# Tree survey & report

Land to the west of Parsons Field Stables, Pickhurst Lane, Pulborough RH20 1DA

**Report Ref**: B/0595/25

**Client:** Manorwood

**Date:** 24th October 2025

Beechdown Tree Consultancy

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## CONTENTS



**Appendices:**
**1- Tree survey schedule. 2 - Definition of terms. 3 - BS 5837 grading categories. 4 - Tree constraints plan. 5 - Development proposal plan. 6 - Tree protection plan. 7 - Protective barriers. 8- Site visit and arboricultural supervision record. 9 - Arboricultural monitoring.**

## SUMMARY


- The quality of 12 trees within potential influence of proposed development was assessed;
- an arboricultural impact assessment of the proposal was prepared;
- the proposal is implementing a drainage strategy for the site; removing the existing stable block & access drive and changing the close-board boundary fence to post & rail fencing;
- implementation of the strategy does not require the removal of any trees and the overall arboricultural characteristics of the site will remain unchanged;
- precautionary measures will be required to protect the retained trees throughout the development process.


## Details

- Date of survey - 7th October 2025
- Present at survey - Jonathan Rodwell Cert Arb L4(ABC); TechArborA
- Date of report - 24th October 2025

## Contact Details

| | | |
|---|---|---|
| Local Planning Authority | Horsham District Council | **Tel** – 01403 215187<br>**Email** – planning@horsham.gov.uk |
| Architects | Manorwood | **Tel** - 01243 201102<br>**Email** – Ben@manorwood.co.uk |

### References


**Roberts, J. Jackson, N. Smith, M.** (2006). *Tree Roots in the Built Environment.* The Stationery Office

**BSI British Standards** (2012) *BS 5837:2012 Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition.* BSI



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24th October 2025

## 1.0 Introduction

1.1 I have received instruction from Ben Kirk BSC (Hons), of Manorwood, to report on arboricultural matters in relation to proposed development at land west of Parsons Field Stables, Pickhurst Lane, Pulborough RH20 1DA.

1.2 The purpose of the instruction was to:

| |
|---|
| • Assess the quality of any trees that could be affected by the proposed work. |
| • Prepare an arboricultural impact assessment evaluating the effects of the proposal. |
| • Prepare a method statement and tree protection plan. |

1.3 The survey was conducted and the report prepared with reference to the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations" and according to good arboricultural practice.

1.4 Contents of the report are exclusively for the use of the client; liability does not extend to any third party without our written consent.

1.5 ***Qualifications and experience*** – I am a qualified arboriculturist and Technician Member of the Arboricultural Association with more than 35 years' experience working with trees. I have a National Certificate in Arboriculture, the ABC Level 4 Certificate in arboriculture and the LANTRA Professional Tree Inspection Certificate along with certificates of training/attendance including arboricultural consultancy & report writing, veteranisation, valuing & managing veteran trees, subsidence investigation, assessment of tree forks, instrumental tree assessment, mortgage reports and risk assessment for commercial arboriculture.

## 2.0 Documents Provided

2.1 Drawings provided by Aegaea:

| | | |
|---|---|---|
| AEG7657 CIV-110 | Proposed drainage layout | 1:100@A1 |

## 3.0 Survey Format

3.1 Trees included in the survey were those with the potential to be affected by the development proposal and with a stem diameter, at 1.5m high, greater than 75mm. The trees were inspected from the ground only and no specialist decay detection was undertaken. Trees were assessed from within the site or from public areas.

3.2 The tree identification numbers used are for the purpose of this report and may not reflect numbering used in previous surveys or inspections.

3.3 Data was recorded digitally; the individual trees plotted via GPS and their positions marked on the 1:500 @ A3 tree constraints plan (Appendix 4).

3.4 A detailed tree survey sheet is shown as Appendix 1 with an explanation of the terms and categories covered as Appendix 2.

3.5 The extent of the survey was limited to collecting sufficient data to inform upon the feasibility of the proposed development, it was not a detailed tree hazard or risk assessment and, unless specified, no guarantee, expressed or implied, can be given regarding the safety of the trees or their suitability for safe long-term retention.

## 4.0 Grading Categories

4.1 The quality of the surveyed trees was assessed and they were categorised to reflect the criteria recommended in Table 1 of BS 5837:2012 as detailed at Appendix 3.

4.2 The following is a breakdown of the number of trees in each BS category.

| | |
|---|---|
| Category U | 3 trees |
| Category A | 0 trees |
| Category B | 6 trees |
| Category C | 3 trees |

## 5.0 Legislation

5.1 ***Tree Preservation Orders & Conservation Areas*** - consultation with the Local Planning Authority (LPA) confirmed that the application site is not within a designated conservation and it is not subject to a tree preservation order, however; woodland to the south of the site at Gerrards Rough is covered by woodland tree preservation order **TPO/0706**.

5.2 ***Ancient Semi-Natural Woodland* (ASNW)** – sections of the TPO woodland at Gerrards Rough are also designated as ASNW and Local Planning Policy – consistent with the National Planning Policy Framework - will refuse planning applications that result in the loss or deterioration of irreplaceable habitats such as ancient woodland or veteran trees.

5.3 ***Wildlife legislation*** – under Part 1 of the Wildlife and Countryside Act (1981), with only a few exceptions, it is an offence to intentionally take, damage or destroy the nest of any wild bird while the nest is in use or being built. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc.) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. Further specialist investigation may be required before undertaking any recommended works.

## 6.0 Development Proposal

6.1 The proposal is for the installation of drainage; including surface water drainage, foul drainage, a geo-cellular attenuation tank, rainwater harvesting tanks, cesspools, a package treatment plant and infrastructure for inspection & maintenance.

6.2 In addition to the proposed works the existing stable block and access drive on the west boundary are to be removed and the close-board fence replaced with post & rail fencing.

## 7.0 Site Description

7.1 The site to the west of Parsons Field includes 2 static homes, with utility buildings and stables set in ground of around 0.6ha.

7.2 The application site is in a rural location and surrounded by a patchwork of open farmland & woodland.

7.3 The British Geological Survey records the site geology as Weald Clay Formation mudstone sedimentary bedrock while the superficial geology is described by the UK Soil Observatory (www.ukso.org) as a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil. No detailed analysis of the soil structure, composition or pH was undertaken and these details should not be relied on for design purposes.

## 8.0 Tree Survey

8.1 The recorded trees were in at the southern end of the narrow belt of woodland on the western boundary – a mix of mature English oak, ash & field maple with an understorey of establishing field maple, hawthorn, hazel, holly and a shrub layer of natural regeneration in a woodland floor of bramble & ivy-cover.

## 9.0 Tree Appraisal

9.1 Details and comments of individual trees and groups are listed in the appended BS 5837 survey schedule detailed at Appendix 1.

## ARBORICULTURAL IMPACT ASSESSMENT

### 10.0 Below Ground Constraints – Root Protection Area (RPA)

10.1 Section 3.7 of BS 5837: 2012 states that – "*The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.* "

10.2 The RPA calculations have been produced using the information gathered from the tree survey and section 4.6.1 of BS 5837:2012. This indicates the RPA in $m^2$ and the minimum required all round radial distances for rooting zone protection and allows a view to be taken as to whether the trees can be retained safely without undue damage to their root systems. The RPA calculations are detailed in the appended tree survey and the initial dimensions marked on the 1:500 @ A3 tree constraints plan (Appendix 4).

10.3 Tree root morphology can be affected by numerous factors; availability of water, aeration, soil type, temperature and structure, compacted or impervious surfaces and proximity to buildings and other structures all affect the way roots develop and although the RPAs are marked on the plan as uniform polygons the actual root systems will be far more irregular. Root mapping or hand excavation under arboricultural supervision could determine whether structural roots or root masses & likely mycorrhizal associations extend beyond the RPAs and require greater protection in relation to construction or whether it may be possible to develop within the RPA without a significant impact on the rooting environment.

10.4 The recorded trees are all growing in unsurfaced ground and with no obvious constraints to root development the nominal RPAs are a reasonable representation.

### 11.0 Comment

11.1 The proposed drainage layout (CIV-100) shows that the majority of the proposed drainage system has no impact on trees, with the drain runs, rainwater harvesting tanks and inspection/maintenance points towards the east of the site.

11.2 The 1:500 @A3 development proposal plan (Appendix 5) shows the revised site layout with the stable block and concrete base removed along with the removed access track & hardstanding in the western half of the site. It also shows relevant sections of the drainage scheme – including the geo-cellular attenuation tank, treatment plant, surface water drainage and

maintenance/inspection points – within potential influence of the recorded trees and RPA.

11.3 It has already been established (Beechdown ref: B/0583/25) that the stable block and access drive constructed on the western boundary may have had a potentially negative impact on the rooting area of woodland edge trees, although signs of decline may not become apparent for some time. Removal of the stable block & concrete base along with the access drive and hardstanding in the western half of the site and reinstating unsurfaced grassland will improve the rooting environment, soil porosity and aeration and ultimately the long-term health of the trees. Demolition and removal of compacted surfaces does have the potential to cause damage so must be carried out as per the method statement and under arboricultural supervision.

11.4 The replacement post and rail fence should use the existing fence posts. I do not think it likely that excavation for the post-holes will have resulted in significant root loss but as they are already *in situ* there is no point in digging additional post holes within the RPA.

11.5 The 1:500 @A3 development proposal plan (Appendix 5) shows that the attenuation tank, treatment plant, maintenance points and the majority of surface water drainage are located outside the RPA but that the section of pipework that flows into the ditch impacts on the RPA of the recorded trees at the southern end of the strip of woodland. Installation of pipework within the RPA must use a trenchless technique i.e. thrust boring or directional drilling.

11.6 Access for construction traffic, delivery of materials and removal of waste will be via the main entrance and revised driveway layout that occupies the eastern half of the site.

11.7 Although beyond the scope of drainage works I noted fungal fruit bodies of *Gymnopus fusipes* between the buttresses of the dead English oak (T11). *G. fusipes* is a wood colonising fungi that can act as a weak parasite on living tissue as well as colonising dead or dysfunctional roots and the lower trunk and potentially leading to failure and collapse. In this case the tree is entirely dead and it is possible that decay of structural roots has reached a point that the tree has become unstable. Further investigation will establish whether the tree can be safely retained.

## 12.0 Conclusion

12.1 With appropriate precautionary measures I consider the proposed development at the site is feasible, in relation to the recorded trees for the following reasons.

- Implementation of the development proposal does not require the removal of any trees so the arboricultural characteristics of the site remain unchanged.

- I do not consider current or future growth of the trees to have a greater impact on the development proposal or to lead to increased pressure for removal or unsympathetic pruning any more for the proposed development than for the existing dwelling and site layout.

- Precautionary measures will prevent damage and adverse effects on the current and long-term health of the retained trees.

## ARBORICULTURAL METHOD STATEMENT

- This method statement sets out the procedures to be followed for general construction practices around trees and more specifically details the procedures and controls required to install drainage pipes within or adjacent to the RPA of retained trees using trenchless installation techniques.

- The objective is to avoid direct excavation within the RPA and minimise disturbance to tree roots and soil structure.

- The development process must follow a sequence that results in the least risk to the retained trees and with tree protective fencing and exclusion zones in place as per the tree protection plans (TPP).

- The arboricultural method statement includes the following tree protection plans.

| | | |
|---|---|---|
| **Appendix 6**<br>*tree protection plan* | 1:300@A3 | • Tree protection plan showing position of protective barriers and construction exclusion zones. |

## 13.0 Responsibilities

13.1 **Site manager/main contractor** – responsible for implementing this method statement, ensuring all operatives are briefed and that relevant works are carried out under arboricultural supervision.

13.2 **Project arboriculturalist** – review bore alignment, supervise any excavation near the RPA, advise on required adjustments, document compliance and monitor.

13.3 **Site operatives** – operate boring machinery with care, maintain safe working distances from retained trees and report obstructions including root encounters.

## 14.0 Sequence of Events

14.1 Sequence of events, tree protection and precautionary measures in relation to phases of development.

| | | |
|---|---|---|
| ***Pre-construction*** | Site meeting | Site manager, project arboriculturalist and drainage contractor to review method statement. |
| ***Pre-construction*** | Protective barriers | Project arboriculturalist to mark position of protective barrier forming construction exclusion zones. |
| | Protective barriers | Project arboriculturalist to check position of protective barrier forming construction exclusion zone. |
| ***Construction*** | Supervision | Arboricultural supervision of excavation for entry & reception pits. |
| ***Construction*** | Monitoring | Arboricultural monitoring every two to four weeks of continuous site activity. |

## 15.0 Protective Barriers & Construction Exclusion Zone

15.1 Prior to the commencement of construction work and before any machinery or materials are brought onto the site, protective barriers, marked as **a green broken line** on the tree protection plans (Appendix 6), must be erected, around the vulnerable Root Protection Area (RPA) to create a construction exclusion zone beyond the working area.

15.2 The construction exclusion zone, shown as **light purple shading** on the tree protection plan, will be afforded protection at all times during the development process; strictly no access, excavation, changes in soil levels, construction activities, mixing materials or storage will be allowed.

15.3 The barrier will have weather proof signs attached stating that it is protecting a **construction exclusion zone** and that **no works are permitted** beyond the barrier;

the protective barrier must remain in place for the duration of the development process.

15.4 The protective barriers must be positioned in accordance with the tree protection plans and would typically be constructed as per figure 2 of BS 5837:2012 (shown at Appendix 7) and consist of a vertical and horizontal scaffold framework, well braced to resist impacts with vertical tubes spaced at a maximum interval of 3m and driven securely into the ground and onto which weld mesh panels would be fixed with wire or scaffold clamps. Care should be taken when locating the vertical and bracing poles to avoid roots; if the presence of roots or hard surfaces precludes the use of driven poles, above ground stabilising using struts mounted on a block tray, constructed as per figure 3 b) of BS 5837:2012 may be used.

- ***Construction exclusion zone 1 –*** formed of 7 weld mesh panels positioned between the drainage works and the boundary fence to protect the unsurfaced RPA of recorded trees.
- ***Construction exclusion zone 2 –*** area beyond the fence at the southern end of the site that does not need to be accessed for thrust boring or directional drilling.

## 16.0 Demolition

16.1 Demolition and removal of the stables and concrete pad will be carried out under arboricultural supervision and working from the east, or from within the footprint of the building. Practical measures to manage any risk of damage to the retained trees may include:

- use a top-down pull-back approach to demolition from within the footprint of the building;
- demolition waste to be removed by hand or with machinery sited outside the likely rooting area or positioned on temporary ground protection;
- no excavation or changes to soil level within RPA after demolition;
- 100mm of top soil should be spread by hand if roots exposed on removal of existing hard surfaces;
- appropriate pruning, tying back branches or temporary protection of stems;
- if the demolition is undertaken during the summer months it may be necessary to hose down the trees if there is an accumulation of dust on the foliage.

16.2 Removal of the existing driveway & hard-standing should wait until there is no further need for ground protection during site activity. Where tree roots may be present the removal should be undertaken using hand tools or plant, under

arboricultural supervision, working backwards and using the remaining hardstanding as ground protection.

## 17.0 Thrust Boring/Directional Drilling for Drainage Installation within RPA

17.1 Thrust boring or directional drilling removes the need for open excavation within the RPA by installing pipes beneath the active rooting zone – at least 600mmm below ground level.

17.2 The location of the entry pit will be outside the RPA but the reception pit will be within the RPA at the edge of the ditch. Where the pit impacts on the RPA excavation must be:

- Carried out by hand or air-spade and under arboricultural supervision;
- surface vegetation should be stripped manually;
- should be excavated to the minimum size required;
- careful use of hand tools will avoid bark damage of retained roots;
- carefully remove soil from around roots without tearing or levering;
- exposed roots or fibrous root masses that are to be retained must be immediately covered – with hessian or similar - to prevent drying;
- individual roots less than 25mm diameter that need to be removed will be cleanly severed, with secateurs or a pruning saw;
- the project arboriculturalist will determine whether it is possible to sever roots greater than 25mm diameter.

17.3 Alignment and depth of the bore path must be:

- A minimum of 600mm below ground level;
- follow a straight controlled alignment beneath the RPA to prevent vertical displacement;
- the pilot bore must use a steerable boring head to maintain accuracy;
- real-time monitoring will ensure accuracy and depth are maintained;
- no lubricants will be used unless contained and approved.

17.4 Once the bore is complete the pipe will be installed in one continuous length to avoid unnecessary disturbance.

## 18.0 Additional Precautions

18.1 No storage or mixing of materials to take place within the construction exclusion zone or in the ground protected RPA.

18.2 No storage or mixing of materials will take place in any location where they may leak into the construction exclusion zone or RPA.

18.3 Materials which may contaminate the soil will not be discharged within 10m of the tree stems or mixed in any location where gradients allow contaminants to run towards RPAs.

## 19.0 Supervision and Monitoring

19.1 It will be the responsibility of the main contactor to ensure that any conditions attached to the planning consent are adhered to at all times and that a monitoring regime with regard to tree protection on site is adopted.

19.2 An arboriculturalist should be appointed to monitor tree protection measures and address any arboricultural issues that may arise.

19.3 The project arboriculturalist should mark the positions of the protective barriers and inspect them once erected and prior to site work commencing.

19.4 In addition to any scheduled supervision, regular site visits to inspect the protective barriers may be required. Frequency of the visits is dependent on the progress of the development but should take place every two to four weeks of continuous site activity.

19.5 A copy of a site visit and arboricultural supervision record is shown at Appendix 8.

19.6 A copy of an arboricultural monitoring record is shown at Appendix 9.

19.7 The main contractor will be responsible for ensuring subcontractors comply with the arboricultural method statement and do not undertake any operation that is likely to impact adversely upon any tree on site.

19.8 The main contractor will ensure that the build sequence is appropriate to ensure that no damage occurs to the trees during the development process.

Client: Manorwood
Project: Land to the west of Parsons Field Stables
Survey date: 7th October 2025
Surveyor: Jonathan Rodwell Cert Arb L4(ABC); TechArborA

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## BS5837:2012 Assessment

**Tree ID :** T1 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No
**Species :** English oak *Quercus robur* **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No
**Next Insp :** Not Required
**1st Branch:** 4m; east

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 18 | 1 | 610 | Mature | Good | Good | Fair | Good | B.1 | >40 yrs | 168.4 | 7.32 | Pre Construction | | 2 | 2 | 4 | 3 | 6 | 8 | 5 | 6 |

**Survey Comment :**
**Tree Comment :**

**Tree ID :** T2 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No
**Species :** English oak *Quercus robur* **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No
**Next Insp :** Not Required
**1st Branch:** 4.5m; north

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 17 | 1 | 520 | Mature | Good | Good | Fair | Good | B.1 | >40 yrs | 122.3 | 6.23 | Pre Construction | | 2 | 2 | 3 | 3 | 5 | 3 | 4 | 7 |

**Survey Comment :**
**Tree Comment :**

# BS5837:2012 Assessment

**Tree ID :** T3 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** Field Maple **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Acer campestre*

**Next Insp :** Not Required

**1st Branch:** 0.75m; south

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Eq Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 9 | 2 | 403 | Mature | Good | Good | Fair | Good | B.1.2 | 20 to 40 yrs | 73.5 | 4.83 | Pre Construction | | 0.5 | 0.5 | 0.5 | 0.5 | 4 | 7 | 4 | 3 |

**Survey Comment :**

**Tree Comment :**

**Tree ID :** T4 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** Ash **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Fraxinus excelsior*

**Next Insp :** Not Required

**1st Branch:** 6m; west

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 20 | 1 | 290 | Dead | Poor | Poor | Poor | Dead | U | n/a | 38.1 | 3.48 | Pre Construction | | 7 | 8 | 9 | 7 | 0.5 | 1 | 6 | 2 |

**Survey Comment :** Tree with advanced Chalara dieback symptoms on edge of culvert and leaning over the track.

**Tree Comment :**

**Tree ID :** T5 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** English oak **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Quercus robur*

**Next Insp :** Not Required

**1st Branch:** 7m; west

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 23 | 1 | 610 | Mature | Good | Ivy | Fair | Good | B.1 | >40 yrs | 168.4 | 7.32 | Pre Construction | | 7 | 9 | 9 | 8 | 1.5 | 7 | 10 | 6 |

**Survey Comment :**

**Tree Comment :**

# BS5837:2012 Assessment

**Tree ID :** T6 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** Ash **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Fraxinus excelsior*

**Next Insp :** Not Required

**1st Branch:** 5m; west

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 22 | 1 | 440 | Mature | Fair | Good | Fair | Fair | B.1 | 10 to 20 yrs | 87.6 | 5.28 | Pre Construction | | 15 | 7 | 12 | 5 | 3 | 5 | 4 | 4 |

**Survey Comment :** Larger woodland edge tree in the belt of trees between the track and the field; amongst an understorey of field maple, natural regeneration and a shrub layer of hawthorn, field maple and brambles.

**Tree Comment :**

**Tree ID :** T7 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** Field Maple **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Acer campestre*

**Next Insp :** Not Required

**1st Branch:** 0.5m; north

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Eq Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 10 | 7 | 344 | Mature | Good | Ivy | Fair | Good | C.1.2 | 20 to 40 yrs | 53.5 | 4.12 | Pre Construction | | 0.5 | 0.5 | 0.5 | 0.5 | 3 | 5 | 2.5 | 2 |

**Survey Comment :**

**Tree Comment :**

**Tree ID :** T8 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** Ash **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Fraxinus excelsior*

**Next Insp :** Not Required

**1st Branch:** 9m; east

| Stems | | | | Health | | | | | | RP | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 22 | 1 | 375 | Mature | Poor | Ivy | Fair | Decline | C.1 | <10 yrs | 63.6 | 4.49 | Pre Construction | | 12 | 11 | 14 | 16 | 3 | 4 | 3 | 1.5 |

**Survey Comment :** Physiological decline symptomatic of Chalara dieback.

**Tree Comment :**

# BS5837:2012 Assessment

**Tree ID :** T9 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** Field Maple **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Acer campestre*

**Next Insp :** Not Required

**1st Branch:** 0.5m; south

| Stems | | | | Health | | | | | | RP | | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Eq Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 8 | 2 | 237 | Dead | Poor | Ivy | Poor | Dead | U.3 | n/a | 25.4 | 2.84 | Pre Construction | | 1 | 2 | 0.5 | 2 | 2 | 3 | 1 | 1.5 |

**Survey Comment :** Dead ivy-covered tree at woodland edge.

**Tree Comment :**

**Tree ID :** T10 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** Wild Cherry **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Prunus avium*

**Next Insp :** Not Required

**1st Branch:** 3.5m; east

| Stems | | | | Health | | | | | | RP | | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 10.5 | 1 | 495 | Mature | Fair | Poor | Poor | Fair | C.1.3 | <10 yrs | 110.9 | 5.94 | Pre Construction | | 4 | 3 | 3.5 | 4 | 2 | 3 | 4 | 4 |

**Survey Comment :** Missing bark and exposed dysfunctional wood on the north side of the trunk with live tissue restricted to columns linking with the live sections of the crown.

**Tree Comment :**

**Tree ID :** T11 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No

**Species :** English oak **TPO :** **Inspected :** 07 October 2025 **Cons Area :** No

*Quercus robur*

**Next Insp :** Not Required

**1st Branch:** 2.5m; east

| Stems | | | | Health | | | | | | RP | | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H (m) | No | Ø (mm) | Maturity | Crown | Stem | Basal | Phy Con | Cat | ERC | A (m²) | R (m) | Site Status | Priority | N | E | S | W | N | E | S | W |
| 16.5 | 1 | 590 | Dead | Poor | Ivy | Poor | Dead | U.3 | n/a | 157.5 | 7.08 | Pre Construction | | 6 | 3 | 4 | 6 | 3.5 | 4 | 2.5 | 2 |

**Survey Comment :** Gymnopus fusipes fungal fruit bodies noted between buttresses.

**Tree Comment :**

# BS5837:2012 Assessment

**Tree ID :** T12
**Species :** English oak
*Quercus robur*

**Tag :**
**TPO :**

**Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb
**Inspected :** 07 October 2025
**Next Insp :** Not Required
**1st Branch:** 11m; south-east

**Bats :** No
**Cons Area :** No

| Stems | | | | Health | | | | | | RP | | | | Clearance (m) | | | | Spread (m) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **H (m)** | **No** | **Ø (mm)** | **Maturity** | **Crown** | **Stem** | **Basal** | **Phy Con** | **Cat** | **ERC** | **A (m²)** | **R (m)** | **Site Status** | **Priority** | **N** | **E** | **S** | **W** | **N** | **E** | **S** | **W** |
| 22 | 1 | 710 | Mature | Good | Good | Good | Good | B.1 | >40 yrs | 228.1 | 8.52 | Pre Construction | | 6 | 4 | 6 | 5 | 8 | 7 | 7 | 8 |

**Survey Comment :**

**Tree Comment :**

| | | |
|---|---|---|
| Tree ID/tag - | Identification number and/or tree tag number. | |
| Species - | Common and/or scientific name. | |
| Height (m) - | To the nearest 0.5m below 10m; to the nearest 1m above 10m. | |
| Ø (mm)/No. of stems - | Stem diameter measured at 1.5m or equivalent with reference to Annex C of BS5837:2012. | |
| First branch - | Height above ground level and direction of first significant branch. | |
| Crown spread (m) - | Measured at the cardinal points. | |
| Canopy height/clearance - | Crown clearance in metres above ground level at the cardinal points. | |
| RPA - | Root protection area ($m^2$) and length of radial protection (m). | |
| Age class: | *Young* - | Less than approximately 10 years old. |
| | *Semi-Mature* - | Less than 1/5 of typical life expectancy. |
| | *Mature* - | Between 1/5 and 5/5 of typical life expectancy. |
| | *Over-Mature* - | Tree having reached its maximum life span and declining in health and size. |
| | *Veteran* - | A tree that is of interest biologically, aesthetically or culturally because of its age, size or condition. |
| Structural/physiological condition: | General condition of tree crown, stem and basal area structure and form - assessed as: | |
| | *Good* - | Good form, structure and vitality; no apparent signs of decay, structural weakness, decline in health, pests or diseases. |
| | *Fair* - | Moderate form and structure. |
| | *Poor* - | Poor form or structure; significant decay, structural weakness or decline in vitality. |
| BS 5837 category - | BS grading category detailed at Appendix 3. | |
| ERC - | Estimated remaining contribution. | |

## Trees Unsuitable for Retention

| | |
|---|---|
| ***Category U*** | Trees 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 – shown in dark red on plans. |

## Trees To Be Considered for Retention

| | |
|---|---|
| ***Category A*** | Trees of high quality with an estimated remaining life expectancy of at least 40 years - shown in light green on plans. |
| | *1 - Mainly arboricultural qualities* – trees that are good examples of their species, especially if rare or unusual; or those that are essential components of groups, formal or semi-formal arboricultural features.<br><br>*2 - Mainly landscape qualities* – trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.<br><br>*3 - Mainly cultural values, including conservation* – trees, groups or woodlands of significant conservation, historical, commemorative or other value. |
| ***Category B*** | Trees of moderate quality with an estimated life expectancy of at least 20 years - shown in mid blue on plans. |
| | *1 - Mainly arboricultural qualities* – trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant but remediable defects) to the extent that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the particular quality necessary for category A designation.<br><br>*2 - Mainly landscape qualities* – trees present in numbers, usually growing as groups or woodlands, that attract a higher collective rating than they might as individuals; or groups of trees situated so as to make little visual contribution to the wider locality.<br>*3 - Mainly cultural values, including conservation* – trees with material conservation or other cultural values. |

## Appendix 3 – BS 5837 grading categories

| | |
|---|---|
| ***Category C*** | Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter under 150mm - shown in grey on plans. |
| | *1 - Mainly arboricultural qualities* – unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.<br><br>*2 - Mainly landscape qualities* – trees present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary landscape benefits.<br><br>*3 - Mainly cultural values, including conservation* – trees with no material conservation or other cultural values. |

**Beechdown Tree Consultancy**
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Email - jonathan.rodwell@beechdown.com
Web - www.beechdown.com

**Land west of Parsons Field Stables**
**Appendix 4 - tree constraints plan**

| SCALE : | DATE : | |
|---|---|---|
| 1 : 500 @ A3 | 24/10/2025 | N |

Beechdown ref: B/0595/25
Pickhurst Lane - BS 5837 tree survey/report - October 2025



Track

Bert's Farm

PICKHURST LANE

Dra

**Legend:**

- Site boundary
- Hardstanding & access drive
- Static homes, utility building & stables
- Unrecorded trees

Crown Spread
Root Protection Area
Shading Arc

Category 'A'
Category 'B'
Category 'C'
Category 'U'

0 40m

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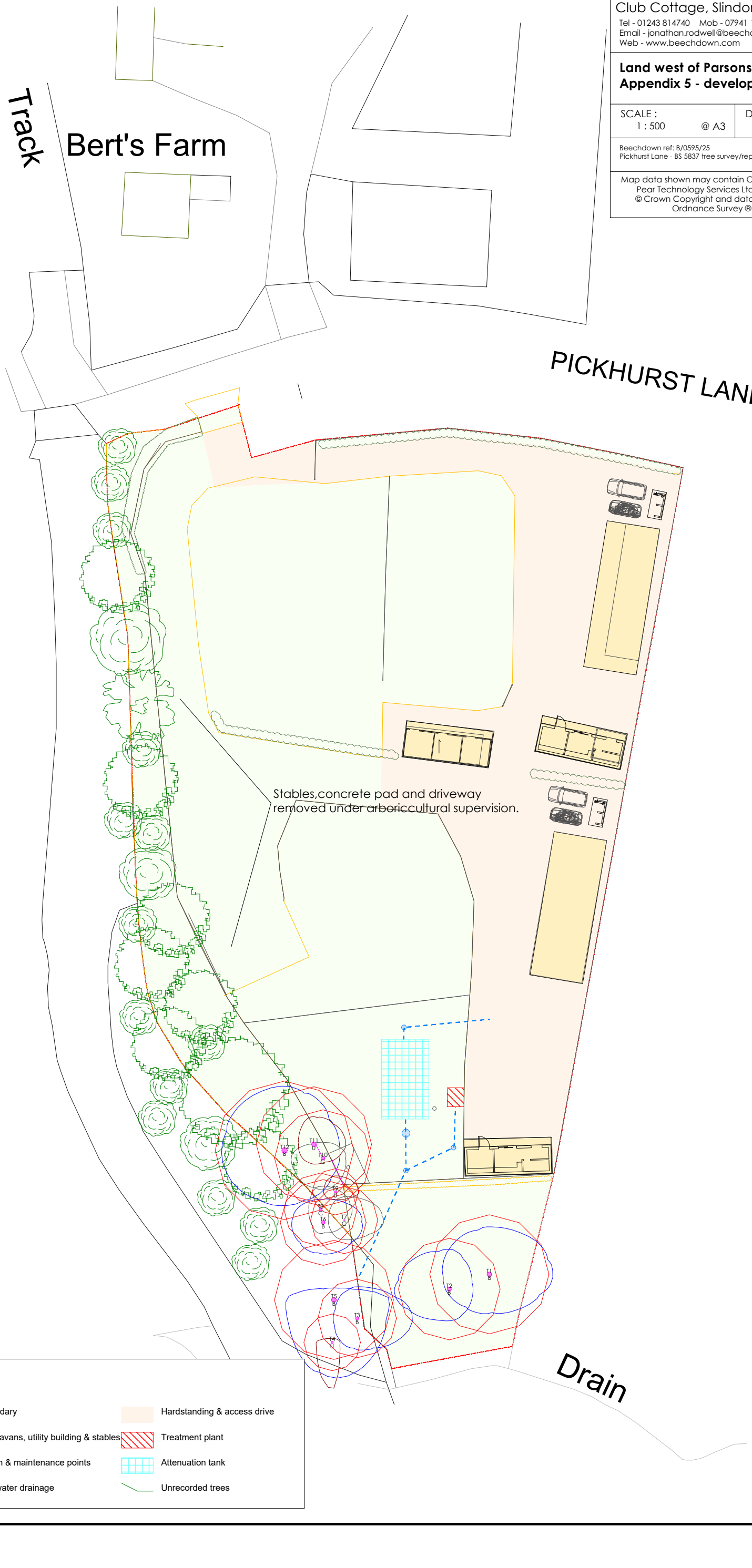
**Land west of Parsons Field Stables**
**Appendix 5 - development proposal plan**

| SCALE : | DATE : | |
|---|---|---|
| 1 : 500 @ A3 | 24/10/2025 | N |

Beechdown ref: B/0595/25
Pickhurst Lane - BS 5837 tree survey/report - October 2025





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## Land west of Parsons Field Stables
## Appendix 6 - tree protection plan

| SCALE : | DATE : | |
|---|---|---|
| 1 : 300 @ A3 | 24/10/2025 | N |

Beechdown ref: B/0595/25
Pickhurst Lane - BS 5837 tree survey/report - October 2025



Construction exclusion zone 1 - strictly no access, storage, mixing materials or construction activity permitted.

Construction exclusion zone 2 - strictly no access, storage, mixing materials or construction activity permitted.

Limited pedestrian access within RPA to link surface water drain with outfall to ditch.

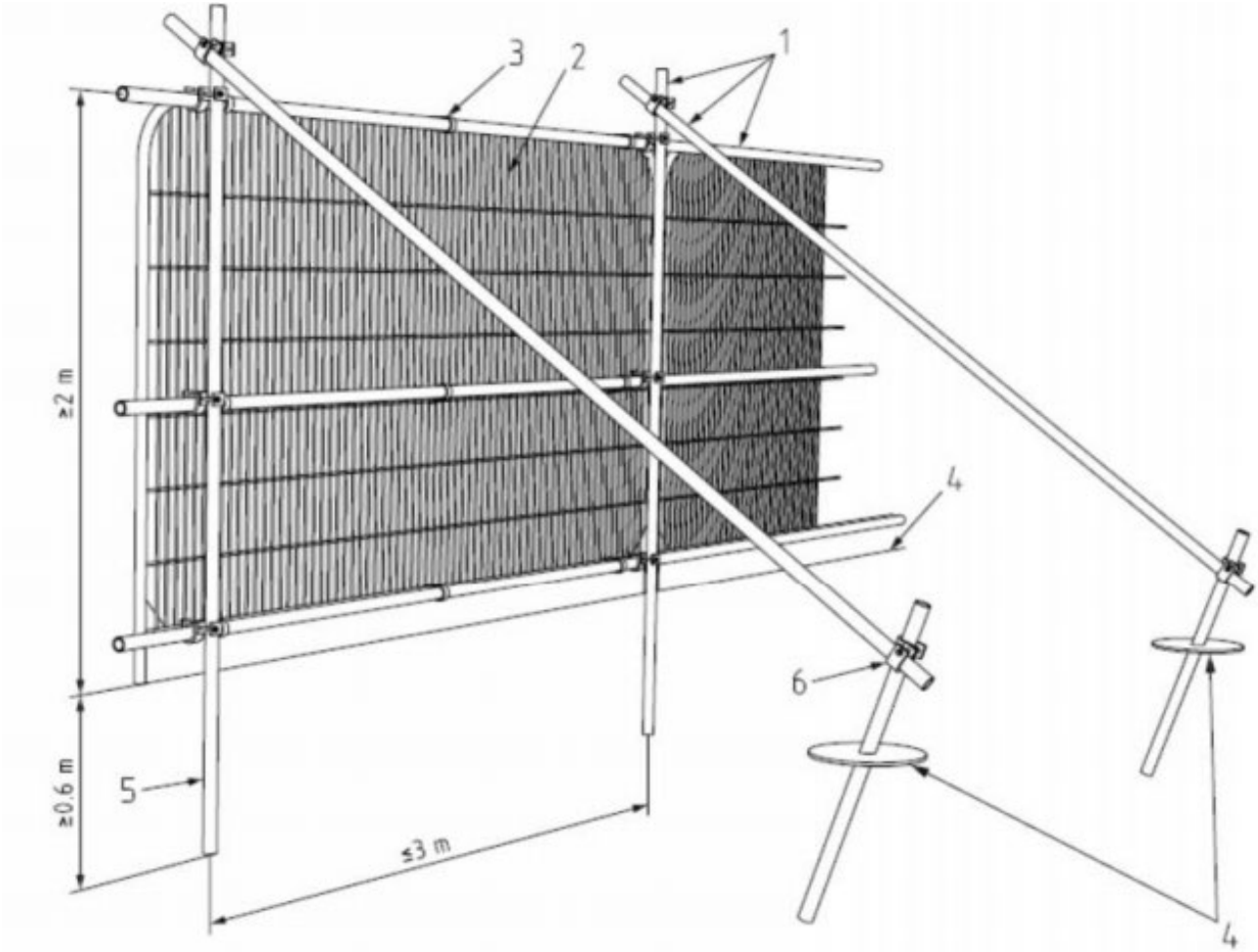
T1 B
T2 B
T3 B
T4 U
T5 B
T6 B
T7 C
T8 C
T9 U
T10 C
T11 U
T12 B

Drain

**Legend:**

- Site boundary
- Hardstanding & access drive
- Treatment plant
- Attenuation tank
- Surface water drainage
- Protective barrier
- Construction exclusion zone
- Static caravans, utility building & stables
- Inspection & maintenance points
- Unrecorded trees
- Combined RPA

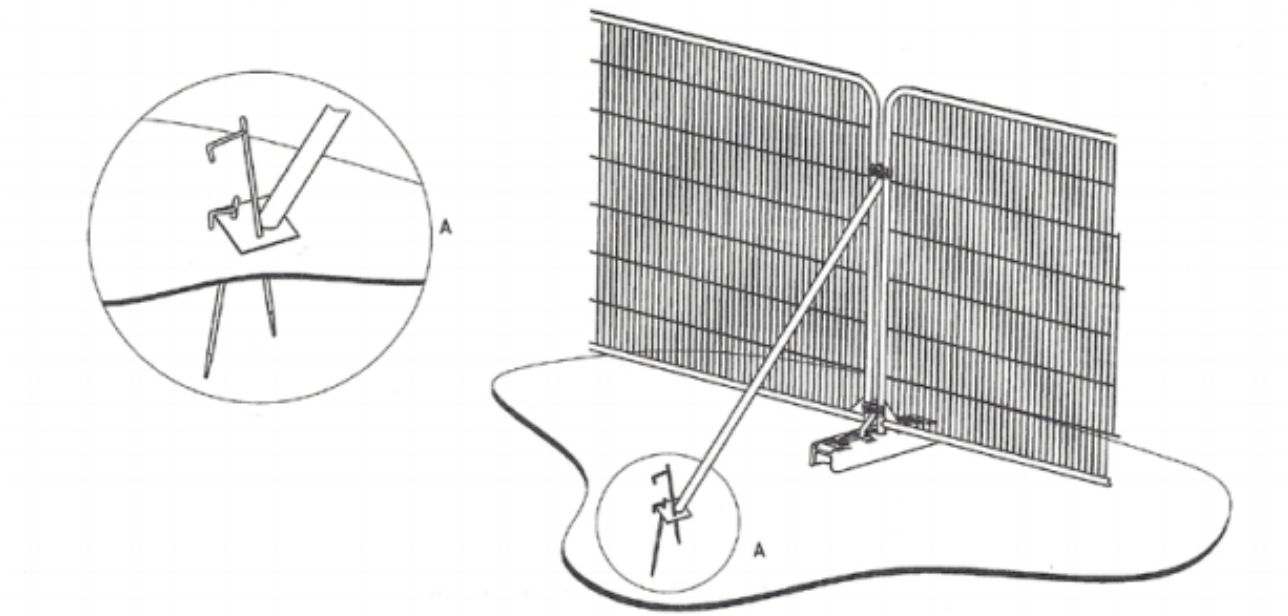
# Appendix 7 – Protective Barrier



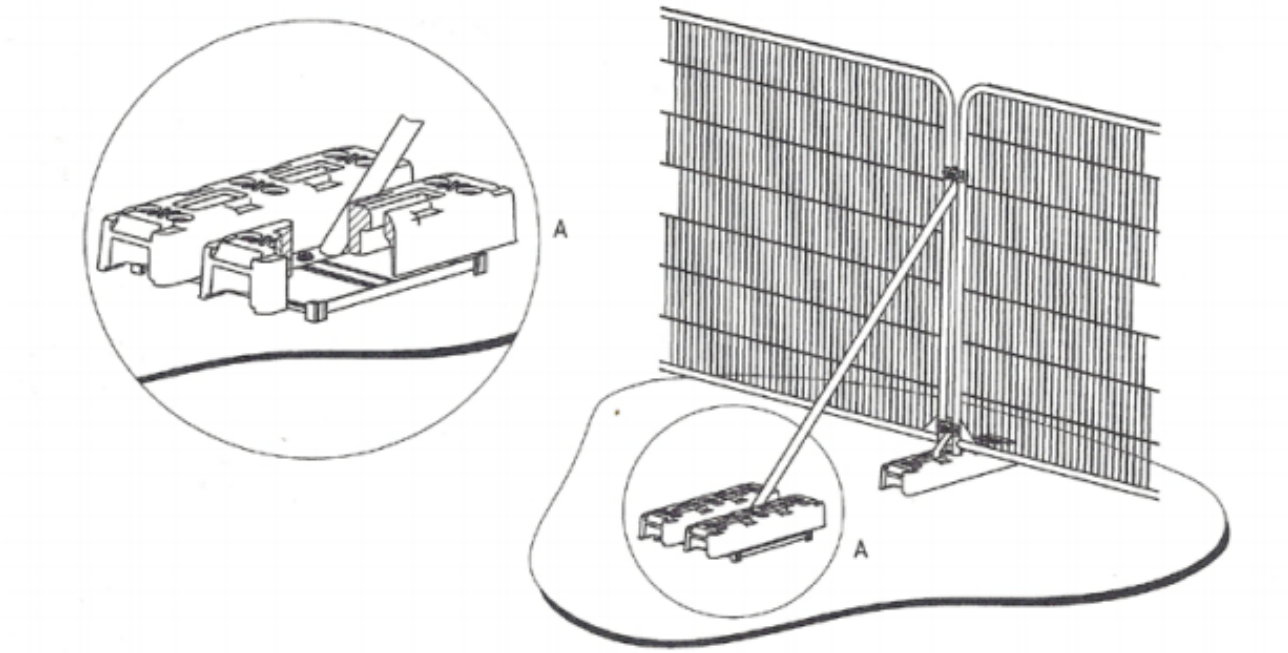

**Key**

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

**Default specification for protective barrier as per Figure 2 of *BS 5837:2012 Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition.* BSI**




a) Stabilizer strut with base plate secured with ground pins




b) Stabilizer strut mounted on block tray

**Examples of above-ground stabilising systems as per Figure 3 of *BS 5837:2012 Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI**

| Client | Address |
|---|---|
| Manorwood | Land to the west of Parsons Field Stables, Pickhurst Lane, Pulborough RH20 1DA. |

| | |
|---|---|
| Local planning authority | Horsham District Council |
| Planning application | - |
| Development | Installation of drainage; including surface water drainage, foul drainage, a geo-cellular attenuation tank, rainwater harvesting tanks, cesspools, a package treatment plant and infrastructure for inspection & maintenance. |

| Stage of development | Action required |
|---|---|
| Pre-construction | Mark position of protective barrier forming construction exclusion zone. |

| | |
|---|---|
| Notes | |

| | |
|---|---|
| Arboriculturalist | |
| Signed | |
| Date | |

***NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER***

| Client | Address |
|---|---|
| Manorwood | Land to the west of Parsons Field Stables, Pickhurst Lane, Pulborough RH20 1DA. |

| | |
|---|---|
| Local planning authority | Horsham District Council |
| Planning application | - |
| Development | Installation of drainage; including surface water drainage, foul drainage, a geo-cellular attenuation tank, rainwater harvesting tanks, cesspools, a package treatment plant and infrastructure for inspection & maintenance. |

| Stage of development | Action required |
|---|---|
| Pre-construction | Check position of protective barrier forming construction exclusion zone. |

| | |
|---|---|
| Notes | |

| | |
|---|---|
| Arboriculturalist | |
| Signed | |
| Date | |

***NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER***

| Client | Address |
|---|---|
| Manorwood | Land to the west of Parsons Field Stables, Pickhurst Lane, Pulborough RH20 1DA. |

| | |
|---|---|
| Local planning authority | Horsham District Council |
| Planning application | - |
| Development | Installation of drainage; including surface water drainage, foul drainage, a geo-cellular attenuation tank, rainwater harvesting tanks, cesspools, a package treatment plant and infrastructure for inspection & maintenance. |

| Stage of development | Action required |
|---|---|
| Demolition | Supervise removal of stable block, concrete pad and access drive/hardstanding |

| | |
|---|---|
| Notes | |

| | |
|---|---|
| Arboriculturalist | |
| Signed | |
| Date | |

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| Client | Address |
|---|---|
| Manorwood | Land to the west of Parsons Field Stables, Pickhurst Lane, Pulborough RH20 1DA. |

| | |
|---|---|
| Local planning authority | Horsham District Council |
| Planning application | - |
| Development | Installation of drainage; including surface water drainage, foul drainage, a geo-cellular attenuation tank, rainwater harvesting tanks, cesspools, a package treatment plant and infrastructure for inspection & maintenance. |

| Stage of development | Action required |
|---|---|
| Drainage | Review bore alignment, supervise any excavation near the RPA, advise on required adjustments. |

| | |
|---|---|
| Notes | |

| | |
|---|---|
| Arboriculturalist | |
| Signed | |
| Date | |

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| Client | Address |
|---|---|
| Manorwood | Land to the west of Parsons Field Stables, Pickhurst Lane, Pulborough RH20 1DA. |

| | |
|---|---|
| Local planning authority | Horsham District Council |
| Planning application | - |
| Development | Installation of drainage; including surface water drainage, foul drainage, a geo-cellular attenuation tank, rainwater harvesting tanks, cesspools, a package treatment plant and infrastructure for inspection & maintenance. |

| **Area inspected** | **Comments** | **Action required** |
|---|---|---|
| Protective barriers | | |
| Construction exclusion zone | | |
| Site storage/material mixing | | |
| Other | | |
| Additional Comments | | |

| | |
|---|---|
| Arboriculturalist | |
| Signed | |
| Date | |

***NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER***