LArch
Landscape Consultancy and Design Ltd

ARBORICULTURAL IMPACT ASSESSMENT

LAR2510-ARB-REP-0140

Land at Lower Perrylands Farm

Perrylands Farm, Dial Post, Horsham

Lower Perrylands Limited

August 2025

Revision	Date	Description	By
P01	14/08/2025	Issued for planning	MZ
P02	21/08/2025	Site plan added and issued for planning	MZ

Contents

List of Figures

List of Tables

1. INTRODUCTION

1.1 Instruction

LArch - Landscape Consultancy and Design Ltd (LArch) have been commissioned to undertake a survey of existing trees and produce an Arboricultural Impact Assessment in relation to a proposed development at Lower Perrylands Farm.

The survey has been undertaken and the report produced by Michal Zarzecki (Landscape Architecture BEng CMLI; Biology BSc MSc), director and principal landscape architect at LArch with 11 years of experience in landscape and arboricultural services.

1.2 Purpose and objectives

The purpose of this report and the associated attachments is to identify and explain any tree-related constraints, asses potential tree-related impacts and assist all parties involved in the development planning process to make balanced judgements about arboricultural features (trees and woody vegetation) in relation to the development proposal.

1.3 Limitations

This report has been prepared for the above named Client for the purpose of development planning and is specific to the surveyed site's conditions. No other warranty applies to the professional advice included in this report and the associated attachments provided by LArch.

This report is not a tree health and safety assessment and no recommendations have been provided regarding the condition of the surveyed trees in relation to their safety.

Trees grow and change over time, therefore the survey results and recommendations contained within this report are valid for 12 months. A new survey and an update to the report may be required if this report is to be used more than 12 months after the survey.

1.4 Related documents

Other documents that have been produced within the scope of this commission are:

- LAR2510-ARB-DRA-0101 - Tree Constraints Plan - attached in **Appendix 3**
- LAR2510-ARB-DRA-0110 - Tree Protection Plan - attached in **Appendix 4**.

2. SITE INFORMATION

The proposed development site is part of Lower Perrylands Farm located to the south-west of the village of Dial Post, near Horsham (Grid Ref.: TQ14451882), accessed via a private rural track leading west off the A24.

The site comprises a traditional farmhouse and a group of redundant agricultural buildings in derelict condition. The farmhouse is located in the northern portion of the farm while the redundant buildings are clustered in the southern portion across the access track and a narrow watercourse. Behind the buildings, to the south, there is a substantial area of open grassland bordered by a post and rail fence and a gappy hedgerow.

The wider context around the farm comprises a largely pastoral rural landscape while several residential properties located to the east, along the track. The fields are mostly small to medium size and are bordered by hedgerows, tree lines and shaws.

The site context is illustrated in **Figure 1**.

Figure 1. Site location and context

3. DEVELOPMENT PROPOSAL

The proposed development is understood through reference to the architectural scheme by Fresh Architects and comprises the demolition of the redundant agricultural buildings and the construction of three detached dwellings, each with an associated double car port and a private garden.

The existing farm access track would comprise the means of access to the development while the proposed private drives would be formed as permeable surfacing and dressed with natural unbound aggregate.

The Proposed Site Plan (Fresh Architects, June 2025) is illustrated in **Figure 2**.

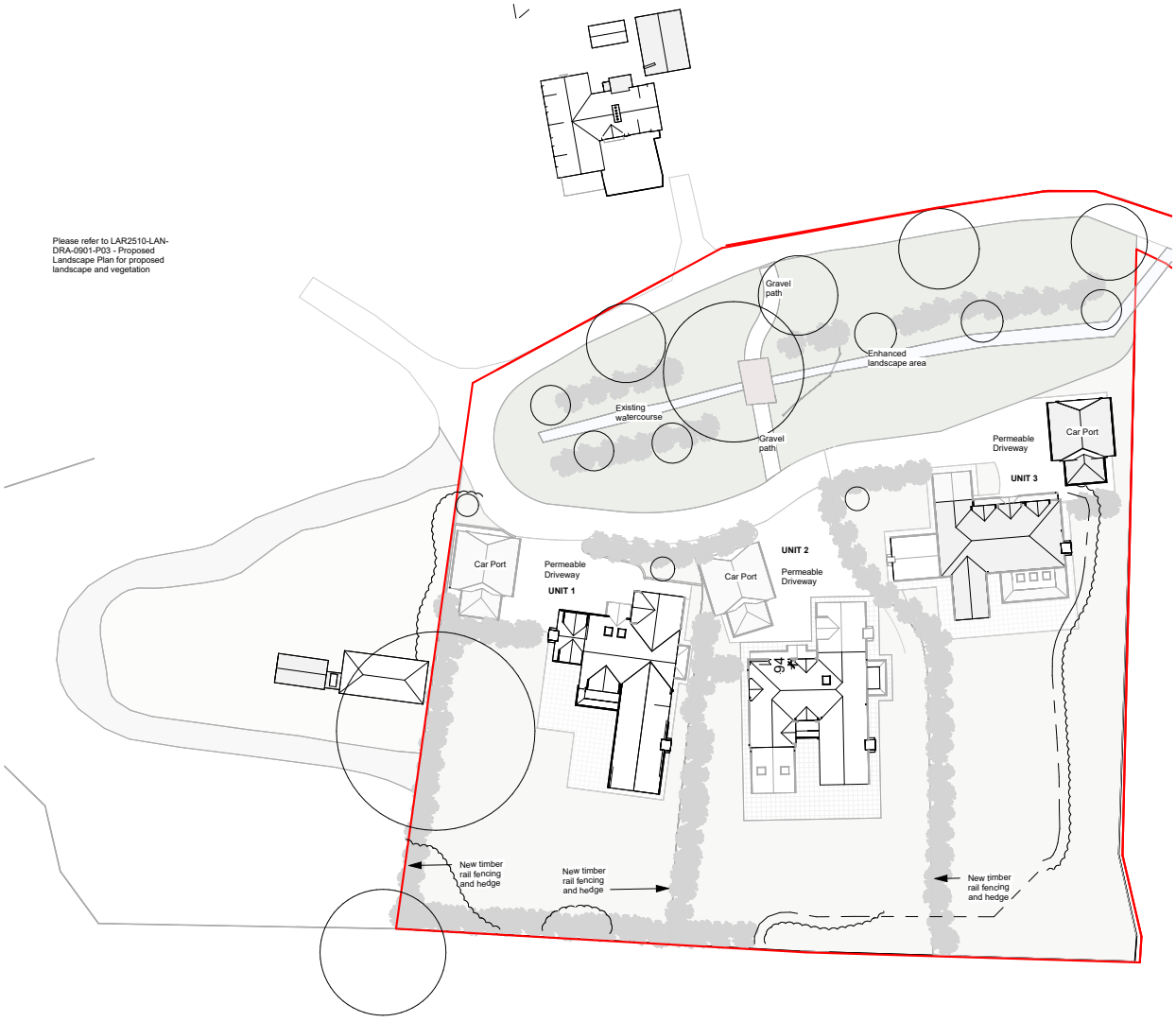


Figure 2. Proposed Site Plan (Fresh Architects, June 2025)

4. THE SURVEY

4.1 Scope of survey

The tree survey was undertaken during a site visit on 15th April 2025 and encompassed all trees and woody vegetation around the site which would likely be impacted by the development proposal.

4.2 Survey method overview

The arboricultural (tree) survey was undertaken in accordance with BS 5837:2012. 'Trees in relation to design, demolition and construction – Recommendations'.

The survey encompassed a ground-level visual tree assessment and a set of measurements of each individual. Each surveyed tree was given a reference number, measured and assed for quality and condition. No climbed inspections were undertaken. Only trees with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level, were surveyed and assessed. The survey included individual trees in the gardens adjacent to the site. Due to the lack of direct access to the trees, the measurements were estimated. The crown spread within the accessible portion was undertaken using a laser distance meter and the spread on the southern side was estimated. All height measurements were undertaken using a laser rangefinder.

Stem measurements of all surveyed trees (taken at 1.5 m above the ground, following Figure C.1 in Annex C of BS 5837), have been used to determine the radii of nominal circles delimiting the Root Protection Areas (RPAs), following Table D.1 in Annex D of BS 5837. A deviation from the original circular plot of the RPA may occur in case of existing physical obstacles, such as, but not limited to, topography, hydrology, drainage, soil conditions, presence of underground structures, past human interventions.

Categorisation of the trees and assignment of quality categories was done regardless of the development proposal and its potential impact on the retention of trees. Details of tree quality categorisation is included in **Appendix 1**.

4.3 Surveyed trees

The vegetation on the site included two mature oak trees (*Quercus robur*) and a number of small trees, including saplings below the survey diameter, as well as self-established black elder (*Sambucus nigra*) shrubs. In the north-eastern corner of the site, there was also a dense thicket of blackthorn (*Prunus spinosa*) along the watercourse and wrapping around one of the dilapidated buildings. The eastern boundary comprised a mixed-species hedgerow following a ditch.

One of the mature oaks was located at the edge of an existing concrete bridge by the the watercourse running through the site while the other specimen was growing at the western edge of the site (as demarcated by the red line in the application plans).

Details of all surveyed specimens are included in the Existing Tree Schedule in **Appendix 2.**

5. ARBORICULTURAL IMPACT ASSESSMENT

5.1 Constraints posed by existing trees

Trees provide various ecosystem services, delivering numerous benefits to the environment and fulfilling human needs. While these advantages present valuable opportunities, they may also pose constraints on certain development goals or entail responsibilities that could limit flexibility in future development planning. Such constraints may be underground and above-ground.

The underground constraints are represented by Root Protection Areas (RPAs) around the trees. An RPA is 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. Because of that, RPAs must be observed and safeguarded to minimise any adverse impact on the trees' viability.

Above-ground constraints might include the current and ultimate height and spread of the trees as well as species or individual characteristics, such as foliage retention, density of foliage, shedding of any material, such as foliage, fruit, branches or drip honeydew from foraging aphids.

The proposed design has been developed in a landscape-led manner where arboricultural, ecology and landscape constraints and opportunities have been taken into account to minimise the identified conflicts as far as possible. As a result, only limited residual constraints and impacts have remained and are presented in **Table 1** below. Constraints associated with the statutory protection measures are described next.

Table 1. Impacts from existing trees

Tree ID	Underground Constraints	Above-ground Constraints
T01	Means of pedestrian access to the existing bridge across the RPA. Consideration during soft landscape implementation/ habitat creation.	Crown spread over the pedestrian access path - potential for falling deadwood.
T02	Consideration during soft landscape implementation and installation of new fencing.	Falling leaves. Falling deadwood.
T03	Consideration during soft landscape implementation and installation of new fencing.	Falling leaves. Falling deadwood. Minor consideration as at the far corner of garden.

5.2 Statutory protection of trees

Tree Preservation Orders

Through reference to Horsham District Council's Tree Preservation Order Mapping online viewer, **there are no trees subject to TPOs** within the site.

Trees in conservation areas

Through reference to Horsham District Council's Tree Preservation Order Mapping online viewer, the site **is not within any conservation area**.

5.3 Operations that may affect trees

Operations involved in property development may potentially affect existing trees and future planting in a number of ways, during the enabling works, construction and operation - directly or indirectly. Trees may have their roots, stems or crowns damaged directly or the development operations may alter the growing conditions. Potential impacts may include but are not limited to:

- Compaction from continuous access by machinery and pedestrian operatives during construction and from future pedestrian users;
- Altered soil conditions and hydrology;
- Changes to soil levels - excavations and buildup of materials;
- Demolition of existing structures;
- Installation of underground and aerial apparatus;
- Hard surfacing and boundary treatments in proximity to trees;
- Clearance requirements leading to crown lifting or otherwise removal of portions of the crown;
- Removal to enable development proposals;
- Pressures to reduce or remove trees in the future.

5.4 Impact on trees

Installation of underground services

Installation of new underground services that would normally require excavation of trenches or manholes may damage or severe the roots or have adverse effect on the root environment. Linear excavations in close to the stems of existing trees pose the highest risk of severing structural roots and compromising their stability.

At the time of assessment, no plans of the services layout was made available. However, the proposed layout appears to allow sufficient space and offset from the existing trees to avoid impacts.

Removal of existing hard surfaces

At the time of the assessment, it was not clear whether the existing bridge would be demolished and replaced with a new structure. Where the construction of a new bridge is required, it is recommended that advice from a Structural Engineer is sought regarding the retention of the existing footing to minimise the impact on the T01 oak. Any future proposals in this respect should be consulted by an Arboriculturist and reassessed for any adverse effects.

New hard surfaces

The proposed dwellings and the associated hardstanding have been laid out outside of the RPAs of the existing trees to avoid impact. Where a pedestrian footpath is proposed in proximity to the T01 oak, the implementation method may result in adverse impact on the root system and the tree, unless a sympathetic method of construction is employed.

New boundary treatments

The installation of new boundary treatments and digging holes for footing may have an adverse impact on the adjacent tree T02 if structural roots are damaged. The proposal is for a timber post and rail fence where posts are secured in the ground individually, without the need for strip foundation and trenching, therefore the impact on the tree is considered low.

Soft landscape works

A new boundary hedgerow and amenity grass are proposed along the western edge of Plot 1. Preparation of the planting areas and the seed bed and excavation of planting pits can damage or severe roots. On the other hand, such point openings aerate the soil and provide new sources of nutrients. When undertaken using handheld tools, soft landscape operations are considered to have low impact on the root systems of trees.

Tree removal

There is one individual tree, T04 ash, requiring removal. The tree is located at the foot of one of the existing agricultural buildings but was also identified with ash dieback and categorised as unsuitable for long-term retention. Within the development proposal, the tree location is within the footprint of dwelling on Plot 3.

Part of the blackthorn scrub TG05 will require clearing to implement the driveway and the car port for the dwelling at Plot 3.

6. ARBORICULTURAL METHOD STATEMENT

This Arboricultural Impact Assessment is produced to facilitate the development planning, with limited technical information provided to account for all design matters, therefore this section should be treated as 'Head of terms' and is intended to be revised at later stage as the technical design progresses.

6.1 Protective barriers

The purpose of tree protection barriers is to demarcate the protected areas treated as Construction Exclusion Zone (CEZ) to safeguard the RPAs or the area below the drip line (whichever is bigger).

Operations that by default must not occur within the CEZ demarcated by protective barriers include, but are not limited to:

- Access;
- Ground disturbance;
- Installation of services;
- Demolition and construction operations;
- Storage of materials or waste;
- Vehicle or plant parking;
- Refuelling;
- Release of substances;
- Fires.

Where, due to site constraints or unavoidable conflict with the development proposal, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate precautionary mitigation measures are in place as described further in this Method Statement.

The tree protection barriers must be fit for the purpose of excluding site personnel and the type of machinery in use. It must be be able to withstand occasional knocks by machinery and the wind.

The default specification, in accordance with the BS 5837:2012, consists of:

- min. 2 m high vertical and horizontal scaffold framework, well braced to resist impacts.
- The vertical tubes should be spaced at a maximum interval of 3 m and driven into the ground.
- The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate secured with ground pins. Where the barrier is to be installed over existing hard surfaces, the barrier and the stabiliser struts may be affixed into rubber or concrete feet and clipped together with anti-tamper couplers.

The described options of the default protective barriers are illustrated in accordance with Figures 2 and 3 of the BS 5837:2012 and attached in **Appendix 5.**

Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be proposed for the Project Arboricultural Consultant's approval and, where relevant, agreed with the Local Planning Authority.

All-weather notices should be attached to the barrier in sufficient density to prevent omission, for example, on every fourth panel of the barrier. Examples of suitable notice boards available from merchants are included in **Appendix 6.**

The barriers must be in place prior to the commencement of works on site, including demolition, soil stripping, site set-up and delivery of materials.

6.2 Site compound and contractor facilities

The location of site facilities, vehicle parking, areas for loading, unloading, and storage of materials and plant, temporary services must be sited outside of CEZs.

6.3 New hard surfaces

Where a new pedestrian link is proposed within the RPA of the T01 oak, the new surfacing should be constructed sympathetically, by avoiding excavations and localised compaction within the RPA or, if unavoidable due to the site constraints (such as spot levels), excavations should be minimised an undertaken using hand-held tools only.

If new surface treatment is required, the recommended method of construction - referred to as 'no-dig' construction - should utilise a 3D geocellular confinement system filled with interlocking rock chip to act as sub-base. The depth of the system should be fit for the required traffic loading in accordance with the selected product Manufacturer's recommendations.

No excavation should be undertaken within the RPA to install any edge restraints. New (clean) timber sleepers pinned to the ground with long steel dowels offer a sympathetic and low-impact solution. Alternatives should be subject to consultation with the Project Landscape Architect and the Project Engineer.

If the use of a geocellular system is not appropriate due to the site constraints, limited manual excavation is acceptable, subject to precautionary measures. Hand-held tools or appropriate machinery should be used (under arboricultural supervision) to remove the existing surface, working backwards over the area, so that the machine is not moving over the exposed ground.

All areas of hard surfacing within an RPA which require removal must be broken up using a hand held pneumatic drill or hydraulic breaker attached to a digger located outside the RPA. All broken rubble must then be removed by hand or by a machine located outside the RPA. Where the hard surface is of such a size as beyond the reach from outside the RPA, the use of a rubber tracked mini-digger should be acceptable.

In the design and construction of the replacement new hard surfaces, it might be feasible to leave the existing sub-base in place, subject to consultation with the Project Engineer. Otherwise, construction should not extend below the existing sub-base. Roots of more than 25 mm in diameter found within the sub-base should be retained and protected from severance.

The design of new surfacing within the unsurfaced RPAs should not require excavation into the soil, including through scraping, other than the removal of any surface vegetation, using hand-held tools only.

New surfacing should meet the following performance specification:

- Should not exceed 20% of any existing unsurfaced ground within the RPA.
- Facilitate percolation of water and gas exchange with the underlaying soil.
- Be resistant to or tolerant of deformation by tree roots.
- Be set back from the stem of the tree and its above-ground root buttressing by min. 500 mm.
- Should be designed to prevent waterlogging, for example by incorporating sympathetic land drainage, if required.
- Have land drainage designed to avoid damage to the tree roots and the soil structure. Suitable techniques include sand slitting formed by compressed air soil displacement with the slits arranged radially to the tree.
- Have sub-base designed to avoid localised compaction by evenly distributing the anticipated loading. Suitable sub-base/ construction options include a three-dimensional cellular confinement system filled with rock chip; piles, pads, rafts or elevated surfacing such as boardwalks, timber or steel grating decks, to name a few.
- Have edge support constructed in a way that does not require linear excavation for bedding and haunching or does not require edge support at all.

6.4 New boundary fences

Where boundary fence is proposed in proximity to the retained trees, access will be required into the protected area. Only pedestrian access will be permitted into the CEZ. Access and works within the protected area must not occur in wet conditions. It is recommended that these works are scheduled to occur during the soft landscape implementation phase, when it is safe to dismantle the protective barrier.

The post holes for the proposed fence should be excavated carefully using hand-held tools. Should significant roots be discovered within the proposed excavation zone, the post location will have to be repositioned to avoid/ minimise impact on the roots.

Sides of post holes to be sealed off by an impermeable membrane to minimise the caustic effects of wet concrete. Cement mixing must occur outside the CEZ.

All works are to be carried out in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and under the arboricultural supervision.

6.5 Soft landscape works

The implementation of the soft landscape works within the RPAs of the retained trees should be programmed as the final stage of the development, when all construction operations and traffic in the vicinity of the trees is complete and it is safe to dismantle the protective barriers.

Weeding and other vegetation removal within the RPAs of the existing trees should be undertaken by hand. Application of herbicides should be avoided unless demonstrably necessary, in which case recommendations provided in a dedicated section must be followed.

Where hedge planting is proposed within the RPAs of the retained oak trees, any excavation of planting pits should be undertaken with care and using handheld tools only. Within the extent of RPAs extensive excavations or digging trenches to speed up the work must not take place and all plants should have individual pits dug up to minimise disturbance to the root system. Planting stock, soil and other materials should be stored outside the CEZs.

Where grassland is proposed within the RPAs of the retained trees, consideration must be given in the specification of landscape works about the seed bed preparation within the RPA. The preparatory work, such as decompaction and tilling, should be undertaken using hand-held tools only; rotovation and other mechanised operations that agitate deeper layers of soil are prohibited. Decompaction measures include forking, spiking, soil augering and tilthed radial trenching.

The suitability of the existing soil should be assessed. If new topsoil has to be imported, an overburden of max. 100 mm is acceptable, but the imported medium must not be piled against the tree trunk, buttresses or buttress roots.

When roots thicker than fibrous roots are encountered, they should not be damaged with the digging tools and the operation should either cease and a new pit excavated nearby to avoid the root or the work should continue manually (that is with no tools), provided that the soil conditions allow and if the new plant can realistically be accommodated close to the existing tree's roots.

6.6 Handling encountered roots

If individual roots smaller than 25 mm diameter are encountered during the works, they may be pruned back without consultation with the Arboricultural Consultant. The roots should be reduced with a clean cut using a suitable sharp and disinfected tool (e.g. bypass secateurs or handsaw), some 200 mm behind the final face of the excavation. Cutting of any roots in clumps or greater than 25 mm diameter should be consulted with the Arboricultural Consultant.

Exposed roots that are to be retained should be protected from direct sunlight, drying out or exposure to extreme temperatures by wrapping in a damp hessian fabric. The wrapping should be removed prior to backfilling. When backfilling, the roots should be surrounded with topsoil or uncompacted sharp sand (not building sand), or other loose inert granular material which should be free from contaminants and foreign objects.

6.7 Use of herbicides

The use of herbicides in the vicinity of existing trees should be avoided and where this is deemed necessary, the herbicide should be appropriate for the type of vegetation to be killed. The selection and application of herbicides must be undertaken by a competent person in accordance with Control of Substances Hazardous to Health (COSHH) regulations.

Herbicides shall be systemic and spot applied to avoid any damaging effects upon existing trees and other vegetation to be retained, species to be introduced and existing sensitive habitats, particularly aquatic and those associated with drainage features. All instructions on suitable concentration, mixing, use and application as well as all warnings and other relevant information from manufacturers should be strictly observed and followed.

6.8 Arboricultural monitoring and supervision

Arboricultural supervision is required whenever construction and development activity is scheduled to take place within or adjacent to the RPAs of the existing retained trees.

Outline sequencing of work with arboricultural input is illustrated in **Table 2** and a draft/ outline contact register is **Table 3**.

Table 2. Outline work sequencing

Steps	Action
Pre-construction Phase	
1	All relevant planning conditions relating to trees to be discharged.
2	Give Arboricultural Consultant at least two-week notice of Pre-commencement meeting (if required).
3	Pre-commencement site meeting: Additional protection measures to be agreed if required. Variations or derogations to be agreed. Location of underground services to be agreed. Extents of excavation to be agreed. Extents and method of construction access to be agreed. Scope of future monitoring to be agreed.
4	Arboricultural Method Statement to be revised and approved.
5	All tree protection barriers to be installed
Construction Phase	
6	Development proposals, including the installation of hardstanding and boundary treatment to be implemented.
Landscape Implementation Phase	
7	Site meeting: Condition of retained trees to be assessed and any mitigation agreed. Ground conditions to be assessed and any mitigation agreed. Landscape implementation within RPAs to be agreed.
8	Landscape treatment to be installed within RPAs
9	Condition of retained trees to be assessed and any remedial works agreed.

Table 3. Outline contact register

Role	Name	Organisation	Contact
Architect/ Agent		Fresh Architects	
Arboricultural Consultant	Michal Zarzecki	LArch Landscape Consultancy and Design	

Contact details confidential - omitted at Planning Stage

Appendix 1. The BS5837:2012 Survey

The tree (arboricultural) survey encompassed a ground-level visual tree assessment and a set of measurements. No climbed inspections nor specialist decay examination were undertaken. Only trees with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level, were surveyed and assessed. The survey included individual trees along the proposed development boundaries and notes were taken about any tree stumps and other vegetation. Each surveyed tree was given a reference number, measured and assed for quality and condition.

Dimensions of all accessible trees were obtained using tape measures, a measure wheel or a laser distance meter. All height measurements should be treated as approximate. Trees not accessible for direct inspection were visually assessed from the best accessible vantage point and any dimensions or observations are suffixed in the Existing Tree Schedule with a hash symbol ('#') and should be treated as approximate.

Stem measurements of all surveyed trees (taken at 1.5 m above the ground, following Figure C.1 in Annex C of BS 5837), have been used to determine the radii of nominal circles delimiting Root Protection Areas (RPA), following Table D.1 in Annex D of BS 5837.

The surveyed trees were categorised based on their size and shape, condition, estimated remaining safe useful life expectancy (SULE) and value (in a non-fiscal sense; landscape, amenity and/ or cultural) to allow informed decisions about the retention or removal in the event of development. The quality categorisation is independent of the development proposal. Detailed criteria for categorisation are given in the BS 5837 and here our interpretation is explained:

Category A - Depicted in green - Trees of high quality and amenity, conservation or historic value. Usually mature trees that are good examples of their species; with naturally shaped crowns; that contribute to the local landscape. In a location and condition lending them an estimated remaining safe useful life expectancy of at least 40 years. Defects or constraints that do not reduce their safe lifespan below that threshold are acceptable.

Category B - Depicted in blue - Trees of moderate quality but still with some conservation or other cultural value. They may be large or otherwise good quality trees but they may lack those special qualities of Cat A trees, be in an impaired condition or grow in a constrained situation which reduces their safe life expectancy but it is still at least 20 years. Groups or woodland can be in this category even though their trees individually present lower quality.

Category C - Depicted in grey - Trees of low quality, with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm, without material conservation or cultural value. From arboricultural perspective, not remarkable trees or in an impaired condition. Cat C trees are not normally considered a constraint to development.

Category U - Depicted in red -Trees in such a condition that their useful remaining life expectancy is less than 10 years. These are trees that are dead, dying or that have serious structural defects and are dangerous. Such trees may not be viable to survive but still have conservation potential as deadwood habitats for wildlife. Some dead or dying trees may still have structural integrity to remain safely in place many more years but may require monitoring.

The BS 5837 suggest that trees in categories A to C, it should qualify under one or more of subcategories: 1 to reflect arboricultural qualities, 2 to reflect mainly landscape qualities and 3 to intended cultural values.

All the recorded parameters are included in the Existing Tree Schedule (**Appendix 2**) and shown in the Tree Constraints Plan drawing (**Appendix 4**).

APPENDIX 2. EXISTING TREE SCHEDULE

Ref	Species	DBH [mm]	RPA Radius [m] Area [m²]	Height [m] First Branch Ht [m]	Crown Spread	Age Group	Structural Cond. Physiol. Cond.	Quality Category/ Retention Perspective	Comments and Recommendations
T01	English oak *Quercus robur*	723	R: 8.7 A: 238 RPA plot modified by the watercourse and proximity to existing building	10.3 2.0	N: 7.0 E: 7.0 S: 7.0 W: 6.5	M	G G	A1 40+ years	Crown: Some medium deadwood in the crown. Moderate deadwood present. Stem: No significant commentary. Roots: Tree growing at the edge of bridge across the watercourse. Rose growing at the base of tree.
T02	English oak *Quercus robur*	1022	R: 12.3 A: 475	10.0 1.8	N: 10.5 E: 11.0 S: 9.0 W: 9.0	M	G G	A1 40+ years	Tree at the back of a redundant building. Crown: Several major limbs historically removed with epicormic shoots. These need to be cut back every few years. Remains of tree house/ timber platform in fork of main stems. Some medium deadwood present. Stem: Three main boughs/ leaders. Swelling with epicormic growth at base on the south side. Roots: No significant commentary.
T03	English oak *Quercus robur*	648	R: 7.8 A: 191	10.0 1.3	N: 9.0 E: 8.5 S: 8.0 W: 6.5	M	G G	B1 20+ years	Tree within a tree line at the edge of pasture to the south-west of site. Crown: Major tearout in the crown. Some major deadwood present. Stem: Two vertical leaders and one more major horizontal bough. Roots: Rabbit burrow between roots.
T04	Ash *Fraxinus excelsior*	83	R: 1.2 A: 4.5	3.5 0.5	N: 1.0 E: 1.0 S: 1.0 W: 1.0	Y	G P	U <10 years	Tree at the edge of existing building. Signs of fungal disease.
TG05	Blackthorn *Prunus spinosa*	Av. 95	R: 1.2 A: 4.5	3.5 1	As shown	Y	F G	C 10+ years	Dense scrub/ thicket
H06	Mixed-species hedge *Salix caprea, Ulmus procera, prunus spinosa, Rubus sp.*	Av. 95-100	R: 1.2	3.5	As shown	Y	N/A	N/A	Hedge with young trees

Tree Data Key

ID reference - Sequential number prefixed by a letter referring to the type of vegetation: T - tree; TG - tree group; TL - tree line; H - hedge; SH - shrub/ scrub.

Species - Botanical (in Latin) and common name.

- Denotes estimated dimensions.

DBH - Diameter at breast height. Measured as girth (circumference) at 1.5 m (hence 'breast height') above the highest ground level around the tree and converted to diameter. For multi-stem trees, the British Standard introduces two formulas for calculating a combined stem diameter (CSD), depending whether the tree has 2-5 stems or more than 5.

Height - Measured from the ground level to the tree top.

Height of First Branch - Measured from the ground level to where the lowest branch is attached to the stem (trunk).

Crown Spread - Measured from the centre of the stem in four cardinal directions, north, east, south, west, and rounded to the nearest 0.5 m.

Age Groups:

Y - young

SM - semi-mature

EM - early mature

M - mature

V - veteran

OV - over-mature

Physiological Condition categories:

G - Good; healthy tree with no symptoms of pests or disease.

F - Fair; pests or disease present or otherwise vigour is impaired.

P - Poor; significant impact of pests or disease on tree's vigour.

D - Tree in decline or dead.

Structural Condition categories:

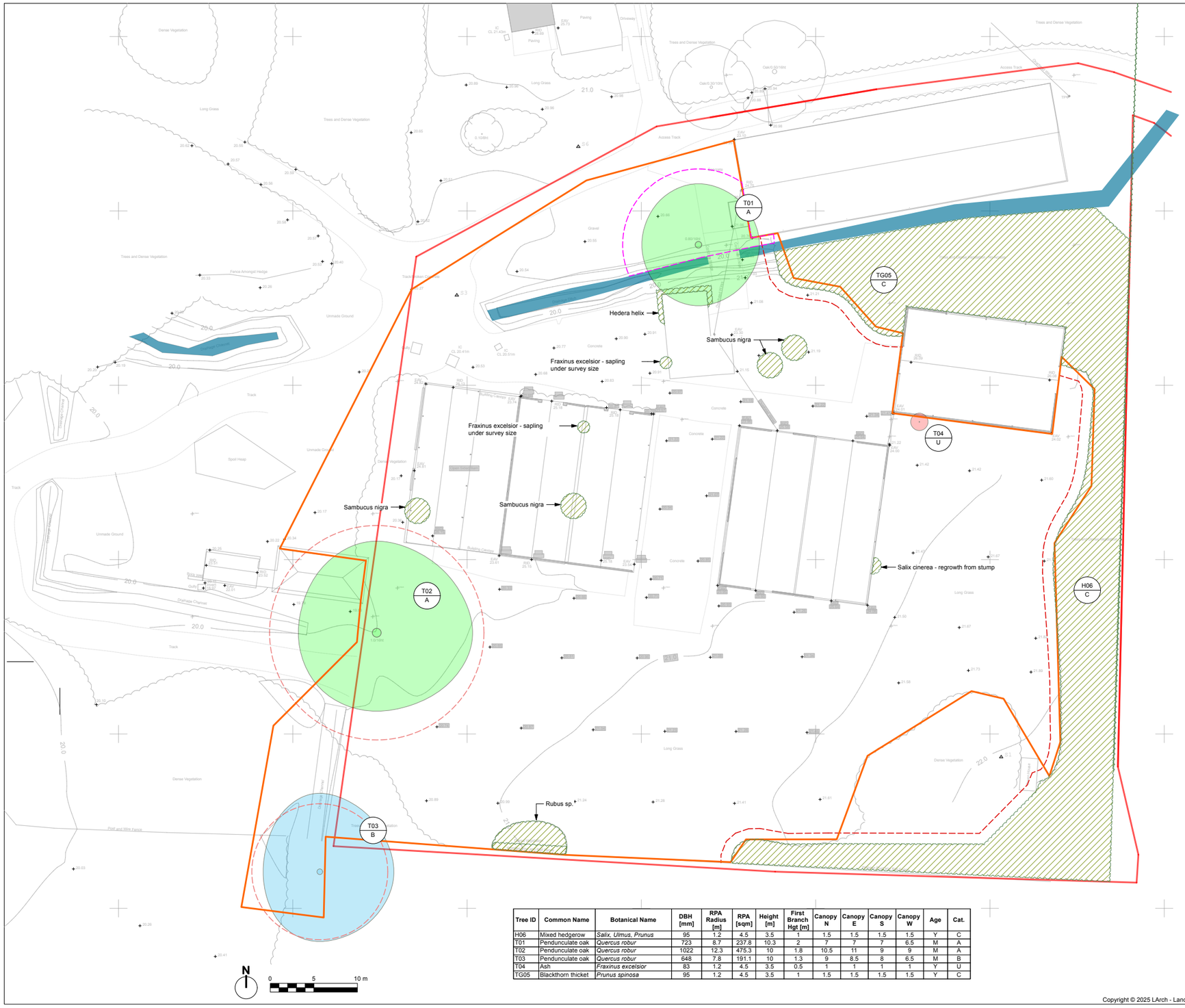
G - Good; no significant structural defects observed.

F - Fair; some minor defects observed but priority remedial work is not required.

P - Poor; significant defects observed that require monitoring or remedial work.

D - Defective; observed defects are so significant or major that are of risk to tree's stability or retention

APPENDIX 3. TREE CONSTRAINTS PLAN (EXTRACT)



Tree ID	Common Name	Botanical Name	DBH [mm]	RPA Radius [m]	RPA [sqm]	Height [m]	First Branch Hgt [m]	Canopy N	Canopy E	Canopy S	Canopy W	Age	Cat.
H06	Mixed hedgerow	*Salix, Ulmus, Prunus*	95	1.2	4.5	3.5	1	1.5	1.5	1.5	1.5	Y	C
T01	Pendunculate oak	*Quercus robur*	723	8.7	237.8	10.3	2	7	7	7	6.5	M	A
T02	Pendunculate oak	*Quercus robur*	1022	12.3	475.3	10	1.8	10.5	11	9	9	M	A
T03	Pendunculate oak	*Quercus robur*	648	7.8	191.1	10	1.3	9	8.5	8	6.5	M	B
T04	Ash	*Fraxinus excelsior*	83	1.2	4.5	3.5	0.5	1	1	1	1	Y	U
TG05	Blackthorn thicket	*Prunus spinosa*	95	1.2	4.5	3.5	1	1.5	1.5	1.5	1.5	Y	C

Legend

- **Application Boundary**
- **Survey Boundary**
- **Identification Label**
  ID/ Number and Retention Category
  T - Tree; TS - Stump SH - Shrubs; H - Hedge
- **Category A Trees**
  Trees of high quality
  Estimated remaining life expectancy over 40 years
- **Category B Trees**
  Trees of moderate quality
  Estimated remaining life expectancy over 20 years
- **Category C Trees**
  Trees of low quality
  Estimated remaining life expectancy over 10 years, or young trees with a stem diameter below 150
- **Category U Trees**
  Trees unsuitable for retention
  Estimated remaining life expectancy less than 10 years
  Trees with serious structural defects.
  Trees that are dying, dead or dangerous
- **Existing Groups of Trees**
- **Tree Root Protection Areas (Calculated)**
  RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's stability, and where the protection of the roots and soil structure is treated as a priority. In contentious situations, the actual extent of the root system can be confirmed using handheld tools or compressed air soil displacement ('air spade').
- **Modified Tree Root Protection Areas (assumed more realistic)**
- **Existing Vegetation and Hedgerows**

Notes:
1. For best performance, drawing to be viewed in colour.
2. Dimensions shall not be scaled for construction purposes.
3. Drawing is to be read in conjunction with all relevant Arboricultural Consultant's documentation.
4. Contractor is responsible for verifying all site dimensions and levels before commencing work.
5. Differences between this drawing and site conditions encountered must be reported to the Arboricultural Consultant.

PLANNING

Rev	Date	Description	By
P02	14/08/2025	Issued for planning	MZ
P01	15/04/2025	Issued for information	MZ

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Lower Perrylands Limited
Project
Land at Lower Perrylands Farm
Dial Post, West Sussex

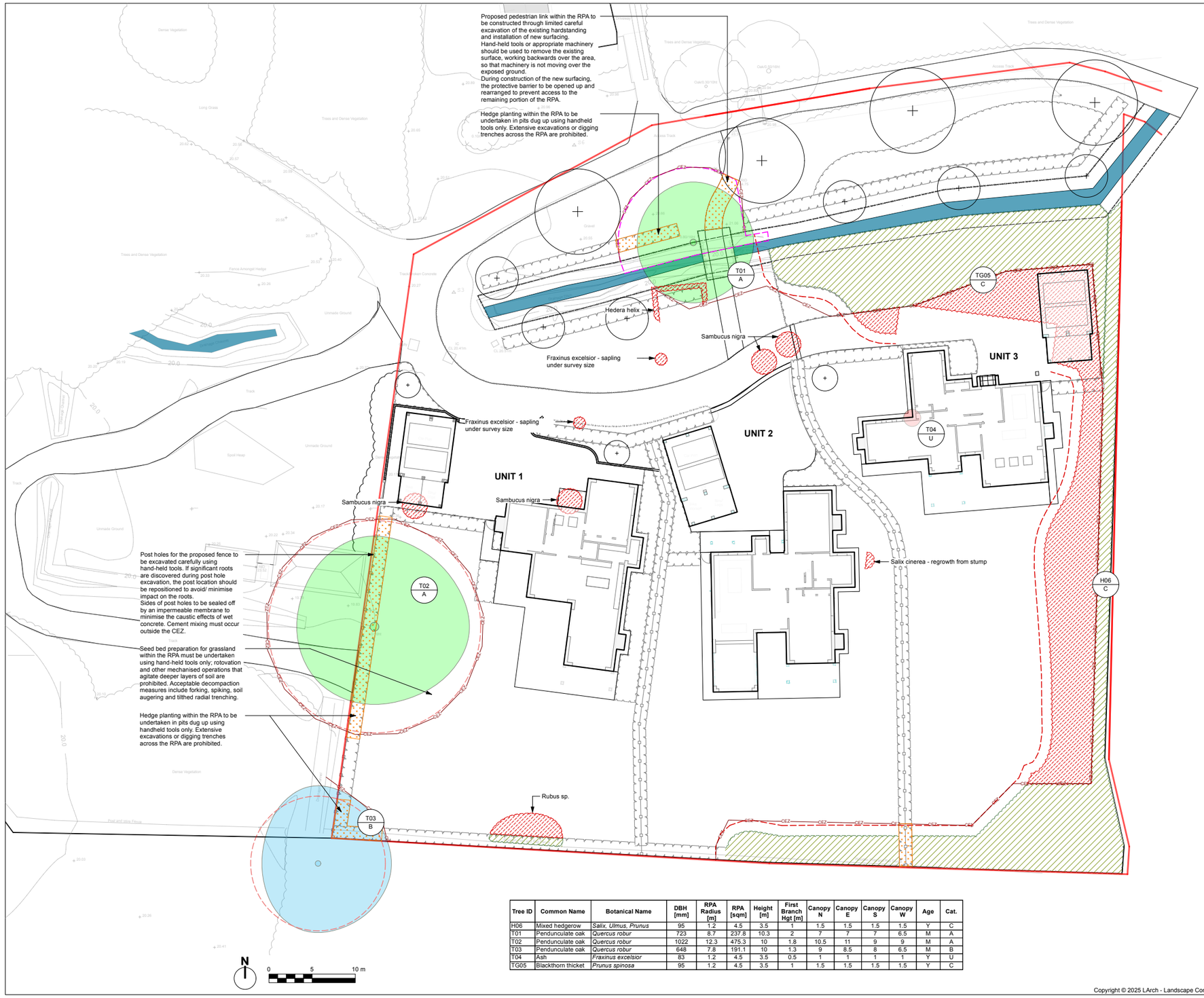
Drawing Title
Tree Constraints Plan

Scale	Drawn	Date
1:200 @ A1	MZ	15/04/2025

LArch Project Ref.	Number	Revision
LAR2510	0101	P02

Discipline: ARB Form: DRA

APPENDIX 4. TREE PROTECTION PLAN (EXTRACT)



Tree ID	Common Name	Botanical Name	DBH [mm]	RPA Radius [m]	RPA [sqm]	Height [m]	First Branch Hgt [m]	Canopy N	Canopy E	Canopy S	Canopy W	Age	Cat.
H06	Mixed hedgerow	*Salix, Ulmus, Prunus*	95	1.2	4.5	3.5	1	1.5	1.5	1.5	1.5	Y	C
T01	Pendunculate oak	*Quercus robur*	723	8.7	237.8	10.3	2	7	7	7	6.5	M	A
T02	Pendunculate oak	*Quercus robur*	1022	12.3	475.3	10	1.8	10.5	11	9	9	M	A
T03	Pendunculate oak	*Quercus robur*	648	7.8	191.1	10	1.3	9	8.5	8	6.5	M	B
T04	Ash	*Fraxinus excelsior*	83	1.2	4.5	3.5	0.5	1	1	1	1	Y	U
TG05	Blackthorn thicket	*Prunus spinosa*	95	1.2	4.5	3.5	1	1.5	1.5	1.5	1.5	Y	C

Legend

- **Application Boundary**
- **Identification Label** ID/ Number and Retention Category T - Tree; TS - Stump SH - Shrubs; H - Hedge
- **Category A Trees** Trees of high quality
- **Category B Trees** Trees of moderate quality
- **Category C Trees** Trees of low quality
- **Category U Trees** Trees unsuitable for retention
- **Existing Groups of Trees**
- **Tree Root Protection Areas (Calculated)**
- **Tree Root Protection Areas (assumed more realistic)**
- **Existing Vegetation and Hedgerows**
- **Existing Vegetation for Removal**
- **Protective Barrier and Construction Exclusion Zone**
- **Manual Excavation**

Notes:
1. For best performance, drawing to be viewed in colour.
2. Dimensions shall not be scaled for construction purposes.
3. Drawing is to be read in conjunction with all relevant Arboricultural Consultant's documentation.
4. Contractor is responsible for verifying all site dimensions and levels before commencing work.
5. Differences between this drawing and site conditions encountered must be reported to the Arboricultural Consultant.

PLANNING

Rev	Date	Description	PU
P01	14/08/2025	Issued for planning	MZ

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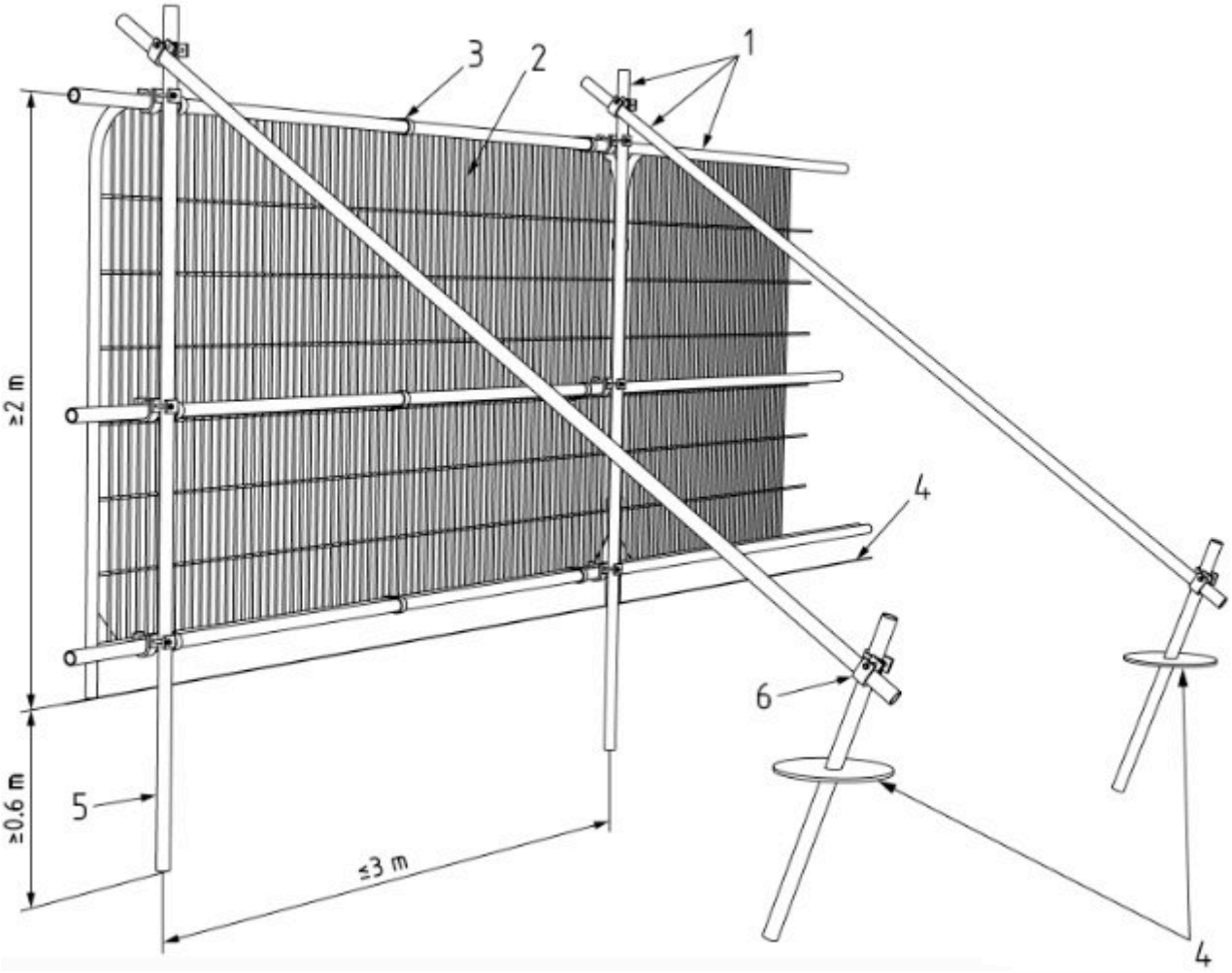
Project
Land at Lower Perrylands Farm
Dial Post, West Sussex

Drawing Title
Tree Protection Plan

Scale	Drawn	Date
1:200 @ A1	MZ	14/08/2025

LArch Project Ref. **LAR2510** | Number **0110** | Revision **P01**
Discipline **ARB** Form **DRA**

Appendix 5. Tree Protection Barrier - Options



Key

1 Standard scaffold poles

2 Heavy gauge 2 m tall galvanised tube and welded mesh infill panels

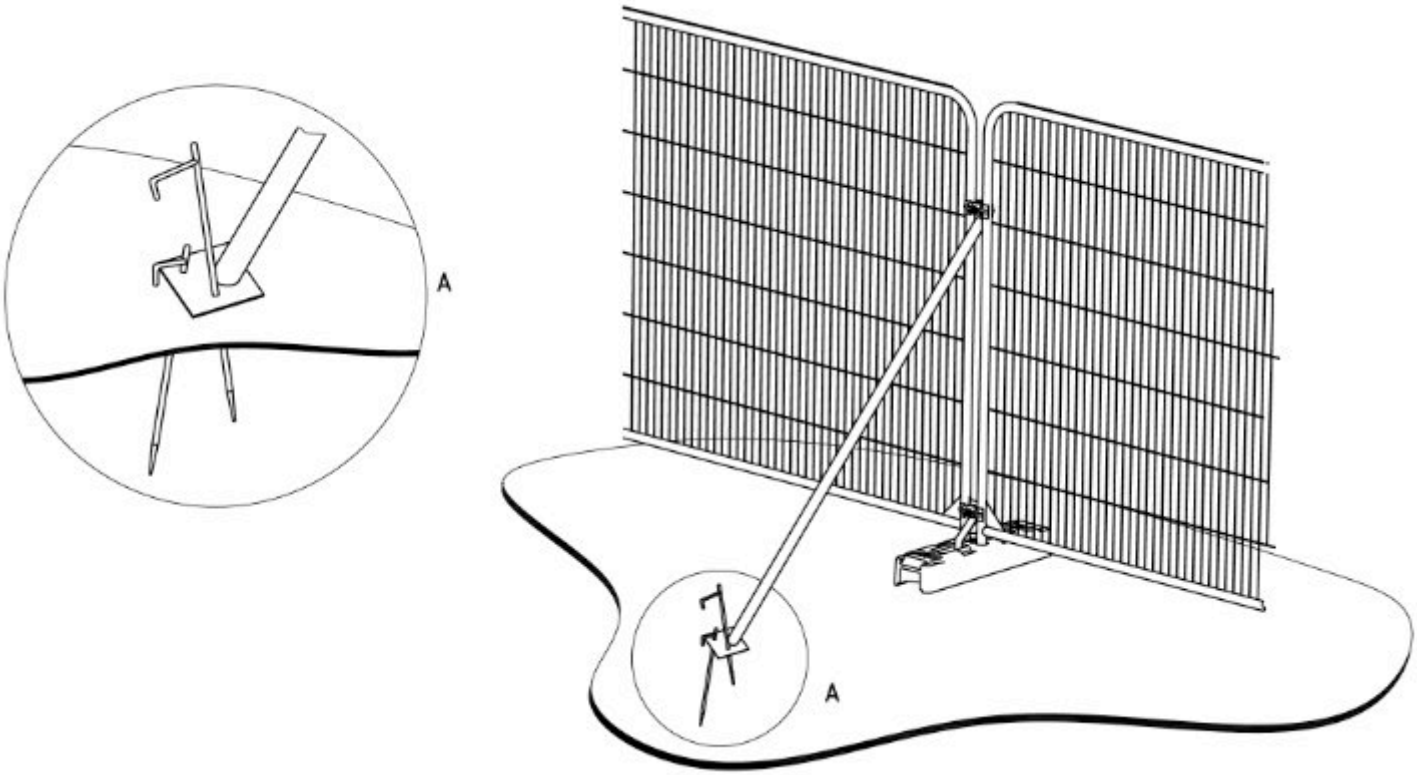
3 Panels secured to uprights and cross-members with wire ties

4 Ground level

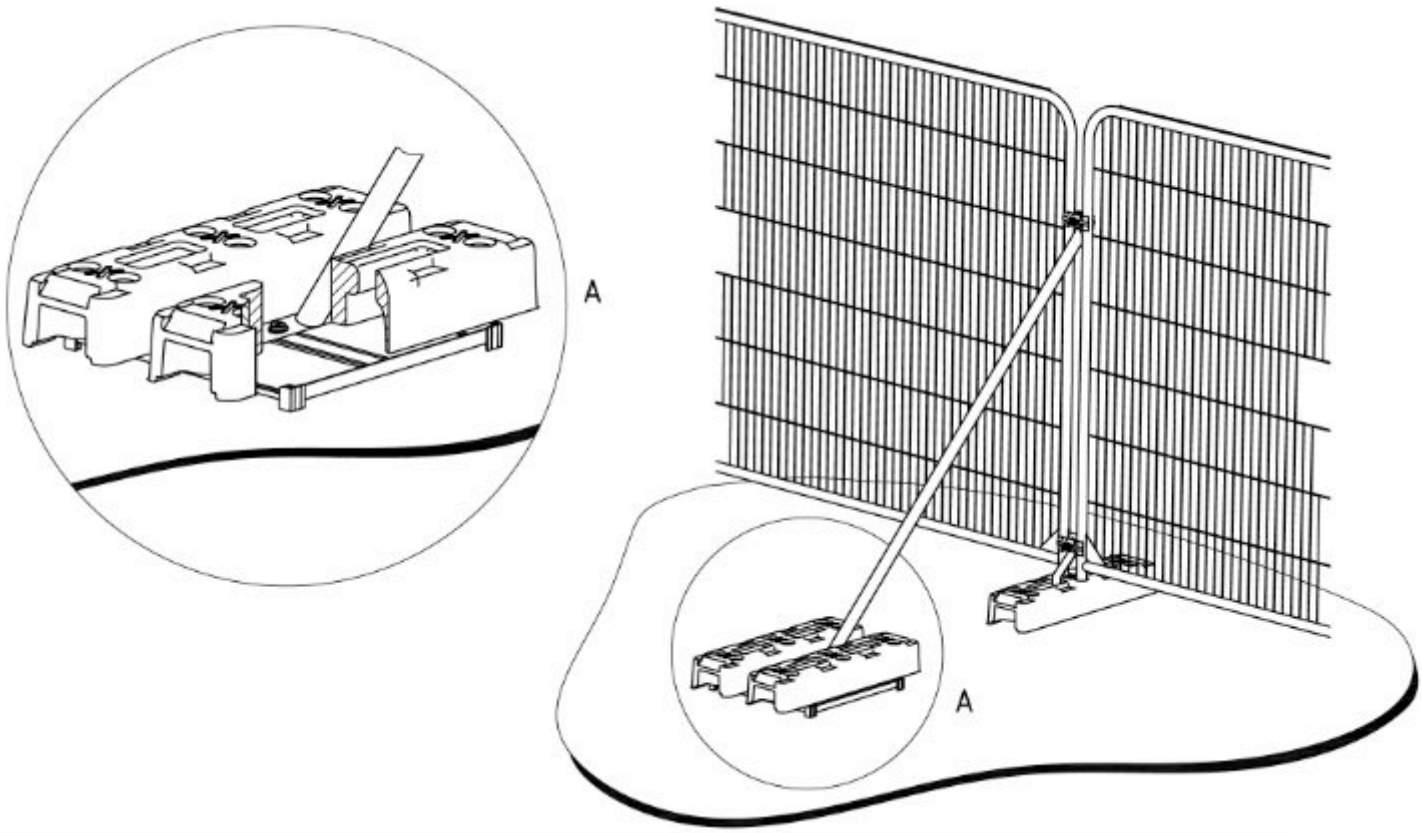
5 Uprights driven into the ground until secure (minimum depth 0.6 m)

6 Standard scaffold clamps

Default specification of above-ground protective barrier - Stabiliser strut with base plate secured with ground pins



Default specification of above-ground protective barrier - Stabiliser strut mounted on block tray



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Appendix 6. Tree Protection Notice Examples

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA
KEEP OUT !

(TOWN AND COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO **CRIMINAL PROSECUTION**

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

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