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BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY & ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

SIR ROBERTS FARM
GOOSE GREEN
WEST CHILTINGTON
WEST SUSSEX
RH20 2LW

CLIENT: MR. P. ISHERWOOD

APRIL 2025
Ref: AIA/AMS 06670 / 2025 0.2

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Arboricultural ASSOCIATION
Professional Member
MEMBERSHIP NO: PRO 1695

Project:	Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with detached garage.

Prepared by:	Sarah Duckworth
Position:	Arboricultural Consultant
Qualifications:	DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons), LANTRA Professional Tree Inspector

File ref:	AIA/AMS 06670/2025 0.2
Date Issued:	14th April 2025

Report History					
Version	Date	Author	Checked	Comments	Status
0.1	14/04/2025	SCD	HDT		SUPERSEDED
0.2	15/04/2025	SCD	SCD	Client amendments	ISSUE

EXECUTIVE SUMMARY

This report outlines the specific measures that will be taken to ensure the protection and preservation of trees during the proposed demolition of the existing dwelling and the construction of a new four-bedroom barn-style house with a detached garage at Sir Roberts Farm.

The most significant trees in relation to the property are located within a woodland belt along the front of the property and adjacent to the public highway. These trees contribute significantly to the site's green character and help screen the dwelling from public view. The property owner, Mr. Isherwood, is committed to retaining all healthy trees and ensuring they are fully protected throughout the course of the development.

A tree survey has been conducted in accordance with the British Standard BS:5837 – Trees in Relation to Design, Demolition and Construction. Based on the findings, the proposed site layout has been carefully revised to avoid potential conflicts with existing trees. The new dwelling has been repositioned further back from the road, allowing the garage to be located outside the root protection areas (RPAs) of nearby trees. Additionally, the driveway entrance has been adjusted to allow for a no-dig driveway access to be constructed within the RPA of tree T001 (Oak).

This application demonstrates a clear commitment to tree preservation. Trees proposed for removal are classified as low-quality category ‘C’ or ‘U’ specimens — being either small trees with limited amenity value or those with poor structure and a life expectancy of less than ten years. Their removal can be offset by new tree planting within Sir Robert’s Farm.

Provided the guidelines and protective measures outlined in the Arboricultural Method Statement are strictly followed during construction, the development can proceed in full compliance with BS:5837 (2012). From an arboricultural perspective, the application is therefore considered acceptable.

CONTENTS

1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at Sir Roberts Farm, Goose Green, West Chiltington, West Sussex, RH20 2LW.

I have been instructed to survey relevant trees in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the proposed demolition of the existing dwelling and the construction of a new four-bedroom barn-style house with a detached garage at Sir Roberts Farm.

The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

This report also includes a site-specific Arboricultural Method Statement and Tree Protection Plan which details the steps which will be taken to ensure significant trees can be successfully protected and retained during and on completion of the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

A topographical survey is not available for this site. Trees within the tree plan have been plotted by the Tree Surveyor, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact but the plans are a fair representation of their locations in relation to the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 14th April 2025 and will expire on 14h April 2027.

The report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The trees were assessed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available to the adjoining properties.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate.

This assessment will take account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Horsham District Council website that at the time of the survey there are no Tree Preservation Orders on / adjacent to the site.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

CONSERVATION AREA

Sir Roberts Farm is not within a Conservation Area.

ANCIENT WOODLAND

Sir Roberts Farm does not include Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

FELLING LICENCES

Outside of domestic gardens, you must first apply to the Forestry Commission for a felling licence if you want to cut down trees containing more than five cubic metres of wood in any calendar quarter. However, there are exceptions to this rule. For example, you do not need a license to fell trees to fulfil an extant planning consent.

For more information, please refer to the Forestry Commission publication 'Tree Felling – Getting Permission' (updated 2023) which is available to download at:

https://assets.publishing.service.gov.uk/media/64b54e2d0ea2cb000d15e3e5/FC_Tree_Felling_4_July_23_WEB.pdf

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for Sir Roberts Farm is Weald Clay Formation which includes Mudstone.

Weald Clay formation can contain clay and where clay is present the nutrient levels may be higher and the water holding capacity greater. Clay can also give the soil capacity to shrink and swell with changing moisture levels which can lead to property subsidence damage.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

2.4 PLOTTING THE ROOT PROTECTION AREAS (RPAs)

The British Standard 5837 advises that a Root Protection Area (RPA) should initially be plotted as a circle centered on the base of the stem. However, where pre-existing site conditions or other factors exist which indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.

Trees do not tend to root under the adopted highway where the compacted, dry and anaerobic conditions are not conducive to healthy tree root growth. Roots are likely to be deflected and run parallel adjacent to the highway. Within the Tree Protection Plan, the RPAs of trees adjacent to the public highway have therefore been plotted as polygons, offset away from the highway in order to achieve a more accurate representation of the likely distribution of tree roots.

Photo 1 - Google Streetview image of trees along the frontage adjacent to the public highway

2.5 TREES APPRAISAL

Number of individual trees surveyed:	29
Number of tree groups surveyed:	1
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	11
Number of category 'C' trees / groups:	16
Number of category 'U' trees / groups:	3

Figure 1 - Tree quality summary

The most visually significant trees in relation to the site are within the broad woodland belt running adjacent to the public highway. This treed area includes a number of mature Oaks which have been designated as category 'B' trees which reflects their high visual amenity condition and general good health.

Trees within the site are lower-grade category 'C' and 'U' trees being unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

2.6 TREE WORKS AND REMOVAL

The following tree works are recommended to facilitate the proposed building work.

Ref:	Species	Description	Cat.
T004	Cultivar apple	Dense suckering at base. Hollow stem. Bud density normal.	C2
T005	Cultivar apple	Twin stem. Both trunks hollow. Heavily reduced crown.	C2
T006	Goat willow	Swept stem. Broad crown. Bud density normal. Historic stem wound and decay.	C1
T012	Horse chestnut	Small tree. Cavities and decay present on lower trunk.	U
T013	Fir	Small conifer. Planted former Christmas tree.	C2
T014	Pedunculate oak	Small tree, multi-stem. Offsite.	C2
T015	Silver birch	Significant stem decay. Full crown. Bud density normal.	U
T017	Grey Willow	Dense epicormic growth from lower trunk	C1
T018	Weeping willow	Previously topped around 4-5m. Asymmetrical crown.	C1
T019	Willow	Decayed stem. Ivy clad. Limited live growth.	U
T020	Blackthorn	Multi-stem large shrub / small tree.	
T021	Common hawthorn	Multi-stem small tree. Buds sparse. Tree lacks vitality.	C1

Figure 2 - Schedule for tree removal

None of the trees to be removed have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

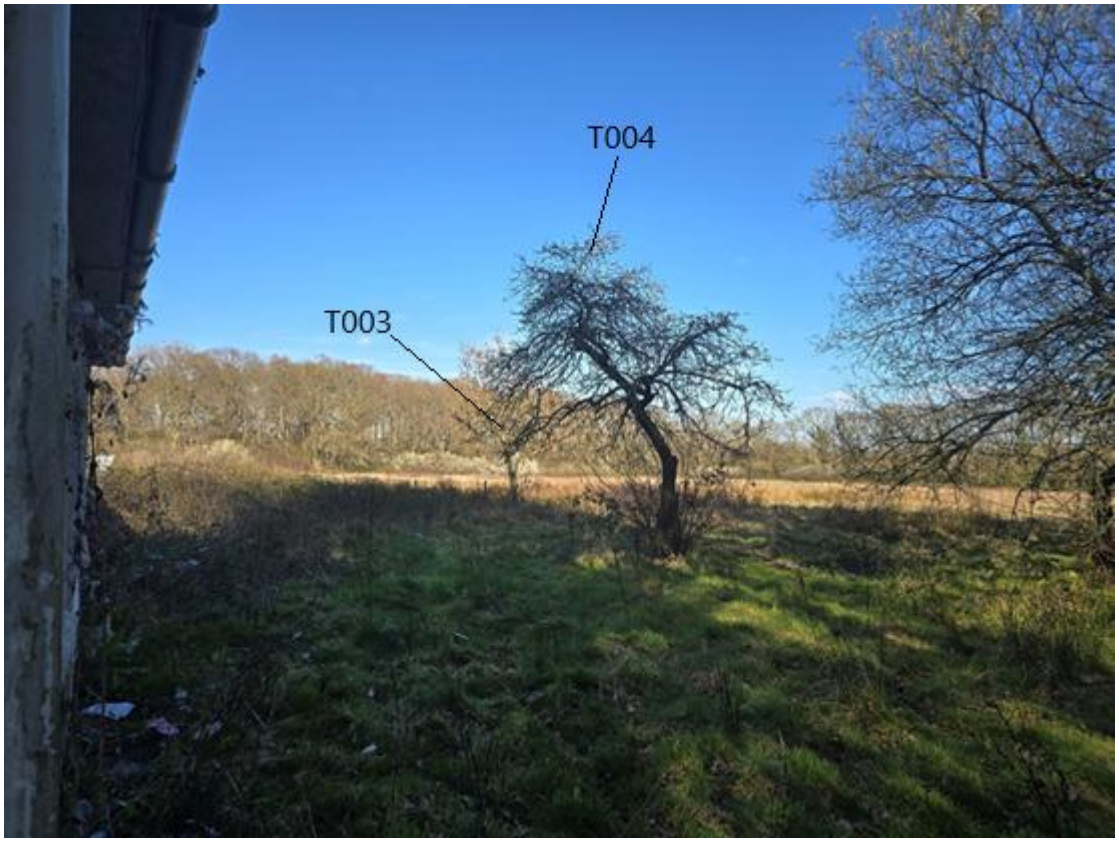


Photo 2 - T003 (Oak) – retained & T004 (Cultivar Apple)


Photo 3 - T005 (Cultivar Apple) - front & T006 (Goat Willow) - behind

Photo 4 – Cavity present on trunk of T012 (Horse Chestnut)

Photo 5 - T013 Fir (Abies)

Photo 6 – Cavities present on trunk of T015 (Silver Birch)

Photo 7 - T017 (Grey Willow)

Photo 8 - T018 & T019 (Willow) & T021 (Hawthorn)

Photo 9 – T020 (Blackthorn)

2.7 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

Following a survey of trees on site in accordance with BS:5837 (2012) the position of the new dwelling and garage and associated areas of hard landscaping have been revised to ensure the proposed new buildings are positioned outside of the Root Protection Areas of all retained trees and that there is a good and sustainable gap between the trees' canopies and the new dwelling to allow for future tree growth.

The new driveway to the dwelling runs along the front of Sir Roberts Farm and within the identified 'offset' root protection areas of several trees.

Ref	Species	BS:5837 Category	New incursion into RPA (m^2)	BS:5837 RPA (m^2)	% New development within RPA
T001	Oak	B1	11	216	5%
T002	Oak	B2	11	216	5%
T007	Oak	B2	807	106	8.2%
T009	Oak	B2	64	284	22.5%
T010	Monterey cypress	C2	18.5	227	8.2%
T023	Oak	C1	17	191	8.9%
T025	Oak	B2	12	186	6.5%
T026	Oak	B2	68	314	21.5%
T027	Oak	B2	49	320	15%
T028	Oak	B2	52	260	20%

Figure 3 – Data for new porous no-dig surfacing within rooting areas of retained trees.

The British standard 5837 ('Trees in relation to design, demolition and construction') (par.7.4.2.3) advises that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

The proposed layout necessitates some encroachment into the 'offset' rooting areas of 10 trees along the frontage. In all cases, this does not exceed 23% of the offset root protection areas of the trees. The new driveway access will be of a porous, no-dig construction to enable tree roots to grow and thrive under the driveway on completion of the landscaping works. The trees are otherwise in good health and are expected to tolerate the driveway without significant detriment to tree health.

2.8 POST DEVELOPMENT SUSTAINABILITY

Revisions to the site layout move the dwelling and garage further from the tree belt. This will ensure that the replacement dwelling, and its residential garden will not be excessively shaded by trees.

The site layout provides a good and sustainable gap between the canopies of the retained trees and the new residential property - with an allowance for future tree growth.

2.9 TREE PROTECTION DURING BUILDING WORKS

Retained trees will be protected during the building work with fit for purpose Tree Protection Barriers in accordance with BS:5837 (2012) and the early installation of the no-dig access driveway to prevent compaction of the ground where trees may be rooting.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework panels will be securely fixed. The British Standard 5837:2012 advises the panels should be welded mesh – 'Heras' style fencing which can resist reasonable vehicle impact.

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated the Construction Exclusion Zone and should be isolated from all activity during work on the site.

2.10 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect to those of the original dwelling and outside of the identified root protection areas of the retained trees.

Soakaways, where required can be constructed 5m north of the new dwelling and outside of the rooting area of all trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.11 CONCLUSIONS

This Arboricultural Impact Assessment demonstrates that careful consideration has been given to the protection and retention of trees growing on and adjacent to Sir Roberts Farm throughout the planning and design process.

The proposed development has been sensitively designed with appropriate adjustments made to the site layout in accordance with BS:5837 (2012) to avoid harm to significant trees and reduce development within the identified root protection areas of the retained trees.

Trees to be removed are low-quality trees with a short life expectancy or limited wider visual amenity value. All significant mature trees including mature Oak trees along the roadside will be retained and protected throughout the building works.

Provided that the measures outlined in the Arboricultural Method Statement are fully implemented, the development can proceed without compromising the health or longevity of retained trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land at Sir Roberts Farm during the demolition of the existing dwelling and the construction of a new four-bedroom barn-style house with a detached garage at Sir Roberts Farm.

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

A site visit will be made by the appointed Arboricultural Consultant once the Tree Protection Barriers are installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection barriers will be emailed to the appointed Planning Officer once it has been erected.

3.3 ON SITE TREE SUPERVISOR

There will be a designated on-site 'tree supervisor,' a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the retained trees.
- Send photos of the Tree Protection Barriers in situ to Horsham District Council to demonstrate compliance with the Tree Protection Measures as approved.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.

- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- Ensure commitment from all parties to the healthy retention of the trees. These details will be passed on to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.
- The appointed On-Site Tree Supervisor will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.4 TREE WORKS

The following tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works	Cat.
T004	Cultivar apple (Malus domestica)	Fell tree and remove stump.	C2
T005	Cultivar apple (Malus domestica)	Fell tree and remove stump.	C2
T006	Goat willow (Salix caprea)	Fell tree and remove stump.	C1
T012	Horse chestnut (Aesculus hippocastanum)	Fell tree and remove stump.	U
T013	Fir (Abies sp.)	Fell tree and remove stump.	C2
T014	Pedunculate oak (Quercus robur)	Fell tree and remove stump.	C2
T015	Silver birch (Betula pendula)	Fell tree and remove stump.	U
T017	Grey willow (Salix cinerea)	Fell tree and remove stump.	C2
T018	Weeping willow (Salix babylonica)	Fell tree and remove stump.	C1
T019	Willow (Salix sp.)	Fell tree and remove stump.	U
T020	Blackthorn (Prunus spinosa)	Fell tree and remove stump.	C1
T021	Common hawthorn (Crataegus monogyna)	Fell tree and remove stump.	C1

Figure 4 - Schedule for tree works

3.5 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.7 TEMPORARY TREE PROTECTION

No work in relation to the permitted building work will be undertaken, including receipt of deliveries, ground excavation, demolition or construction, prior to the Tree Protection Measures being installed as per the Tree Protection Plan.

The Tree Protection Barriers will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – 'Heras' style fencing panels or similar will be securely fixed. (See Appendix I).

The barriers will be located to protect trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Barriers be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed On-Site Tree Supervisor will notify the Tree Officer once the approved Tree Protection Measures are installed on site and 5 days prior to the Tree Protection Measures being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.8 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

3.9 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect to those of the original dwelling and outside of the identified rooting areas of the retained trees.

Soakaways, where required can be constructed 5m north of the new dwelling and outside of the rooting area of all trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

3.10 GENERAL CONSIDERATIONS

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane at the front of the property and well away from the identified Tree Root Protection Areas.

Care will be taken in the planning of deliveries which require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is always maintained.

Materials will be delivered to site regularly in small quantities in order to keep vehicle delivery sizes small and on-site storage to an absolute minimum.

There will be no open fires on site during the building works.

3.11 NO-DIG DRIVEWAY / PARKING CONSTRUCTION

The new no-dig driveway will be installed on completion of all demolition and construction works and will provide residential access to the new dwelling over soft landscaped areas where trees may be rooting.

Existing vegetation within the area of the new hard surfacing can be scraped off by hand or killed off using a systemic 'Glyphosate' based weed killer which when used in accordance with the manufacturer's instructions will not have any long-term detriment on tree roots or reside in the soil post application. Weather conditions should be dry without wind to avoid drift.

Once the ground flora has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days' post herbicide application. Any ruts in the ground will be levelled with a coarse pH neutral sand or clean angular stone.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished driveway surface in order to contain the gravel as per the manufacturer's recommendations.

A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system (minimum 150mm deep) will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

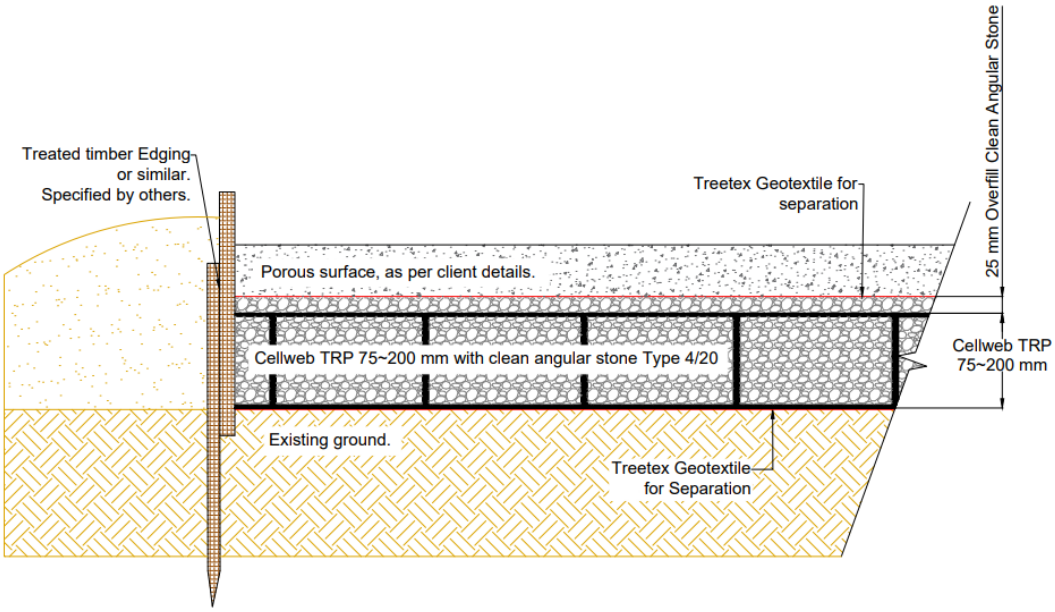


Figure 5 - Indicative no-dig driveway construction using Geosynthetics Cellweb

The open cells will be filled with clean, open graded aggregates with particles between 20mm and 45mm, (no fines) working toward the tree from the furthest point away and using the filled cells as a platform.

Where necessary, following completion of the development, topsoil can be used to grade the edge of the surface to meet the adjacent ground level.

Posts should be sunk to mark the edge of the driveway and prevent vehicles from leaving the driveway when maneuvering.

3.12 LANDSCAPING

The following rules will be followed during all future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees following completion of the development.

- On completion of the building work, new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.

- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

3.13 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement, then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

A. Survey Data
B. Key
C. Cascade Chart for Tree Quality Assessment
D. Tree Data
E. Tree Plans
F. Phasing of works
G. Contacts
H. Tree Protection Barriers Signage
I. Tree Protection Fencing
J. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Monday 31st March 2025 from ground level only.
- The weather conditions were clear. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 29 trees and 1 tree group growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – 'Trees in Relation to Design, Demolition and Construction'.

APPENDIX B - KEY

Ref:	T001 = Tree 1	G001 = Group 1
	A001 = Area 1	W001 = Woodland 1

Species: Common name (Botanical name)

Height: Measured with a clinometer (m) where possible or estimated when part of a group

Stem: Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters

Branch spread: Paced measurements at compass points or with a laser measure.

Crown clearance: Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.

Epics: Lower canopy created by epicormic growth.

Age Class: Newly planted - 3 years following planting.

Young - Tree well established but with juvenile crown form

Young Mature - Tree in first third of usual life expectancy for species

Mature - Tree in second third of usual life expectancy for species

Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.

Veteran - Older than usual for species or with historical/ cultural / ecological value

General Observations: Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.

Estimated Remaining Contribution: Estimated in years - less than 10, 10-20, 20-40, 40+

BS: 5837:2012 category rating: In accordance with the guidelines of the British Standard.

Category 'A' tree (Green)	Category 'C' tree (Grey)
Category 'B' tree (Blue)	Category 'U' tree – Fell (Red)

RPA Area BS:5837 (2012) Root Protection Area calculation in square metres

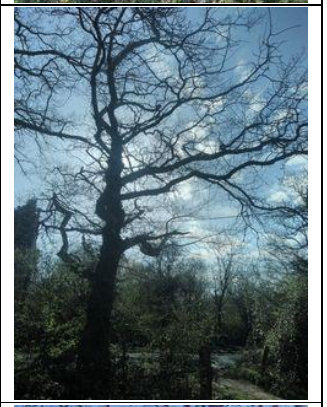
RPA Radius BS:5837 (2012) Root Protection Area calculation circle radius in metres. [1]

[1] The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'*

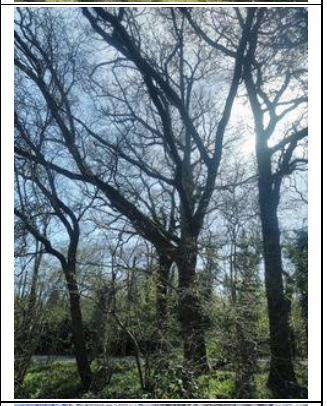
APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and / or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable for retention			
Category 'A' Trees of High Quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue)	Trees, groups, or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category 'B' Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality to merit the category 'A' designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little contribution to the wider locality.	Trees with material conservation or other cultural value.
Category 'C' Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees are present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
G001	Mixed woodland	Group	Height (m): 8 Stem Diam(mm): 300 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:3.5 S:3.5 W:3.5	Woodland understory includes Hazel, Hawthorn and Cherry Laurel. Larger trees plotted as individual specimen trees.	C2	Area: 981 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T001	Pedunculate oak (Quercus robur)	Tree	Height (m): 12 Stem Diam(mm): 690 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7.5 E:6.5 S:3 W:6	Asymmetrical crown. Bark wounds on branches. Deadwood in canopy	B1	Radius: 8.3m. Area: 216 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T002	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 690 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6.5 E:6.5 S:6.5 W:6.5	Ivy clad roadside tree.	B2	Radius: 8.3m. Area: 216 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T003	Pedunculate oak (Quercus robur)	Tree	Height (m): 5.5 Stem Diam(mm): 200 Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2.5	Small tree, no wider amenity value.	C2	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T004	Cultivar apple (Malus domestica)	Tree	Height (m): 5 Stem Diam(mm): 400 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:1.5 S:1.5 W:3	Dense suckering at base. Hollow stem. Bud density normal.	C2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Low	
T005	Cultivar apple (Malus domestica)	Tree	Height (m): 4.5 Stem Diam(mm): 400 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Twin stem. Both trunks hollow. Heavily reduced crown.	C2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Low	

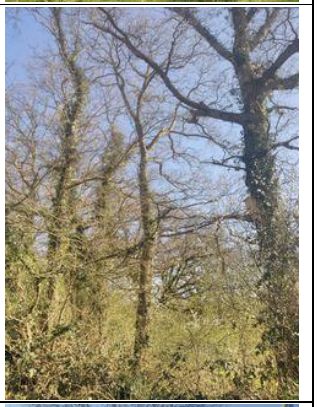
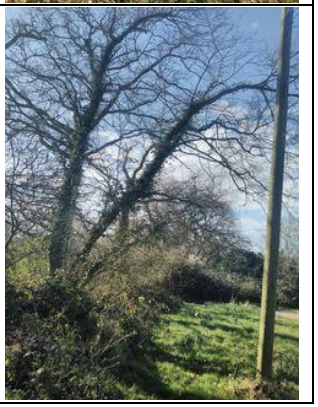
Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T006	Goat willow (Salix caprea)	Tree 3 stems	Height (m): 9 3 stems, avg.(mm): 350 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5.5 E:5 S:5 W:5	Swept stem. Broad crown. Bud density normal. Historic stem wound and decay.	C1	Radius: 7.3m. Area: 167 sq m.	Physiological Condition: Good Structural Condition: Physical Defect Public Amenity Value: Moderate	
T007	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 840 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:11 E:10 S:8 W:3	Deadwood in asymmetrical crown.	B2	Radius: 10.1m. Area: 320 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T008	Pedunculate oak (Quercus robur)	Tree	Height (m): 12 Stem Diam(mm): 320 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:7 S:2 W:0	Slender, ivy clad tree. Leaning trunk to east.	C2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Ivy	

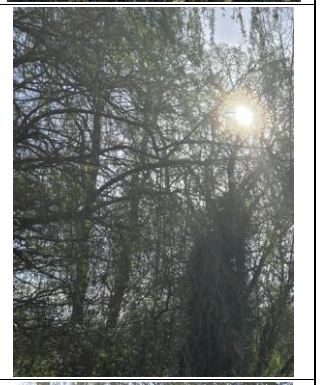
Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T009	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 760 Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 40+ Years	N:8 E:7 S:3 W:8	Deadwood in asymmetrical crown.	B2	Radius: 9.1m. Area: 260 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T010	Monterey cypress (Cupressus macrocarpa)	Tree	Height (m): 16 Stem Diam(mm): 830 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4.5 E:5 S:4.5 W:3	Swept stem. Trunk resumes vertical growth. Limited adapted growth at base. Generally poor form.	C2	Radius: 10.0m. Area: 314 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good	
T011	Goat willow (Salix caprea)	Tree 2 stems	Height (m): 9 2 stems, avg.(mm): 300 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5.5 E:5 S:2 W:2.5	Twin stem from 0.5m.	C2	Radius: 5.1m. Area: 82 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

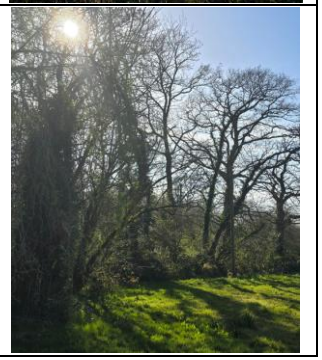
Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T012	Horse chestnut (Aesculus hippocastanum)	Tree	Height (m): 10 Stem Diam(mm): 420 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: <10 years	N:3.5 E:3.5 S:2 W:3	Small tree. Cavities and decay present on lower trunk.	U	Radius: 5.0m. Area: 79 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Moderate	
T013	Fir (Abies sp.)	Tree	Height (m): 4.5 Stem Diam(mm): 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Small conifer. Planted former Christmas tree.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T014	Pedunculate oak (Quercus robur)	Tree	Height (m): 6 Stem Diam(mm): 360 Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3.5 W:3	Small tree, multi-stem. Offsite.	C2	Radius: 4.3m. Area: 58 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T015	Silver birch (Betula pendula)	Tree	Height (m): 12 Stem Diam(mm): 610 Crown Clearance (m): 2 Life Stage: Over Mature Rem. Contrib.: <10 years	N:5.5 E:4.5 S:3 W:4	Significant stem decay. Full crown. Bud density normal.	U	Radius: 7.3m. Area: 167 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Moderate	
T016	Pedunculate oak (Quercus robur)	Tree	Height (m): 11 Stem Diam(mm): 320 Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	N:6 E:4 S:3.5 W:3	Small tree, asymmetrical crown with deadwood in Central canopy.	C1	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Moderate	
T017	Grey willow (Salix cinerea)	Tree	Height (m): 9 Stem Diam(mm): 600 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4.5 E:5 S:4.5 W:4.5	Dense epicormic growth from lower trunk.	C2	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Epicormic growth	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T018	Weeping willow (Salix babylonica)	Tree	Height (m): 9 Stem Diam(mm): 490 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:3 W:3	Previously topped around 4-5m. Asymmetrical crown.	C1	Radius: 5.9m. Area: 109 sq m.	Physiological Condition: Good Structural Condition: Physical Defect Public Amenity Value: Low	
T019	Willow (Salix sp.)	Tree	Height (m): 9 Stem Diam(mm): 680 Crown Clearance (m): 2 Life Stage: Over Mature Rem. Contrib.: <10 years	N:2 E:1 S:1 W:1	Decayed stem. Ivy clad. Limited live growth.	U	Radius: 8.2m. Area: 211 sq m.	Physiological Condition: Good Structural Condition: Physical Defect Public Amenity Value: Low	
T020	Blackthorn (Prunus spinosa)	Tree	Height (m): 3 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Early Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Multi-stem large shrub / small tree.	C1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T021	Common hawthorn (Crataegus monogyna)	Tree 3 stems	Height (m): 3 3 stems, avg.(mm): 150 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:1 S:3 W:2	Multi-stem small tree. Buds sparse. Tree lacks vitality.	C1	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T022	Pedunculate oak (Quercus robur)	Tree	Height (m): 14 Stem Diam(mm): 480 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:4 W:5	Asymmetrical crown.	B1	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T023	Pedunculate oak (Quercus robur)	Tree 2 stems	Height (m): 14 2 stems, avg.(mm): 340 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:8 S:2 W:2	Twin stem from ground level. Swept stem to east. Bud density normal.	C1	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense ivy and vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T024	Pedunculate oak (Quercus robur)	Tree	Height (m): 14 Stem Diam(mm): 450 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:4 S:5 W:1	Ivy clad small tree. Suppressed, asymmetrical crown.	B1	Radius: 5.4m. Area: 92 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy and dense vegetation	
T025	Pedunculate oak (Quercus robur)	Tree 2 stems	Height (m): 16 2 stems, avg.(mm): 560 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:8 E:6 S:5 W:3	Twin stem, ivy-clad roadside tree.	B2	Radius: 9.5m. Area: 284 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy and dense vegetation	
T026	Pedunculate oak (Quercus robur)	Tree 2 stems	Height (m): 16 2 stems, avg.(mm): 500 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:5 S:6 W:3	Twin stem, ivy-clad roadside tree. Deadwood in crown.	B2	Radius: 8.5m. Area: 227 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy and dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Thumbnail image
T027	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 650 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:8.5 E:4 S:6 W:8	Bankside roadside tree.	B2	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T028	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 640 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:8.5 E:8 S:7 W:3	Bankside roadside tree.	B2	Radius: 7.7m. Area: 186 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T029	Pedunculate oak (Quercus robur)	Tree	Height (m): 15 Stem Diam(mm): 560 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:8.5 S:4 W:3	Bankside roadside tree. Suppressed, asymmetrical crown.	B2	Radius: 6.7m. Area: 141 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	

APPENDIX E – TREE PLANS

Attached as separate pdf documents

- Tree Constraints Plan ref: SIR ROBERTS FARM TCP 06670 2025
- Tree Protection Plan ref: SIR ROBERTS FARM TPP 06670 2025

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

TREE WORKS

↓

INSTALLATION TREE PROTECTION FENCING

↓

SITE MEETING TO SIGN OFF TREE PROTECTION FENCING
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)

↓

STAGE 2 (DEMOLITION & CONSTRUCTION)

DEMOLITION OF EXISTING STRUCTURES

↓

TREE PROTECTION MEASURES TO REMAIN RIGID AND INTACT
THROUGHOUT BUILD WORKS

↓

STAGE 3 (POST DEVELOPMENT)

REMOVE TREE PROTECTION MEASURES
NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)

↓

CONSTRUCTION OF NO-DIG ACCESS DRIVEWAY

↓

TREE PLANTING / LANDSCAPING WORKS

APPENDIX G – CONTACTS

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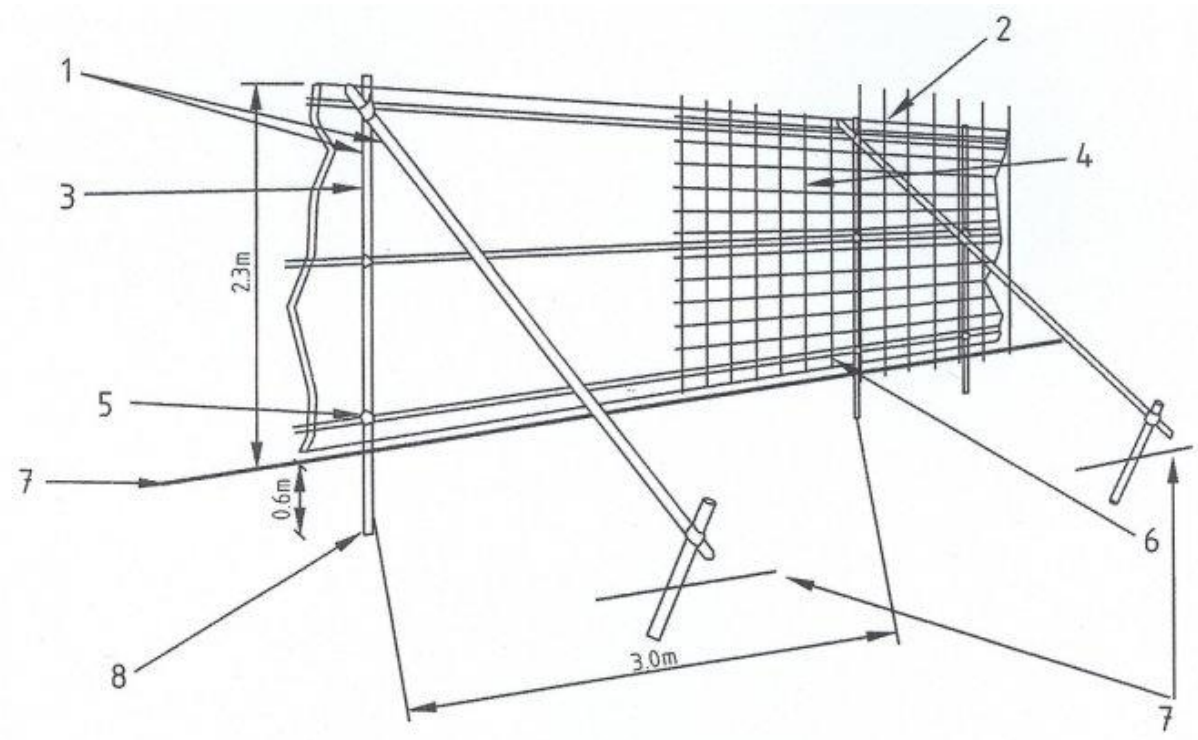
Local Planning Authority
Horsham District Council T: 01403 215100

APPENDIX H - TREE PROTECTION BARRIERS SIGNAGE

APPENDIX I - TREE PROTECTION FENCING



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6m driven into the ground

Figure 2. – Protective fencing for RPA

APPENDIX J - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.