

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 TREES TO BE REMOVED

5.1.1 None of the existing trees will require removal as a direct result of the proposed development.

5.2 TREES TO BE PRUNED

5.2.1 Whilst none of the retained trees will require pruning to implement the proposals, some minor crown lifting works to a height of 2.5m above ground level may be necessary on the west side of group G3, to enable the erection of temporary fencing.

5.3 ROOT PROTECTION AREA (RPA) CONFLICTS

5.3.1 The proposals have been designed to reduce the impact on retained trees. As such, proposed permanent elements are located away from the retained trees, but in the case of six individual trees there is a negligible overlap with RPAs. A series of informal woodchip footpaths will be laid through several RPAs, but there will be negligible impact subject to suitable working methods.

Table 3: RPA conflicts, cause and percentage of total RPA affected for individual trees.

Tree no.	TPO no.	Species	Cause of incursion	% of total RPA
T1	N/A	English oak	Proposed vehicle crossover	<1%
T5	G2 TPO 1170	English oak	Proposed winter location concrete pad	<1%
T11	G2 TPO 1170	Common ash	Proposed winter location concrete pad	1.4%
T12	G2 TPO 1170	Common ash	Proposed winter location concrete pad	1.2%
T13	G2 TPO 1170	Common ash	Proposed winter location concrete pad	1.5%
T14	G2 TPO 1170	English oak	Proposed winter location concrete pad	<5%

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

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

Table 4: cumulative-factor impact assessment for individual trees.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
T1	English oak	3	3	4	4	3	17
T5	English oak	4	3	4	3	3	17
T11	Common ash	2	3	4	3	3	15
T12	Common ash	2	3	4	3	3	15
T13	Common ash	3	2	4	3	3	15
T14	English oak	4	3	4	4	3	18

Explanatory notes

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

5.3.3 The impacts identified at **Tables 3 and 4** above affect six trees, resulting in a maximum incursion of less than 5% of individual RPAs. The cumulative factor impact assessment (**Table 4**) results in a total score of 15 out of a possible 20 points and as such, the trees could likely be retained subject to suitable working methods and protection measures, as set out at Section 6.

6 PRELIMINARY METHOD STATEMENT (PMS)

6.1 ARBORICULTURAL PRE-REQUISITES

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

- The holding of a pre-commencement meeting;
- Site-based monitoring of protective measures on a monthly basis or similar; and
- Site-based supervision of technical elements in proximity to retained trees.

6.1.2 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

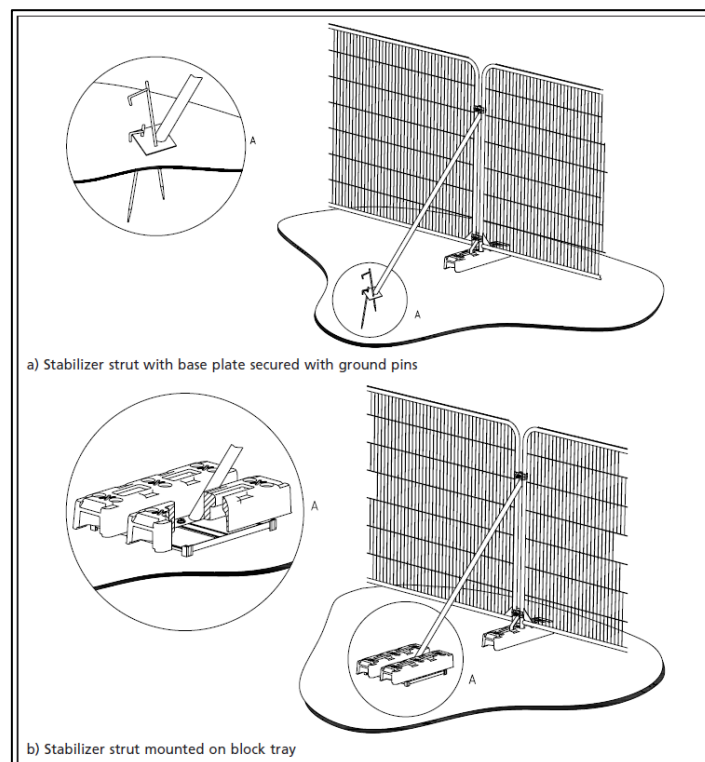
6.2 TREE PROTECTION FENCING (TPF)

6.2.1 All contractor access will be from the application site only. The existing access drive to Broad Oak will not be used for this purpose. To provide separation between the application site and Broad Oak, a permanent

boundary fence will be erected to prevent contract access to the bases of the retained trees surrounding the property prior to the commencement of work, including setting out of tree protection measures. Should this not be possible, the TPF alignment shown on the TPP will be extended along the boundary line to prevent such access.

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

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



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

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

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

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

Figure 3: example protective fencing signage.



6.3 CONSTRUCTION EXCLUSION ZONES (CEZs)

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

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

6.4 TEMPORARY GROUND PROTECTION (TGP)

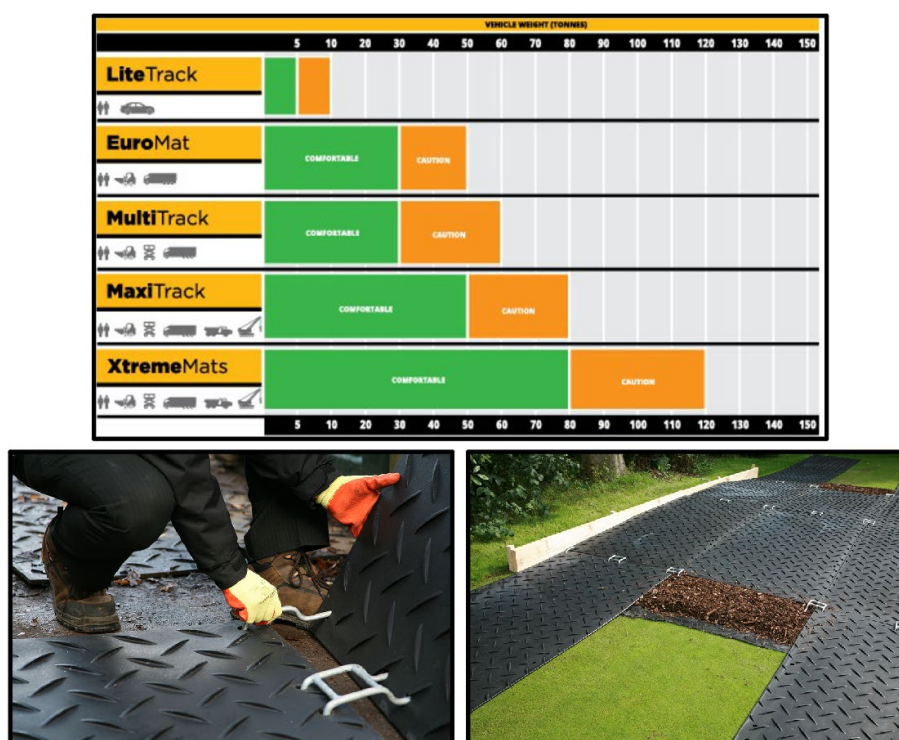
6.4.1 The areas between the tree protection fencing (TPF) and root protection areas (RPAs) of retained trees will be safeguarded by the placement of suitable temporary ground protection, as shown by **cyan hatching**

on the TPP. For areas of existing soft landscaping, this protection should take the form of a series of boards secured in place.

6.4.2 It is anticipated that the small areas of ground protection need only protect the rooting environments from pedestrian and operative footfall.

6.4.3 Such ground protection is readily available from various suppliers to suit the load bearing capacity required and should be placed upon a geotextile membrane and compressible layer of woodchip or similar. In this instance, a basic example is included below.

Figure 4: examples of temporary ground protection boards to protect against footfall and light plant (Ground Guards, 2022).



6.4.4 Ground protection is to be laid following erection of the TPF but prior to the commencement of work, and will remain in place for the duration of the project. It will be removed immediately prior to the landscaping phase once all heavy plant has been removed from site.

6.5 PRE-COMMENCEMENT MEETING (PCM)

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

6.5.2 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained trees, and the local authority tree officer will be invited to attend.

6.6 SENSITIVE EXCAVATION – GENERAL PROVISIONS

6.6.1 All excavation will be undertaken using the methodology set out below.

- i. In areas denoted by **orange hatching** on the TPP, excavation will be limited to the removal of the existing turf layer only, to a maximum depth of no more than 50mm beyond existing ground levels;
- ii. All works in these areas will be undertaken by hand and will be supervised by the project arboriculturist. The risks of encountering significant roots is low. However, the arboriculturist will implement the following root treatments as necessary;
 - o If roots with a diameter of less than 25mm are encountered they will be cut back to the face of the excavation using a handsaw, irrespective of the number and distribution of the roots.
 - o In all other instances, the arboricultural consultant will consider the number, sizes, depths and condition of the roots, and whether their pruning is likely to lead to a significant adverse impact on the tree's ability to complete its biological processes. If it is deemed that the cutting of roots is likely to be tolerated by the trees, they will be cut back cleanly to the face of the excavation and protected from direct sunlight by wrapping the exposed ends in hessian sacking; during periods of prolonged dry weather, the hessian sacking will be irrigated periodically to prevent the roots from drying out.
 - o Conversely, if the cutting of these roots is likely to lead to a decline in physiology, the concrete slab will be subtly altered, either in dimension or location, to reduce impacts. In any event, **no such roots will be pruned without the written consent of the local planning authority.**

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

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

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

7.1.1 None of the existing trees will require removal to facilitate the proposals. Consequently, adverse impacts of this nature will be avoided.

7.1.2 Whilst none of the retained trees will require facilitative pruning to implement the proposed shepherd's huts, the west side of group G3 will likely require minor crown lifting to achieve a height of 2.5m above ground level, in order to implement the proposed tree protection fencing. This work is minor in extent and will not have an adverse impact on the individual trees within the group.

7.1.3 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 6, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to

full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2.**

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

7.2 RECOMMENDATIONS

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



Matthew Jones, BSc (Hons), RCarborA, MArborA
Arboricultural Association Registered Consultant



Original: 12 February 2025
Rev. A: 3 March 2026

8 REFERENCES

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APPENDIX 1: TREE SURVEY SCHEDULE

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

TREE SURVEY SCHEDULE

Site Address: Broad Oak, Copse Lane, Hayling Island, PO11 0QB

Prepared For: Mr B Levy

Reference: MDJAC-BS25106-TSS-01

Survey date: 4 February 2025

Brambles End
30 Blakes Farm Road
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Company Registration No.
(England & Wales): 13900533

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on Tuesday 4 February 2025; deciduous trees were not in leaf.

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

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

1. Tree no.

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

2. TPO no.

Number assigned to the tree in the Tree Preservation Order No. 1170, as shown on the TPO document and associated map.

3. Species

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

4. Height

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

5. Trunk diameter

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

6. Radial crown spread

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

7. Crown clearance

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

8. Height to first branch

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

9. Age class

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

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

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

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

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

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

10. Physiology

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

11. Structure

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

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

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

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

12. Comments

Comments have been made where appropriate.

13. BS5837:2012 Category

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

14. RPA radius

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

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			Red
Trees to be considered for retention				
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

Client name: Mr B Levy

Site: Broad Oak, Copse Lane, Hayling Island, PO11 0QB

Reference: MDJAC-BS25106-TSS-01

Survey date: 04/02/2025

Tree Survey Schedule



No.	TPO no.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
T1	N/A	English oak	16	830	N8m E9m S8.5m W6.75m	5	2	Mature	Fair	Fair	Ground surrounding base elevated from surrounding area. Prominent structural roots extending to W visibly partially severed at 2.2m from base - probable to 100mm towards base. Cavity forming between buttress roots on S side, probable to 500mm. Storm damage and poor woundwood development throughout canopy. Currently of no more than mediocre quality, but of moderate landscape value.	B (2)	9.96
T2	G2 TPO 1170	English oak	18	930	N7.75m E5m S8.25m W8.5m	5	2.5	Mature	Fair	Fair	Bud density appears sparse, suggestive of reduced physiological efficiency. Storm damage and poor woundwood development throughout. Currently of moderate quality and landscape value.	B (2)	11.16
T3	G2 TPO 1170	Common ash	15	475	N4m E5.5m S5.5m W4.5m	4	2	Mature	Good	Fair	Twin-stemmed from 3m. Usual deadwood. Of moderate quality and landscape value.	B (1)	5.7
T4	G2 TPO 1170	English oak	14	800	N6.25m E7m S6.5m W7.5m	4	2	Mature	Fair	Fair	Historical root damage, resulting in areas of bark necrosis between buttress roots. Poor woundwood development. Large deadwood in canopy on S side. Physiology not significantly impaired at time of survey. Of moderate quality and landscape value.	B (2)	9.6
T5	G2 TPO 1170	English oak	17	1195	N5.25m E9.75m S10.75m W6m	4	2	Late-mature	Good	Good	Storm damage in canopy. No significant defects. Of high quality but of moderate landscape value.	A (1)	14.34
T6	G2 TPO 1170	English oak	15	1045	N7.5m E6.75m S4.75m W9.5m	4	2.5	Late-mature	Fair	Fair	Appears to have been pollarded at 4m historically. Storm damage. Sparse bud density, except on the SE side where lateral growth has been reduced back from house. Of moderate and landscape value; likely of significant age.	A (3)	12.54
T7	N/A	Box elder	8	200 155	N3m E0.5m S2.5m W4.5m	1.5	1.5	Early-mature	Fair	Fair	Twin-stemmed. Damage by wire zip line. Suppressed. Of moderate quality but of low landscape value.	C (1)	3.04
T8	G2 TPO 1170	English oak	15	805	N4.5m E5.75m S7m W6.5m	2.5	2.5	Mature	Fair	Fair	No basal defects. Dieback in upper canopy. Storm damage. Remediable defects. moderate quality and landscape value.	B (2)	9.66

(est.) denotes estimated dimensions

Client name: Mr B Levy
 Site: Broad Oak, Copse Lane, Hayling Island, PO11 0QB
 Reference: MDJAC-BS25106-TSS-01
 Survey date: 04/02/2025

Tree Survey Schedule



No.	TPO no.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
T9	N/A	Common pear	15	345	N2.5m E4m S2m W2m N0m	3	3	Mature	Good	Fair	Historical basal wounding. Drawn form. Of moderate quality and landscape value.	B (1)	4.14
T10	G2 TPO 1170	English oak	9	530	E1.75m S2.5m W3.5m	7	7	Mature	Dead	Poor	Dead tree.	U	6.36
T11	G2 TPO 1170	Common ash	22	870	N2.25m E6.5m S8m W8.5m	4	3	Mature	Fair	Poor	Fallen fruiting bodies of the decay fungus <i>Inonotus hispidus</i> on ground to east of base. Trunk cavity at 4m on S side - appears significant. Further cavity at 5m on E aspect with potential for coalescence. Fungal fruiting body attachment points noted at c. 9m on E side. Past branch failures. One-sided canopy. Of low quality but of moderate landscape value.	U	10.44
T12	G2 TPO 1170	Common ash	22	790	N4.5m E11m S3.5m W6.75m	5	1	Mature	Fair	Poor	Basal cavity. Large cavity at 4m on N side, surrounded by prominent woundwood. Previous branch failures evident. Currently of moderate quality and landscape value, but with foreseeable physiological decline and associated risks.	C (2)	9.48
T13	G2 TPO 1170	Common ash	22	750	N6m E10m S3m W6m	5	4	Mature	Poor	Poor	Moribund tree with extensive dieback.	U	9
T14	G2 TPO 1170	English oak	19	850	N5.5m E10m S7m W9m	4	3.5	Mature	Good	Fair	Off-site tree. Viewed from distance. No significant defects noted on visible sections. Appears to be of high quality and of moderate landscape value.	A (1)	10.2
T15	N/A	Wild cherry	10	325	N2m E5m S2m W1m	4	2	Early-mature	Fair	Poor	Off-site tree. Heavily leaning trunk. Canopy almost entirely offset from base. Of low quality and landscape value.	C (1)	3.9
Groups of trees													
G1	N/A	Leyland cypress	10-11 (est.)	225 (est. avg.)	N5m (est.) E5m (est.) S5m (est.) W5m (est.)	2	2	Early-mature	Good	Fair	Pair of multi-stemmed trees planted for screening purposes. Of moderate quality but of low landscape value. Of a non-native and fast-growing coniferous species that is out of context with the wider native, deciduous landscape.	C (1)	5.4

(est.) denotes estimated dimensions

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Tree Survey Schedule



No.	TPO no.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
G2	N/A	Wild cherry	6-9 (est.)	150-220 (est.)	N3.5m (est.) E3.5m (est.) S3.5m (est.) W3.5m (est.)	1.5	1.5	Early-mature	Good	Fair	Group of small suppressed trees. Decay at base. Leaning trunks. Of moderate quality but of low landscape value.	C (1)	2.64
G3	N/A	Common ash	12-14 (est.)	200-375 (est.)	N3m (est.) E3m (est.) S3m (est.) W3m (est.)	1.5	1.5	Early-mature	Good	Fair	Group of self-seeded and mutually suppressed trees in the corner of the site. Collectively of moderate quality and landscape value, but individually assessed as category C based on limited prominence.	B (2)	4.5
G4	N/A	Common ash	14-17 (est.)	200-325	N3m (est.) E3m (est.) S3m (est.) W3m (est.)	3	3	Early-mature	Good	Fair	Group of self-seeded boundary trees. Collectively and individually of moderate quality and landscape value.	B (2)	3.9
G5	N/A	Mixed species	4-8 (est.)	100-225 (est.)	N2.5m (est.) E2.5m (est.) S2.5m (est.) W2.5m (est.)	0.5	0.5	Semi-mature	Good	Fair	Group of boundary trees forming a dense screen. Predominantly holly. Of moderate quality but of low landscape value.	C (1)	2.7

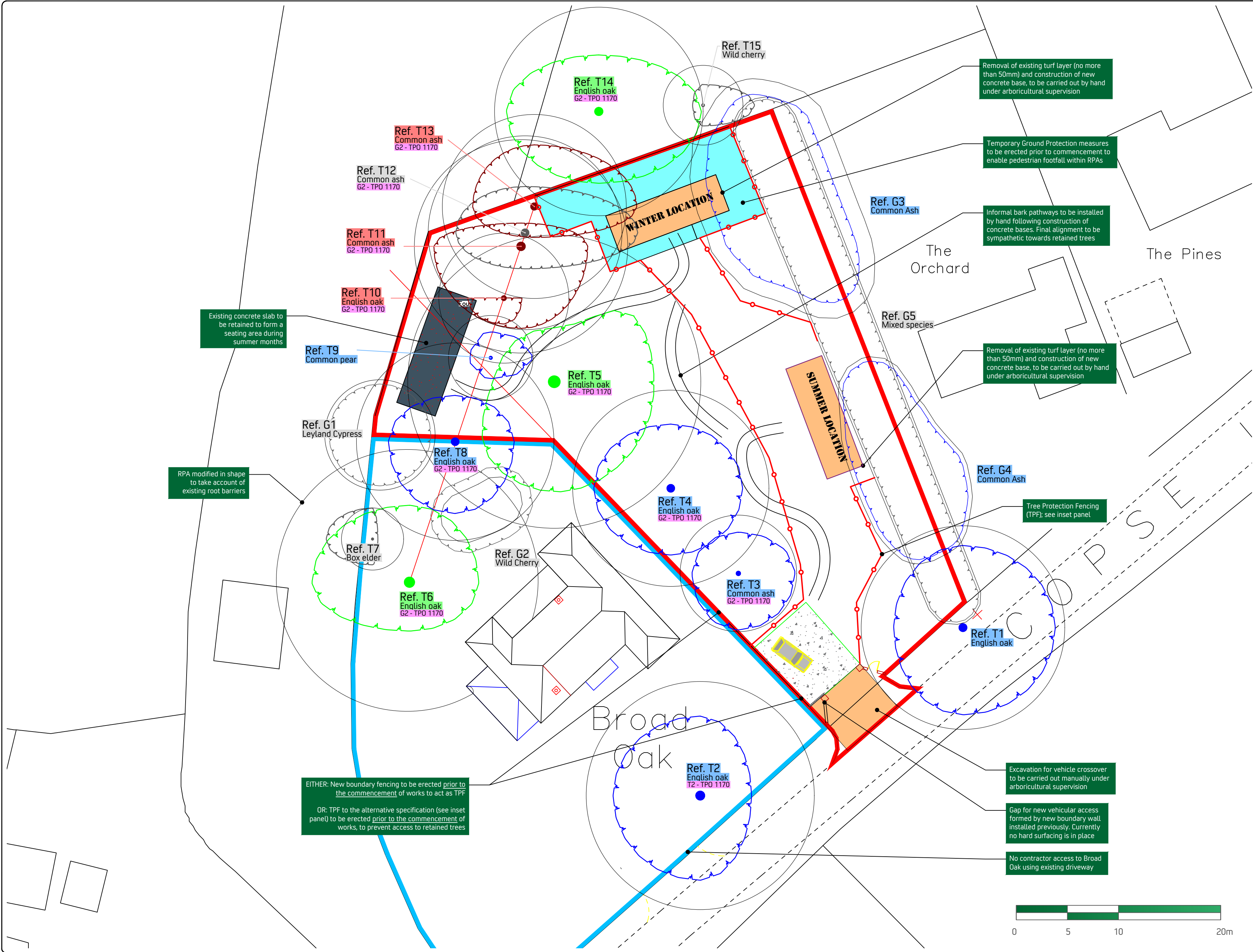
(est.) denotes estimated dimensions

APPENDIX 2: TREE PROTECTION PLAN (TPP)

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

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

Company Registration No.
(England & Wales): 13900533



Tree Protection Fencing (TPF)

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

Temporary Ground Protection (TGP)

Exposed areas between the tree protection fencing and the edge of the RPAs of retained trees will be protected using temporary ground boarding selected to protect against anticipated loading.

<https://www.ground-guards.co.uk/>

MDJ Arboricultural Consultancy Ltd
Drawing Legend

	Category 'A' tree		Tree Protection Fencing (TPF)
	Category 'B' tree		Temp. Ground Protection (TGP)
	Category 'C' tree		Sensitive Excavation
	Category 'U' tree		
	Root Protection Areas (RPAs)		

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Rev	Date	Comments
A	03.03.2025	Updated to omit trees proposed for removal as a result of poor condition only.

Drawing History

Rev	Date	Comments
A	03.03.2025	Updated to omit trees proposed for removal as a result of poor condition only.

Site: Broad Oak, Copse Lane, Hayling Island, PO11 0QB
Client: Mr B Levy
Title: Tree Protection Plan (TPP)
Date: February 2025
Dwg No: MDJAC-BS25106-TPP-01A
Scale: 1:250 @ A2