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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Three flexible employment buildings,
comprising five units, together with
associated access, car parking,
servicing, landscaping and all
ancillary and enabling works

At:-

Langstone Park
Langstone Road
Havant
PO9 1SA

On behalf of:-

Havant S.a.r.l
11 Rue Aldringen
Luxembourg
L-1118

Prepared by:

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Survey Date: 18th February 2026
Report Date: 18th May 2026
Project no: 1746.1

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1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by PRC, on behalf of Havant S.a.r.l to specify tree protection measures and to assess the arboricultural impact of the proposed reserved matters application for erection of three flexible employment buildings comprising five units (Units 8-12) in two phases (Phase 3a and Phase 3b), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Uses Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The tree survey was undertaken, and this report has been prepared, by Catherine Fforde HND Hort, Dip Arb L4(ABC), MCIHort, MArborA and approved by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.4** This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Topographical Survey
- SJ Stephens Associates, Aboricultural Impact Assessment, dated 07.01.2022 relating to Outline Planning Permission ref: APP/22/00172
- PRC, Proposed Site Plan: drawing no: PL004

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within and immediately adjacent to the Phase 3 red line site boundary and along the construction access route within Langstone Park, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule preceded by the word “est”.
- 2.4 At the time of the survey, the weather was overcast and raining, with some restriction to visibility. Broadleaf trees were not in leaf. There were no limitations to access around the trees. In places, dense undergrowth restricted access/dense ivy restricted visibility of tree stems.
- 2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.

- **Species:** common name.
- **Tree height:** approximate height in metres.
- **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.

- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1 The Havant Borough Council website was viewed on 20.02.26, which showed that the Phase 3 development site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for three flexible employment buildings, comprising five units, together with associated access, car parking, servicing, landscaping and all ancillary and enabling works. The proposed site plan is included as Appendix E and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 5.1.2 The Phase 3 development site is set centrally within Langstone Park. Construction access to the development site will be via the main access road through the park, from the entrance on Brookside Road which is located to the northwest.
- 5.1.3 The trees in Langstone Park were originally surveyed in June 2021 and November 2021. Only trees within influencing distance of the development site and those along the access route to the site were re-surveyed for the purposes of this report.
- 5.1.4 Trees are located in grass verges to the sides of the access road and pavement; these include mature trees as well as young trees recently planted as part of earlier development phases. Recently planted trees were not surveyed as they fall below the minimum stem diameter size for inclusion in the survey.
- 5.1.5 Two trees, a mature Norway maple (T37) and a semi-mature pear (T124), and a section of the yew hedge, G125, are located within the development area.

5.2 Tree Work

- 5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2 Two trees and one hedge are proposed for removal to facilitate the Phase 3 development, as detailed in section 6.1 below.
- 5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the Tree Schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing is not considered to be necessary for the development area as existing site hoarding is providing protection to trees in the immediately adjoining area. A photo of the hoarding and the trees (T69 & T70) is shown on page 1 of the photos attached as Appendix D. The site hoarding must be maintained in situ during the development works, until such time as the works are complete.
- 5.4.2 Tree Protection Fencing is not required for trees set to the sides of the access road through Langstone Park as these trees are set back at sufficient distance from the carriageway.

5.5 General measures

- 5.5.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.5.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.5.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.5.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.5.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.5.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.6 Bat roosts

- 5.6.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.7 Birds

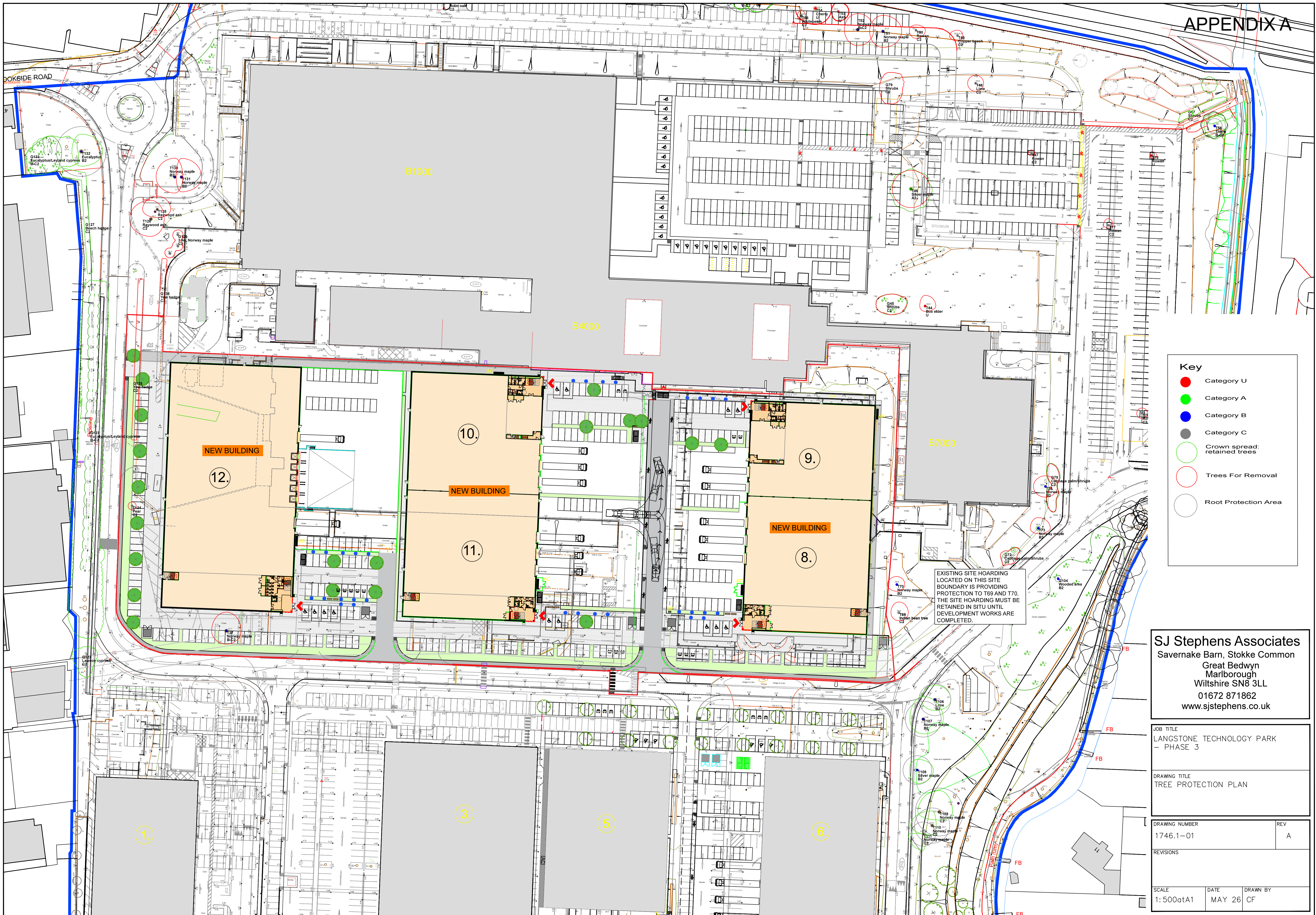
- 5.7.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

6 ARBORICULTURAL IMPACT ASSESSMENT

- 6.1 The following trees / group, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:
- Category C – low quality or trees with a stem diameter <150mm: One tree – T124, and one hedge G125.
 - Category B/C – between categories B and C: One tree – T37, a 10m mature Norway maple.
- 6.2 The two trees and hedge proposed for removal for the Phase 3 development were previously approved for removal at the outline planning permission stage. The indicative master plan submitted at the outline planning stage shows new tree planting in the areas around the roads and parking spaces, as well as further trees around the site periphery. The replacement tree planting will more than adequately mitigate the removal of the trees required to facilitate this development.
- 6.3 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*



Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T37	Norway maple	10	540	7	5	5.5	5.5	1.5	Mature	Crown break at 1.8m. Previously reduced. Old pruning wounds and one tear out wound to low lateral to east.	Remove to facilitate Phase 3 development. Previously approved for removal under outline planning ref: APP/22/00172	15-30	B-C2	6.5	132
T44	Box elder	0.1	280	0	0	0	0	0.0	Over mature	Cut to stump. New shoots arising.	Previously approved for removal under outline planning ref: APP/22/00172	<10	U	3.4	35
G45	Shrubs	0. - 2	25 - 100					0.0	Mature	Species including ceanothus, weigela, cabbage palm, jasmine, buddleja. Overgrown with weeds.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	1.2	5
T46	Silver maple	12.5	est 620	7	7	7	7	1.8	Mature	In fenced off area - no access. Previously reduced. Large pruning wounds. Basal stem growth. Attractive crown shape.	Previously approved for removal under outline planning ref: APP/22/00172	20-40	A2	7.4	174
T47	Rowan	3	120	1.2	1	1.2	1.2	1.8	Semi-mature	Two stems from 1m - 70 & 100mm. Poor structure. Low vigour.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	1.4	7
T48	Lime	6	270	3	3	3	3	1.8	Semi-mature	Stem wound at 1.1m to west, with decay entering. Crown break at 2.5m with area of disrupted bark. Previously reduced. Poor structure.	Previously approved for removal under outline planning ref: APP/22/00172	10-20	C2	3.2	33
T49	Copper beech	6.5	120	2	2	2	3	1.8	Semi-mature	Attractive tree. Good vitality.	Previously approved for removal under outline planning ref: APP/22/00172	>40	C2	1.4	7
T50	Rowan	5	230	2	3	3.5	2.5	2.0	Early mature	Previously reduced with decay in some pruning wounds.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	2.8	24
T51	Norway maple	11	est 600	6	6	7	5	2.0	Mature	In fenced off area - no access. Minor deadwood.	Previously approved for removal under outline planning ref: APP/22/00172	15-30	B2	7.2	163
T52	Norway maple	12	est 620	6	6	6	5	2.0	Mature	In fenced off area - no access. Crown sparse to southwest. Minor deadwood.	Previously approved for removal under outline planning ref: APP/22/00172	10-20	B-C2	7.4	174

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T53	Ash	7	est 250	3.5	3.5	4	2.5	3.0	Early mature	Fenced off - no access. Dying back. Extensive areas of decay.	Previously approved for removal under outline planning ref: APP/22/00172	<10	U	3.0	28
T54	Cherry	8	est 720	7.5	6	6	7.5	2.5	Over mature	No access - fenced off area. Large fungal brackets of <i>Laetiporus sulphureus</i> on main stem and low limb, signifying areas of underlying decay.	Previously approved for removal under outline planning ref: APP/22/00172	<10	U	8.6	234
T55	Whitebeam	3.5	est 100	2	1.5	1.5	1.5	1.8	Semi- mature	Leaning to east. Poor form. No access - fenced off area.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	1.2	5
T56	Thorn	6	230	4	4	4	4	1.8	Early mature	On steep bank. Approx 8 stems at 1.5m, average 80mm.		15-30	B-C2	2.8	24
G57	Shrubs	1 - 1.2	25 - 125					0.0	Early mature	Isolated, tightly clipped shrubs. Species including hazel, thorn, berberis, rose and cherry plum. All low quality.	Previously approved for selective removal under outline planning ref: APP/22/00172 as required to allow re-profiling of bank.	5-15	C2	1.5	7
T69	Indian bean tree	6	230	4	3	3.5	3	1.5	Semi- mature	Asymmetric crown. Reasonable vitality.	Previously approved for removal under outline planning ref: APP/22/00172	10-20	C2	2.8	24
T70	Norway maple	8	300	3	2.5	3	3.5	2.0	Early mature	Good form and structure. Low limbs removed with multiple pruning wounds on stem. Stem shoots.	Previously approved for removal under outline planning ref: APP/22/00172	20-40	B2	3.6	41
G72	Cabbage palm/Shrubs	2.5	180 - 200					0.0	Mature	Multi stem cabbage palm growing through shrubs, including fuchsia, laurustinus and escallonia.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	2.4	18
T73	Norway maple	7	270	4	2	4.5	3	2.0	Early mature	Previously reduced. Asymmetric crown.	Previously approved for removal under outline planning ref: APP/22/00172	20-40	B2	3.2	33
T74	Norway maple	7.5	300	4	4	4.5	4.5	2.0	Early mature	Previously reduced. Crown oversailing park sign.	Previously approved for removal under outline planning ref: APP/22/00172	20-40	B2	3.6	41
G75	Cabbage palm/Shrubs	1 - 3	75 - 120					0.0	Mature	Multi stem cabbage palm growing through shrubs, including fuchsia, laurustinus and escallonia.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	1.4	7

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T76	Rowan	4	140	2	2	2	2	1.5	Early mature	In small car park bed - roots lifting tarmac. Low vigour.	Previously approved for removal under outline planning ref: APP/22/00172	10-20	C2	1.7	9
T77	Rowan	4.5	160	2.5	1	1.5	2	1.8	Early mature	Slight lean to north. Basal stems previously cut and decaying at base to south.	Previously approved for removal under outline planning ref: APP/22/00172	10-20	C2	1.9	12
T78	Rowan	4	110	1.5	1	2	0.5	1.8	Dead	Dead.	Previously approved for removal under outline planning ref: APP/22/00172	<10	U	1.3	5
G79	Shrubs	1.5 - 2	25 - 50					0.0	Mature	Mixed species including pyracantha and hebe with self sown sycamore and elder. Bramble. All low quality.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	0.6	1
T96	Whitebeam	6	160	2	2	4	0	2.0	Early mature	Stem at 45° to east. Bark damage from mower contact. Low limbs removed.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	1.9	12
T97	Holm oak	2	100	0.5	0.5	0.5	0.5	0.0	Semi- mature	Clipped shrubby form. In car park bed. No arboricultural value.	Previously approved for removal under outline planning ref: APP/22/00172	5-15	C2	1.2	5
G104	Wooded area	2 - 14	100 - 500					0.0	Mature	Species including Leyland cypress, whitebeam, sycamore, Norway maple and elder. Occasional dead stems. Shrub species including Portugal laurel and cotoneaster. Trees only viewed from within site car park.		20-40	B2	6.0	113
T106	Lime	12	500	5.5	4	6	5	1.5	Early mature	Lower crown reduced - now congested with twiggy growth. Good vitality.	Clear twiggy growth from lower crown.	>40	B2	6.0	113
T107	Norway maple	13.5	560	8.5	5.5	7.5	5	2.0	Mature	Lower crown reduced.		20-40	B2	6.7	142
T108	Silver maple	13.5	est 450	4	5	6	3	3.0	Early mature	Ivy over stem. In dense undergrowth - base not inspected. Limbs to west removed. Vigorous tree.		20-40	B2	5.4	92
T109	Norway maple	14	750	8	3	5	8	1.5	Mature	Beginning to decline. Water filled pocket between stems. Major deadwood.		10-20	C2	9.0	254
T110	Norway maple	14	550	5.5	3.5	1.5	8	2.5	Mature	Crown swept to west. Old pruning wounds and broken branches. Extensive deadwood.		10-20	C2	6.6	137
T111	Norway maple	12.5	380	0	6	1	5.5	2.5	Mature	Asymmetric crown. Poor form. Minor deadwood.		15-30	C2	4.6	65
G122	Lawson cypress	7 - 9	est 200 - 600					1.0	Mature	Stems located to back of concrete wall - bases not inspected. Some patches of brown foliage but generally showing good vitality. Ivy, bramble and creepers growing through.	Clear weedy vegetation.	10-20	C2	7.2	163

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
G123	Eucalyptus/Leyland cypress	12 - 18.5	est 600 - 1000					4.0	Mature	Stems located to back of concrete wall - bases not inspected. Eucalyptus with high vigour and of immense size. Low limbs removed from Leyland. Elder, ivy and bay inbetween and around bases. Tree at northern end fire damaged. Large accumulation of tree debris around bases, including flaked bark from eucalyptus which is a potential fire hazard.	Remove fire damaged tree from northern end of line. Carry out hazard assessment.	15-30	B-C2	12.0	452
T124	Pear	8	200	1.5	1.5	1.5	1.5	2.0	Semi-mature	Good form and structure. Only moderate vigour. Basal shoots.	Remove to facilitate Phase 3 development. Previously approved for removal under outline planning ref: APP/22/00172	10-20	C2	2.4	18
G125	Yew hedge	2	75 - 150					0.0	Mature	Good quality hedge. 2 no. golden Leyland cypress at southern end.	Remove to facilitate Phase 3 development. Previously approved for removal under outline planning ref: APP/22/00172	20-40	C2	1.8	10
T126	Raywood ash	14.5	700	7	6.5	5	8	3.0	Mature	Poor crown structure.		5-15	C2	8.4	222
G127	Beech hedge	2	50 - 75					0.0	Early mature	Clipped hedge.		15-30	C2	0.9	3
T128	Raywood ash	14.5	430	5	3	5	5.5	3.0	Mature	Poor crown structure. One upper stem removed with bark delaminating from residual stub.		5-15	C2	5.2	84
G129	3 no. Norway maple	6 - 7	160 - 200					2.5	Semi-mature	One with twin stem. Reasonable single stem trees but none of particular merit.	Previously approved for removal under outline planning ref: APP/22/00172	15-30	C2	2.4	18
T130	Norway maple	14.5	600	7	6	3	7	2.5	Mature	Stem fork at 1.8m. Asymmetric crown.	Previously approved for removal under outline planning ref: APP/22/00172	15-30	B2	7.2	163
T131	Norway maple	11.5	510	7	5.5	7.5	2	3.0	Mature	Asymmetric crown. Minor deadwood.	Previously approved for removal under outline planning ref: APP/22/00172	15-30	B2	6.1	118
T132	Eucalyptus	16.5	780	6.5	5.5	8	3.5	1.5	Mature	Tree with high growth potential.		15-30	B2	9.4	275
G133	Eucalyptus/Leyland cypress	7 - 14	150 - 650					1.5	Semi-mature-Mature	Large clump of closely spaced Leyland cypress with scattered trees to east, including 2 no. small Monterey cypress, suppressed by eucalyptus. Elder.		15-30	B-C2	7.8	191

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
G136	Yew hedge	2	75 - 150					0.0	Mature	Good quality hedge.	Previously approved for removal under outline planning ref: APP/22/00172	20-40	C2	1.8	10

BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan			
Trees unsuitable for retention (see Note)					
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	<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 <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2			
<table border="1"> <thead> <tr> <th>1 Mainly arboricultural qualities</th><th>2 Mainly landscape qualities</th><th>3 Mainly cultural values, including conservation</th></tr> </thead> </table>			1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation			
Trees to be considered for retention					
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 significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)			
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			
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with material conservation or other cultural value			
	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			



T69 & T70 located to the east side of the Phase 3 development area. Both trees approved for removal under outline planning permission however removal is not required for the Phase 3 development.



View to west along access road on south side of Phase 3 development area.



Further view to west, at western end of Phase 3 development site.

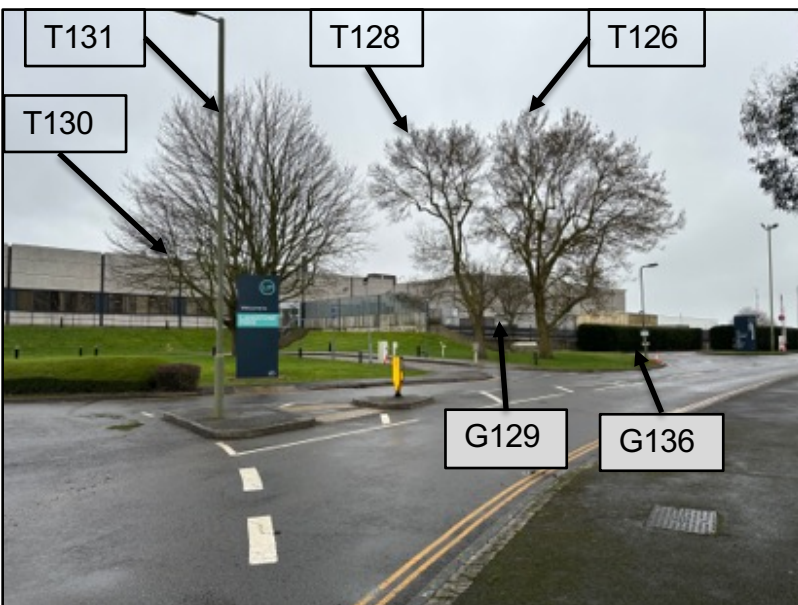


T37 within Phase 3 development area. Previously approved for removal under outline planning permission.



T24 within Phase 3 development area, previously approved for removal under outline planning permission.

Line of eucalyptus and Leyland cypress G123 located to west side of pavement, along access road to main entrance. A large service duct runs along the west edge of the pavement which prevents access to the tree stems.



Trees and hedge located to east side of access road – not within the Phase 3 development area.

T126, T128, G129, T130 & T131 together with hedge G136 previously approved for removal under outline planning permission.



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: _____ Drawn/Chkd: _____ Date: _____

Unit	GIA			GEA	
	GF (m ²)	FF (m ²)	Total (m ² / ft ²)	Total (m ² / ft ²)	
8.	2,294	405	2,699 / 29,051	2,817 / 30,321	
9.	1,624	286	1,910 / 20,559	1,996 / 21,484	
10.	2,159	296	2,455 / 26,425	2,546 / 27,404	
11.	2,313	409	2,722 / 29,299	2,831 / 30,472	
12.	4,437	606	5,043 / 54,282	5,214 / 56,123	
				15,404 / 166,074	

- KEY
- PHASE 3 BOUNDARY
 - SOFT LANDSCAPE
 - TARMACADAM SURFACING
 - BRUSHED CONCRETE SERVICE YARD
 - NATURAL BLOCK PAVING TO VEHICLE PARKING BAYS
 - CHARCOAL BLOCK PAVING TO VEHICLE AREAS
 - CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS
 - WELL CONSOLIDATED GRAVEL
 - RETAINING WALL
 - HANDRAIL TO TOP OF WALL
 - 2.4m HIGH SECURITY FENCE
 - TWO TIER CYCLE STORAGE AND SHELTER - PROVIDING 60 SPACES
 - DOUBLE ELECTRIC VEHICLE CHARGING POINTS / DUCTS FOR FUTURE POINT
 - CAR SHARE PARKING SPACES
 - DROP KERB
 - PROPOSED TREES
 - EXISTING TREES TO BE RETAINED
 - INDICATIVE LOCATION OF BAT BOXES (AS PER ECOLOGIST SURVEY)
 - INDICATIVE LOCATION OF BIRD BOXES (AS PER ECOLOGIST SURVEY)
 - PEDESTRIAN PRIORITY ROUTE

PARKING PROVISIONS:

Revised layout proposes a total of 296 car parking spaces.

Unit 8 - 53 car parking spaces.
Unit 9 - 33 car parking spaces.
Unit 10 - 33 car parking spaces.
Unit 11 - 56 car parking spaces.
Unit 12 - 121 car parking spaces.

CYCLE STORAGE PROVISIONS:

Revised layout proposes a total storage for 100 cycles across the site.



PRC

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Architecture
Landscape
Town Planning
Masterplanning
Urban Design

Client: HAVANT SARL

Project: LANGSTONE PHASE 3

Drawing Title: PROPOSED SITE PLAN

Job No: 11747 Project Stage: PL Status: PLANNING
First Issue Date: MAY 26 Scale: @A1 1:500 Lead Checker: ME

Project: _____ Originator: _____ Zone: _____ Level: _____ Type: _____ Role: _____

PRC File Name: _____