Arboricultural Report

composed of

Arboricultural Impact Assessment

Arboricultural Method Statement

& Tree Protection Plan

for

Bowood
Bashurst Copse
Itchingfield
West Sussex
RH13 0NZ

Written by
Barry Holdsworth Ltd

Written by
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Horticultural Consultant

10th April 2025

UPDATED - 28th May 2025
Alterations to the original document have been underlined

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1.0 Survey Details
Site Location: Bowood Bashurst Copse Itchingfield West Sussex RH13 0NZ
Local Authority: Horsham District Council
Survey date: 1st April 2025
Report date: 10th April 2025 - UPDATED 28th May 2025
Surveyed by: Barry Holdsworth MBA, RHS. Dip, MCI Hort, M.Arbor.A, MCMI

2.0 Instructions
2.1 I have been instructed to survey the trees potentially affected by the proposal and produce an arboricultural report fully compliant with the recommendations contained within 'BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.'

2.2 My name is Barry Holdsworth and I am the author of this report. I have over 30 years of experience in horticulture including tree and landscape management in both the public and private sectors. I am a qualified horticulturist, professional tree inspector and a member of the Arboricultural Association and the Chartered Institute of Horticulture and hold the obligatory LANTRA Professional Tree Inspection certification.

3.0 Arboricultural Impact Assessment
3.1 The Proposal
3.1.1. The proposal is to demolish the existing house and replace it with a new enlarged property set further back into the rear garden, with the front of the new property approximately 2.5m further to the west. In the front garden the existing garage is to be replaced with a new 3-bay garage.

3.2 The Site
3.2.1. The existing property Bowood is a detached house surrounded by gardens and woodlands, located on a private road, Bashurst Copse, in Itchingfield, a semi-rural district close to Horsham, West Sussex.

3.2.2. The site does not fall within a Conservation Area and there is no existing Tree Preservation Order (TPO) in place for the site. Part of the rear garden is an unnamed Ancient Semi Natural Woodland (grid ref: TQ129295), designated as such on Natural England's Ancient Woodland Inventory (AWI) and shown on Magic Maps (see Appendix1) as located to the north west of the existing property. The boundary of this Ancient Woodland comes within the rear garden of the property. A 15 meter buffer zone shows that the existing house is set outside this zone. The proposed new property will be moved further into the rear garden and therefore a minor part of the footprint of the new property along with the path to rear of the house sits inside the buffer zone.

Horsham District Council Tree Officer Andrew Clout visited the site together with the clients, the builder and myself, the Project Arboricultural consultant, on 1st April 2025 to discuss this incursion. A total incursion of 24m² was deemed acceptable and has been approved by the Tree Officer.

3.2.3. A number of trees of varying species, size and age are to be found both on the site and just over the boundary. All the trees were surveyed from ground level in accordance with the requirements of BS 5837:2012.

The trees are plotted on the Tree Survey Plan by Barry Holdsworth Ltd (Appendix 2. Tree Survey Plan) and details of each tree are given in the Tree Survey Spreadsheet with the Key and General Comments for the survey data found below in Appendix 3. Tree Survey Spreadsheet.

See below for Site Photographs.

3.2.4. Bedrock Geology is Weald Clay Formation - Mudstone. Sedimentary bedrock formed between 133.9 and 126.3 million years ago during the Cretaceous period. Information obtained from the (online) 'Geology of Britain Viewer'. Reproduced with the permission of the British Geological Survey ©UKRI. All rights Reserved.

3.3 Access
3.3.1. Access to the proposed new property will use the existing entrance from Bashurst Copse. With the flanking vegetation either side of the entrance trimmed back to allow an improved access. The drive will be enlarged but still remain outside any Root Protection Area (RPA) within the site.

3.4 Demolition
3.4.1. Demolition is required of the existing house and garage and the associated garden outbuildings (greenhouse and a range of small sheds located within the gardens).

3.5 Trees effected by Construction and other Tree Works
3.5.1. The Tree Survey Plan by Barry Holdsworth Ltd indicates the trees on site and their Root Protection Area (RPA) and if they are to retained (green outlined tree canopy) or removed (red outlined tree canopy). The Tree Protection Plan by Barry Holdsworth Ltd (Appendix 4. Tree Protection Plan) shows the proposed footprint of the new house along with the existing house footprint.

3.5.2. Five trees are to be removed to allow for the development. These are two small trees in the front garden that will allow for the driveway to be enlarged. T10 Carpinus betulus (U class - trees unsuitable for retention) and T10A Betula pendula (C class - trees of low quality). In the rear garden self seeded trees T18 Salix caprea T19 Betula pendula T20 Salix caprea, all are C class - trees of low quality are to be removed as they will sit within the footprint of the proposed new build.

Additional tree work is required is to reduce the front boundary vegetation upon entering the property. This has become overgrown and is restricting normal access. All the trees and shrubs growing here are to be retained for privacy, but require pruning as regular maintenance has lapsed.

Note that all tree works and should be undertaken to BS 3998:2010 Tree work. Recommendations.

The bank of large established trees found along the north western boundary of the site T7-T11 have root zones that require protection for the duration of the works. See below 3.7 Requirement for Tree Barrier Fencing and Ground Protection for details.

During demolition works to remove the existing building should be undertaken from the east side in order to protect T7-T11 trees from damage. Extracts from BS5837:2012 in relation to the demolition process are given below and should be adhered to:

7.3 Tree protection during demolition
7.3.1 Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious contact between demolition plant and the tree(s). In some cases, working space may be provided by temporarily tying back tree branches. Pruning or tying should be undertaken in accordance with a specification prepared by an arboriculturist.
NOTE The local authority will be able to advise whether the trees are under statutory protection such that consent for tree works might be required.
7.3.2 When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed (see 6.2.3), to protect the underlying soil to the edge of the existing structure.
7.3.3 All plant and vehicles engaged in demolition works should either operate outside the RPA, or run on the ground protection (see 6.2.3). Where such ground protection is required, it should be installed prior to commencement of operations.
7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back").
NOTE Where there is a significant build-up of dust on the foliage, it might be necessary to hose down the tree(s).

7.3.5 The advice of an arboriculturist should be sought where underground structures present within the RPA are, or will become, redundant. In general it is preferable to leave such structures in situ, as their removal could damage adjacent tree roots.
7.3.6 Where an existing hard surface is scheduled for removal, care should be taken not to disturb tree roots that might be present beneath it. 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 (see 7.2.2 for protection of exposed roots). If a new hard surface is to be laid, it might be preferable to leave any existing sub-base in situ, augmenting it where required.

In order to protect the root zones and canopies of the remaining trees a Construction Exclusion Zone is to be arranged with tree protection fencing erected across the site, as shown on the Tree Protection Plan, see Appendix 4. The distance from the building to demolished and the building to be constructed from the tree protection fencing and ground protection is shown on the Tree Protection Plan.

3.6 Implications of Sloping Ground
3.6.1. There are no arboricultural implications for the new house and garage regarding sloping ground as these will be sited outside the RPA of the existing trees.

3.7 Requirement for Tree Barrier Fencing and Ground Protection
3.7.1. Protective fencing is to be erected on site before any digging and construction works begin for the outbuilding at the far end of the rear garden. This must be fit for purpose and in full accordance with the requirements of BS 5837:2012 and positioned as shown on the on the Tree Protection Plan by Barry Holdsworth. Full details of the tree protection fencing are shown at the end of this statement.

3.7.2. The Tree Protection Fence will create a Construction Exclusion Zone (CEZ) and this is shown as orange hatching on the Tree Protection Plan (Appendix 4. Tree Protection Plan). A working zone from the existing building is set as a minimum of 3m.

3.7.3. In order to protect the ground conditions and the roots with the RPA of trees T7- T11 ground protection is required to be installed prior to the installation of the tree protection fencing. It is advocated that heavy duty mats such as Hermes ***Safe Trak Mats*** are used that can take weights up to 80 tonnes on medium to soft ground. *These mats have a unique surface with one side being non-slip for pedestrians and the other side being a non-skid deep traction surface for vehicles. They are commonly used for moving large machinery and vehicles over soft ground in construction environments*.

3.8 Compound
3.8.1. There is sufficient area to accommodate the materials required for the construction of the proposed new buildings within the plot.

3.9 Monitoring
3.9.1. Monitoring is required, as stated in 6.3 of BS 5837:2012, depending on the conditions set by the Local Planning Authority. The arboricultural consultant will monitor the digging of the foundations for the garage. It is noted that the builder has confirmed that the ground levels at the rear of the new garage are to remain unaltered.

3.10 Landscape Implications
3.10.1.The house and associated gardens will not interfere with the remaining trees, so there are no negative implications as regards landscaping.

3.11 Post Development Implications
3.11.1. The design of the development, together with the orientation of the site is such that matters involving trees (e.g., shading, privacy, screening, direct damage, future pressure for removal) are not considered to be significant issues.

3.12 Terms of Reference
3.12.1. The site survey and Architects drawings that have been submitted to support the application.

3.13 Conclusions
3.13.1. It is concluded that the existing trees both on site and in neighbouring gardens should not present a planning constraint to the development of this site.

3.14 Recommendations
3.14.1. It is advocated that the Local Planning Authority (Tree Officer) should consider approval of the application with the condition that the protective measures stated above in this report are adhered to for the duration of the build.

4.0 Arboricultural Method Statement & Tree Protection Plan
4.1 Securing of Tree Structure and Root Protection Areas (RPA)
4.1.1. All the remaining trees on site will be protected by the use of stout barrier fencing that is erected in the position indicated on the Tree Protection Plan. This fencing will be in accordance with the requirements of BS 5837:2012 including any necessary ground protection and will be erected prior to any development commencing on the site, therefore ensuring the maximum protection. This fencing, which must have all weather notices attached stating 'Construction Exclusion Zone – No Access', or similar, with a sign such as shown in Appendix 7. Tree Protection Warning Sign. This area will be regarded as sacrosanct and, once erected, will not be removed or altered without the prior consent of the Local Planning Authority.

4.2 Location of Site Office, Compound and Parking
4.2.1. There is sufficient space for the storage of materials and plant required for the works.

4.3 On Site Storage of Spoil, Building Materials and Mixing and use of concrete around trees
4.3.1. Prior to and during all construction works on site, no spoil or construction materials will be stored within the CEZ. This is to eliminate any damage occurring to any of the protected trees including compaction of the tree roots. Details of the RPA for each tree are outlined in the Tree Survey Spreadsheet, Appendix 3, which is accompanied with a Key and General Comments, Appendix 5, by Barry Holdsworth Ltd. Any encroachment within this protected area will only be with the prior agreement of the Local Planning Authority.

4.3.2. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

4.3.3. All material storage facilities and work areas must consider the effects of sloping ground on the movement of potentially harmful liquid spillages towards or into protected areas.

4.3.4. Mixing and use of concrete around trees - concrete or cementitious (mortar, cement, slurry) washout wastewater is caustic and considered to be corrosive with a pH over 12, these are toxic to trees. It is important that protection is provided to prevent these contaminants coming into contact with exposed roots, so limiting the potential for harm.

It is therefore recommended that an impermeable membrane such as heavy-grade polythene sheeting is available when these construction materials are used during the build.

If space is limited then the mixing will need to be carried out in a bunded area to contain any spillages and runoff. A proprietary mixing tray would suffice where only small quantities are required, but mixing of larger quantities (e.g. requiring a mechanical mixer) would require more

substantial protection, constructed out of timber sheeting and edged 200mm boards, covered in heavy-grade polythene sheeting.

Should piling be required, then prior to pouring, all pile holes will be lined with heavy-grade polythene sheeting to prevent the leaching of concrete into the surrounding soil and contamination of roots.

4.4 Programme of Works
4.4.1. The protective fencing that forms the CEZ will be erected along the lines indicated on the Tree Protection Plan by Barry Holdsworth, together with the ground protection measures as detailed above prior to commencement of any development works on the site. Inspection and approval will be required by the project arboriculturalist prior to works commencing.

4.5 Tree Surgery
4.5.1. Tree surgery is required as stated above in 3.5 Trees effected by Construction and other Tree Works and should be undertaken to BS 3998:2010 Tree work. Recommendations.

4.6 Levels
4.6.1. There are no areas of the site where there are any proposed alterations to soil levels within the RPA of retained trees.

4.7. Cranes, plant and machinery – general provisions.
4.7.1. Contractors' plant used during the build and break-down periods should only be of appropriate size for the operations they are required for, and not larger than is necessary. For excavators, a maximum weight limit of 15 tonnes will apply. Metal tracked equipment of any type is not permitted on site. Wheeled plant or vehicles must be fitted with grassland tyres; lugged tyres can be used on tarmac roads and temporary roadway sections only.

4.7.2. Cranes used should only be of the appropriate size for the operations they are required for, and not larger than is necessary. If, when in their working positions, crane outriggers or stabilisers project beyond the edges of existing or temporary roadways onto unprotected ground within RPAs, the ground beneath their stabiliser pads must be protected by a minimum of two standard (i.e. 8' X 4') sheets of 20mm exterior grade plywood per stabiliser pad.

4.8 Services
4.8.1. The route of the proposed underground services are shown on the Tree Protection Plan as entering the site in the middle of the drive and then entering the house by the front door with a route for the garage splitting off as shown. This will not interfere with any trees and has been approved by the Project Arboriculturalist and shown on a revised Tree Protection Plan.

4.8.2. All routes for overhead services will avoid any trees.

4.8.3. All service providers (Statutory Authorities) will be consulted prior to commencement of works with the aim of minimizing the number of service runs on the site.

4.9 Hard Surface Types & Construction within the Root Protection Area
4.9.1. No construction of footpaths, driveways, non adoptable roads and other hard surfaces are to be undertaken within the RPA of any remaining trees as calculated in accordance with BS 5837:2012 other than those detailed above in 1.5. Trees effected by Construction and other Tree Works.

4.9.2. If new boundary fencing is to be erected within the RPA of any retained trees, it is proposed that the fence posts will be secured by the use of "Met-Posts" or similar design in order to keep the disturbance and damage of the tree roots to a minimum.

4.10 Reporting and Monitoring Procedures
4.10.1. In accordance with item 6.3 of BS 5837:2012, the site and associated development may be requested to be monitored regularly by a competent arboriculturalist to ensure that the arboricultural aspects of the planning permission (e.g. the installation and maintenance of

protective measures and the supervision of specialist working techniques) are implemented. It is not deemed necessary in this instance.

4.10.2. The Council may require regular contact between the Site Manager and the Project Arboriculturalist will allow them to effectively deal with and advise on any tree related problems that may occur during the development process.

4.10.3. Site monitoring is required, see item 4*.11 Site management and supervision* detailing the process involved.

4.11. Site Management and Supervision

4*.11.1. Pre-commencement site meeting:* Before any site works, including site clearance begin, a site meeting between the Site Manager and the Project Arboriculturalist will be held. The purpose of the meeting will be to discuss tree protection measures detailed in this document and agree the monitoring and/or supervision arrangements between the Project Arboriculturalist and the developer using the Site Monitoring and Supervision Schedule, see Appendix 8 Site Monitoring and Supervision Schedule.

4*.11.2. Site management:* It is the responsibility of the main contractor to ensure that the details of this report are known, understood and followed by all site personnel. As part of the site induction, all site personnel who could have an impact on trees, should be briefed on specific tree protection requirements. Copies of the report and plans should be available on site at all times.

4*.11.3. Site monitoring and supervision:* Once the protective fencing and ground boarding (if required) have been erected, the Project Arboriculturalist will visit the site and inspect these tree protection measures. In the event that the specification or location of these items does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made.

Once work begins on site, the Project Arboriculturalist should visit site at an interval agreed at the Pre-commencement site meeting. The interval should be sufficiently flexible to allow the supervision of key works as they occur. The arboricultural consultant's role is to monitor compliance with arboricultural conditions and advising on any tree problems that arise or modifications that become necessary. Following every site visit, a brief report will be sent to the Local Authority Tree Officer and the client/developer using the Arboricultural Consultant Site Monitoring Form, see Appendix 9 Arboricultural Consultant Site Monitoring Form.

Site Photographs

The Ancient Woodland boundary runs across the garden from the Summerhouse in the east

The Ancient Woodland boundary runs across the garden from the Summerhouse in the east to T17 the Oak tree.
The proposed house will be brought back eastwards to be in line with the shrubs shown

Shown are the small Class C trees that are self sown to be removed in the rear garden. T18/19/20

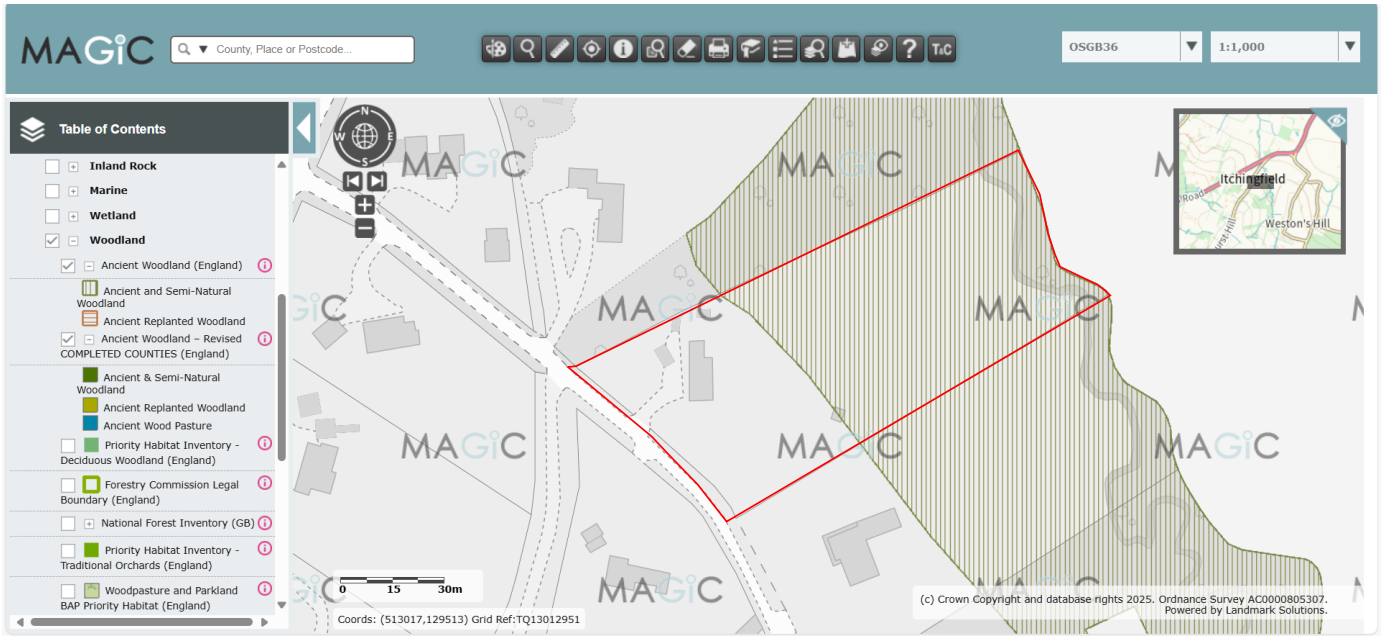
T19 T18

Shown are the cluster of boundary trees that require ground protection in addition the tree protection fencing T9/11/12/13

Two small trees T10/10A to be removed and the vegetation pruned back to allow improved access

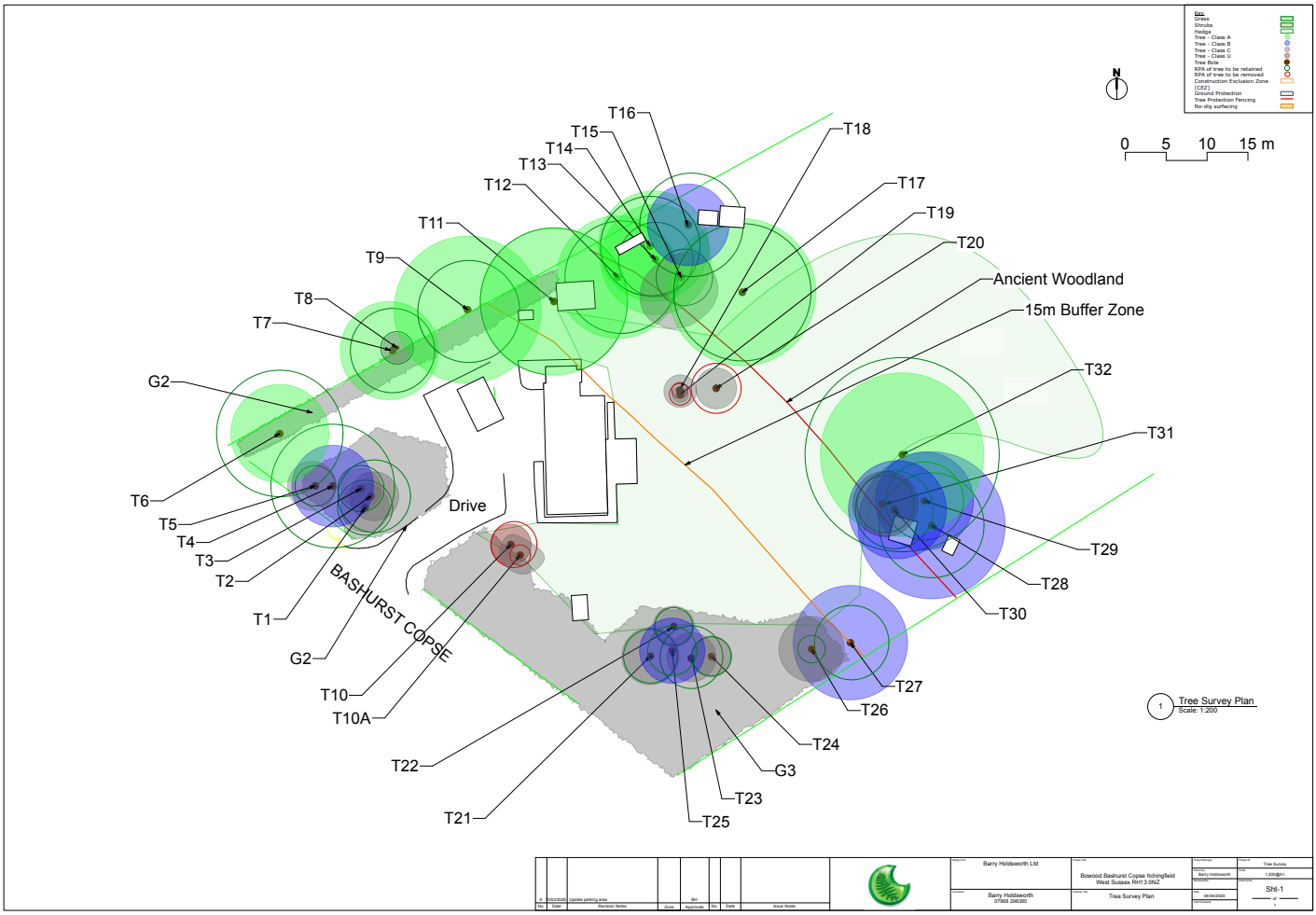
Appendix 1 Magic Map

Bowood: Ancient Woodland designation



Red line boundary indicates the property known as 'Bowood'.

Appendix 2 Tree Survey Plan



Appendix 3 Tree Survey Spreadsheet

Tree Survey Spreadsheet at Bowood, Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

No	Species	Height	Ø at 1.5m	Spread	Crown	Age	Condition and	Removal	ERC	BS	RPA
				NSEW	clearance		Recommendations			Grade	
G1	Holly/Hornbeam/Hazel	8-12	50-120	6.0Ø	1m	SM	Physiological Condition: Fair	N	>10	C2	1.44
	Cherry+Portuguese Laurel						Structural Condition: Fair	CB/CR	B		
	Ash						Public Amenity Value: Low				
	Ilex aquifolium						Inspection Limitations: None				
	Carpinus betulus						Unmanaged screen along roadside				
	Corylus avellana						**Recommend:** Reduce and trim back				
	Prunus lusitanica										
	Prunus laurocerasus										
G2	Cherry+Portuguese Laurel	5-6	50-120	6.0Ø	g/l	SM	Physiological Condition: Fair	N	>10	C2	1.44
	Prunus lusitanica						Structural Condition: Fair	CB/CR	B		
	Prunus laurocerasus						Public Amenity Value: Low				
							Inspection Limitations: None				
							Unmanaged hedge				
							Recommend: Reduce and trim back				
G3	Holly/Yew/Hazel	8-14	50-120	6.0Ø	g/l	SM	Physiological Condition: Fair	N	>10	C2	1.44
	Cherry Laurel						Structural Condition: Fair	CB/CR	B		
	Corylus avellana						Public Amenity Value: Low				
	Ilex aquifolium						Inspection Limitations: None				
	Prunus laurocerasus						Unmanaged screen along roadside				
	Taxus baccata						**Recommend:** Reduce and trim back				
	Prunus lauroceraus										
T1	Cupressus	20	280	6.0Ø	1mS	SM	Physiological Condition: Poor	N	>10	C2	3.36
	× *Cuprocyparis leylandii*						Structural Condition: Fair				
							Public Amenity Value: Low				
							Inspection Limitations: None				
							T1-T3 Cluster of 3 trees planted together with no leaf cover				
							around the lower quarter of each tree				
T2	Cupressus	20	370	6.0Ø	1mS	Y	Physiological Condition: Poor	N	>10	C2	4.44
	× *Cuprocyparis leylandii*						Structural Condition: Fair				
							Public Amenity Value: Low				
							Inspection Limitations: None				
T3	Cupressus	18	235	5.0Ø	1mS	OM	Physiological Condition: Poor	N	>10	C2	2.82

Tree Survey Spreadsheet at Bowood, Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

							Public Amenity Value: Low				
							Inspection Limitations: None				
T4	Oak	20	630	10.0Ø	6mS	M	Physiological Condition: Fair	N	>40	**B2**	7.56
	Quercus robor						Structural Condition: Fair				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
							Poor pruning cuts to allow electricity cables to pass through				
							Large wound 0.5-2.5mNW partially occluded with wound wood				
T5	Portuguese Laurel	9	125+165	6.0Ø	g/l	SM	Physiological Condition: Fair	N	>10	C2	2.48
	Prunus lusitanica						Structural Condition: Fair				
							Public Amenity Value: Low				
							Inspection Limitations: None				
T6	Oak	24	645	18.0Ø	13mN	M	Physiological Condition: Good	N	>40	A2	7.74
	Quercus robor						Structural Condition: Good	S/I	B		
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
							Recommend: Remove ivy				
T7	Hornbeam	25	430	10.0Ø	10mN	M	Physiological Condition: Good	N	>40	A2	5.16
	Carpinus betulus						Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: In neighbouring garden				
T8	Douglas Fir	15	165	3.5Ø	8mS	Y	Physiological Condition: Poor	N	>10	C2	1.98
	Pseudotsuga menziesii						Structural Condition: Poor				
							Public Amenity Value: Low				
							Inspection Limitations: In neighbouring garden				
							Growing hard by T7 - will be unable to grow to full potential				
T9	Hornbeam	25	520	18.0Ø	8mE	M	Physiological Condition: Good	N	>40	A2	6.24
	Carpinus betulus						Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: In neighbouring garden				
							Numerous deadwood and snapped branches				
T10	Hornbeam	22	155+175	5.0Ø	8mE	SM	Physiological Condition: Poor	Y	<10	**U**	2.81
	Carpinus betulus						Structural Condition: Poor	Fell	B		
							Public Amenity Value: Low				
							Inspection Limitations: None				

Tree Survey Spreadsheet at Bowood, Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

							Bifurcates @g/l				
							Recommend: Remove for development				
T10A	Birch	17	105	2/2/3/3	2mW	SM	Physiological Condition: Fair	Y	>10	C2	1.26
	Betula pendula						Structural Condition: Fair	Fell	B		
							Public Amenity Value: Low				
							Inspection Limitations: None				
							Leans 10ºE				
							Recommend: Remove for development				
T11	Hornbeam	24	750	18.0Ø	8mE	M	Physiological Condition: Good	N	>40	A2	9.00
	Carpinus betulus						Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
							Bifurcates @1.5m - co-dominant				
T12	Hornbeam	24	345+135	15.0Ø	8mE	M	Physiological Condition: Good	N	>40	A2	6.88
	Carpinus betulus		240+245				Structural Condition: Good				
			130+200				Public Amenity Value: Moderate				
			260				Inspection Limitations: None				
							m/s from g/l				
T13	Hornbeam	24	355+265	14.0Ø	6mE	M	Physiological Condition: Good	N	>40	A2	4.55
	Carpinus betulus		185				Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
							m/s from g/l				
T14	Hornbeam	24	435+135	14.0Ø	6mE	M	Physiological Condition: Good	N	>40	A2	6.09
	Carpinus betulus		225				Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
							m/s from g/l				
T15	Magnolia	10	250+125	3/6/5/4	3mE	M	Physiological Condition: Fair	N	>10	C2	3.45
	Magnolia × soulangeana		70				Structural Condition: Poor	RD	B		
							Public Amenity Value: Low				
							Inspection Limitations: None				
							Unbalanced canopy due to adjacent trees				
							Recommend: Remove deadwood				
T16	Hornbeam	23	235+270	10.0Ø	5mE	M	Physiological Condition: Good	N	>40	B2	6.33

Tree Survey Spreadsheet at Bowood, Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

	Carpinus betulus		205+330				Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
T17	Oak	25	700	20.0Ø	10mE	M	Physiological Condition: Fair	N	>40	A2	8.4
	Quercus robor						Structural Condition: Fair				
							Public Amenity Value: Moderate				
							Inspection Limitations: In neighbouring garden				
T18	Willow	8	80	4.0Ø	1mN	Y	Physiological Condition: Fair	Y	>10	C2	0.96
	Salix caprea						Structural Condition: Fair	Fell	B		
							Public Amenity Value: Low				
							Inspection Limitations: None				
							Leans 10ºS				
							Recommend: Remove for development				
T19	Birch	8	110	2.0Ø	2mN	Y	Physiological Condition: Fair	Y	>10	C2	1.32
	Betula pendula						Structural Condition: Fair	Fell	B		
							Public Amenity Value: Low				
							Inspection Limitations: None				
							Recommend: Remove for development				
T20	Willow	10	95+150	5.0Ø	8E	Y	Physiological Condition: Fair	Y	>10	C2	3.06
	Salix caprea		85+95				Structural Condition: Fair	Fell	B		
			165+85				Public Amenity Value: Low				
			90				Inspection Limitations: None				
							m/s from g/l				
							Recommend: Remove for development				
T21	Cupressus	20	275	7.0Ø	g/l	EM	Physiological Condition: Fair	N	>10	C2	3.3
	× *Cuprocyparis leylandii*						Structural Condition: Fair				
							Public Amenity Value: Low				
							Inspection Limitations: None				
							Slightly reduced thin canopy				
T22	Portuguese Laurel	2	115x2	5.0Ø	g/l	SM	Physiological Condition: Fair	Y	>10	C2	2.32
	Prunus lusitanica		75x3				Structural Condition: Fair	Fell	B		
							Public Amenity Value: Low				
							Inspection Limitations: None				
							Has been reduced to 2m				
							Recommend: Remove for development				

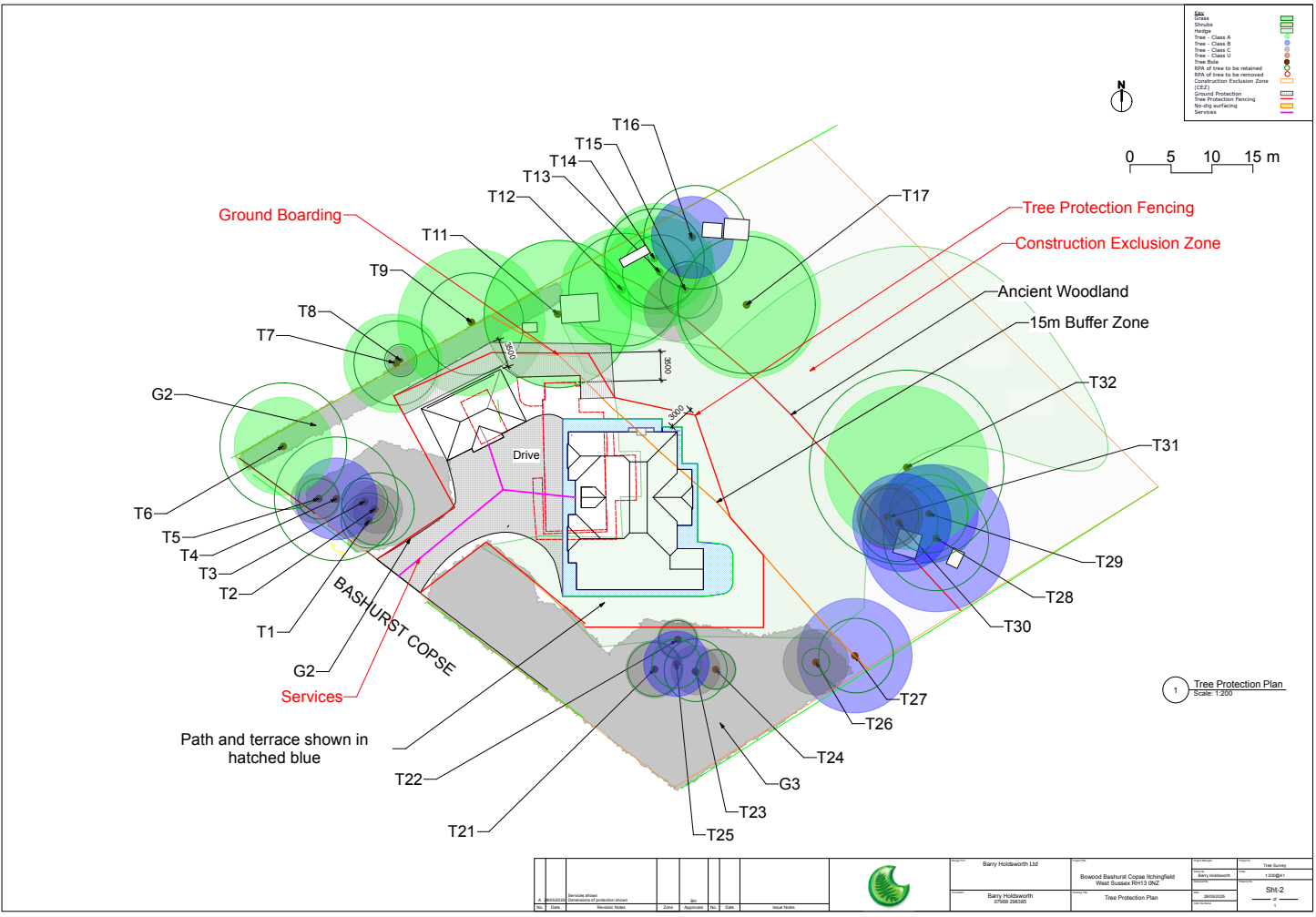
Tree Survey Spreadsheet at Bowood, Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

T23	Birch	18	320	6.0Ø	5mW	M	Physiological Condition: Fair	N	>10	C2	3.84
	Betula pendula						Structural Condition: Fair	R/I	B		
							Public Amenity Value: Low				
							Inspection Limitations: None				
							Recommend: Remove ivy				
T24	Holly	10	200	5.0Ø	g/l	SM	Physiological Condition: Fair	N	>10	C2	2.4
	Ilex aquifolium						Structural Condition: Fair				
							Public Amenity Value: Low				
							Inspection Limitations: None				
T25	Hornbeam	15	250	8.0Ø	6mW	EM	Physiological Condition: Good	N	>20	B2	3.0
	Carpinus betulus						Structural Condition: Good	R/I	B		
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
							Recommend: Remove ivy				
T26	Hornbeam	12	140	8.0Ø	5mW	SM	Physiological Condition: Fair	N	>10	C2	1.68
	Carpinus betulus						Structural Condition: Fair				
							Public Amenity Value: Low				
							Inspection Limitations: None				
T27	Hornbeam	24	360+260	14.0Ø	7mW	M	Physiological Condition: Good	N	>20	B2	4.55
	Carpinus betulus		125+90				Structural Condition: Good				
			140+160				Public Amenity Value: Moderate				
			2x150				Inspection Limitations: None				
T28	Hornbeam	22	260+355	18.0Ø	8mS	M	Physiological Condition: Good	N	>20	B2	6.42
	Carpinus betulus		305				Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
T29	Hornbeam	12	260+135	12.0Ø	8mS	M	Physiological Condition: Good	N	>20	B2	4.77
	Carpinus betulus		130+170				Structural Condition: Good				
			100+50				Public Amenity Value: Moderate				
			210				Inspection Limitations: None				
T30	Hornbeam	12	60+120	8.0Ø	3mS	M	Physiological Condition: Fair	N	<10	U	3.50
	Carpinus betulus		260				Structural Condition: Fair				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				

Tree Survey Spreadsheet at Bowood, Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

T31	Oak	28	990	20.0Ø	12mS	M	Physiological Condition: Good	N	>40	A2	11.88
	Quercus robor						Structural Condition: Good				
							Public Amenity Value: Moderate				
							Inspection Limitations: None				
							Recent surgery to remove limb and deadwood successful				

Appendix 4 Tree Protection Plan



Appendix 5 Key and General Comments

Key and General Comments
This survey was undertaken in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

The survey uses the site survey and plans supplied by Scandia Hus Felcourt Road East Grinstead RH19 2LP. Tree positions are as shown on the survey. Crown dimensions on the plan are indicative and should be taken from the schedule for the purposes of scaling.

The site does not fall within a Conservation Area. There are no existing Tree Preservation Order (TPO) in place.

No internal investigation of any tree was undertaken.

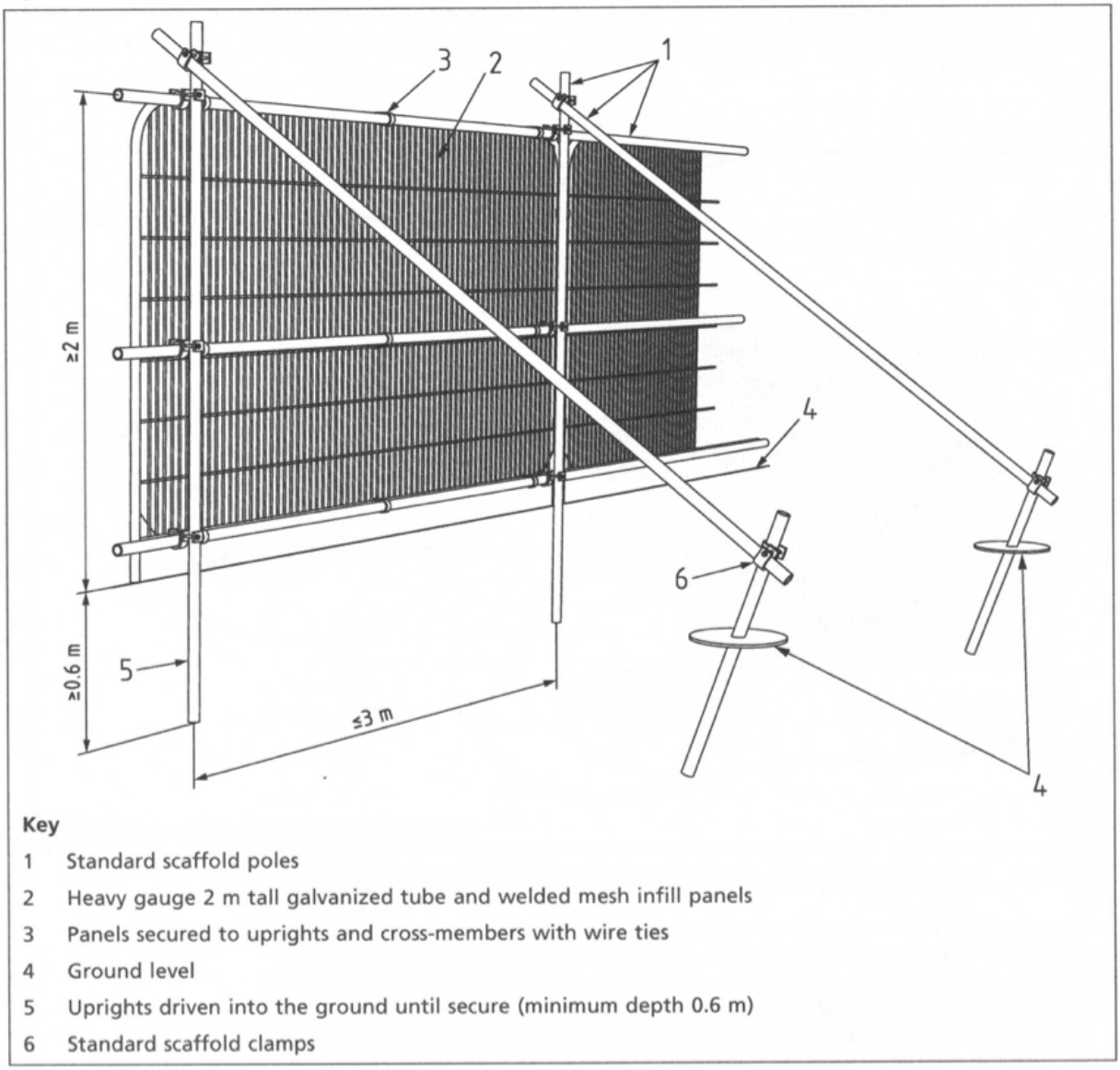
This survey was undertaken on 1st April 2025, the weather conditions were fine and dry.

The details of this survey are based upon the condition of the subject tree/s present on the date of the inspection. Responsibility cannot be held for the subsequent effects of extremes of weather, vandalism or damaging acts either negligent or wilful. Liability cannot be held for any subsequent physical undertaking to the canopy, stem or roots of the tree/s. This survey is valid for a period of two years from the date of the site inspection unless the site conditions change or works unspecified in this report are undertaken.

Item	Abbreviation Description
No.	Sequential reference number of single tree, shown as T and group of trees shown as G
Species	Species listed by common name - botanical name given in Key and General Comment
Height	Height in meters (estimated)
Stem Ø	Trunk Diameter in millimetres, to nearest 10mm, measured at 1.5m above ground level
Spread	Branch spread at the four cardinal points measured in meters, or crown diameter suffixed Ø
Crown Clearance	Height in meters of first significant branch and direction of growth of canopy above ground level
Life Stage	Y-Young, SM-Semi Mature, EM-Early Mature, M-Mature, OM- Over Mature, D-Dead
Condition and Recommendations	Structural condition and record of defects with preliminary management recommendations
ERC	Estimated remaining contribution in years (<10, 10+, 20+, 40+)
RPA	Root Protection Area
BS Grade	British Standard grading of tree A - High Quality, B - Moderate Quality, C - Low Quality, U - Unlikely to live more than 10 years 1- Arboricultural Qualities, 2 - Landscape Qualities, 3 - Cultural/Conservational Value
Bifurcated	Stem divides into two stems
N S E W	Compass Direction Point, may also appear as NE
#	Estimated dimension
g/l	Ground Level
m/s	Multi-stemmed
CB	Cut Back to boundary/clear from structure
CL#	Crown Lift to given height in meters
CT%	Crown Thinning by identified %
CC	Crown Clean (remove deadwood, crossing limbs and hazardous branches)
CR	Crown Reduce by given maximum % (of outermost branch & twig length)
RD	Remove Deadwood
Fell	Fell to ground level
POL	Pollard or Re-Pollard
S/I	Sever ivy
WP	Works Priority: A - Urgent (ASAP) , B - Medium - within 6 months, C - Low - 2-3 years
Monitor	Check / monitor progress of defect(s) at next consultant inspection which should be <18 months in frequented areas and <3 years in areas of more occasional use

Appendix 6 Tree Protection Fence - Default specification for protective barrier

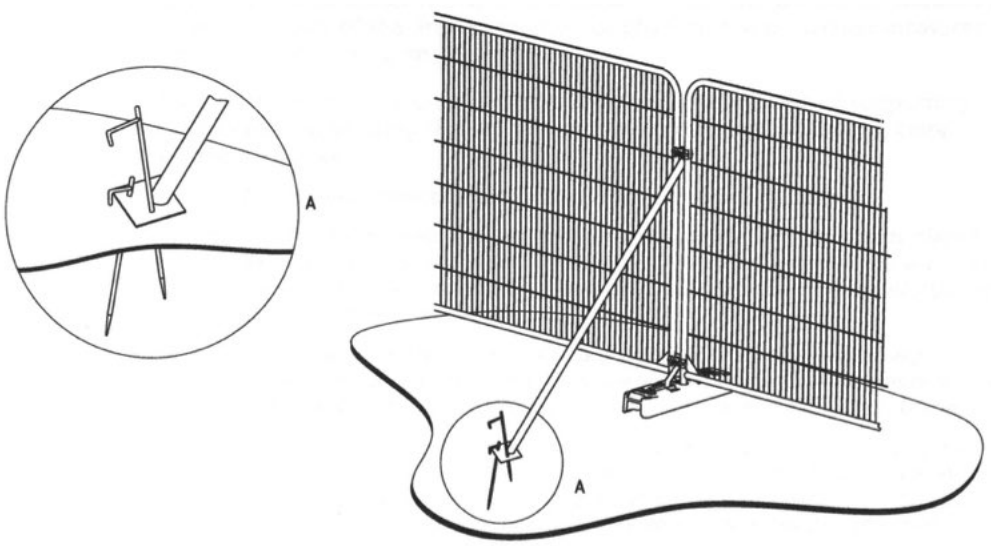
Figure 2 **Default specification for protective barrier**



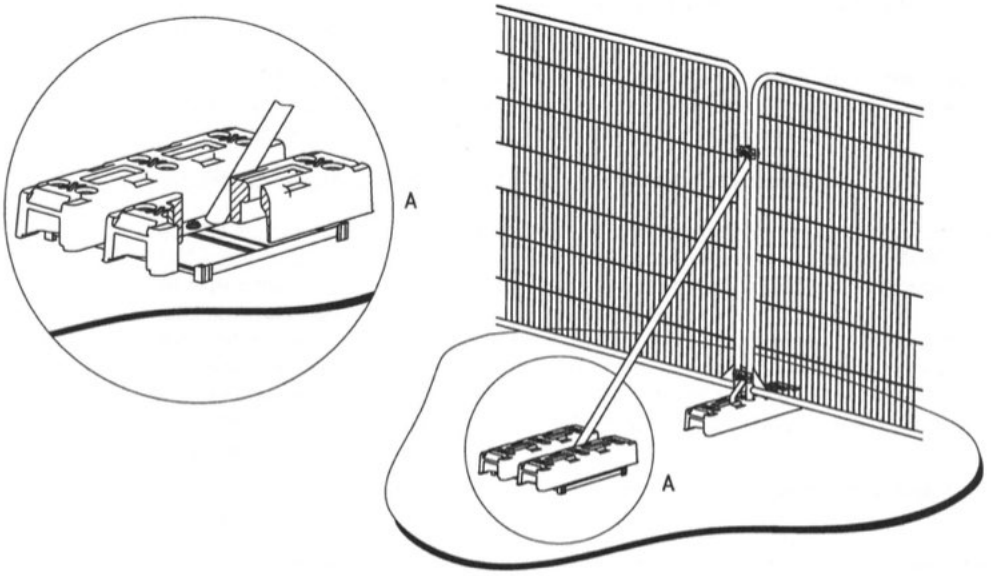
Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized 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

Appendix 7 Tree Protection Fence - Above ground stabilising system



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix 8 Tree Protection Warning Sign

Appendix 9 Site Monitoring and Supervision Schedule

Site Monitoring & Supervision Schedule

Constraints item	Supervision required?	Number of visits expected	Timing of site visits
Tree works operations	Yes / No		Prior to construction
Establishment of construction exclusion zones for retained trees incl. barriers and ground protection and ongoing maintenance of protection	Yes / No		Prior to site clearance and throughout development
Changes in soil levels in close proximity to retained trees	Yes / No		Duringsite clearance phase
Excavation for foundations within RPAs	Yes / No		During construction build phase
Construction of hard surfaces withinRPAs	Yes / No		Post site clearance, during construction
Protection and preventionof damage to retained tree canopies during construction	Yes / No		Post site clearance, During construction phase
Site access for construction vehicles and avoidance of compaction to the RPA of	Yes / No		During construction phase
Excavation of service trenches within RPAsof	Yes / No		During construction phase
Generic construction site constraints: 1. Site hut location 2.Temporary toilets 3.Siting of bonfires 4. Location of contaminant storage and washout	Yes / No		During construction phase
Replacement tree planting conforms with NHBCCh.4.2and planning conditions	Yes /No		Post construction

Appendix 10 Arboricultural Consultant Site Monitoring Form

ARBORICULTURAL CONSULTANT SITE MONITORING FORM

Client contact details:

Site:

Ref:

LPA Tree Officer:

Consultant: Date of inspection:

Accompanied by site manager Site currently active

Previous actions complied with

INSPECTION DETAILS:

Any signs/evidence within the RPA of:

Ground contamination Changed soil levels

Excavations Vehicle movements

Cement washings Material storage

Water run off Ground compaction

Unauthorised tree works

If yes to any of the above provide details:

CONDITION OF FENCING:

Erected according to approved details Protective signs present

Fencing in place/intact Upright poles in ground

Bracing & clamps in place Any signs of breach

ADDITIONAL NOTES including action taken/required:

Date of next inspection:

Copied to client Copied to Site manager Copied to LPA

Appendix 11 Scope of the Report

1.0 Scope of the Report
1.1 The survey has been undertaken in accordance with British Standard 5837:2012 ‘Trees in relation to design, demolition and construction - Recommendations’ and was made in the context of the site’s current usage. The purpose of the survey is to produce base line survey data for trees, identifying constraints and opportunities for sustainable tree cover for the development proposal that this site offers.
1.2 This report comprises the prerequisite information for the planning process recommended in BS 5837:2012 − The production of a Tree Survey, an Arboricultural Impact Assessment, a Tree Protection Plan and an Arboricultural Method Statement, as required.
1.3 The tree locations and canopy spreads are plotted on the Tree Survey and Tree Protection Plans referenced.
1.4 A detailed condition survey or hazard assessment of each tree has not been undertaken. If the condition of a tree was noted to require a more detailed assessment, then that observation is included in the tree survey data spreadsheet.
1.5 The findings within this report have been made on the basis of evidence seen during the site survey. Note that some indications of tree hazard, such as leaf appearance and density, fungal fruiting bodies, and specific pests and diseases, are only visible at specific times of the year.
1.6 This report is valid for two years from the date of inspection. Or, the re-inspection dates given for any tree in the survey schedule. Or, adverse weather conditions e.g. severe gales effect the trees surveyed.
1.7 Trees are protected in law in certain circumstances, such as Tree Preservation Orders (TPO’s), Conservation Areas (CA's) or planning conditions that may affect the site and its trees. Therefore, it is important to check with the relevant Local Authority to ensure that prior permission is not required before tree works are undertaken
1.8 Works to trees can also be regulated because of the risk of harming wildlife which may live on, or around them. Wild birds and bats are protected under the Wildlife and Countryside Act (1981). It is an offence to knowingly disturb their nests or roosts, while works to trees in proximity to badger setts may require a licence.
1.9 Any tree works should be undertaken in accordance with British Standard 3998:2010 ‘Tree work - Recommendations’.

2.0 Survey Method
2.1 Each tree was inspected from ground level, noting only external features and defects. The Visual Tree Assessment (VTA) method was used to carry out the tree survey. VTA is a non-invasive method of examining the health and structural condition of individual trees.
It has become the standard approach for surveying trees. By visually examining a tree, an arboriculturalist can gather information on the condition of its roots, trunk, main branch structure, crown, buds and leaves to make an assessment and draw conclusions about general condition, health and vitality.
2.2 No climbing inspection was made of the crown, no excavation was made of the root system, and no specific decay detection equipment was used.
2.3 The following instruments were available to carry out the inspection:
Diameter tape for measuring tree stem diameters.
Binoculars for the visual inspection of the canopy and scaffold of the tree.
Nikon Forestry Pro Laser Rangefinder.
Nylon headed mallet to sound trees for audible indications of decay.
Steel probe to identify the presence and extent of cavities.
2.4 No soil or tissue samples were collected.
2.5 The following publications have been used to inform this survey, and the recommendations which follow from it:

1. British Standard 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations.’
2. British Standard 3998:2010 ‘Tree work - Recommendations.’
3. ‘Principles of Tree Hazard Assessment and Management’ by David Lonsdale, Forestry Commission, 1999.
4. 3. ‘Diagnosis of Ill-health in Trees’ by R.G. Strouts and T.G. Winter. Forestry Commission, 1994.

5. 4. ‘The Body Language of Trees - A handbook for failure analysis’ by C. Mattheck and H. Breloer, 1994.

Ecology

Ecological factors not present at the time of our or any third party ecological inspections, but found prior to and/or during works can necessitate changes in the project methods, proposed works schedules, timescales and budgets in, order to ensure compliancy with UK law.