NASH MANOR INC

NASH MANOR, LOWER NASH, NUTBOURNE LANE,
NUTBOURNE, WEST SUSSEX

Tree Report

November 2025

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	858/LG/NashManor/Arb
Date	November 2025
Client	Nash Manor Inc
Report type	Tree Survey and Arboricultural Impact Assessment
Purpose	Planning submission
Revisions	-
Prepared by	Lucy Monday BSc (Hons), ACIEEM [redacted] Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEnvSc Signed [redacted]

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Contents

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Tree Report

November 2025

1. BACKGROUND

1.1 Environmental Assessment Services Limited has been instructed by Mr L Goossens to undertake a tree survey and prepare an arboricultural impact assessment in relation to the proposed redevelopment of land at Nash Manor in Nutbourne, West Sussex. See Appendix A for Site Location Plan.

1.2 The site comprises land developed for agricultural use including a large barn, yard area, a small store and dilapidated green house. It is proposed to redevelop the site to comprise a single residential dwelling within the footprint of the existing barn, utilising the existing access, and reducing the existing hard standing to provide additional soft landscaping within the calculated root protection area of the existing trees within and adjacent to the site. See Appendix A for the existing and proposed site plans.

2. SURVEY METHODOLOGY & RESULTS

2.1 The tree survey was undertaken on 4 November 2025. We were advised that all trees within the site were to be retained under the proposed scheme for the site, and the assessment be limited to that required for protection measures only.

2.2 All trees within the construction area, and those with roots or branches likely to extend into the development area, with a stem diameter equal to or greater than 75 mm were included in the survey.

2.3 As all trees, regardless of condition, are to be retained, the assessment was limited to measurement of the stem diameter for the calculation of root protection areas to advise on protection measures only. A simple comment on condition (i.e. good or poor) has been made, with note of significant defects but a thorough assessment of condition has not been made in this case. This level of condition assessment is deemed necessary in order to advise on protection measures i.e. trees in an over mature or declining condition are likely to be more vulnerable to changes in site conditions.

2.4 All observations were made from ground level without intrusive investigation. Where access was restricted, observations were made from the closest accessible point. (Estimated results indicated with a preceding #).

2.5 The results of the tree survey are summarised in Table 1 below:

Table 1: Tree Survey Results

Tree No.	Species	Stem diameter, mm	Condition and observations	RPA, m*
T1	Cherry	#400	Good	4.80
T2	Oak	600	Good – immediately adj T3	7.20
T3	Oak	600	Good – immediately adj T2	7.20
T4	Oak	#250	Leaning – impacted by T2 and T3	3.00
T5	Ash	#600	Poor – significant tree works, and situated behind a retaining wall.	7.20
T6	Oak	400	Good	4.80
T7	Cherry	350	Good	4.20
T8	Holly	300	Good	3.60

*radius of nominal circle

3. TREE CONSTRAINTS

3.1 There are two principal types of constraints:

Below-ground constraints

- Notably the root protection area (RPA) of the tree. This is defined in BS 5837:2012 as a circle around the tree stem with a radius 12 x the stem diameter. For trees with multiple stems, the stem diameter is calculated by one of two methods and in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D.

- Other considerations are the influence of tree roots on moisture levels in clay soils, which may exacerbate building settlement risk.

Above-ground constraints

- Proximity of trees to structures resulting in potential damage to both the tree and structure by whipping branches, limbs or trees falling.

- Obstruction of daylight and sunlight within the areas where their shade is cast. For deciduous trees, the obstruction will be most significant when the tree is in leaf. The zone affected by shade is normally considered as the height of the tree projected horizontally from the stem over the arc from northwest to east (Section 5.2.2. BS 5837:2012). The amount of shade will depend on the species, condition and the density of foliage. Any such considerations should include an allowance for probable future growth.

3.2 The calculated root protection area for all trees within and adjacent to the construction zone are provided in Table 1 (section 2) above, and shown on the Tree Constraints Plan in Appendix B.

4. ARBORICULTURAL IMPACT ASSESSMENT

4.1 Tree Preservation Orders

Horsham District Council's online database was accessed on 29 November 2025 regarding Tree Preservation Orders (TPOs) at and within the vicinity of the site. There no trees or groups of trees protected by a TPO at or adjacent to the proposed development area.

4.2 Risk Assessment

An assessment has been made of the potential threats to both trees and property as a result of the proposed development, allowing for future tree growth.

Principal risks to trees

- Damage to limbs during demolition, site clearance and by delivery vehicles etc.
- Compression of the soil within the root protection area of trees within the construction zone as a result of material storage, vehicle movements etc.
- Contamination of the ground and/or water from construction activities e.g. cement mixing, fires etc.
- Whipping of branches on property.

Potential risks to the development from trees

- Building settlement issues from shrink-swell exacerbated by changes in moisture content of soils due to tree uptake.

The potential risks are assessed and recommendations for the protection of trees as considered appropriate are presented as follows, based on the factors listed above.

4.3 Removal of Trees

The inappropriate retention of trees of poor value or condition can restrict development, incur significant additional costs and/or cause undue anxiety for future site users.

In this case, it is proposed by the client to retain all trees, however, based on observations made on site, it is recommended that the condition of T5 be monitored and, should it be deemed that this tree poses a significant risk, action should be implemented as appropriate.

4.4 Crown Spread

The crown spread of all trees within the site is unlikely to be impacted by the proposed development, providing appropriate protection measures are implemented during site clearance and redevelopment.

No access facilitation pruning will be required.

Protection / exclusion fencing required to protect the RPA will also offer suitable crown protection.

4.5 Shading

The majority of trees within the site, and along the site boundaries have reached maturity, at or nearing their ultimate height.

It is not considered that there will be any significant impacts of shading on the property from the trees located on or adjacent to the site.

4.6 Shrink-swell

According to the British Geological Survey 'Geology of Britain' viewer, the site lies on Hythe Formation – sandstone. It is not thought likely that the trees would exacerbate shrink-swell risk in the soil at the site, however, this should be confirmed by those preparing the footings.

4.7 Root Protection Areas

The calculated root protection areas (RPA) of all trees within and adjacent to the construction zone are given in Table 1 (in section 2) above and shown on the Tree Constraints Plan provided in Appendix B.

The calculated RPA of T1, T2, T3, T4, T7 and T8 extends into the existing area of hard standing used for access and storage:

- The existing route of access is to be retained. The existing trees adjacent to the route of access are unlikely to be impacted by the proposed development and future use.

- The area of surfacing within the existing yard area is to be reduced within the RPA of T2, T3 and T4 for the long term benefit of these trees. Protection measures will be required to ensure that harm is not caused in relation to these works.

The calculated RPA of T5 extends into the footprint of both the existing barn and the proposed dwelling, however, T5 is located behind a retaining wall in this area. It is likely that the rooting area of this tree is restricted by the retaining wall, limiting the potential impact of the proposed development on this tree. Further assessment and on-going monitoring of this tree is recommended due to its existing condition.

The RPA of T6 extends into the area of the dilapidated greenhouse which is to be removed as part of the site's redevelopment. Protection measures will be required during removal works to protect this tree. Post development, this area will form part of the dwellings garden area and is to be retained as soft landscaping (lawn).

5. TREE PROTECTION MEASURES

5.1 The existing access and yard hard surfacing to the south of the barn are to be retained and used for all access and storage requirements during the demolition of the existing structures and development of the proposed dwelling. Where the existing hardstanding is used, it is deemed unlikely (subject to crown protection measures given below) that the existing trees will be impacted by the proposed redevelopment of the site. **This assumes that no regrading of the site is proposed and the existing retaining wall is to be retained.**

5.2 No heavy machinery or equipment is to be used to access the area of the dilapidated greenhouse which lies within the root protection area of T6. No ground works are to be undertaken within this area, and vegetation removal is to be undertaken by hand.

5.3 Exclusion fencing is to be installed for the protection of T2 and T3, which will also afford protection to T4. The existing surfacing will afford protection to the rooting area during development, but fencing should be erected to protect the soft landscaping and crown of these trees during development. The exclusion fencing should be erected to encompass the soft landscaping adjacent to the trees main stem and the crown of T2, T3 and T4 within the development site.

- The exclusion fencing is to be erected prior to the commencement of clearance and redevelopment works, and is to exclude all personnel, vehicles, machinery, materials etc from the exclusion zone.

- The exclusion fencing (protective barrier) is to be installed as specified in BS 5837: 2012, see Appendix C *Default specification for protective barrier*. All-weather notices are to be attached to the barriers with the words: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

- No materials, vehicles, fires, washings, concrete mixing or other activities are to encroach into the exclusion area.

5.4 Post construction the existing hardstanding within the yard area is to be removed and replaced with appropriate surfacing for access and parking over a reduced area within the RPA of T1, T2, T3 and T4, as per the proposed site plan provided in Appendix A. The exclusion fencing may be removed at this time in order to complete this work.

5.5 Whilst the replacement of hard surfacing is unlikely to have a significant long-term impact on the trees, due to the presence of existing hard surfacing, protection and considerate construction methods will need to be implemented

to avoid causing damage to the soil structure and roots during the surface replacement works. The following recommendations are made:

a. The soil structure should not be compressed, and the roots should not be cut / damaged. This will require a no-dig solution within the RPAs.

b. The design should not require any excavation into the soil, to include the lowering of levels and/or scraping, other than removal of surface vegetation with hand tools where present.

c. The structure of the hard surfaces should be designed to avoid localised compaction by evenly distributing the loading over the surface width and wheelbase of any vehicles expected to use the hard standing.

d. Where a permeable surface is to be used by vehicles, a geotextile should be used at the base of the construction to avoid damage to the root area. Permeable surfaces can result in soil volume moisture, at or near field capacity for long periods of time. Where there is a risk of waterlogging, appropriate drainage measures should be incorporated. Land drainage within the RPA should avoid damage to the tree and the root structure.

e. Hard surfaces should be resistant to, or tolerant of deformation by tree roots, and should be set back from the stem of the tree and its above ground root buttressing by a minimum of 500 mm to allow for growth and movement.

6. MONITORING

6.1 The condition of all trees within and adjacent to the site should be monitored during and post construction. Should any trees show any sign of declining heath, advice should be sought from an arboriculturist.

6.2 It is recommended that the condition of T5 is closely monitored until its eventual removal. All recommendations regarding safety measures relating to this tree should be implemented due to its size and proximity to the proposed dwelling.

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APPENDIX A

Site Location, Existing and Proposed Site Plans

Existing Site Location Plan - 1:1250

Proposed Block Plan - 1:500

LLOYD HARDEN

Design • Planning • Architecture

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N

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REV	BY	DATE	DETAILS

SCALE @ A1 1:1250/1:500

1:1250 0 12.5m 25m 37.5m 50m 62.5m 75m

1:500 0 5m 10m 15m 20m 25m

CLIENT
Lee Goossons
Nash Farm

PROJECT
Nash Farm - New Build

DRAWN BY	CHECKED BY
LKH	LKH

CONCEPTUAL DRAFT

DRAWING TITLE
Exisiting Site Location & Proposed Block Plan

DATE	DRAWING NUMBER	REVISION
20.03.25	001	-

+44 (0)116 482 9284 www.lloydharden.co.uk

Proposed Site Plan - 1:200

LLOYD HARDEN

Design • Planning • Architecture

N

REV	BY	DATE	DETAILS

SCALE @ A1 1:200

0 2.5m 5m 7.5m 10m 1:200

CLIENT
Lee Goossons
Nash Farm

PROJECT
Nash Farm - New Build

DRAWN BY	CHECKED BY
LKH	LKH

CONCEPTUAL DRAFT

DRAWING TITLE
Proposed Site Plan

DATE	DRAWING NUMBER	REVISION
20.03.25	002	-

+44 (0)116 482 9284 www.lloydharden.co.uk

APPENDIX B

Tree Constraints Plan - Root Protection Area

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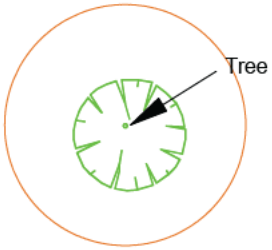
Tree Constraints Plan

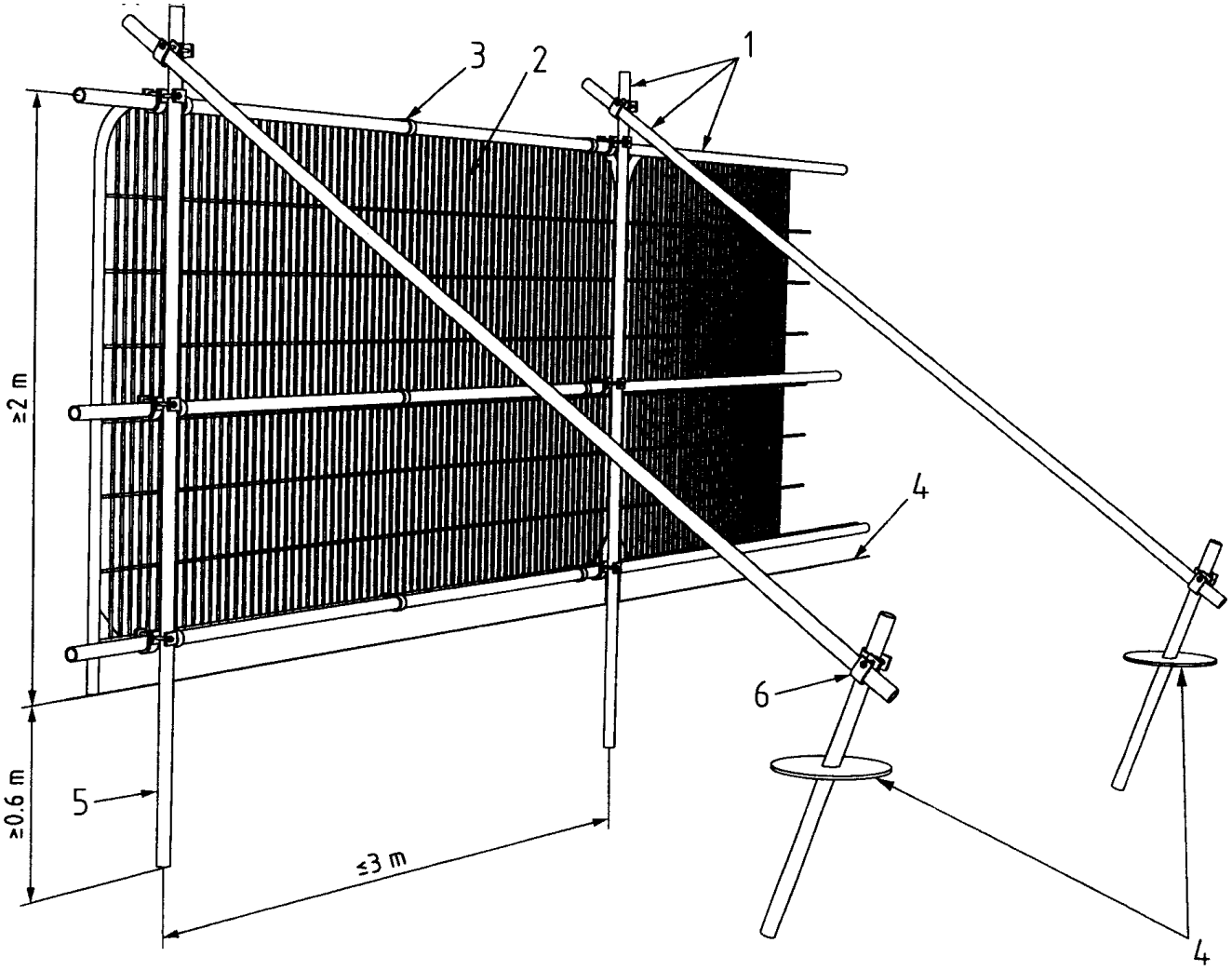
November 2025

KEY:



APPENDIX C

Default specification for protective barrier



Key

1 Standard scaffold poles

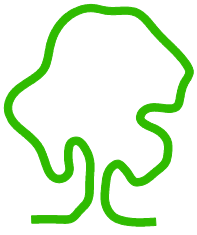
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels

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

4 Ground level

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

6 Standard scaffold clamps



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