Southleigh Park House
Tree Strategy

1. The overall aim has been to improve the design and quality of vegetation across the site to restore the grounds. This approach has sought to:

   - Retain as many specimen trees as possible, particularly those species covered by Tree Preservation Order (TPO) no 1068
   - Replant where appropriate, and
   - Remove overgrown, damaged and poor quality vegetation.

2. TPO no. 1068 was made in 1980. The TPO plan identifies area A1 (covering the Southleigh Park House site ownership area).

3. Schedule one of the Order lists 27 species of tree in the order area that are covered by the TPO. The TPO does not locate the precise position of specific trees or clarify the number of trees that were covered by the Order in 1980.

4. A range of events has changed the number and composition of trees on the site since 1980, including:

   - Natural tree death and removal
   - Severe hurricanes in 1986 and 1990 resulting in tree fall and removal
   - Planting of new specimen trees by the landowner around the year 2000, and
   - General self-seeding of trees.

5. To inform the current planning application a comprehensive tree survey was undertaken in 2015.

6. The survey records 72 individual trees. Further trees on the site are listed as groups and shelter belts.

7. Of the 72 individual trees recorded in the survey, 54 individual trees are of a species listed in the 1980 TPO.

8. The approach of the planning application has been to retain as many of the higher-grade trees as possible. The tree survey categories trees as follows:

   A (high grading)
   B (moderate grading)
   C (low grading)
   U (fell grading)

9. There are seven high grade A individual trees on the site of a species listed in the TPO. All are to be retained.

10. The following table summarises tree retention by reference to the tree species listed in the TPO.

Tree category	Of a species listed for protection by 1980 TPO?	TPO species trees retained	TPO species trees removed
A (high grading)	7	7	0
A/B (high/moderate)	4	3	1
B (moderate grading)	20	16	4
B/C (moderate/low)	6	3	3
C (low grading)	14	6	8 (including two of poor quality identified for removal by survey)
U (felling grade)	3	0	3

11. The above demonstrates that the majority of better quality trees that are of a species identified for protection by the 1980 TPO are being retained. 31 of the individually surveyed trees (of a species identified for protection by the 1980 TPO) are of moderate, high/moderate or high quality. 26 of these 31 trees are being retained.

12. An extract from the submitted planning, design and access statement is provided overleaf to further explain the tree strategy. The landscape strategy plan is also attached to show trees to be retained, trees to be removed, and proposed new trees (including new specimen planting).

Extract from planning, design and access statement

4.39 Trees have been a very important consideration in the design process, and whilst many high quality trees are retained, a number of trees (as detailed in the Arboricultural Impact Assessment) will be removed to enable the development of the site to proceed. The lengthy and detailed process of selection of trees for retention and removal has involved the whole design team and liaison with Havant Borough Council officers.

4.40 Layout options have been considered in great detail to ensure that where possible, the trees which make greatest contribution to the setting of the listed buildings and to local landscape character will be retained.

4.41 There are locations where some trees that might otherwise have been retained need to be removed in order to provide a safe and appropriate environment for residential development. These include trees removed in order to enable necessary road access, drainage and services to be provided.

4.42 Trees on the outer edges of the site have been identified as important for bat and bird foraging and commuting and most of those trees have been retained.

4.43 Trees to be removed within the core of the site have been selected realistically, taking into account the degree to which they would be likely to be retained in the medium to long term given the new residential context.

4.44 The proposed development provides the opportunity to remove the many poorer quality trees and shrubs that are constraining the growth and appearance of the best retained trees. This thinning would also address issues of overshadowing and proximity in relation to residential development.

4.45 Key groups of trees and shrubs will be retained elsewhere on the site, including the group of trees ‘holding the corner’ at the Eastleigh Road/Bartons Road junction, trees forming the background to the lodge, and trees on the east side of the site adjacent to Horndean Road, where a strong distinctive group will form the structure to a new informal open space, providing them with a more sustainable growing area than the current car park surfacing.

4.46 North of the lake, where a large cedar that recently died was removed, there is a large gap and in view of the importance of this location in framing the house and providing its immediate setting, new arboretum specimen trees, including Incense Cedar, Dawn Redwood and Swamp Cypress, will be established north of the lake. These species reference the Victorian heritage of the grounds and will ensure the continuation of the period character of the grounds.

Barton Road boundary . Dense self-seeded trees and non-native shrubs removed and replaced with formal hedge and trees forming appropriate frontage to Burtons Road.

Pedestrian access from Horndean Road

New garden setting for Lodge enclosed with yew hedging

Horndean Road boundary with Lodge. Existing low flint and brick wall retained and repaired with new pedestrian gate.

Potential pedestrian / cycle access to Eastleigh Road

Eastleigh Road boundary Non-native shrubs including laurel removed. Native shrub species retained and augmented with new planting including holly and yew to provide a new native hedgerow boundary with Eastleigh Road. This will contribute to its predominantly rural character and provide privacy and enclosure to new residential properties .

Stable/coach house courtyard high quality paving to give stable yard character to the enclosed spaces and traffic calming.

Pedestrian footpath

New informal open space with mature trees and new trees including replacement Wellingtonia (Sequoiadendron giganteum)

Horndean Road boundary, mid and southern section. Existing timber fence retained or repaired. Security fencing removed. Overgrown laurel and sycamore to be replaced with new hedge consisting of native species and new trees. New permeable boundary will allow views of the house from the local area.

New formal lawn and planting south of the west wing of the main house and extended walling and hedge. New paved terraces around lawn.

New arboretum specimen trees planted to mitigate removed trees and rejuvenate the grounds.

Dense and overgrown laurel in area adjacent to pond to be removed to allow light in to enhance biodiversity of ground flora and allow views of house and pond. Additional Hazels planted to form small coppice for biodiversity

Eastleigh Road boundary, southernmost section. New hedgerow and trees, to provide rural character with some buildings on boundary reflecting similar boundary buildings on Eastleigh Road.

Pond extended to east to increase flood capacity. New wetland area created in extended section.

new specimen trees including Swamp Cypress, Incense Cedar and Dawn Redwood

Southern setting to Southleigh Park House. Lawns enhanced with additional Victorian style shrub planting to frame views and provide more attractive immediate setting. 'Estate' fencing to replace existing chain link on southern boundary. Wildflower meadow on southernmost area of lawn to enhance biodiversity value, including for foraging bats, with mown paths for pedestrian circulation.

- Existing trees to be retained
- Trees to be removed for arboricultural reasons and/or to facilitate development
- Proposed trees
- Proposed native hedgerow
- Proposed native species formal hedge
- Proposed formal hedge or enhancement of existing hedge
- Proposed hazel coppice planting
- Proposed ornamental planting/ enhancing existing ornamental planting
- Proposed groundcover planting
- Proposed woodland ground flora
- Proposed meadow areas
- Proposed wetland areas
- Proposed fine lawn areas
- Proposed 900mm timber picket fence
- Proposed site boundary estate fencing
- Proposed site boundary timber fencing 1.8m min
- Existing timber fence retained / replaced
- Proposed residential frontage
- Proposed residential garden boundary

Southleigh Park

Snell & Wilcox Pension Fund

Landscape strategy

245001 /P004 /0

Scale@A1: 1:500

June 2017

TERENCE O'ROURKE