

Former Generator Block, Leonardslee Park and Gardens

Arboricultural Impact Assessment and Method Statement

Report for Leonardslee Park and Gardens

Job Number	10526		
Author	Henry Bates		
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V2.0	Jacqueline Waring	Jacqueline Waring	09/06/2025

Contents

Executive Summary	3
1 Introduction	4
2 Methodology	6
3 Results	8
4 Summary of Arboricultural Impact	11
5 Arboricultural Method Statement	12
References	17
Appendix 1: Schedule of Trees	18
Appendix 2: Tree Constraints Plan	25
Appendix 3: Tree Protection Plan	27
Appendix 4: Glossary of Terms	29
Appendix 5: TP Fencing Specification and Examples of Warning Signage	32

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Executive Summary

Temple Ltd was commissioned by Leonardslee Park and Gardens to undertake a ground level survey of trees that could be affected by construction at the Former Generator Block, Leonardslee Park and Gardens, Lower Beeding, Horsham RH13 6PR, and to produce an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) for the construction works. An initial report was issued in 2024, then a design change in June 2025 promoted an update to be carried out. A qualitative assessment of each tree was carried out according to British Standard BS 5837:2012, Trees in Relation to Design, Demolition and Construction – Recommendations, focusing on arboricultural values (categories A1, B1, C1)¹, landscape values (categories A2, B2, C2) and cultural values (A3, B3, C3)².

Since the trees assessed in and adjacent to the proposed Kiosk site were originally part of a much larger study area, the tree numbers do not appear in sequential order.

The main findings of the survey were as follows:

- There were 26 individual trees and four groups in and adjacent to the proposed development site, each described in Appendix 1 of this report. Of the trees surveyed, three individuals were attributed Category A status, 13 individuals and one group were attributed Category B status and ten individuals, and three groups were attributed Category C status.
- One tree, T86 was attributed Veteran status based on its age, species, physiological and structural condition.
- A tree constraints check was carried out with Horsham District Council, and it was confirmed that there were no Tree Preservation Orders (TPOs), or Conservation Area Restrictions were associated with the site.
- One individual tree, T164 will require removal to facilitate development as proposed.

¹ Categorisation grading in accordance with BS 5837 2012. Trees suitable for retention: - 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 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.

Category U. Trees of very low quality normally with a life expectancy of less than 10 years or requiring immediate removal due to health and safety concerns.

² British Standard BS 5837 2012 recommends that these categories may be further broken down into sub categories A1 A2 A3 pertaining to Arboricultural, Landscape or Cultural values respectively.

1 Introduction

BACKGROUND

1.1 Temple Ltd was commissioned by Leonardslee Park and Gardens to carry out an arboricultural survey of trees at Leonardslee Park and Gardens, Lower Beeding, Horsham RH13 6PR and provide a report to inform future design proposals for five different sites within the Gardens and generate tree protection plans. The tree survey was required to assess the condition of trees that could be affected by future development of the site and provide sufficient information for the development of site layouts and construction exclusion zones to protect existing trees.

SCOPE OF REPORT

1.2 This report has been produced in accordance with British Standard BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (hereafter referred to as BS 5837:2012). It provides information on the current condition of trees at the site, their suitability for retention, and the above and below ground constraints to development. It also evaluates the overall likely impact on the existing tree presence at the site.

1.3 Any clear structural flaws or hazards have been identified in the Schedule of Trees provided in Appendix 1. Preliminary recommendations for the management of retained trees are provided, but a full hazard risk assessment comprising a more comprehensive analysis of tree condition and potential risk to target areas is beyond the scope of this report. Any recommendations relating to the management of potentially hazardous trees should be carried out as soon as possible³.

SITE CONTEXT AND STATUS

1.4 The Former Generator Site is approximately 0.1 ha in size and is centred on Ordnance Survey National Grid reference TQ 22158 25977. The brick outbuildings known as the Former Generator Block formerly housed the generators for the electrical supply to the main Leonardslee House. It now comprises the Dolls House Museum with adjoining Alpine Greenhouse to the north and lean-to extension to the west. The main Former

³ All tree works should be undertaken by a suitably qualified Arboricultural Contractor. No arboricultural works to trees subject to planning constraints shall be carried out without the written consent of the relevant Local Planning Authority (LPA). Any proposed tree works should be undertaken in accordance with British Standard BS 3998:2010 Treework - Recommendations. Works to trees that are the subject of a Tree Preservation Order or within a Conservation Area which are deemed to be dangerous under Regulation 14 of the Town and Country Planning (England) (Regulations) 2012 may under certain circumstances be undertaken without needing to seek the prior written consent of the LPA.

Generator Block now comprises an open courtyard used for overflow cafe seating, whilst the lean-to building is fitted out as a cafe and bar with further seating. Areas of planted flower beds and a small area of grassland with shrubs surrounds the Site.

1.5 The Site is situated within Leonardslee Lakes and Gardens a 97ha Grade I Listed landscaped garden with large lakes, a vineyard, recreational facilities and areas of woodland that is open to visitors all year round. Leonardslee Lakes and Gardens comprises a steep sandstone valley and seven man-made lakes interconnected with woodlands, scrub and landscaped woodland gardens adjoining. Areas of Ancient & Semi-Natural Woodland, Ancient Replanted Woodland, Deciduous Woodland and Lowland Heathland are present within the wider Leonardslee Lakes and Gardens Estate. The Gardens are bordered by a busy 'A' road to the west, but the wider landscape stretching from the Estate boundary comprises areas of agricultural land bordered by hedgerows, woodland and residential properties. It lies in a rural area north of Crabtree, Lower Beeding and is within the Horsham District of West Sussex. Haywards Heath sits approximately 10km to the east and Horsham approximately 5km to the north-west.

DESCRIPTION OF THE PROPOSALS

1.6 The development proposals for the Site, based on current plans provided by the Client (Purcell, 2025), propose to reinstate the roof over the Former Generator Block, covering the existing courtyard which echoes the original roof form of the Dolls House Museum to create a new events/ function space. Windows will be inserted into the east elevation to provide interaction with the proposed high street and light into the proposed events / function space.

1.7 The Alpine green house is to be re-clad with new roofing and glazing. A small 3sqm link structure will be added to the alpine house to link it from the lean-to extension. The Dolls House Museum will be retained, with improved signage and new doors. The courtyard will be infilled with a new roof to create an events space.

2 Methodology

TREE SURVEY

- 2.1 The tree survey was conducted in accordance with BS 5837:2012. Results are presented in the Schedule of Trees (Appendix 1) and include a sequential numbering of each tree, species listed by common name, tree dimensions including overall height, canopy spreads measured against the cardinal compass points, crown height, age class, physiological condition, structural condition, life expectancy, root protection areas and preliminary management advice.
- 2.2 Each tree has been assigned a category grade in accordance with BS 5837:2012 categories A, B, C and U ranging from high to low quality. Definitions of tree quality are provided in Table 1 Appendix 1.
- 2.3 For the purposes of this report, arboricultural as well as landscape sub-categories have been used in the Schedule of Trees. BS 5837:2012 points out that each sub-category should be given equal weighting when grading trees against these criteria.
- 2.4 A tree constraints plan, based on the original tree survey data and productions, is presented in Appendix 2 showing the RPAs (root protection areas) for all surveyed trees. Each grading category has been highlighted using the colour key system as described in BS 5837:2012.
- 2.5 The site was visited on 13th and 14th February 2024. Weather conditions were overcast with rain.
- 2.6 All trees likely to be affected by works inside the red line boundary of the site were visually assessed using the Visual Tree Assessment Method (VTA) (Mattheck and Breloer, 1994).
- 2.7 Stem diameters were measured using diameter tape. Canopy spreads were estimated by pacing and where possible, verified using a laser range finder. Height measurements were taken using a laser clinometer.
- 2.8 Formal assessments of topography, drainage, service conduits and soil conditions including specific laboratory investigations of soil properties (i.e. plasticity index, moisture content, suction pressure) were not undertaken and are beyond the scope of this report.

DESK STUDY

2.9 A tree constraints check was undertaken with Horsham District Councils online mapping service to search for Tree Preservation Order and Conservation Area restrictions to tree works in and adjacent to the site.

SUPPORTING DOCUMENTS

2.10 Drawing Reference: *Proposed drawings* (Purcell, 2024) was provided for the purposes of compiling this report. It included the layout of existing site features and the proposed general arrangements for the site.

PERSONNEL

2.11 This report was produced by Henry Bates Dip Arb L4 (ABC) MArborA, who holds the Professional Tree Inspector (LANTRA) qualification and is a Quantified Tree Risk Assessment (QTRA) registered user. Henry is an Arboricultural Consultant with 16 years' experience within various sectors of arboriculture, working as a lead climbing contractor, project manager, surveyor and consultant.

LIMITATIONS

2.12 Only preliminary recommendations for tree management are provided. A full hazard risk assessment comprising a more comprehensive analysis of the condition and potential risk to target areas is beyond the scope of this report.

2.13 The trees were inspected at ground level and no decay detection equipment was used. There is therefore a risk that any internal decay that may be present has gone undetected.

2.14 Where trees were situated in areas where access to the main stem was not possible; assumptions have been made relating to dimensions of the main stem, and the overall condition is based upon the visible parts of the tree only. Details are included at Appendix 1.

2.15 Trees are living organisms and their health and condition change with time. Therefore, this assessment remains valid for 12 months from the date of inspection, or until a severe storm is experienced, after which time a new inspection is required. For the purposes of this report, a severe storm is defined as a period of violent weather, involving rain, hail, wind, snow, lightning or any combination of these, likely to cause damage to trees.

3 Results

TREE SURVEY

- 3.1 The applicable results of the tree survey are provided in the Schedule of Trees in Appendix 1. A Tree Constraints Plan illustrating the BS 5837:2012 categories of each tree, their crown spread, and RPA is presented in Appendix 2.
- 3.2 With regard to the Former Generator site, the survey recorded 26 individual trees, and four groups which could potentially be affected by future development.
- 3.3 Physiological and structural condition⁴ of the majority of surveyed trees was consistent with Category B status (12 individuals and one group), with three individuals assigned Category A status and ten individuals, and three groups were assigned Category C status.
- 3.4 A summary of the number of trees surveyed corresponding to BS 5837:2012 tree quality assessment definitions is provided in Table 1.

Table 1: Grade Classifications

BS 5837:2012 Grades A to U	Trees attributed to each grade	Frequency	
		T	G
A	T76, T79, T86	3	-
B	T70, T71, T72, T73, T74, T75, T78, T80, T81, T85, T88, T96, T164, G11	13	1
C	T87, T89, T90, T91, T92, T93, T95, T99, T100, T101, G7, G9, G12	10	3

DESK STUDY

- 3.5 It was confirmed that no trees on site were subject to Tree Preservation Orders and Conservation Area Restrictions.

⁴ Physiological and structural condition are terms used to differentiate between a trees physiological condition i.e. annual growth, vigour, presence of disease etc. as opposed to structural condition relating to branch formation, mechanical strength and integrity.

ARBORICULTURAL IMPACT ASSESSMENT

3.6 Based on Drawing Reference: *Proposed drawings* (Purcell, 2025) the impact of the construction on the existing trees has been assessed and all trees that will potentially be affected by the works are listed in Table 2. Tree numbers in the table correspond to the Schedule of Trees in Appendix 1 and Tree Constraints Plan described in Appendix 2.

3.7 It has been assumed that the height of all construction traffic or goods vehicles accessing the site will be within the standard minimum carriageway clearance of 5m (HSE, 2017).

Table 2: Summary of trees possibly affected by the development

Impact	Reason	BS Cat A	BS Cat B	BS Cat C
Trees to be removed	To facilitate construction	-	T164	-
Trees which could sustain damage to RPA	New hard landscaping.	T86	T85, G11	T87
	Soil compaction through construction traffic access	T76, T79, T86	T70, T71, T72, T73, T74, T75, T78, T80, T81, T85, T88, T96, G11	T87, T89, T90, T91, T92, T93, T95, T99, T100, T101, G7, G9, G12
Trees which could sustain damage to stem or canopy	Impact by construction traffic.	T76, T79, T86	T70, T71, T72, T73, T74, T75, T78, T80, T81, T85, T88, T96, G11	T87, T89, T90, T91, T92, T93, T95, T99, T100, T101, G7, G9, G12

TREE REMOVAL AND PRUNING

3.8 One individual tree (T164) will require removal to facilitate development as proposed.

TREES WHICH COULD POTENTIALLY SUSTAIN DAMAGE

3.9 The construction process has the potential to indirectly impact the stem, canopy or RPAs of 25 trees and one group scheduled for retention as displayed in Table 2.

3.10 To ensure that these trees are successfully retained and protected during the proposed works an Arboricultural Method Statement has been prepared in line with BS 5837:2012 recommendations in section 5 of this report.

UNDERGROUND SERVICES

3.11 There can be no routing of underground services through the RPAs of retained trees.

IMPACT ON VISUAL AMENITY AND LOCAL CHARACTER

3.12 Tree T164 was attributed Category B status, and therefore considered to be of moderate visual amenity value.

3.13 The trees are all located within actively managed gardens, open to the public and considered to be of very high cultural and arboricultural value. There is therefore a settled intention to restore and replace where any negative tree impacts are incurred. Compensatory replanting can reasonably be expected to be delivered to a high standard and maintained appropriately with the aim of enhancing the Gardens.

4 Summary of Arboricultural Impact

TREE RETENTION AND PROTECTION

4.1 All Category A and B trees as described in Table 1 have been given priority consideration for retention during the design process. Since the works are all contained inside the courtyard, it is not considered necessary to erect a scheme of tree protection fencing across the site.

REPLANTING

4.2 It is understood that a full replanting and landscaping scheme forms part of this development proposal.

CONCLUSION

4.3 Assessment has concluded that tree removals associated with the design proposals are low; with only one individual Cat B tree to be removed and all other trees identified for priority retention and protection.

4.4 The tree removal will be adequately compensated for by replanting and landscaping proposals (provided by others).

5 Arboricultural Method Statement

5.1 This Arboricultural Method Statement details how trees to be retained should be protected during the construction phase of site development. The advice is specific to this site and should be read in conjunction with the Tree Protection Plan in Appendix 4.

SITE MONITORING AND SUPERVISION

5.2 An arboricultural consultant must be appointed to advise on tree protection implementation for the site.

SUGGESTED SEQUENCING OF ARBORICULTURAL INPUT

5.3 It is recommended that the following arboricultural input regarding on site management of retained trees is required. Table 3 below will form the basis of an auditable schedule of inspection and reporting.

Table 3: Sequencing of arboricultural input.

Activity	Level of arboricultural input
Pre-commencement site meeting with site manager and representatives from project management (if the latter is required).	Induction site meeting including review of tree protection measures. Site setting out at key locations (if required). Agree any improvements to tree protection measures (if required).
Tree works including removals.	Discuss and review works schedule with contractor.
Carrying out of mitigation tree planting and soft and hard landscaping.	Pre-commencement on site briefing with landscape contractor check and agree planting specification. Site meeting with contractor following completion of works to check compliance with agreed specifications, maintenance and aftercare.

GENERAL PRECAUTIONS TO BE TAKEN ON SITE

5.4 The following precautions will be maintained at all times:

- It is understood that the construction works are all contained inside the courtyard, which is surrounded by brick walls. This negates the need for a scheme of tree protection fencing across the site.
- No fires can be lit within 10m of the canopies of trees to be retained.

- Designated Construction Exclusion Zones (CEZ) must be suitably identified and maintained to ensure that trees remain protected. Storage or stockpiling areas, temporary road access, accommodation and other facilities are to be located outside of RPAs, inside designated sites away from retained trees and all care must be taken to prevent the leakage or spilling of harmful materials into the soil.
- No excavations or soil stripping or general disturbance and compaction of the existing soil strata is permitted within the RPA of any tree to be retained unless methodologies to do so have been described within a consented AMS document.
- All scheduled tree works must be carried out prior to the commencement of any site works and before the erection of tree protection measures.
- A copy of the Tree Protection Plan and any accompanying Arboricultural Method Statement will be made available and retained on site at all times.

PRE- COMMENCEMENT SITE MEETING

5.5 Prior to any site works being undertaken, a pre-commencement meeting on site between the Site Manager, Arboricultural Consultant and project management representatives (if the latter are required) will be carried out in order to understand and agree key stages for the implementation of tree protection measures and operations and to allow any aspect of the process to be discussed.

5.6 Details of discussions and agreements made in the meeting will be recorded by the arboricultural consultant and backed by photos. Written reports can be supplied to project management and/or the Local Planning Authority, should this be required.

UNDERGROUND SERVICES

5.7 There can be no routing of underground services through the RPAs of retained trees.

CARRYING OUT OF MITIGATION TREE PLANTING AND SOFT AND HARD LANDSCAPING

5.8 It is understood that the project has a full landscaping and replanting proposal associated with the proposed development(s). All tree planting undertaken will be in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations.

5.9 General; all workmanship to appropriate BS and best practice. Tools and plant used must be suitable for intended use. The Contractor must cultivate and ensure all areas of new planting (including grass) is appropriately watered during the 5-year establishment

maintenance period. Plants will be supplied in good condition, planted and maintained to the minimum specifications here outlined, with planting carried out under the supervision of an appointed clerk of works. All plant failures occurring within the 5-year maintenance period will be replaced. Replanting requirements will be in line with the specification here outlined.

- 5.10 Weather Conditions; all works will be carried out during suitable weather/soil conditions. All tree and shrub planting will be carried out during the first available planting season following completion of the construction works (Oct to Mar).
- 5.11 Site Clearance; where cultivation is required - all debris, accumulated rubbish, dead vegetation and stones larger than 50mm will be removed prior to cultivation. If required, an appropriate herbicide will be applied to all areas to be planted.
- 5.12 Topsoil; all topsoil importation will be from an approved source, and subsequent handling/application shall be in compliance with BS3882.
- 5.13 Recommended Fertiliser; Vitax 4 slow-release or equivalent to be supplied and spread over all shrub and woodland edge planting areas and tree pits at 75mg/m².
- 5.14 Planting of Trees; in general and where possible stock should be of local provenance. Planting stock should be healthy and possess good form, have been grown in a suitable environment and hardened off. Stock supplied must be free from pests, diseases, weeds or any signs of poor condition (leaf scarcity or discolouration, root damage etc). Stock must be true to name.
- 5.15 Stakes and Guards; Standard and ½ Standard trees to be double staked. Heavy and Extra heavy Standard trees to be triple staked and tied using industry standard tree-ties, complete with adjustable spacers. All shrub, tree and woodland mix planting to be protected from rabbit and deer damage with an appropriate fencing solution, or by means of suitable tree guards. All losses from livestock damage (including rabbit and deer) will be replaced during the 5 year maintenance period.
- 5.16 Watering; all newly planted trees and shrubs will be watered to field capacity immediately after planting. A watering regime will then be established suited to the needs of the newly planted trees and shrubs. All tree and plant failures will be replaced during the 5-year establishment maintenance period.

5.17 As a general rule, planting beneath tree canopies is not recommended. Planting operations can damage/disturb tree roots and the space directly beneath trees does not provide an ideal environment for the successful establishment of plants. Overshadowing from tree canopies also constrains access to sufficient light for successful plant/shrub development.

5.18 There can be no rotivation or other ground disturbance within the RPAs of retained trees.

5.19 Where hard and soft landscaping is proposed within a tree rich environment, the appointed landscaping contractor should provide a method statement which demonstrates an understanding that RPAs require to be fully respected. For example; where plant/machinery is required to traverse across RPAs for access to planting spaces, effective ground protection must be used.

CONTACT DETAILS

5.20 This method statement is accompanied by a list of known contact details for all relevant parties and is included in Table 4.

Table 4: List of contact details for all relevant parties

Contact	Name	Company or Local Authority name	Contact Number	Report Issued Yes/No
Client	Adam Streeter	Leonardslee Gardens	07812589109	Yes
LPA Tree Officer	Planning	Horsham District Council	-	No
Arboricultural Consultant	Henry Bates	Temple Ltd	07773993466	Yes

References

British Standard Institute (BSI) (2012). *BS 5837:2012 Trees in Relation to Design Demolition and Construction-Recommendations*. BSI, London.

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Lonsdale, D. (1999). *Research for Amenity Trees No.7: Principles of Tree Hazard Assessment and Management*. HMSO

Purcell (2025). *Proposed drawings*

Mattheck and Breloer (1994). HMSO London. Research for Amenity Trees No 4; *The Body Language of Trees*.

Town and Country Planning Act 1990 (as amended).

Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1: Schedule of Trees

Table 1: Schedule of Trees and Tree Quality Assessment*

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. Cl	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T70	Hop hornbeam	10	1	420	5	5	5	5	1	EM	Good	Good	Growing well.	None.	20+ years	B1	79.8	5.0
T71	Himalayan spruce	10	1	440	4	4	4	4	2	EM	Good	Good	Growing well.	None.	20+ years	B1	87.6	5.3
T72	Pear	7	1	390	5	3	5	4	1	EM	Good	Good	Spreading form.	None.	20+ years	B2	68.8	4.7
T73	Blue fir	7	1	280	3	3	3	3	1	SM	Good	Good	Suppressed on southwest crown by pear.	None.	20+ years	B1	35.5	3.4
T74	Himalayan spruce	7	1	290	3	3	3	3	2	SM	Good	Good	Growing well.	None.	20+ years	B1	38.0	3.5
T75	Austrian pine	7	1	340	3	3	3	3	1	SM	Good	Good	Bifurcation at 3m with poor union.	None.	20+ years	B1	52.3	4.1
T76	Japanese cedar	18	1	920	4	4	4	4	1	M	Good	Good	Example species.	None.	40+ years	A1	382.9	11.0
T78	Austrian pine	5	1	340	4	4	4	4	1	SM	Good	Good	Growing well.	None.	20+ years	B1	52.3	4.1
T79	Deodar cedar	25	1	1690	6	6	6	6	3	M	Good	Good	Exposed damaged roots in northern RPA from mower damage. Growing well. Example species. *RPA capped at 15m.	None.	40+ years	A1	1292.1	15.0

Table 1: Schedule of Trees and Tree Quality Assessment*

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. Cl	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T80	Japanese cedar	8	1	400	2	2	2	2	1	SM	Good	Good	Stem inaccessible.	None.	20+ years	B2	72.4	4.8
T81	Lawson cypress	8	1	380	2	2	2	2	1	SM	Good	Good	Stem inaccessible.	None.	20+ years	B2	65.3	4.6
T85	Japanese maple	6	1	380	3	4	3	4	1	EM	Good	Good	Growing well.	None.	20+ years	B1	65.3	4.6
T86	Pedunculate oak	22	1	1560	9	9	9	9	4	M	Good	Good	Canopy overhangs telephone wire to east. Historic limb loss in southern canopy. Basal cavity Eastern side. Epicormic growth on main scaffold limbs. Wound wood on top of southern leader with compression fractures underneath. Veteran features. RPA capped at 15m.	Hazard risk assess southwestern limb at 5m.	40+ years	A1	1100.9	15
T87	Camellia	4	1	110	1	1	1	0	1	Y	Good	Good	Growing well.	None.	10+ years	C1	5.5	1.3
T88	Juniper	7	1	320	1	1	0	1	1	EM	Good	Good	Good species choice for location.	None.	20+ years	B1	46.3	3.8
T89	Camelia	3	1	120	2	1	0.5	0	1	SM	Good	Good	Managed as screen.	None.	10+ years	C1	6.5	1.4

Table 1: Schedule of Trees and Tree Quality Assessment*

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. Cl	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
T90	Camelia	3	1	120	2	1	0.5	0	1	SM	Good	Good	Managed as screen.	None.	10+ years	C1	6.5	1.4
T91	Camelia	3	1	120	2	1	0.5	0	1	SM	Good	Good	Managed as screen.	None.	10+ years	C1	6.5	1.4
T92	Camelia	3	1	120	2	1	0.5	0	1	SM	Good	Good	Managed as screen.	None.	10+ years	C1	6.5	1.4
T93	Camelia	3	1	120	2	1	0.5	0	1	SM	Good	Good	Managed as screen.	None.	10+ years	C1	6.5	1.4
T95	Magnolia	3	1	300	2	1	0.5	0	1	SM	Good	Good	Managed as screen.	None.	10+ years	C1	40.7	3.6
T96	Camelia	4	1	200	2	2	2	2	1	SM	Good	Good	Growing well.	None.	20+ years	B1	18.1	2.4
T99	Windmill palm	3	1	150	0.5	0.5	0.5	0.5	3	Y	Good	Good	Growing well. Small planting pit.	None.	10+ years	C1	10.2	1.8
T100	Viburnum	3	1	100	1	1	1	1	1	Y	Good	Good	Growing well.	None.	10+ years	C1	4.5	1.2
T101	Laurel	2	1	100	1	1	1	1	0	SM	Good	Good	Managed hedge.	None.	10+ years	C1	4.5	1.2
T164	Paulownia	5	2	200 120	3	3	3	3	1	SM	Good	Good	Growing within artificial grass inside courtyard.	Remove to facilitate proposals.	20+ years	B2	24.6	2.8

Table 1: Schedule of Trees and Tree Quality Assessment*

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr. Cl	Ls	SC	PC	Comments /Observation	Preliminary Management Advice	LE	Cat **	RPAm 2	RPA r
					N	S	E	W										
G7	Celestrus	1	1	80	1	1	1	1	1	Y	Good	Good	Shrub mass.	None.	10+ years	C1	424.7	-
G9	Azalea	1	1	80	1	1	1	1	0	EM	Good	Good	Shrub mass.	None.	10+ years	C1	65.7	-
G11	Mixed broadleaf	7	1	300	3	3	3	3	0	M	Good	Good	Mixed ornamental forming cohesive group. Rhododendron camelia, Japanese maple, zelkova.	Partial removal to facilitate proposals.	20+ years	B1	1161	-
G12	Camelia	3	1	120	2	1	0.5	0	1	SM	Good	Good	Managed as screen.	None.	10+ years	C1	23.0	-

Table 2: BS: 5837 2012 Tree Quality Assessment Definitions

TREES FOR REMOVAL				
Category & Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as a living tree 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 U category trees (i.e. 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 or irreversible overall decline. Trees infected with pathogens of significance to the health and or safety of other trees nearby by or very low quality trees suppressing adjacent trees of better quality. 			RED
TREES TO BE CONSIDERED FOR RETENTION				
Category & Identification	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values including conservation	Identification on plan
Category A Trees of High Quality with an estimated remaining life expectancy of at least 40 years	Trees that are a particularly good example of their species, especially if rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features e.g. the dominant and/or principal trees in an avenue)	Tree groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Tree groups or woodlands of significant conservation historical, commemorative or other value (e.g. veteran trees or wood pasture)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in the high category but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).	Trees present in numbers, usually as groups or woodlands such that they attract a higher collective rating than they might as individuals: or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural benefits.	BLUE
Category C Trees of a low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits.	GREY

Table 3: Key Schedule of Trees

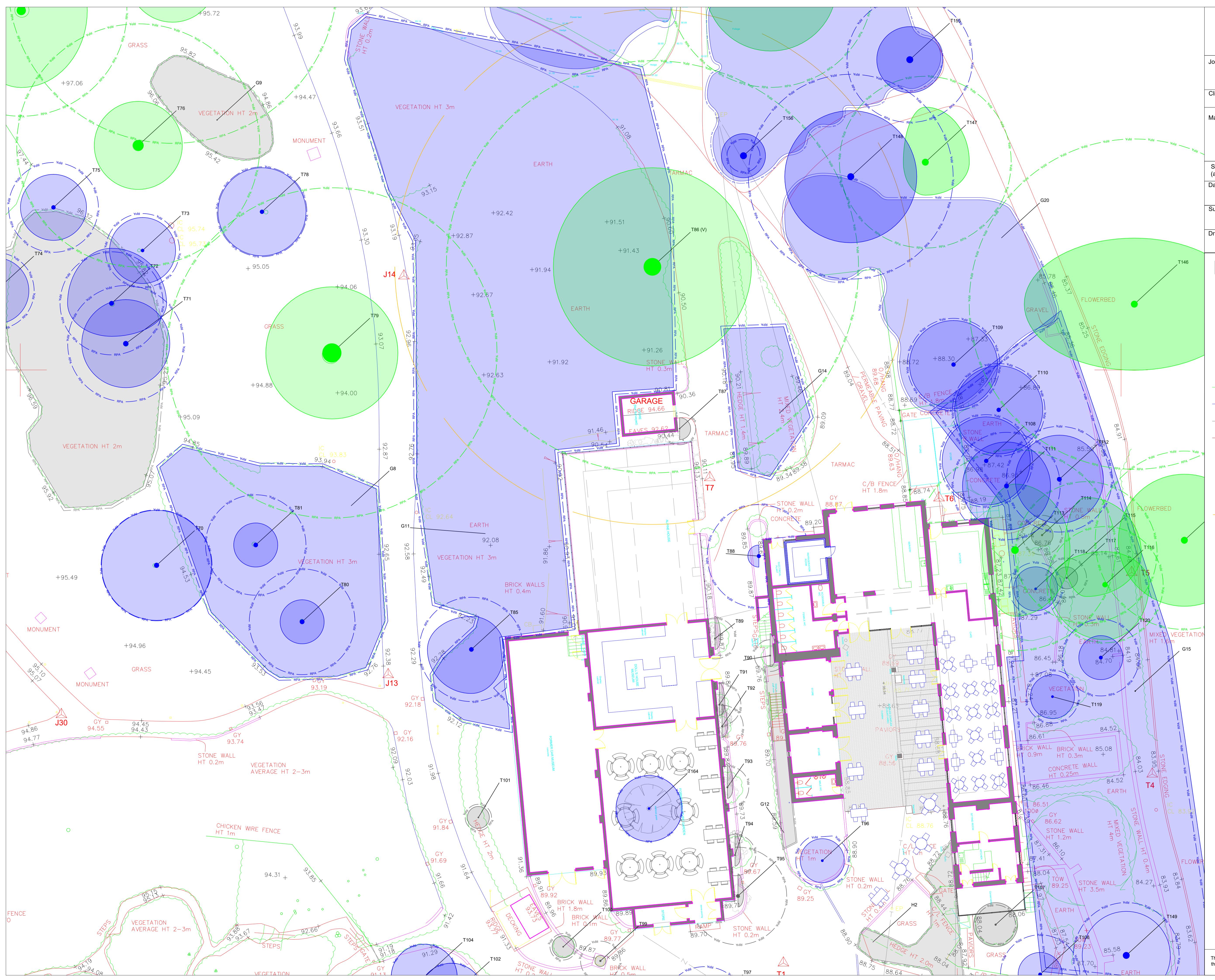
Column Heading	Explanation
Tree No	Sequential number corresponding to number on plan.
Species	English names.
Ht.	Height in metres.
S	Number of main stems.
St. 1.5 (Stem Diameter)	Stem diameter when measured in accordance with Annex C of BS 5837:2012.
NSEW	Crown radius in metres to cardinal points of the compass.
Cr. Cl. (Crown Clearance)	Height in metres between the ground and underside of canopy.
Ls.	Life stage definitions. Y= Young. SM = Semi-mature. EM = Early mature. M = Mature. OM = Over mature.
SC	Brief description of structural condition.
PC	Brief description of physiological condition.
Preliminary Advice	Preliminary tree works advice and recommendations.
LE	Estimated remaining useful life contribution in years. <10, 10+, 20+ and 40+ yr.
Cat. (Category)	Categorisation grading in accordance with BS 5837 2012. Trees suitable for retention: - Category A trees of high quality and amenity value. Category B trees of moderate quality and amenity value. Category C trees of low quality or amenity value. British Standards BS 5837:2012 recommends that these categories may be further broken down into sub-categories A1 A2 A3 pertaining to Arboricultural, Landscape or Cultural values respectively.
RPA m²	Root Protection Area (RPA). Indicative area around a tree measured in m ² and calculated in accordance with Annex C of BS 5837:2012 deemed to contain sufficient rooting volume to maintain the viability of a tree and where the protection of roots and soil structure is treated as a priority.
RPA r	Root Protection Area (RPA) radius calculation centred on the base of the tree and calculated in accordance with Annex C of BS 5837:2012

Appendix 2: Tree Constraints Plan

Job title	Former Generator Block
Client	Leonardslee Park and Gardens
Job no.	10526
Map title	Tree Constraints Plan
Scale (at A1)	1:150
Date of survey	13/02/2024
Surveyors	Wesley Rawson and Henry Bates
Drawn	WR/HB
Approved	JW
Date	27/06/2024

Legend

- Crown spread of category A - Trees with high quality and value
- Crown spread of category B - Trees with moderate quality and value
- Crown spread of category C - Trees with low quality and value
- Crown spread of category U - Trees of poor quality
- RPA - Root Protection Area (RPA) of Category A Trees
- RPA - Root Protection Area (RPA) of Category B Trees
- RPA - Root Protection Area (RPA) of Category C Trees
- RPA - Root Protection Area (RPA) of Category U Trees
- Stem of Category A - Trees
- Stem of Category B - Trees
- Stem of Category C - Trees
- Stem of Category U - Trees
- Veteran Tree Boundary (15 x DBH)

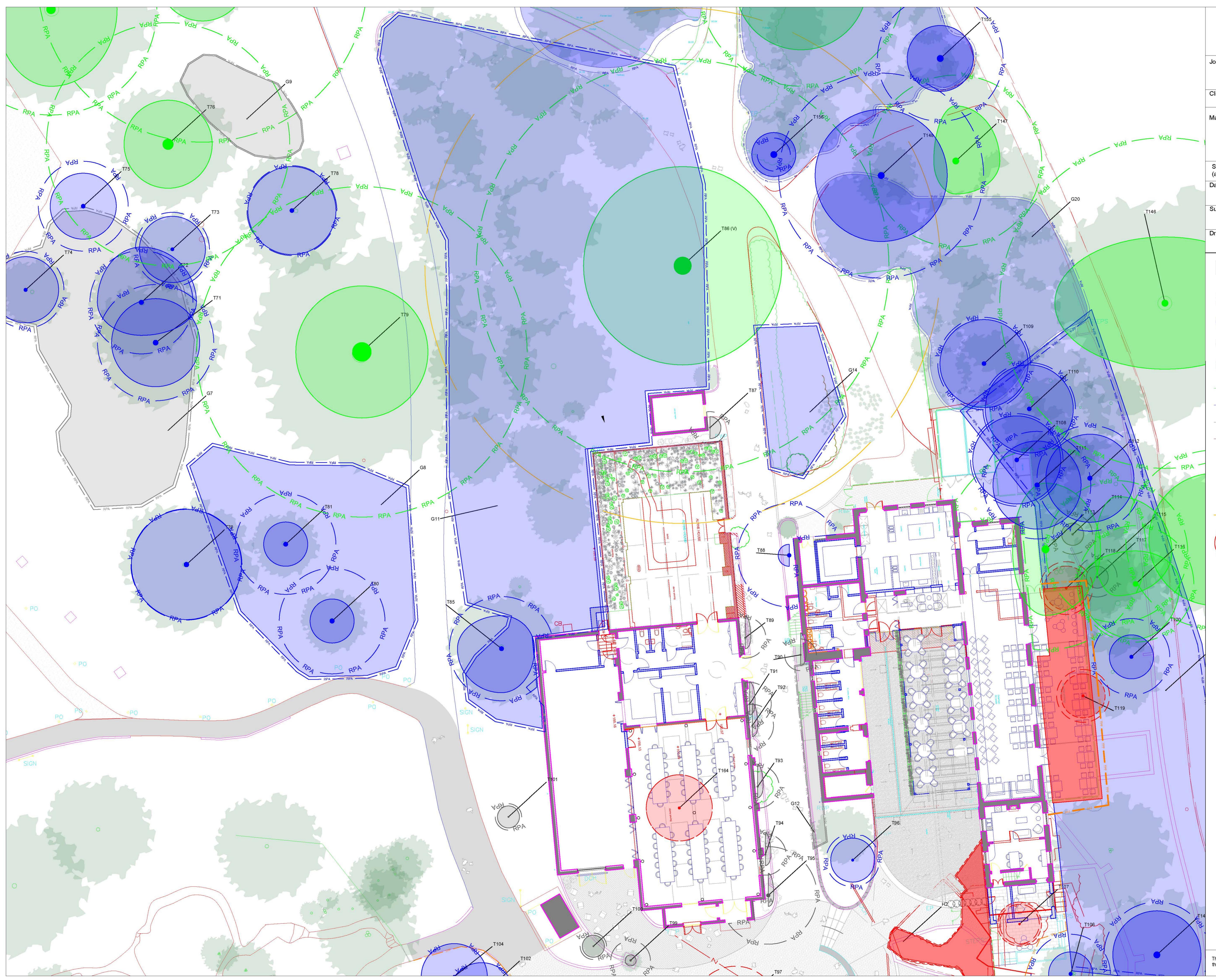


Appendix 3: Tree Protection Plan

Job title	Former Generator Block
Client	Leonardslee Park and Gardens
Map title	Tree Protection Plan
Job no. 10526	
Scale (at A1)	1:150
Date of survey	13/02/2024
Surveyors	Wesley Rawson and Henry Bates
Drawn	WR/HB
Approved	JW
Date	27/06/2024

Legend

- Crown spread of category A - Trees with high quality and value
- Crown spread of category B - Trees with moderate quality and value
- Crown spread of category C - Trees with low quality and value
- Crown spread of category U - Trees of poor quality
- Root Protection Area (RPA) of Category A Trees
- Root Protection Area (RPA) of Category B Trees
- Root Protection Area (RPA) of Category C Trees
- Root Protection Area (RPA) of Category U Trees
- Stem of Category A - Trees
- Stem of Category B - Trees
- Stem of Category C - Trees
- Stem of Category U - Trees
- Veteran Tree Boundary (15 x DBH)
- Trees to be removed



Appendix 4: Glossary of Terms

Glossary of Terms

Term	Explanation
Arboricultural impact assessment and method statement (AIA)	Evaluation of direct and indirect effects of a proposed design and/or construction.
Arboricultural Method Statement (AMS)	Methodology for the implementation of any aspect of development that is in the root protection area or has the potential to result in the loss of or damage to a tree to be retained.
Branch structure	Qualitative description of formation of main framework of limbs and branches.
Canopy face	Orientation of canopy relative to cardinal points of the compass
Canopy radius	A measurement taken from the centre of a tree to the furthest radial extension of tree canopy relative to the cardinal points of the compass.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.
Conservation Area	Local Planning Authority special designation generally prohibiting tree works without 6 weeks prior written notification.
Construction Exclusion Zone (CEZ)	Area based upon the calculated root protection area prohibiting access.
Cavity	Open and exposed aperture where wood tissue has internally degraded.
Constraints check	Formal search of local authority records to determine legal and statutory constraints on tree works.
Crown lifting	Removal of lower branches to achieve a stated vertical clearance above ground level or other surface.
Crown reduction	Pruning of a trees canopy in both height and width.
Decay	Deterioration and breakdown of tree wood fibres resulting in structural and/or physiological dysfunction of a tree.
Dieback	Continual decline and death of wood tissue including twigs and branches.
Epicormic growth	Growth that emerges from dormant buds along the trunk and branches of a tree.
Failure	Description of structural failure or wood fibres including fracture of branches, limbs and main stems.
Fork	Area or point of union between one or more limbs or branches.
Hazard Risk Assessment	Qualitative and quantitative appraisal of the potential for tree failure and the possible risk of harm or damage to persons or property.
Local Planning Authority	Body responsible for the administration of Statutory duties relating to Development Management.
Multi-stem	A single tree formed from 2 or more codominant main stems
Occlusion	Wood development enclosing an extant wound or pruning cut.

Glossary of Terms

Term	Explanation
Pruning	The targeted removal of branches or limbs using saws or other tools.
Physiological Condition	Observation relating to a trees physiology for example vigour, leaf area, growth rate, the presence of pests or disease.
Root Protection Area	Root Protection Area (RPA). Indicative area around a tree deemed to contain sufficient rooting volume to maintain the viability of a tree.
Shelter belt	A wind break normally made up of one or more trees planted in such a way to provide cover from the wind.
Structural Condition	Observation relating to a trees structural integrity and the presence of any physical defects.
Suppressed	Where a trees development has been influenced or effected by the presence of competing vegetation.
Tree Constraints Plan	A scaled plan indicating above and below ground constraints relating to the protection of trees
Tree Preservation Order	A legal order made by the local planning authority protecting specific trees in the interests of amenity.
Visual Tree Assessment (VTA)	A method of assessment based upon the research developed to recognise dynamic responses of a tree to its surroundings.
'V' Shaped Branch Union	The union point between two branches that have grown at a tight angle, forming the 'V' shape. This structure is inherently weaker than the 'U' shaped union.
'U' Shaped Branch Union	The union point between two branches that have grown at a wider angle, forming the 'U' shape. This structure is considered to be the strongest and most optimised shape that a union can form.

Appendix 5: Tree Protection Fencing Specification and Examples of Warning Signage

Figure 2 Default specification for protective barrier

