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Arboricultural Implications Report

Proposed development at

Land North of Lavant Drive, Havant



August 2026

Ref. SJA air 26229-01b

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of four small individuals and one group of trees and scrub will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape

S3. There are no pruning works required to facilitate the proposed development.

S4. The incursions into the Root Protection Areas of trees to be retained are minor and tolerable, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S5. None of the proposed care home bedrooms or amenity space are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist

S6. As the proposed development will not result in the removal of trees which are “**natural features of nature conservation and/or amenity importance**”, it complies with Policy DM8 of the Havant Borough Council Core Strategy

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Perseus Land and Developments to visit land North of Lavant Drive, Havant and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Havant Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the construction off a care home (within Class C2) with access, car parking, landscaping and other associated works.

¹ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might come under pressure for removal after occupation because of shading or apprehension (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Richard Mullholland of SJAtrees on Thursday 28th of May 2026. Weather conditions at the time were clear dry and bright. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is 0.54ha in size and is located on the north side of Lavant Drive and east of Leigh Road, as shown at **Figure 1** below. The south and west boundaries front onto Lavant Drive and Leigh Road respectively, while the north and east boundaries adjoin an open grassed and overgrown derelict site, accessed from Leigh Road.

1.4.2. The site is on relatively flat ground that rises by 1m from its southern edge adjacent to the NHS carpark to its northern edge and currently comprises a substation but is otherwise overgrown with low level vegetation.

1.4.3. Historical maps indicate that the site was undeveloped agricultural land until the mid-twentieth century, when it was developed in 1957 to the Oak Park County Secondary School, until its closure in 1988 and subsequent demolition in 2015, with a very small conversion to parking for Oak Park Community Clinic to the south.

1.4.4. The earliest Ordnance Survey (OS) map dated 1830 – 1880s, shows no trees growing within or adjacent to the site. However, trees do appear on the OS map dated 1950 – 1975; it is clear that three of these trees (nos. 1 – 3) are still present, being in the same locations as ones shown on that 1950s map; and are of sufficient size and age that we consider they are the same trees, as shown in **Figures 2 & 3** below.



Figure 1: Site location shown on AutoCAD satellite imagery



Figures 2 and 3: Extract from OS map of 1830 – 1888 (left), OS map of 1950 (right) showing some of the trees along west (left boundary) with the school

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of Head and River Terrace Deposits – Clay & gravel / Sand, silt and clay, above a bedrock of London Clay Formation-Clay, silt and sand.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a freely draining slightly acid loamy soils.

1.5.3. This is clarified by the site Investigation record on the site, undertaken by GEO INTEGRITY and dated 4th of June 2026. This shows slight degree of difference across the site with some area being made ground for up to 300mm depth before becoming River Terrace Deposits from sub-300mm below ground level, down to 790mm below ground where it demonstrated orange, brown clay bound gravel. The gravel is fine to course sub-angular to sub-rounded flint with cobbles of flint.

1.5.4. Other areas across the site demonstrated made ground of clay bound gravel or sub-rounded flint, brick and concrete down to 700mm below ground level, with a further 800mm of depth below this formed of 'fill' comprised of boulders of concrete and brick with some silty sand and gravel. The gravel is identified as brick and concrete which is consistent with the demolished foundations of the former school site.

1.6. Statutory controls

1.6.1. Three of these trees (nos. 1 – 3) are covered by a tree preservation order (TPO). This is TPO no. 1809 of 2003 made by Havant Borough Council that protects 8 individual trees, on and immediately adjoining the site. The map in the TPO is reproduced at **Figure 4** below and the trees protected by it are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan. It is evident that five of the horse chestnuts covered by the Order are no longer present.

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.6.3. There are no hedgerows on site that could meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997³.

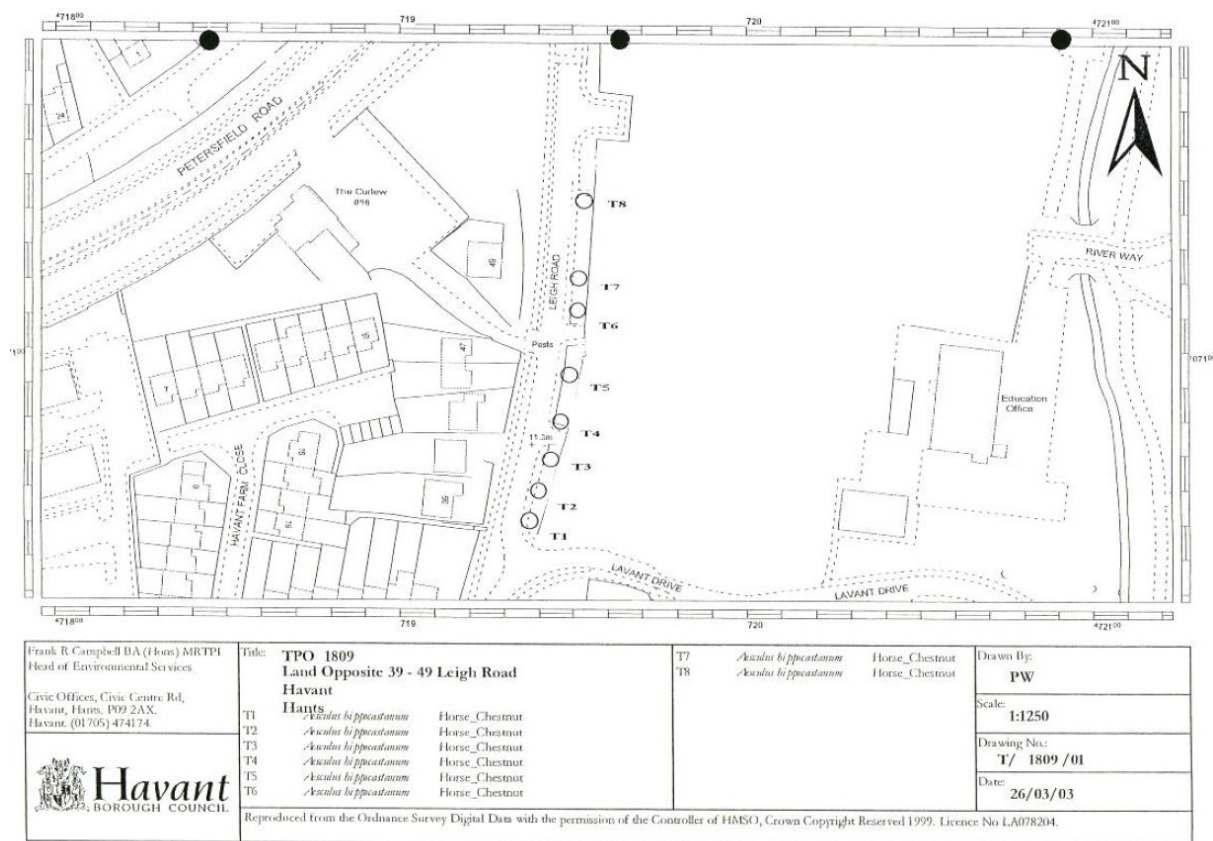


Figure 4: Extract from the TPO map, showing trees covered by the Order

³ The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals no clear previous applications for re-development. However, the site adjacent to this application on its north and east boundaries is subject to a previous and approved application (ref. APP/15/00303), with both this application site and that adjacent, covering the former Oak Park County Secondary School.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')⁴ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 1 of the framework document makes it clear that the NPPF is itself **"a material consideration of critical importance"** in the contexts of both plan-making and making decisions on development proposals in England.

2.2.3. In paragraph DP3/2, within Section 14 "Achieving well-designed places" the NPPF states: **"To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:**

[...]

⁴ The National Planning Policy Framework (NPPF) (August 2026). Ministry of Housing and Local Government.

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

c. Nature: incorporate and/or connect to a network of high quality, accessible, multi functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;” [...]

2.2.4. Paragraph N2, titled ‘Improving the Natural Environment’ of Section 19. Conserving and enhancing the natural environment states:

“1. To contribute positively to the natural environment, and support nature’s recovery, development proposals should: [...]

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;” [...]

2.2.5. Paragraph N3 of this section, titled ‘Trees in new development’ states:

“1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;

b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.”

2.2.6. Paragraph N4 of this section, titled **‘Protected landscapes’** states:

“4. Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.”

2.2.7. Paragraph N6 of this section, titled **‘Areas of particular importance for biodiversity and geodiversity’** states:

“Irrespective of a site’s status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.”

2.2.8. Clause 1/f of paragraph CC2, titled **‘Mitigation of climate change’**, in Section 5 “Meeting the challenge of climate change” states that development proposals should, where relevant to the proposal:

“Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh;”

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Havant Borough Council Core Strategy 2011.

2.3.2. The relevant section of Policy DM8 of the core strategy states, *inter alia*:

“DM8 Conservation, Protection and Enhancement of Existing Natural Features

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness, and which addresses all of the relevant criteria as set out below:

- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.**
- 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.**
- 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.**
- 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.”**

2.3.3. The LPA has prepared a Supplementary Planning Document (SPD) dealing with the integration and protection of trees on development sites, Borough Design Guide SPD (Adopted December 2011). The guidance presented in this document has been closely followed in the preparation of this report.

2.4. Neighbourhood planning policy

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 10 individual trees, and two groups of trees, growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is formed by broadleaved trees with large dominant individuals, likely planted, located along the western boundary with the occasional smaller self-seeded specimen scattered across the remaining site along with scrub and bramble colonising the historic demolished school.

3.1.3. The most commonly-found and dominant species are horse chestnuts with sizes averaging 18m for the large dominant individuals with the smaller specimens of 5m – 8m. Other than the three mature trees (nos. 1 – 3) all other trees are young to semi-mature. The site is consistent with derelict sites in urban areas, retaining the occasional mature tree along boundaries, whilst the remaining site is colonised by ruderals and scrub, which is becoming established in places.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. There are no woodlands within or abutting the site that are classified as ‘Ancient’. Ancient woodland is defined as “**any area that’s been wooded continuously since at least 1600 AD**” and is considered an important and irreplaceable habitat.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

3.5. Trees that contribute to the character of the local landscape

3.5.1. As noted above in Section 2.3, local planning policies require the retention of trees that are “**natural features of nature conservation and/or amenity importance**” The individuals within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the three mature horse chestnut trees (nos. 1 - 3) growing alongside the western boundary of the site are readily visible in views from public viewpoints and so make a significant contribution to the landscape.

3.6. Other trees

3.6.1. There are no category 'A' trees and five category 'B' specimens (horse chestnuts nos. 1 – 5). The remaining five individual trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.6.2. Of the groups of trees, both have been assessed as category 'C'.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site plan by Vestar Architects, drawing no. 26.112-VST-XX-ZZ-DR-A-0500 rev PO5 have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.7.2. The TPP identifies the four trees (nos. 6, 7, 8 and 9) to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

3.7.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 2** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 2: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, four individual trees (nos. 6, 7, 8 and 9) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 3** below.

Tree no.	TPO No	Species	Height	Trunk diameter	Age class	BS category
6	n/a	Horse chestnut	5m	150mm	Semi-mature	C (1)
7	n/a	English oak	5m	70mm	Young	C (1)
8	n/a	English oak	5m	120mm est.	Young	C (1)
9	n/a	Goat willow	8m	250mm est.	Semi-mature	C (1)

Table 3: Trees to be removed

4.1.3. One group of trees (G2) is to be removed as part of the proposals.

4.2. Assessment

4.2.1. As there are no ancient or veteran trees on site, none will be removed.

4.2.2. All the trees that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.5.1), will be retained.

4.2.3. None of the trees to be removed are mature specimens of species of large ultimate size: all the trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees

infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon⁶. Accordingly, the removal of no large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.4. Two of the trees to be removed are young specimens (nos. 7 and 8), which BS 5837 states “**need not necessarily be a significant constraint on the site’s potential**”.

4.2.5. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above); these are shown on the TPP and identified in **Table 3** above.

4.2.6. All of the five category ‘B’ trees (nos. 1 - 5) are to be retained but four of the five category ‘C’ trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.7. The group to be removed (G2) is to be removed entirely. The group is formed of scrub, native and exotic colonisers, typically found on derelict and demolished sites. Much of the group is dominated by buddleia, bramble, goat willow and elder. It forms an overgrown mass no taller than 8m, and does not contribute to the character of the site or the wider locality, as such its removal will not have a detrimental impact on the character of the local area.

4.2.8. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and group identified for removal will represent no alteration to the main arboricultural features of the site.

⁶ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. None of the trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and no part of the proposed building will be within 10m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

5.2.2. These trees will continue to grow; but an analysis of the ultimate genetic crown spreads of these specimens shows that none of them are likely to ever need pruning to keep them clear of the proposed building as they are at a greater distance from them than they are capable of achieving.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837: 2012. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.⁷

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear⁸, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Parts of the proposed hard surfacing will encroach within the RPAs of one of the trees to be retained. This is shown in **Table 4** below.

⁷ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁸ Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
1	Horse chestnut	Proposed hard surfacing	706.9m ²	127.3m ²	18.0%
2	Horse chestnut	Proposed hard surfacing and water feature	416.9m ²	21.7m ²	5.2%
3	Horse chestnut	Proposed hard surfacing	552.4m ²	46.2m ²	8.4%

Table 4: Proposed incursion within RPA

6.2. Assessment

6.2.1. The incursions by parts of the proposed vehicle parking, access road, footpaths and water feature into the RPAs of the three trees listed at **Table 4** extend no closer than 5m to the trunks and equate to no more than 18% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 5**.

Tree no.	Species	Incursion	Proposed mitigation
1	Horse chestnut	Proposed hard surfacing	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
2	Horse chestnut	Proposed hard surfacing and water feature	Proposed hard surfacing to be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction Excavation for water feature to be undertaken manually under direct on-site supervision of arboricultural consultant
3	Horse chestnut	Proposed hard surfacing	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction

Table 5: Proposed mitigation of RPA incursions

6.2.2. The incursions by parts of the proposed vehicle parking spaces, footpaths and access for the site into the RPAs of horse chestnuts nos. 1, 2 and 3 extend no closer than 5m to the trunks, and which equates to no more than 18% of any individual RPA. Any potential adverse impacts can be satisfactorily mitigated as discussed below.

6.2.3. Although the incursions by the proposed hard surfacing within the RPA of the horse chestnut no. 1 is close to the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837, this does not necessarily mean that the tree will be adversely impacted. Following research and technological advances undertaken since

the publication of BS 5837 in 2012, it has since been acknowledged⁹ that the 20% figure stated in the British Standards is a “cautious recommendation and it should not necessarily be considered an absolute limit because in some circumstances covering a higher proportion of the root zone with a permeable surface may be acceptable, provided that it has been sufficiently justified.”

6.2.4. Taking account of existing ground levels and the likely proposed levels of these areas, these will allow for design and construction of the new surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.5. In this case, none of the trees are veterans, they are of average physiological condition and are of a species, in our experience, tolerant of some disturbance, and because the hard surfacing will be installed entirely above existing ground levels, will not result in any excavation within its RPA and will incorporate a suitable cellular confinement system, there is no reason to suggest that this specimen will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

6.2.6. The additional incursion into the RPA of tree no. 2 is in part, by a proposed water feature by 1.11m², which equates to only 1.0% of the trees total RPA and some degree of excavation will be required. To minimise impacts on this specimen, excavation within the RPA will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPA is avoided, and any roots encountered can be treated appropriately.

6.2.7. As a species horse chestnut in our experience has been identified as good at

⁹ Arboricultural Association Guidance Note 12 (2020). The use of cellular confinement systems near trees: a guide to good practice, paragraph 76.

tolerating some root pruning and disturbance¹⁰. As this specimen is of average physiological condition, there is no reason to suggest that it will not be able to tolerate the cutting of roots within this small section of its RPA.

6.2.8. Furthermore, within the site boundary the opportunity exists for the soil used by the trees (nos. 1 – 3 & 10) for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.9. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing and the installation of ground protection, as shown on the TPP at **Appendix 4**.

6.2.10. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

¹⁰ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

7. RELATIONSHIP OF RETAINED TREES TO CARE HOME

7.1. Shading

7.1.1. In none of the proposed bedrooms does the fenestration of the rooms main elevation exclusively and directly face trees within their shadow patterns¹¹; that is, where proposed care home is sited in an arc between the north-west and the east of retained trees and are closer to trees than the current heights of these specimens.

7.1.2. As no windows of the bedrooms of the proposed care home lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the care home in which the resident lives, or if buildings and structures are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the building in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result.

¹¹ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

This is because the closest trees are further from the proposed building (20m) than their current heights (up to 18m); and so, if they were to fail, it would be reasonably foreseeable that they wouldn't reach the building.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR "Blue Book"¹², stated at paragraph 5.11 (1) (ii) that **"incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell."**¹³

7.3.2. This document was superseded in March 2014 by online government guidance on 'Tree Preservation Orders and trees in conservation areas' (www.gov.uk); but this remains sound advice. It suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. Horse chestnuts nos. 1 – 3 are covered by a TPO (see 1.6.1.) and so the LPA would have to give consent to any application to prune or fell the trees. Then if the extent of the pruning proposed appears to the LPA to be excessive or harmful to the

¹² (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹³ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

health, appearance or long-term potential of the trees, it could prevent this by refusing consent. Therefore, providing the LPA with control over the extent of any future pruning or requests to fell.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹⁴

¹⁴ BS 5837:2012, 5.3.4.

8. MITIGATION AND BENEFITS

8.1. Replacement planting

8.1.1. Apart from the complete absence of alteration to the main arboricultural features of the site as set out above, the proposals incorporate considerable replacement tree planting of 26 individual trees around the boundary of the site as shown in the proposed landscaping plan by Deacon Design Architects drawing ref: 260709_DD755XR01; thereby softening the built form and contributing to the long-term landscaped character of the site.

8.1.2. This will mitigate the proposed removals identified above, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

8.2. Tree management

8.2.1. The proposals will have benefits on those trees to be retained, in that it will prompt an enhanced frequency and standard of management, possibly including supplemental watering, mulching and formative pruning.

9. CONCLUSIONS

9.1. Summary

9.1.1. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

9.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of four small individuals and one group of trees and scrub will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

9.1.3. There are no pruning works required to facilitate the proposed development.

9.1.4. The incursions into the Root Protection Areas of trees to be retained are minor and tolerable, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

9.1.5. None of the proposed care home bedrooms or amenity space are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

9.1.6. The proposed mitigation and arboricultural benefits of the proposals are significant; and provide more than adequate restitution for the lack of alteration to the main arboricultural features of the site.

9.2. Compliance with national planning policy

9.2.1. As the proposals will conserve all of the existing established trees and hedgerows that are features of the visual, historic or nature conservation value of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with paragraph N2/1/d of the National Planning Policy Framework.

9.2.2. As the proposed layout has been set back from the RPAs and the canopies of existing trees to be retained, and thereby allows space for their future growth, appropriate provision has been made for the long-term maintenance of these specimens, compliant with paragraph N3/1/c of the National Planning Policy Framework.

9.2.3. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph N2/1/d of the NPPF states that development proposals should: “**Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) *where possible***” (*italics added for emphasis*); and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with section N2 of the NPPF.

9.2.4. The proposals do not necessitate the removal of any veteran trees or any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, as far as this relates to existing trees, the scheme can be seen to be avoiding harm to natural carbon stores and thereby complies with Paragraph CC2/1/f of the National Planning Policy Framework.

9.2.5. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph N6/2 of the NPPF.

9.3. Compliance with local planning policy

9.3.1. As the proposed development will not result in the removal of trees which are “**natural features of nature conservation and/or amenity importance**”, it complies with Policy DM8 of the Havant Borough Council Core Strategy.

9.4. Conclusion

9.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹⁵ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁶. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. We categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule); but we also assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';¹⁷

¹⁵ Ibid., 4.4.2.7

¹⁶ Ibid., 4.4.2.3

¹⁷ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are significant features of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy DM8 of the Havant Borough Council Core Strategy, as set out above;

A1.2.5. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.6. Although we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.7. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹⁸.

A1.2.8. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**¹⁹.

A1.2.9. The 'Root Protection Areas' (RPAs)²⁰ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.10. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

18 BS 5837, 4.5.10.

19 Ibid., 5.1.1.

20 Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

A1.2.11. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

A1.2.12. The TCP was then used to inform the siting of the proposed buildings and areas of hard surfacing, about both of which we were consulted on during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that this is undertaken in a way that minimises excavation, disturbance and compaction of the soil within or adjacent to these RPAs.

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Ground protection

A2.6.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ('Ground-Guards' or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A2.7. Proposed hard surfaces within RPAs

A2.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule



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Preliminary Tree Survey Schedule

Land North of Lavant Drive, Havant, Hampshire

June 2026

SJA tss 26229-01

Tree Survey Schedule: Explanatory Notes

Land North of Lavant Drive, Havant, Hampshire

This schedule is based on a tree inspection undertaken by Richard Mulholland of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Thursday the 28th May 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1". Tree nos. with no prefix are individual trees; trees with the prefix 'G' are groups of trees.

2. TPO no.

Number assigned to tree in the Havant Borough Council Tree Preservation Order no. 1809, as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. Normally mature, with a large trunk diameter for species; and showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life. Very few trees of any species reach the ancient life-stage.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate, comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

TREE SURVEY SCHEDULE

Land North of Lavant Drive, Havant, Hampshire

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	1809 T2	Horse chestnut	18m	1250mm	N 8.4m E 8m S 6.5m W 8.8m	3m	5m	Mature	Average	Indifferent	Off-site tree; trunk diameter measured at 1m to avoid burring on trunk and historic branch union flare; occluding wound at base 300mm x 500mm S with sound heartwood exposed; 250mm x 500mm occluding cavity from removed limb at 1.5m N, probe can be inserted 700mm, friable heartwood exposed; much epicormic growth at base and on lower trunk; three main stems from 3m - 4m; well formed tensile main unions and tensile unions throughout rest of crown; multiple historic pruning wounds on lower trunk consistent with crown raising showing; small cavities forming at sites of previous pruning wounds; historic reduction points throughout canopy, showing occlusion; significant feature of the landscape; readily visible from Leigh Road.	B (2)
2	1809 T6	Horse chestnut	16m	960mm ivy	N 6.1m E 8.3m S 9.5m W 8.3m	2m	E 3m W 5m	Mature	Average	Moderate	Off-site tree; trunk diameter measured at 1m to avoid branch union flare; no significant defects observed at base; ivy-covered trunk and main scaffolds; multi-stemmed from 2m - 3m; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; no significant defects observed; significant feature of the landscape; readily visible from Leigh Road.	B (12)
3	1809 T7	Horse chestnut	18m	1105mm ivy	N 10m E 10m S 6.3m W 10.3m	2m	E 1m W 8m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; ivy-covered trunk and main scaffolds; multi-stemmed from 2.5m; well formed tensile main unions and tensile unions throughout rest of crown; tight compression fork with evidence of included bark, noted at 5m N side of trunk; multiple historic pruning wounds on lower trunk consistent with crown raising showing on W side over road; significant feature of the landscape; readily visible from Leigh Road.	B (12)
4-5	-	Horse chestnut	#4 16m #5 16m	#4 2 stems @ 450mm est. #5 3 stems @ 450mm est.	7m	0m	E 3m	Semi-mature	Average	Indifferent	Off-site trees; #4 twin-stemmed from base; #5 three-stemmed from base; both show acute unions at bases, unable to fully inspected due to boundary vegetation; aerodynamic pair with meshing crowns providing companion shelter; no other significant defects observed; readily visible from Leigh Road.	B (2)
6	-	Horse chestnut	5m	150mm	2m	1.5m	1.5m	Semi-mature	Average	Moderate	Small self-seeded specimen; unremarkable tree of very limited merit; obscured from public view.	C (1)
7	-	English oak	5m	70mm	1.9m	2m	1.5m	Young	Average	Moderate	Small self-seeded specimen; unremarkable tree of very limited merit; obscured from public view.	C (1)
8	-	English oak	5m	120mm est.	2.2m	2m	1.5m	Young	Average	Moderate	Small self-seeded specimen; unremarkable tree of very limited merit; obscured from public view.	C (1)
9	-	Goat willow	8m	250mm est.	7m	0m	0m	Semi-mature	Average	Indifferent	Unable to access due to dense vegetation, all measurements estimated; no significant defects observed; unremarkable tree of very limited merit; readily visible from NHS car park to the S.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
10	-	Wild cherry	8m	220mm est.	5m	0m	E 1m W 2.5m	Semi-mature	Average	Indifferent	Off-site tree; base obscured from view by dense vegetation; unremarkable tree of very limited merit; contributes to boundary screening; readily visible from Leigh Road.	C (2)
G1	-	Corsican pine	18m	Max 650mm est.	8m	4m	10m	Semi-mature	Average	Moderate	Off-site group of trees; row of 6 Corsican pines; minor deadwood throughout crown, consistent with age and species; previously topped at 18m; 4 of the 6 are twin-stemmed and showing tight compression forks with evidence of included bark; significant feature of the landscape readily visible from Leigh Road and Lavant Drive.	B (2)
G2	-	Various	8m	Max 150mm	5m		0m	Young	Average	Indifferent	Heavily over-grown group with vegetation and bramble; small self-seeded specimens; species include English oak, plum, hawthorn, goat willow, horse chestnut, elderberry, buddleia, gorse, rose and wild cherry; unremarkable specimens of very limited merit; majority of the internal site specimens are obscured from public view, otherwise readily visible from Leigh Road, Lavant Drive and NHS carpark to the S.	C (2)

Root Protection Areas (RPAs)

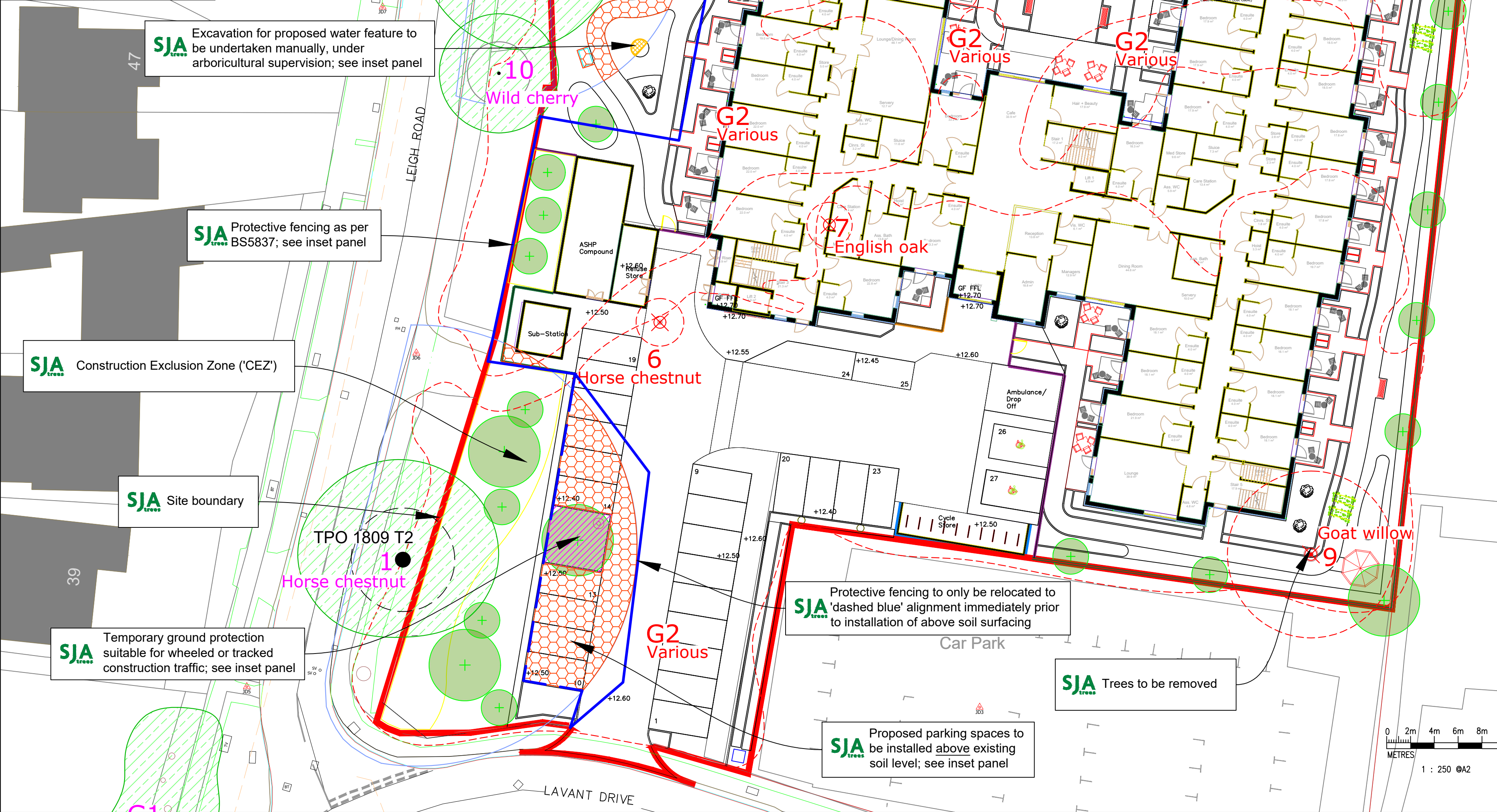
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

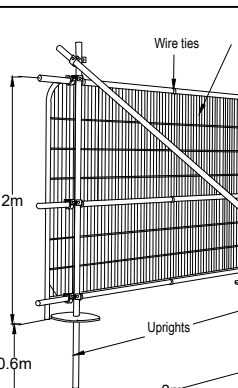
<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Horse chestnut	706.9m ²	15.0m
2	Horse chestnut	416.9m ²	11.5m
3	Horse chestnut	552.4m ²	13.3m
4-5	Horse chestnut	183.2m ²	7.6m
		274.8m ²	9.4m
6	Horse chestnut	10.2m ²	1.8m
7	English oak	2.5m ²	0.9m
8	English oak	6.5m ²	1.4m
9	Goat willow	28.3m ²	3.0m
10	Wild cherry	21.9m ²	2.6m
G1	Corsican pine	191.1m ²	7.8m
G2	Various	10.2m ²	1.8m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary			
(For details, see below)			
Impact	No. of Trees		
Trees to be removed	4		
Groups of trees to be removed	1		
TPO trees to be removed	0		
Trees to be pruned	0		
Trees where manual excavation needed within RPAs	1		
Trees where above soil surfacing needed within RPAs	3		
Trees with proposed underground services within RPAs	0		
Trees to be Removed 			
No	Species	Category	
6	Horse chestnut	C (1)	
7	English oak	C (1)	
8	English oak	C (1)	
9	Goat willow	C (1)	
G2	Various	C (2)	
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	4	U	0
Trees that require manual excavation within RPAs 			
No.	Species	Type of structure	
2	Horse chestnut	Proposed water feature	
Trees that require above soil surfacing within RPAs 			
No.	Species	Type of structure	
1	Horse chestnut	Proposed vehicular parking	
2	Horse chestnut	Proposed footpath	
3	Horse chestnut	Proposed footpath	



Protective Fencing	
<p>To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.</p>	
	
<p>TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.</p>	
Manual Excavation	
<p>Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.</p>	
	
Above Soil Surfacing	
<p>Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed <u>above</u> existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.</p>	
	
Ground Protection	
<p>To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: interlocking polyethylene tread boards ('Ground-Guards' or similar) bolted together and attached to each other with steel tie straps on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - 'Tensar' or similar) and pinned to the ground with steel pins to prevent movement.</p> <p>For wheeled or tracked traffic: temporary aluminium roadway ('Trakway' or similar), interlocking polyethylene tread boards ('Ground-Guards' or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.</p>	
	
Arboricultural Supervision	
<p>The arboricultural consultant will directly supervise all construction works that have to be undertaken <u>within</u> root protection areas. These include:</p> <ol style="list-style-type: none">1. Location of protective fencing and ground protection.2. Construction of above-ground hard surfacing.3. All excavations, whether for proposed foundations, hard surfacing, or underground services.	

SJA ARBORICULTURAL PLANNING CONSULTANTS	
Project:	Lavant Drive, Havant
Client:	Perseus Land and Developments
Drawing:	TREE PROTECTION PLAN
Drawing No:	SJA TPP 26229-041a
Based On:	26.112-VST-XX-ZZ-DR-A-0500-ProposedSitePlanP05
Drawn By:	NHK
Checked by:	NHK
Date:	July 2026
Scale:	1:250 @ A2
Tel:	(01737) 813058
Email:	sja@sja-trees.co.uk
Tree nos.:	● 1
Trees to be removed:	● 6
Canopies of trees to be retained:	● 6
Protective fencing:	Category 'B' RPA: ●
Category 'C' RPA:	○
Above soil surfacing:	Ground protection: ■
Manual excavation:	■
For further information refer to the SJA Trees Tree Survey Schedule. Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA Trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026. This drawing is copyright and may not be used or changed without the written consent of SJA Trees. This drawing is based on the proposed layout plan shown and referred to above. SJA Trees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only. This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.	