

From: Gargett, Jamie

Sent: 09 July 2026 11:27

To: Young, Robert

Cc:

Subject: APP/26/00324 - Southleigh Estate - Arb Response

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Hello Bob

The Arboricultural Impact Assessment, Tree Protection Plan and Outline Arboricultural Method Statement have been reviewed in relation to the proposed outline development.

The application site contains numerous TPO protected trees, Category A specimens and a number of veteran oak trees associated with the site's wood-pasture character. The retention of these features is a key consideration in the assessment of the proposal.

The submitted assessment demonstrates that no Category A trees or veteran trees are proposed for removal and, in principle, the layout has sought to retain the principal arboricultural features of the site. The removal of trees is largely limited to Category C specimens, sections of lower quality tree groups and two Category B oak trees.

The submitted Tree Protection Plan and Arboricultural Method Statement incorporate measures generally consistent with the recommendations of BS5837:2012, including protective fencing, construction exclusion zones, arboricultural supervision and the use of low-impact construction methodologies where works may be required within Root Protection Areas. Subject to implementation, these measures are considered capable of safeguarding retained trees during the construction phase.

Notwithstanding the above, there remain a number of matters which require further consideration as the scheme progresses through the detailed design stage.

The proposal remains in outline form, and a number of development parcels extend into the Root Protection Areas of retained trees. Whilst the report suggests that such incursions can be avoided or reduced through subsequent design development, there is currently insufficient detail available to fully assess the extent of any direct impacts upon retained rooting environments. Further arboricultural assessment will therefore be required at Reserved Matters stage to demonstrate that retained trees can be accommodated without unacceptable harm.

Particular attention should be given to the relationship between the proposed drainage infrastructure and retained veteran trees. Whilst no direct loss of veteran trees is proposed, attenuation features and associated earthworks have the potential to affect

rooting conditions and site water collection. A detailed assessment of these impacts should accompany future submissions where such proposals are brought forward.

In addition, whilst the justification for the removal of TPO protected oak trees T54 and T446 has been set out within the report, it is considered that opportunities to further minimise tree loss should continue to be explored through the detailed design process.

The site also contains areas of wood-pasture supporting veteran trees and historic parkland character. Whilst direct impacts appear limited at this stage, the detailed design should ensure that retained veteran trees and their wider setting are not adversely affected by adjacent development, engineering operations or changes in land use.

Overall, whilst some concerns remain regarding unresolved RPA incursions and the relationship between proposed infrastructure and retained veteran trees, it is considered that the submitted information demonstrates that the development is capable of being delivered in a manner that broadly accords with the principles of BS5837:2012, subject to appropriate controls and further arboricultural input at Reserved Matters stage.

As always with a large scale site I would wish to strengthen the current canopy cover with significant and appropriate tree planting.

Recommendation

Whilst I cannot support the removal of the TPO trees and would prefer a scheme that avoids tree loss and minimises impacts on those identified for retention, the application must be assessed on the overall planning balance taking into consideration matters that fall outside my professional area and I maintain a neutral response to the application.

Best wishes

Jamie Gargett FICFor

Principal Arboriculturist

Planning Services Havant Borough Council, Public Service Plaza, Havant, PO9 2AX.

Email – Jamie.gargett@havant.gov.uk

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