



BS5837: 2012 Tree Survey,
Arboricultural Impact Assessment
and preliminary Tree Protection Plan

Client: James Nugent

Site: The Lodge at Wineham Place, Wineham Lane, Henfield,
BN5 9AZ

By: Jacob Strutt BA (HONS) CertArb L4

Report Date: 03/11/25

Survey Date/s: 24/10/25

Rev: A

Contents

- 1.0 Contact Details
- 2.0 Brief And Purpose
- 3.0 Brief Summary of Report
- 4.0 Proposal
- 5.0 Planning Information
- 6.0 Document Source
- 7.0 Site Details
- 8.0 The Scope of the Survey
- 9.0 Tree Survey Methodology
- 10.0 Tree Details
- 11.0 Current Tree Protection Status
- 12.0 Summary of Tree Survey
- 13.0 Tree Retention
- 14.0 Tree Removal
- 15.0 Tree Pruning Works
- 16.0 Encroachment into RPAs
- 17. Access
- 18. Tree Protection
- 19.0 Tree Protection Fencing/Protective Barriers

20.0 Materials Storage

21.0 Services

22.0 Mitigation & Summary of AIA

23.0 Arboricultural Method Statement

24.0 Legal Disclaimer and Terms

Appendices

Appendix 1 – Tree Survey Schedule


Appendix 2 - Tree Protection Plan


Appendix 3 – Constraints Plan

Appendix 4 - Site photos

Report Validity Notice

This Arboricultural Impact Assessment (AIA) has been prepared in accordance with BS5837:2012. It is based on a ground-level, visual survey of trees carried out on 24th October 2025.

 This report is valid for planning purposes for a period of 2 years from the inspection date (until 24th October 2027), unless development proposals change or significant alterations to site conditions or tree health occur in the meantime.

 If tree condition, site use, or development proposals change before this date, an updated assessment will be required.

Introduction

Agent	Mr Paul Harrison
Inspection Date/s	24/10/25
Site Location	The Lodge at Wineham Place, Wineham Lane, Henfield, BN5 9AZ
Inspected By	Jacob Strutt BA (Hons) CertArb L4

1.0 Contact Details

Contact	Name	Company	Contact Details
Arboricultural Consultant	Jacob Strutt BA (Hons) CertArb L4	SafeTree Ltd	07481803182 jakestrutt@gmail.com
LPA Tree Officer	ANDY CLOUT	Horsham District Council	
Agent	Mr Paul Harrison		wpaulharrison@me.com

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2.0 Brief And Purpose

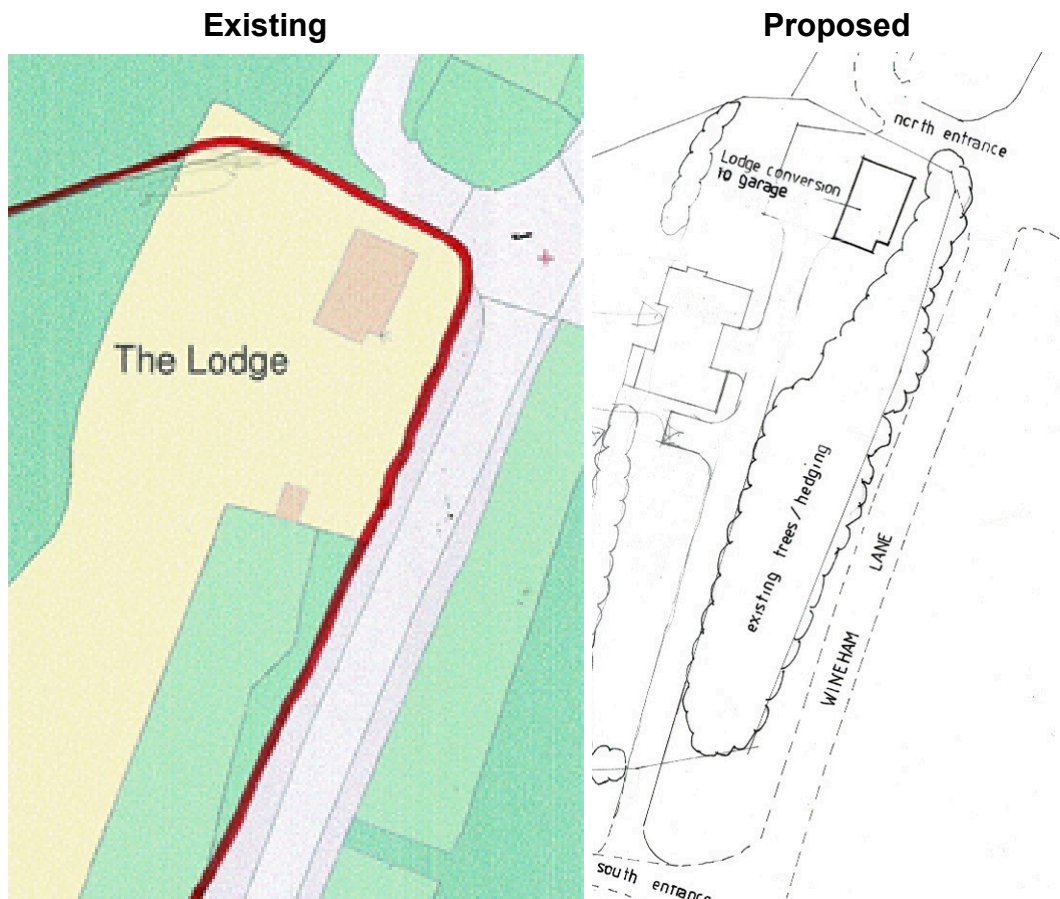
- 2.1 Mr J Nugent commissioned this Arboricultural report on the 14th October 2025.
- 2.2 To survey trees within or adjacent to the site boundary in accordance with BS5837.
- 2.3 To make preliminary management recommendations.
- 2.4 To make recommendations for effective tree protection strategies for the duration of the development.
- 2.5 To produce an Arboricultural Impact Assessment and Tree Protection Plan for the proposal.
- 2.6 To provide the necessary Arboricultural information for the planning requirements of the LPA (Horsham District Council) to release and fulfil any tree-related conditions for the approval of planning permission.

3.0 Brief Summary of Report

- 3.1 A pre-commencement meeting is to be held before the development begins.
- 3.2 All tree work to facilitate the development will be completed before the development begins.
- 3.3 Tree Protective Fencing is required and should be installed at the beginning of the development once the tree work to facilitate development is completed.
- 3.4 No excavations are required within the RPA's of retained trees.

4.0 Proposal

4.1 The proposal is for replacement dwelling together and conversion of the existing Lodge into additional garage and workshop.



5.0 Planning Information

5.1 The site falls under the jurisdiction of Horsham District Council, who is the LPA for this area

5.2 Application ref: **DC/25/0117** for a similar proposal was validated on Fri 14 Feb 2025 and decided as refused on Tue 22 Jul 2025. One of the reasons for refusal was a lack of arboricultural information and protection for the development.

5.3 This report aims to address the Arboricultural aspect of the planning application so that by using appropriate Arboricultural methodologies, planning permission may be granted

6.0 Document Source

Document	Source	Format
Site Plan	James Nugent	PDF

7.0 Site Details

7.1 The site consists of a a single lodge building in the northeast corner of the site by the main entrance gates. The area to be developed is sectioned off from the rest of the plot by an established interior hedge row. There is a newly developed entrance drive on the south east corner of the site which affords access from the Kent St. The site is bordered to the south by Kent St, to the east by Wineham Lane, to the west and north by fields. The eastern and southern boundary of the site are lined with mixed mainly deciduous woodland which is mainly oak with hawthorn and laurel undergrowth.

7.2 There is no significant rise or fall across the site.

7.3 The soil type on-site for the bedrock geology is classified as Claystone/ Mudstone in the Online British Geological Society.

7.4 This soil type is known to have some capacity for shrinkage and this should be taken into account when considering foundation design.

7.6 Note – No soil samples were taken on-site to confirm these findings.

8.0 The Scope of the Survey

8.1 Only trees likely to be affected by the development (including neighbouring trees) were recorded in the tree survey.

8.2 Only trees with a DBH of 75mm or greater were surveyed in accordance with BS5837 (some have been recorded in groups as hedges).

8.3 A full hazard assessment of the trees (including an assessment of decay, defects and their implications), as well as ecological implications, have not been undertaken, as it is seen to go beyond the scope of this report.

8.4 Observations, including any hazards, have been identified and documented in the Tree Survey Schedule with recommendations (Appendix 1).

9.0 Tree Survey Methodology

9.1 The trees were surveyed on the 24th October August 2025.

9.2 The tree survey was undertaken as to the recommendations of British Standards BS5837:2012.

9.3 The trees were plotted over an existing PDF map of the site that was supplied by the client.

9.4 The trees were assessed from ground level using Visual Tree Assessment (Mattheck, et al. 1993) with the aid of binoculars and a mallet where necessary. No invasive techniques were employed to assess the structural integrity of the trees, or were soil samples taken.

9.5 Measurements are approximate but give a fair representation of the dimensions of the trees. Tree heights were estimated by eye, the crown spreads paced out, and the DBH's were measured with a rounded down centimetre diameter tape. Where the tree stems were not accessible this has been marked under limitations in the survey table.

10.0 Tree Details

10.1 The total number of trees recorded is as follows:

- Individual Trees (T): 26 (26)
- Groups of Trees (G): Two (2)

10.2 Full details of the surveyed trees can be found in the Tree Survey Schedule (Appendix 1), and the tree locations can be found in the Tree Survey Map (Appendix 2) and the Tree Retention and Constraints Plan (Appendix 3) and the Preliminary Tree Protection Plan (Appendix 4).

10.3 The quality and value of the trees on site have been categorised in accordance with BS5837, and the grading system is as follows:

	A Grade	Trees of high quality and value, with a life expectancy of more than 40 years
	B Grade	Trees of moderate quality and value, with a life expectancy of more than 20 years
	C Grade	Trees of low quality and value, with a life expectancy of more than 10 years
	U Grade	Trees for removal, with a life expectancy of less than 10 years

(For full details on BS5837 cascade for tree quality assessment, refer to Appendix 5)

10.4 Quality and overview of existing tree stock:

The below contains the total number of trees surveyed and their categorisation at the time of surveying in accordance with BS5837:2012.

Grade	A	B	C	U
Tree No.	0	16	6	4
Group No.	0	0	2	0
Hedge No.	0	0	4	0

11.0 Current Tree Protection Status

Protection Type	Present
Tree Preservation (TPO)	No
Conservation Area	No

11.1 Details checked with Horsham District Council (LPA) via their interactive website on the 31st October 2025.

11.2 No further forms of communication were initiated to confirm these findings.

11.3 The search did not find any relation in protection to trees. The council should be contacted directly to confirm in writing that no protection exists prior to any tree works taking place.

12.0 Summary of Tree Survey

12.1 The survey revealed that none of the tree stock is of high quality (A grade), 16 trees are of moderate quality (B grade), 6 trees and two groups of trees are of low quality (C grade) and 4 are dead or dying (U grade).

12.2 The group of trees to the east of the new track will require protective fencing to ensure that the RPAs and low boughs of these trees remain protected throughout development. This fencing will run from Kent St along the eastern edge of the new track protecting all trees from T022 to T012 where it will terminate by the temporary living units. Protective fencing will be required along the western edge of the track from Kent St to prevent impact with T23 and to protect its RPA between the track and Hedge H002. By the northern entrance of the site protective fencing will be required to protect T003, T004 and T001 - T005 from vehicle movements and to prevent parking on the grass within RPA's. Hedge H003 will provide a natural barrier to keep all machinery within the locality of the development.

12.3 On the the western edge of the proposal the new house will require the removal of approximately 24m of Hedge H003. This loss could be mitigated with on site planting of additional hedging which could be achieved by condition.

12.4 4 Cat U trees require removal for safety reasons and one Cat B tree requires deadwooding for safety. No removals are required to facilitate development and no excavation is required within the RPA's of retained trees.

12.5 The new access drive and track will provide ground protection to the RPA's of the woodland trees to the east from T022 to T012 and to T24 where the RPA's for these trees falls outside of the protective fencing. number of trees outside of the the protective fencing. This track appears to have been installed relatively recently (within the last 2 years).

12.6 The temporary living units to the south of the existing lodge building protect the RPA's of T010 to T008 and part protect the RPA of T26 which is also protected by the paving slabs between it and the lodge. Some additional ground protection for the RPA's of T008 and T026 is required in front of the northern most temporary unit to prevent root compaction from foot traffic.

Arboricultural Impact Assessment

This section comprises an assessment of the implications the proposed works detailed in Section 4.0 will have on the surrounding trees. It considers the Arboricultural implications and relevant mitigation measures.

13.0 Tree Retention

Grade	A	B	C	U
Tree No.	//	T002, T003, T004, T005, T006, T007, T008, T011, T013, T014, T015, T016, T017, T018, T019, T023	G001, G002, T001, T010, T012, T020, T024, T026 H001, H002, H003, H004, H005	T009, T021, T022, T025

14.0 Tree Removal

The trees below are unsuitable for retention and their removal will not have a detrimental effect on the character of the local area.

Grade	Tree No.	Reason
A	/	/
B	/	/
C		
U	T009, T021, T022, T025	Remove for Arboricultural reasons-Fell due to poor/dead condition

15.0 Tree Pruning Works

The pruning of the below trees is required to facilitate development or for health and safety where marked with *. See Tree Survey Schedule in appendix 1 for full details.

Grade	Tree No.	Reason
A	/	/
B	T023	Crown lift epicormic growth to 4m, crown lift tips of northern branches to 5.5m and reduce northern branches by up to 2m laterally (max cut dia 50mm) to facilitate development.
C	/	/
U	/	/

16.0 Encroachment into RPAs

16.1 Ground protection is required for the duration of the development within the RPA's of T008 and T026 between the temporary units, the lodge and the access track to prevent compaction from foot traffic at the site. The ground protection shall consist of: 'a single thickness of 20mm ply/chip boards placed

either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane' This shall be for pedestrian movements only.

This area is marked in orange on the Preliminary Tree Protection Plan.

17. Access

There is good access from Kent St at the south eastern corner of the site and from from the main site entrance in the Wineham lane in the north eastern corner of the site. This will reduce the requirement for on site vehicle turning as deliveries can be accessed from one entrance and exited from the other and vice versa.

18.0 Tree Protection

18.1 All trees that are to be retained would be protected according to the recommendations of BS5837:2012. Tree protection would be provided in the form of physical barriers or ground protection to protect the RPAs of retained trees. Where existing barriers such as fences and roads are present additional fencing or ground protection may not be necessary.

18.2 All barriers would be installed before the development commences and maintained for the duration of the development or to a specific stage.

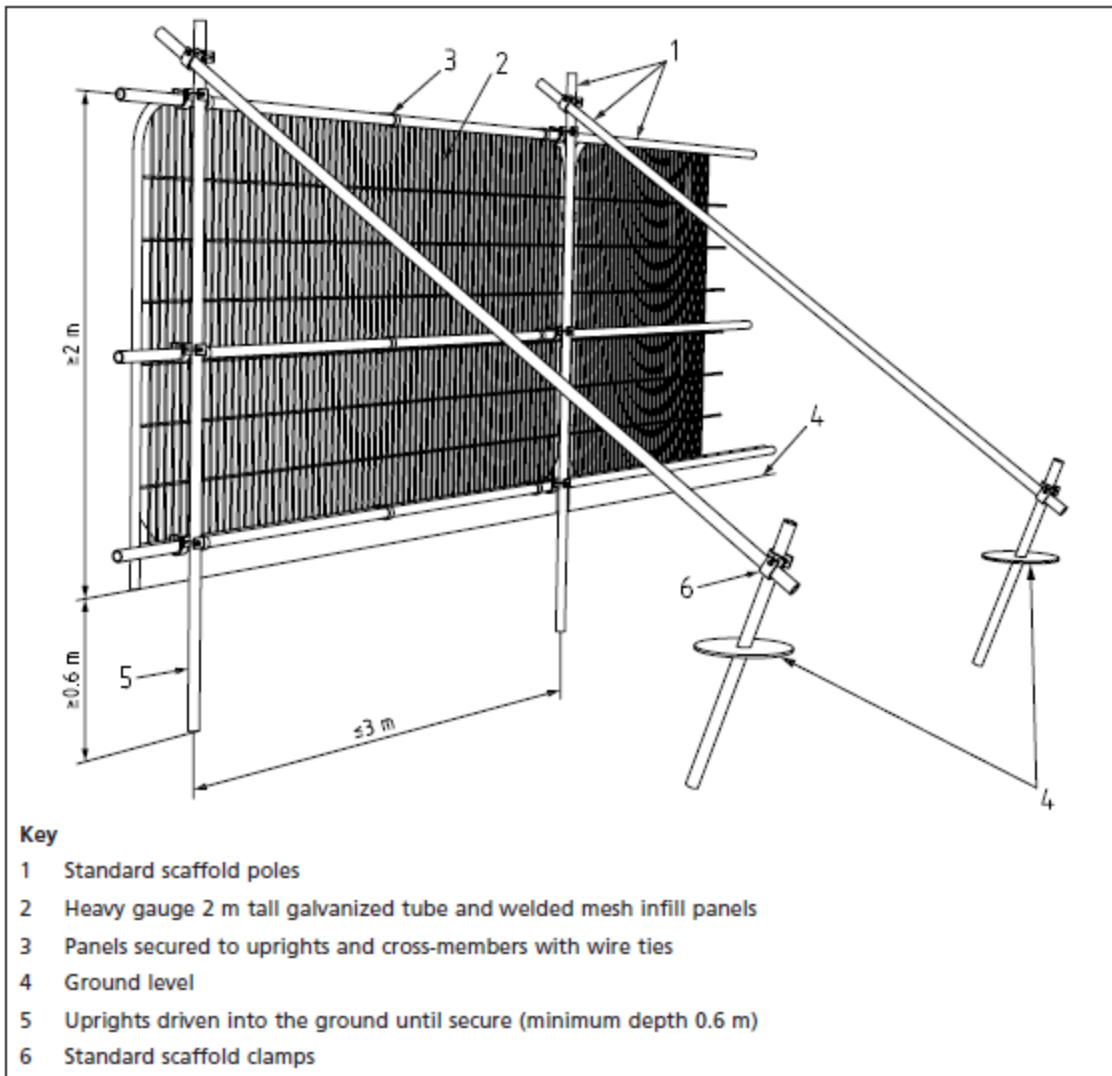
18.3 Ground protection is required for the duration of the development to the southeastern site entrance running south to north. It is also required by the northeastern entrance running east to west to prevent parking or impacts to the trees T001- T006 which lie outside of the site. This fencing is marked in red on the preliminary TPP.

19.0 Tree Protection Fencing/Protective Barriers

19.1 Tree Protection Fencing would be set out at the distances from the trees as noted in the Tree Survey Schedule under the RPA column or as illustrated on the Tree Protection Plan (Appendix 4).

19.2 This fencing should be installed according to Bs5837 2012: Trees in relation to design development and construction - Recommendations point 6.2.2.2 ' The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.'

Figure 2 Default specification for protective barrier



20.0 Materials Storage

20.1 The storage and mixing of materials are to be located outside of the RPAs of retained trees.

20.2 No contaminating runoff is to be allowed to enter the RPAs of retained trees.

21.0 Services

Planned services have not been confirmed but due to the location of the proposal being well away from the RPA's of retained trees, new services should be routed outside of RPAs to the new development. If new services are required within the RPA's of retained

trees then works will be carried out by hand under Arboricultural Supervision to ensure that root pruning is limited.

22.0 Mitigation & Summary of AIA

22.1 To facilitate the development no trees are required for removal. However, 4 Category U trees are required for removal due to arboricultural/ safety reasons.

23.2 Pruning works to remove deadwood are required to 1 Category B tree for safety reasons.

22.3 A pre-commencement meeting is to be held before the project commences.

Attendees to include Arboricultural Consultant, the client and the Tree Officer to confirm and agree on the tree protection measures and any supervision that is required during the development.

22.4 All tree work, as recommended, is to be completed before the development begins.

22.5 Adequate Tree Protection Fencing is to be in place before the development begins.

22.6 During the development, the Construction Exclusion Zones are to be acknowledged and strictly seen as sacrosanct. Access is to be restricted over all RPAs without adequate ground protection or a CCS hard surfacing, being installed beforehand.

22.7 Where cement is to be introduced into the ground within an RPA, a suitable membrane (plastic/DPM or similar) should be used to prevent Lime leaching into the adjoining soil.

22.8 Any operations within the Construction Exclusion Zone/RPAs are to be carried out under Arboricultural supervision.

22.9 All trees to be removed are of low quality (Cat U) and their removal would be required regardless of development.

22.10 Landscaping - Ground within the RPAs shall not be mechanically scraped at any time. The clearance of any vegetation and ground within the RPAs shall be carefully carried out by hand. Vehicles shall not be allowed to track over the RPAs of retained trees.

22.11 Existing services are likely to be redirected to the new proposal outside of the RPA's of retained trees.

22.12 The Arboricultural implications of the proposed development are seen as acceptable as no trees are required to be removed to facilitate development. Some mitigation planting on site will be required which could be achieved through condition as the only removals are of 4 Cat U trees and part of 1 Cat C Hedge.

22.13 All retained trees are to be protected in accordance with BS5837: 2012 Trees in relation to Design, Development and Construction- Recommendations.

22.14 Subject to all tree protection measures being fully implemented, it is foreseen that the development may proceed with minimised risk to the retained trees

23.0 Preliminary Arboricultural Method Statement

23.1 Introduction

This Arboricultural Method Statement (AMS) has been prepared in accordance with BS5837:2012 “Trees in relation to design, demolition and construction – Recommendations.” It sets out how the trees identified for retention will be protected during the proposed development works at Coppice Wood Farm. It should be read in conjunction with the Tree Protection Plan (Appendix [X]) and all other relevant site documents.

23.2 General Principles

All works will be carried out in a manner that ensures retained trees are protected in line with BS5837:2012.

The site manager will be responsible for briefing all operatives and subcontractors on tree protection measures before works commence.

A pre-commencement meeting will be held with the arboricultural consultant, site manager, and local authority Tree Officer (where required).

23.3 Protective Barriers and Ground Protection

Protective barriers will be erected prior to the commencement of any demolition, soil stripping or construction.

Barriers will conform to BS5837:2012 (Figure 2) and will be installed in the locations shown on the Tree Protection Plan.

Ground protection will be installed where construction traffic must pass within Root Protection Areas (RPAs), in accordance with BS5837:2012 Clause 6.2.3.

23.4 Works Within RPAs

Where incursion into RPAs is unavoidable (e.g. service runs, access), works will be carried out under the direct supervision of the arboricultural consultant.

Excavations will be undertaken using hand tools or air-spade to avoid root damage.

Roots exceeding 25mm diameter will be retained wherever possible. Any root pruning will be carried out by a qualified arborist in accordance with BS3998:2010.

23.5 Demolition

Any demolition works adjacent to retained trees will be undertaken carefully to avoid mechanical damage to trunks, branches, or roots.

Existing surfacing within RPAs will be broken up using hand-held tools.

23.6 Construction Phase

No storage of materials, spoil, or chemicals will take place within RPAs or Construction Exclusion Zones.

Mixing of cement or other materials will take place at least 10m away from retained trees, on an impermeable surface with suitable containment.

All site huts, welfare facilities and skips will be located outside RPAs.

23.7 Site Supervision and Monitoring

The arboricultural consultant will undertake regular site monitoring visits, the frequency of which will be agreed with the local authority.

Records of each visit will be kept and shared with the local authority where required.

Any breaches of tree protection measures will be reported immediately to the client and local authority Tree Officer.

23.8 Completion

On completion of construction, the arboricultural consultant will inspect retained trees and provide confirmation that protective measures have been implemented satisfactorily.

Protective barriers will only be removed following written approval from the arboricultural consultant.

24.0 Legal Disclaimer and Terms

24.1 Purpose

This report has been prepared by SafeTree Ltd for the sole purpose of supporting a planning application at The Lodge at Wineham Place, Wineham Lane, Wineham, Henfield, BN5 9AZ in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.' It should not be used for any other purpose without the written consent of SafeTree Ltd.

24.2 Scope and Limitations

The survey was undertaken from ground level only. No internal or below-ground investigations were carried out. Tree condition is assessed as at the date of inspection only, and may change over time due to natural processes, weather events or other factors. This report does not provide a guarantee of tree safety.

24.3 Validity

The report is valid for a maximum period of 2 years from the inspection date (24th October 2025), or until 23rd October 2027, whichever comes first. If development does not commence within this timeframe, or if site conditions alter, a new assessment will be required.

24.4 Duty of Care

The legal duty of care for tree management remains with the landowner or those responsible for the trees. This report does not transfer that responsibility.

24.5 Statutory Protection

It is the client's responsibility to ensure compliance with all relevant legislation, including Tree Preservation Orders, Conservation Area restrictions, the Wildlife and Countryside Act 1981, and the Forestry Act 1967. No liability is accepted for unauthorised works.

24.6 Liability

SafeTree Ltd accepts no liability for loss, damage or injury arising from reliance on this report by parties other than the client. Liability is limited to the fee paid for the preparation of this report.

24.7 Copyright

This report and its contents remain the intellectual property of SafeTree Ltd and may not be reproduced or distributed without written permission, except by the client for the purpose of the planning application.






24.8 Governing Law



These terms shall be governed by and interpreted in accordance with the laws of England and Wales.

24.9 Supersession


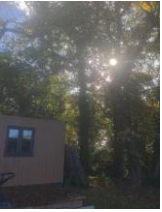



This document (Rev A, 03/10/2025) supersedes any earlier interim or draft reports prepared for this site. Only the contents and recommendations of this version should be relied upon.






Appendix 1 - Tree Survey Data





Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations	Photo
G001	Holly x8 (<i>Ilex sp.</i>)	Group 8 trees	Height (m): 5 8 stems, avg.(mm): 90 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Young Rem. Contrib.: 10+ Years		C	Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Fair		
G002	Holly x8 (<i>Ilex sp.</i>)	Group 8 trees	Height (m): 7 8 stems, avg.(mm): 150 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Young Rem. Contrib.: 10+ Years		C	Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Fair		
H001	Hawthorn x20 (<i>Crataegus sp.</i>)	Hedge 20 trees	Height (m): 7 20 stems		C	No RPA.	Physiological Condition: Good Structural Condition: Good		
H002	Hawthorn (<i>Crataegus sp.</i>)	Hedge	Height (m): 5 1 stems		C	No RPA.	Physiological Condition: Good Structural Condition: Good		
H003	Mixed species (<i>Mixed species</i>)	Hedge	Height (m): 7 1 stems	Hawthorn and field maple	C	No RPA.	Physiological Condition: Good Structural Condition: Good		



Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations	Photo
H004	Mixed species (Mixed species)	Hedge	Height (m): 4 1 stems	Hawthorn and laurel	C	No RPA.	Physiological Condition: Good Structural Condition: Good		
H005	Hawthorn (Crataegus sp.)	Hedge	Height (m): 3 1 stems		C	No RPA.	Physiological Condition: Good Structural Condition: Good		
T001	Field maple (Acer campestre)	Tree	Height (m): 7 Stem Diam(mm): 160 Spread (m): 0N, 3E, 4S, 3W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Young Rem. Contrib.: 20+ Years	Tree is set back from drive with suppressed growth towards gate.	C1	Radius: 1.9m. Area: 11 sq m.	Physiological Condition: Good Structural Condition: Good		
T002	Oak (Quercus sp.)	Tree	Height (m): 21 Stem Diam(mm): 90 Spread (m): 3N, 10E, 8S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 40+ Years	DBH rounded down 1cm due to thick ivy cover.	B2	Radius: 1.1m. Area: 4 sq m.	Physiological Condition: Good Structural Condition: Good		
T003	Horse chestnut (Aesculus hippocastanum)	Tree	Height (m): 15 Stem Diam(mm): 680 Spread (m): 3N, 5E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2.5(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Low branches over driveway. On the south side of the lower crown of the drive a light reduction is needed to prevent damage from high sided vehicles. A tip reduction of up to 2m and crown lift of downward facing side branches to 3.5m on the 6 lowest branches over the drive. max cut size of 35mm.	B2	Radius: 8.2m. Area: 211 sq m.	Physiological Condition: Good Structural Condition: Good		
T004	Lime (Tilia sp.)	Tree	Height (m): 14 Stem Diam(mm): 590 Spread (m): 5N, 2E, 5S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(E) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 7.1m. Area: 158 sq m.	Physiological Condition: Good Structural Condition: Good		

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations	Photo
T005	Lime (<i>Tilia sp.</i>)	Tree	Height (m): 15 Stem Diam(mm): 510 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Semi Mature Rem. Contrib.: 20+ Years		B	Radius: 6.1m. Area: 117 sq m.	Physiological Condition: Good Structural Condition: Good		
T006	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 20 Stem Diam(mm): 780 Spread (m): 2N, 6E, 9S, 8W Crown Clearance (m): 4 Lowest Branch (m): 5(SW) Life Stage: Early Mature Rem. Contrib.: 30+ Years		B	Radius: 9.4m. Area: 278 sq m.	Physiological Condition: Good Structural Condition: Good		
T007	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 5E, 6S, 5W Crown Clearance (m): 4 Lowest Branch (m): 3(W) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Crown clearance recorded on house side. 4m clearance above bins and up to 8m over roof of lodge	B	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Good Structural Condition: Good		
T008	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 15 Stem Diam(mm): 660 Spread (m): 6N, 10E, 5S, 3W Crown Clearance (m): 5 Lowest Branch (m): 5(E) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	DBH rounded down 1cm due to thick ivy	B	Radius: 7.9m. Area: 196 sq m.	Physiological Condition: Good Structural Condition: Good		
T009	Hawthorn (<i>Crataegus sp.</i>)	Tree 2 stems	Height (m): 5 2 stems (mm): 200, 150 Spread (m): 1N, 2E, 1S, 2W Crown Clearance (m): 1.5 Lowest Branch (m): 1(N) Life Stage: Semi Mature Rem. Contrib.: <10 years	Tree is in decline and moribund. Remove	U	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Poor Structural Condition: Poor	Remove tree	

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations	Photo
T010	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 16 Stem Diam(mm): 620 Spread (m): 5N, 4E, 5S, 6W Crown Clearance (m): 8 Lowest Branch (m): 8(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree has histoic basal damage on north side with decay column running up to 7n on northern most stem. Good occlusional growth either side. Monitor at next tree safety survey. Slightly sparse crown compared to neighbouring oaks but this may be due to earlier seasonal leaf fall. Existing site lodgings within rpa but not contacting stem. Root amelioration post development advised	C	Radius: 7.4m. Area: 172 sq m.	Physiological Condition: Good Structural Condition: Good	Post construction: Mitigate soil compaction by aerating soil	
T011	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 16 Stem Diam(mm): 520 Spread (m): 5N, 7E, 2S, 3W Crown Clearance (m): 10 Lowest Branch (m): 10(NE) Life Stage: Semi Mature Rem. Contrib.: 30+ Years	DBH rounded down 1cm due to thick ivy cover	B	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Good Structural Condition: Good		
T012	Field maple (<i>Acer campestre</i>)	Tree 2 stems	Height (m): 8 2 stems (mm): 160, 130 Spread (m): 3N, 4E, 3S, 3W Crown Clearance (m): 1.5 Lowest Branch (m): 1(W) Life Stage: Young Rem. Contrib.: 10+ Years		C	Radius: 2.5m. Area: 20 sq m.	Physiological Condition: Fair Structural Condition: Good		
T013	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 15 Stem Diam(mm): 770 Spread (m): 9N, 4E, 7S, 9W Crown Clearance (m): 5 Lowest Branch (m): 4(NW) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 9.2m. Area: 266 sq m.	Physiological Condition: Good Structural Condition: Good		
T014	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 17 Stem Diam(mm): 430 Spread (m): 2N, 5E, 2S, 6W Crown Clearance (m): 5 Lowest Branch (m): 6(SW) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 5.2m. Area: 85 sq m.	Physiological Condition: Good Structural Condition: Good		

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations	Photo
T015	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 16 Stem Diam(mm): 870 Spread (m): 5N, 6E, 7S, 9W Crown Clearance (m): 5 Lowest Branch (m): 2(W) Life Stage: Early Mature Rem. Contrib.: 30+ Years		B	Radius: 10.4m. Area: 340 sq m.	Physiological Condition: Good Structural Condition: Good		
T016	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 16 Stem Diam(mm): 520 Spread (m): 3N, 2E, 4S, 6W Crown Clearance (m): 9 Lowest Branch (m): 9(W) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Good Structural Condition: Good		
T017	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 17 Stem Diam(mm): 510 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 13 Lowest Branch (m): 13(W) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 6.1m. Area: 117 sq m.	Physiological Condition: Good Structural Condition: Good		
T018	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 15 Stem Diam(mm): 550 Spread (m): 4N, 3E, 5S, 9W Crown Clearance (m): 5 Lowest Branch (m): 9(W) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 6.6m. Area: 137 sq m.	Physiological Condition: Good Structural Condition: Good		
T019	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 14 Stem Diam(mm): 620 Spread (m): 6N, 2E, 7S, 9W Crown Clearance (m): 4 Lowest Branch (m): 9(W) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 7.4m. Area: 172 sq m.	Physiological Condition: Good Structural Condition: Good		
T020	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 12 Stem Diam(mm): 270 Spread (m): 3N, 2E, 5S, 3W Crown Clearance (m): 8 Lowest Branch (m): 8(W) Life Stage: Semi Mature Rem. Contrib.: 20+ Years		C	Radius: 3.2m. Area: 32 sq m.	Physiological Condition: Fair Structural Condition: Good		

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations	Photo
T021	Apple (<i>Malus sp.</i>)	Tree	Height (m): 5 Stem Diam(mm): 220 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Semi Mature Rem. Contrib.: <10 years	Tree has been topped at 3m and is in poor condition	U	Radius: 2.6m. Area: 21 sq m.	Physiological Condition: Poor Structural Condition: Poor	Fell tree or leave as habitat stem	
T022	Ash (<i>Fraxinus sp.</i>)	Tree 4 stems	Height (m): 14 4 stems (mm): 240, 240, 260, 140 Spread (m): 4N, 4E, 7S, 2W Crown Clearance (m): 8 Lowest Branch (m): 8(S) Life Stage: Semi Mature Rem. Contrib.: <10 years	Tree is in advanced stages of decline and no longer suitable for retention.	U	Radius: 5.4m. Area: 92 sq m.	Physiological Condition: Poor Structural Condition: Fair	Fell	
T023	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 17 Stem Diam(mm): 550 Spread (m): 10N, 10E, 8S, 7W Crown Clearance (m): 6 Lowest Branch (m): 5(E) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Tree is showing signs of physiological stress with major dead limbs on the south and east quadrants up to 10m. There has been a recent branch failure at 6m on the south west side of the trunk of a large limb approx. 300mm diameter at union. Upper crown is sparse at tips with epicormic growth throughout upper crown. Given target of driveway and road remedial action for the large deadwood is advised. Additionally monitoring the crown health and further detailed investigation of the base of the tree is recommended at the next safety survey. Given the size and age of the tree it still qualifies as a B despite the physiological stresses.	B1	Radius: 6.6m. Area: 137 sq m.	Physiological Condition: Fair Structural Condition: Fair	1) Remove large deadwood over access road and gate. 2) Monitor crown health and carry out detailed basal assessment as part of next safety survey.	
T024	Field maple (<i>Acer campestre</i>)	Tree	Height (m): 11 Stem Diam(mm): 270 Spread (m): 4N, 3E, 2S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(E) Life Stage: Young Rem. Contrib.: 10+ Years		C	Radius: 3.2m. Area: 32 sq m.	Physiological Condition: Good Structural Condition: Good		

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations	Photo
T025	Ash (<i>Fraxinus sp.</i>)	Tree 2 stems	Height (m): 15 2 stems (mm): 300, 300 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 6 Lowest Branch (m): 6(E) Life Stage: Dead	Tree is dead in falling distance of road fell urgently. Does not provide a constraints to development.	U	Radius: 5.1m. Area: 82 sq m.	Physiological Condition: Dead Structural Condition: Decaying	Fell urgently	
T026	Laurel (<i>Laurus sp.</i>)	Tree 6 stems	Height (m): 9 6 stems, avg.(mm): 220 Spread (m): 4N, 4E, 2S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Lapsed hedge stem low value western stem has been removed	C	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Fair		

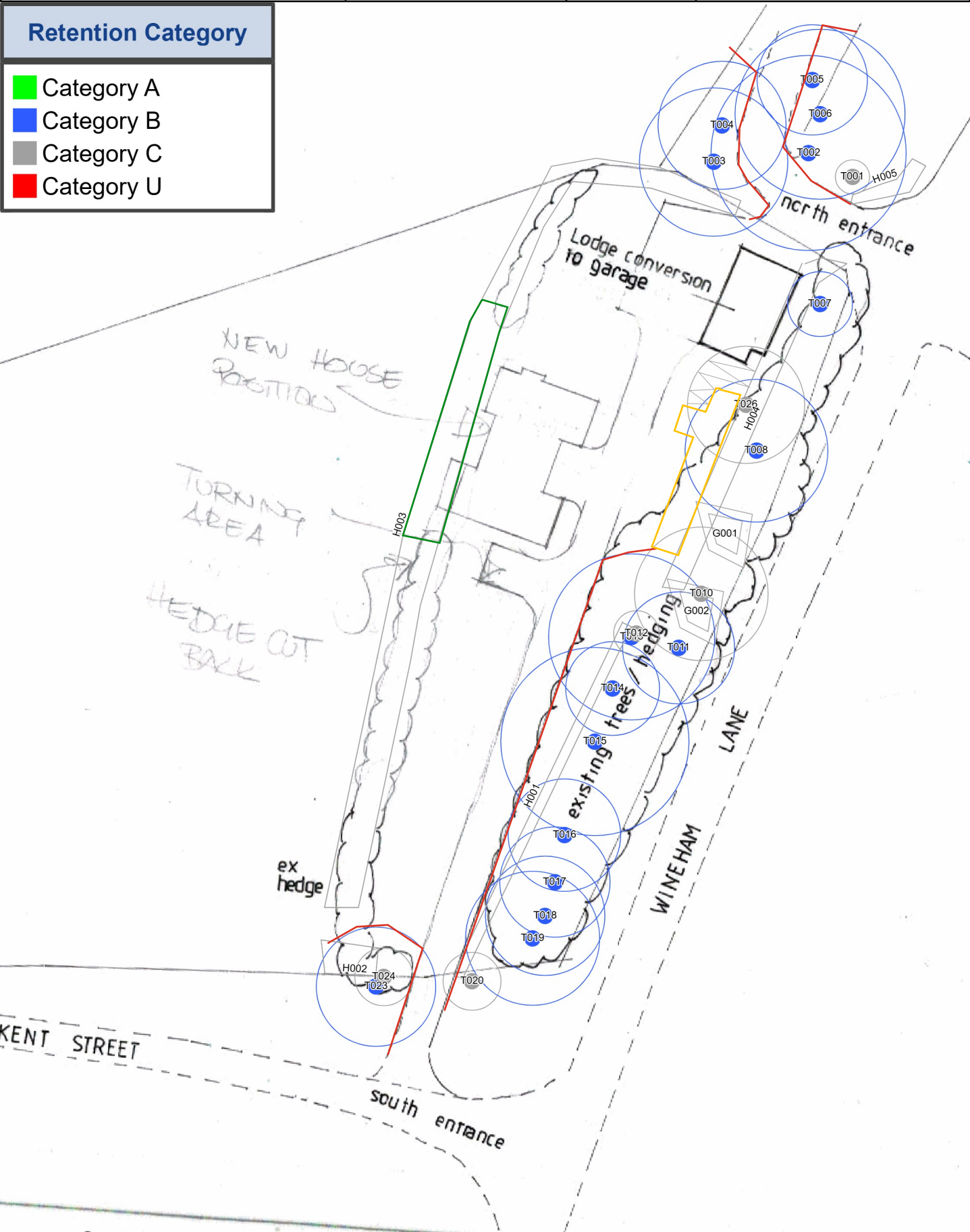
Retention Category

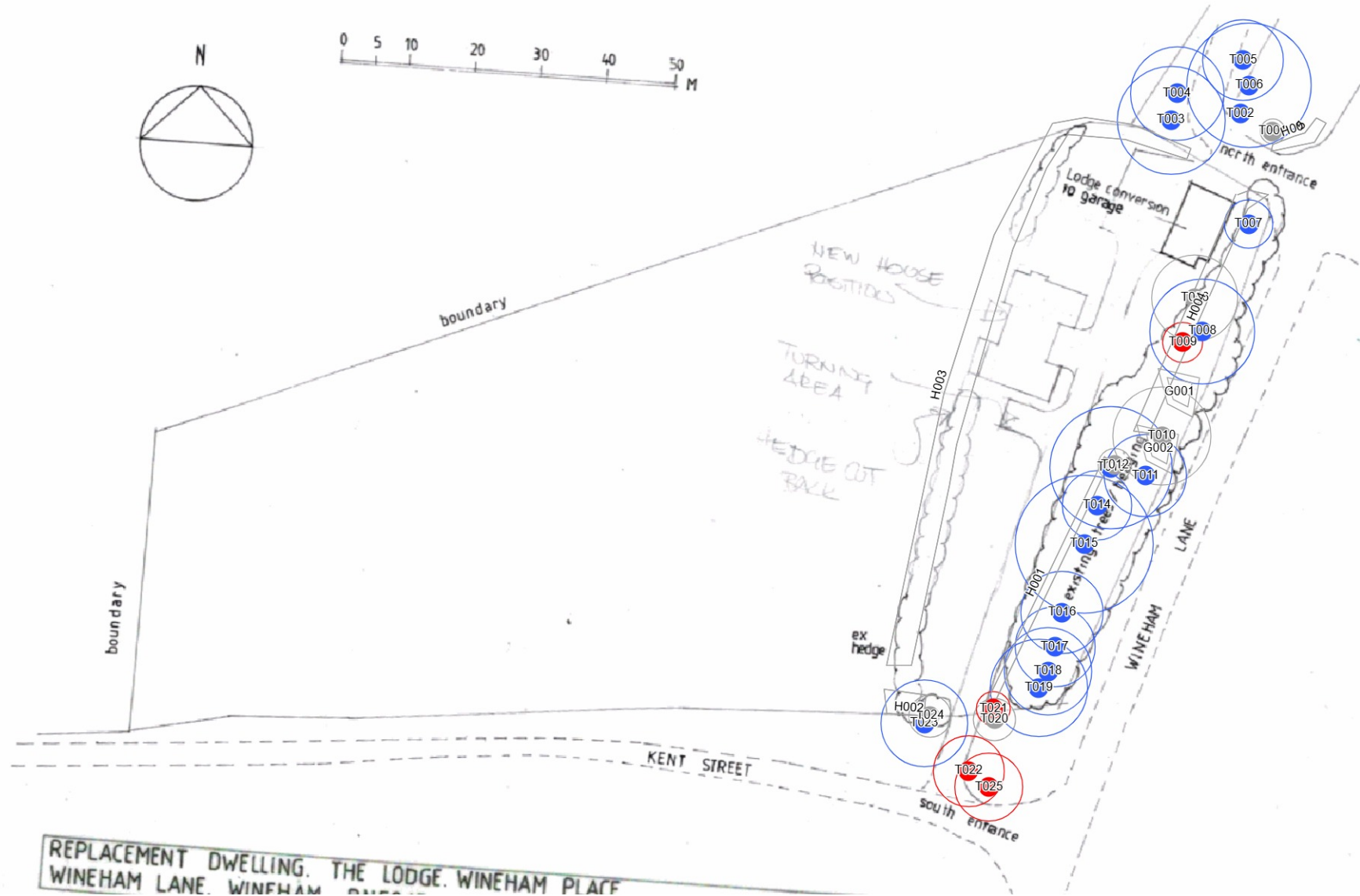
Category A

Category B

Category C

Category U





REPLACEMENT DWELLING. THE LODGE. WINEHAM PLACE
WINEHAM LANE. WINEHAM

Appendix 4 - Site Photos



South Entrance from Kent St



Interior of site from south entrance



The Lodge (Left) and temporary living units (Right) viewed from the northwest corner of the site



The Lodge viewed from the south



View of the lodge between T005 (left) and T004 (right)



Northern site entrance to Wineham Ln



The site for the new dwelling looking south from the lodge