MDJ ARBORICULTURAL CONSULTANCY LIMITED

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Arboricultural ASSOCIATION Professional Member

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For the proposed construction of a replacement dwelling at
1 Byne Close, Storrington, West Sussex, RH20 4BS

Prepared For:	Mr S McCue
Local Authority:	Horsham District Council (HDC)
Document reference:	MDJAC-BS25175-AIAPMS-01
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EXECUTIVE SUMMARY

S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr S McCue, the owner of the subject property, 1 Byne Close, Storrington, West Sussex, RH20 4BS.

S2. The proposals comprise the demolition of the existing residential property, and the replacement of a new, enlarged residential property, driveway, associated hard surfacing and landscaping.

S3. This report is intended to be submitted to Horsham District Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

S4. I have consulted the Horsham District Council website's online planning maps, and this suggests that no TPO is in force on the site at the time of writing. Whilst the site is outside of the Storrington Conservation Area, the trees immediately adjacent to it fall within the conservation area boundaries and are therefore afforded statutory protection where their trunk diameters are 75mm or greater at 1.5m above ground level. Trees that are afforded protection in this way are highlighted within the appended tree survey schedule.

S5. The proposed re-development will require the removal of three Scots pine trees (T2-T4). These are trees which collectively form an aerodynamic canopy with other trees to be retained when viewed from Manley's Hill. Accordingly, whilst there will be some alteration to the principal arboricultural features of the site as a result of the tree removals, a continuous green screen will be retained. Post-completion, the landscape proposals seek to implement two replacement Scots pines and at least one prominent ornamental hornbeam.

S6. As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the retained trees, nor will any negative landscape impacts of this nature occur to trees as a result of the proposals.

S7. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.

S8. The juxtaposition between the proposed property and the retained tree stock, particularly the retained pine (T5) is such that it does not pose an unsustainable arboricultural relationship by virtue of the shade cast by the tree, or by the encroachment of branches causing a nuisance. Accordingly, there is unlikely to be any additional pressure to fell or prune the trees following completion of the development.

S9. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr S McCue, the owner of the subject property, 1 Byne Close, Storrington, West Sussex, RH20 4BS.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposals comprise the demolition of the existing residential property, and the replacement of a new, enlarged residential property, driveway, associated hard surfacing and landscaping.

1.3 TERMS OF REFERENCE (TOR)

1.3.1 This report is intended to be submitted to Horsham District Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS5837:2012;
2. To produce a package of documents to enable the design team to produce a site layout that respects the above and below ground constraints associated with the existing tree stock; and
3. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

Appendix 1. The tree survey schedule (ref. MDJAC-BS25175-TSS-01);
Appendix 2. The tree protection plan [demolition phase] (ref. MDJAC-BS25175-TPP-01.1); and
Appendix 3. The tree protection plan [construction phase] (ref. MDJAC-BS25175-TPP-01.2).

1.4 AUTHOR

1.4.1 I am Matthew Jones, the Managing Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited. I have worked exclusively within the arboriculture industry, initially as a climbing arborist, before moving into the role of Foreman.

1.4.2 In 2014, I transitioned into private consultancy, working for a number of established and well-respected companies. During this time, I completed the Bachelor of Science Degree with Honours (RQF Level 6) in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire.

1.4.3 I have been a member of the Arboricultural Association since 2017. I have been a Professional Member (MArborA) since 2020, and in 2025 I was awarded Registered Consultant Status (RCArborA). The Registered Consultant scheme aims to recognise excellence in the field of tree consultancy, and the Arboricultural Association promotes it as establishing the highest level of attainment available within the UK.

1.4.4 I am also an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

1.4.5 I am regularly instructed to carry out appraisals of various sizes of tree stocks in relation to development, health and safety considerations, and the potential impact of trees on the built environment; and I am required to provide considered and impartial tree management recommendations as necessary during the course of these instructions.

2 PLANNING CONTEXT AND LEGISLATION

2.1 NATIONAL PLANNING GUIDANCE

The National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) (February 2025) sets out the principles against which LPAs should determine planning applications.

2.1.2 Section 12 'Achieving well-designed places' states at paragraph 136:

> *'136. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'*

2.1.3 Section 15 'conserving and enhancing the natural environment' also states at paragraph 187:

> *'187. Planning policies and decisions should contribute to and enhance the natural and local environment by:*

(b). recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

2.1.4 Furthermore, Paragraph 193 states:

'193. When determining planning applications, local planning authorities should apply the following principles:

(c). Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

2.2 LOCAL PLANNING POLICY

Horsham District Planning Framework

2.2.1 The Horsham District Planning Framework, adopted in November 2015, sets out the specific arboricultural requirements for trees on development sites. The principal policies are set out below in full.

2.2.2 Policy 31 'Green Infrastructure and Biodiversity' states:

'1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

i. Special Protection Area (SPA) and Special Areas of Conservation(SAC)

ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and

ii. That appropriate mitigation and compensation measures are provided.

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.'

2.2.3 Policy 33 'Development Principles' also states:

'In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6. Presume in favour of the retention of existing important landscape and natural features, for example, trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.'

2.3 SUMMARY OF POLICY CONTEXT

2.3.1 The above national and local planning policy requirements must be met in order for the application to be considered as non-detrimental in arboricultural terms. The most prevalent of these requirements are to:

- ensure that trees that make an important contribution to the character and quality of urban environments are retained and protected; and
- ensure that space for replacement tree planting is included within the proposal to enable enhancement of the existing context.

2.4 Tree Preservation Orders (TPOs)

2.4.1 I have consulted the Horsham District Council website's online planning maps[1], and this suggests that no TPO is in force on the site at the time of writing.

2.5 Conservation Areas (CAs)

2.5.1 Whilst the site is outside of the Storrington Conservation Area, the trees immediately adjacent to it fall within the conservation area boundaries and are therefore afforded statutory protection where their trunk diameters are 75mm or greater at 1.5m above ground level. Trees that are afforded protection in this way are highlighted within the appended tree survey schedule.

3 Impact Assessment Methodology

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme, as detailed within this report, is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 Site Assessment

4.1 Site visit and tree inspection

4.1.1 I undertook a site inspection and tree survey on Tuesday, 2 September 2025. Weather conditions at the time were overcast with heavy rain showers, and deciduous trees were in full leaf.

[1] (Horsham District Council, 2025)

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects. The information contained within this document does not constitute a full hazard or risk assessment, and therefore I (MDJ Arboricultural Consultancy Limited) make no guarantee of their stability of safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 2**.

4.2 Description of site

4.2.1 The site is located on the west side of Byne Close. The northern boundary is formed by a shared close board fence which separates the plot from the adjacent plot. The southern boundary abuts a narrow highway verge along Manley's Hill, whilst the western boundary meets the neighbouring plot.

4.2.2 The site is formed by the existing detached bungalow, which lies centrally within a broadly rectangular plot, and a brick, single-car garage is located along the northern boundary. The topography of the site, taken from the provided topographical survey, generally slopes down from north-east to south-west, from circa. 50.5 Above Ordnance Datum (AOD), to 47.75 AOD.

Photograph 1: below left, looking westwards from Byne Close, towards the existing property; and

Photograph 2: below right, looking southwards towards Manley's Hill, showing a group of pine trees in the south-east corner of the plot.

Photograph 3: below left, looking westwards towards the western boundary, showing boundary trees and a small off-site woodland; and

Photograph 4: below right, looking eastwards from the western boundary, showing the sloping topography.

4.3 EXISTING TREE STOCK

4.3.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS5837:2012; justification for the categorisation is provided within the comments for each tree in the tree survey schedule at **Appendix 1**.

4.3.2 None of the surveyed trees have been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.3.3 One Scots pine (T9) has been assessed as category 'A'. These are trees of high quality and an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.3.4 Seven individuals and one group of trees (G1) have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.3.5 The remaining trees have been assessed as category 'C', being of either low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees without conferring any significance to the collective landscape; or those providing low or temporary landscape benefits.

4.4 Principal Arboricultural Features (PAFs)

4.4.1 Veteran trees are automatically assigned PAF status due to their irreplaceable conservation and cultural value. However, there are no such trees on or immediately adjacent to the site.

4.4.2 The tree survey schedule at **Appendix 1** contains ten individuals and one group of trees. Of these, I consider the trees identified below to be the principal arboricultural features (PAFs):

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	Species	Contribution to landscape	BS5837 category
T2	Scots pine	Front garden tree. Slender and largely screened in views from Manley's Hill by the presence of other trees, but with long-term potential.	B1
T3	Scots pine	Front garden tree. Typical of species. Prominent as part of a wider group in views along Byne Close and Manley's Hill and of material amenity value.	B12
T4	Scots pine	Front garden tree. Typical of species. Prominent as part of a wider group in views along Byne Close and Manley's Hill and of material amenity value.	B12
T5	Scots pine	Off-site tree growing on land assumed to be owned and managed by West Sussex County Council. Prominent as part of a wider group of trees in views along Byne Close and Manley's Hill, and of material amenity value.	B12
T6	Scots pine	Off-site tree growing on land assumed to be owned and managed by West Sussex County Council. Prominent as part of a wider group of trees in views along Byne Close and Manley's Hill, and of material amenity value.	B2
T9	Scots pine	Off-site tree. Essential component of the group in which it stands due to large size and prominence along Manley's Hill.	A1

4.4.3 The trees identified above should be treated as the most valuable trees within the context of a proposed re-development of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 Arboricultural Impact Assessment (AIA)

5.1 Trees to be removed

5.1.1 The proposed re-development will require the removal of three individual trees, either because they are located within the footprint of the proposed buildings and areas of hard surfacing, or because the proximity of the proposals to the trees is likely to significantly damage them and increase the likelihood of premature failure or mortality. The proposed tree removals are shown at **Table 3** below.

Table 3: trees to be removed.

Tree no.	TPO no.	Species	Trunk diameter [mm]	Age class	Category
T2	N/A	Scots pine	310	Semi-mature	B1
T3	N/A	Scots pine	380	Semi-mature	B12
T4	N/A	Scots pine	500	Semi-mature	B12

5.1.2 The three pines to be removed collectively form an aerodynamic canopy with the two off-site pines, T5 and T6, to form a single arboricultural feature in views from the surrounding public viewpoints, including along Manley's Hill and at the road junction between Manley's Hill and Meadowside to the south. The trees to be removed are all shorter than the larger of the two off-site trees (T5), but due to the topography of the site, they do appear to be substantially taller from certain viewpoints.

Photograph 5: below left, showing the current prominence of trees T2-T6; and

Photograph 6: below right, annotated to show the approximate volume of collective aerodynamic canopy lost [red hatching] through the removal of trees T2-T4.

5.1.3 Consequently, their removal will result in an initial adverse effect on the character and appearance of the site. However, the trees located along the southern boundary will be retained and protected throughout the construction phase, ensuring that a continuous green backdrop formed by trees T5 and T6 is maintained both during and after development.

5.1.4 Furthermore, a replacement tree planting scheme is proposed as part of the illustrative landscape strategy. This approach prioritises *quality over quantity*, with the introduction of two Heavy Standard Scots pines along the eastern boundary to compensate for the proposed removals. In addition, at least one specimen ornamental hornbeam (*Carpinus betulus* 'Frans Fontaine') will be planted along the southern boundary, where it will mature into an attractive focal feature visible from the public realm. Full details of the proposed planting can be secured through appropriately worded planning conditions, if required.

5.2 TREES TO BE PRUNED

5.2.1 None of the retained trees will require facilitative pruning to implement the scheme. Accordingly, adverse impacts of this nature will be avoided.

5.3 ROOT PROTECTION AREA (RPA) CONFLICTS

5.3.1 Section 4.6 of BS5837:2012 recommends that the RPA of trees initially be plotted as a circle. However, where pre-existing site conditions indicate that rooting may have occurred asymmetrically, a polygon of an equivalent area should be produced, based on a soundly based arboricultural assessment of root distribution.

5.3.2 In this instance, the distribution of tree roots is likely to have been affected by the presence of numerous potential rooting barriers[2,3] such as the footprint of the adopted highway (Manley's Hill), and the existing garage footprint. I have therefore modified the RPAs of the trees affected by such structures to provide a more accurate depiction of likely root distribution.

5.3.3 The modified root protection areas of three trees identified for retention will be impacted by the proposals, as detailed below.

Table 4: RPA conflicts, cause and percentage of total RPA affected.

Tree no.	Species	Cause of incursion	% of total RPA
T1	Leyland cypress	Proposed footpath	1.5%
T5	Scots pine	a) Proposed building foundations b) Proposed driveway c) Proposed footpath	a) 3.6% b) 5.1% c) 5%
T10	Portuguese laurel	Proposed footpath	27%

5.3.4 Section 5.3 of BS5837:2012 recommends that the default position of structures should be outside of the defined RPAs, and further recommends that justification for demolition or construction work abutting or within the RPAs should be provided if the default position cannot be accommodated. The successful retention and protection of retained trees is dependent upon several factors. I have therefore developed a systematic scoring system to aid in the calculation of cumulative impacts within the RPAs of retained trees, based on the following factors:

1. **Distance.** The distance of construction activities from the trunk of the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance[4] ;

[2] (Roberts, Jackson, & Smith, 2006)
[3] (Urban, 2008)
[4] (Matheny & Clark, 1998)

3. **Extent of impact.** The extent of the RPA affected by construction activities, given as a percentage of the total area;
4. **Construction intensity.** Consideration of the likely depth and nature of any excavations; and
5. **Mitigation.** Consideration of existing root barriers and associated alterations to likely root morphology, and the availability or appropriateness of contiguous areas into which the construction impacts can be mitigated; or the application of improvements.

Table 5: cumulative-factor impact assessment.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
T1	Layland cypress	3	4	4	4	2	**17**
T5	Scots pine	3	3	3	2-3	2	**13-14**
T10	Portuguese laurel	1	4	2	4	2	**13**

Explanatory notes

- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.
- **Biological.** Veteran or over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological condition merit 3 points; other age classes with good or fair physiological condition merit 4 points.
- **Extent.** If more than 20% of the total RPA is affected, 0-2 points are awarded; if 10-20% of the total RPA is affected, 3 points are awarded; if less than 10% of the RPA is affected, 4 points is awarded.
- **Intensity.** Extensive excavation to depths beyond 1m from existing ground level or through the entire rooting profile merits 0-2 points; moderate excavation to 500mm, or approximately 50% of the rooting profile merits 3 points; minor excavation to less than 250mm or 'no-dig' solutions merit 4 points.
- **Mitigation.** If up to 50% of the RPA is unaffected and available for mitigatory works but no contiguous soft landscaping exists 0-2 points is awarded; if more than 50% of the RPA is available for improvement and contiguous soft landscaping exists 3 points are awarded; if 100% of the RPA is available for improvement and contiguous soft landscaping exists 4 points are awarded.
- **Total.** Trees cumulating less than 10 points are unlikely to be suitable for retention. Trees cumulating 11-20 points could be retained subject to appropriate protection measures.

5.3.5 The impacts identified at **Tables 4 and 5** above affect three trees, resulting in a maximum indicative incursion of 27% of the individual RPAs. However, the cumulative factor impact assessment (**Table 5**), which considers site specifics and the proposed working methods to be adopted, results in the lowest total score of 13 out of a possible 20 points. As such, unacceptable impacts that could threaten the trees' retention will likely be avoided. Tree protection and specific working methods are provided at Section 6.

5.4 Post-occupation pressure on trees

5.4.1 The proposed dwelling has been designed to take account of the trees to be retained, and as such, it lies outside of the majority of the shadow patterns of retained trees. The shadow pattern is used to indicate the

likely shade a tree will cause during the main part of the day by drawing an arc from north-west to east of the trunk, at a distance equivalent to the current height of the tree[5].

5.4.2 The south-eastern corner of the proposed dwelling will be located within the shadow pattern of the retained pine tree (T5). This comprises a garage on the ground floor, and the external parking area. Accordingly, shading of these elements throughout the day is unlikely to lead to future pressure to fell or prune the trees.

5.4.3 The distance between the foliage of T5 and the external wall of the south-east corner of the new property is around 3m. Given that the tree is beyond semi-mature and growth rates will have slowed since its establishment, it is unlikely to rapidly increase lateral shoot growth to such an extent that it will pose an unmanageable relationship with the new dwelling. Accordingly, I consider a 3m clearance to be reasonable in this instance.

5.4.4 Due to the orientation of the garden, it is unlikely to be significantly affected by shade cast by the trees on the west boundary.

6 PRELIMINARY METHOD STATEMENT (PMS)

6.1 ARBORICULTURAL PRE-REQUISITES

6.1.1 An arboriculturist will be retained to provide technical support for the duration of the proposed works, and to carry out the proposed programme of monitoring and supervision set out below. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the proposed context. The project arboriculturist will oversee the following elements:

- The holding of a pre-commencement meeting;
- Site-based monitoring of protective measures on a monthly basis or similar; and
- Site-based supervision of technical elements in proximity to retained trees.

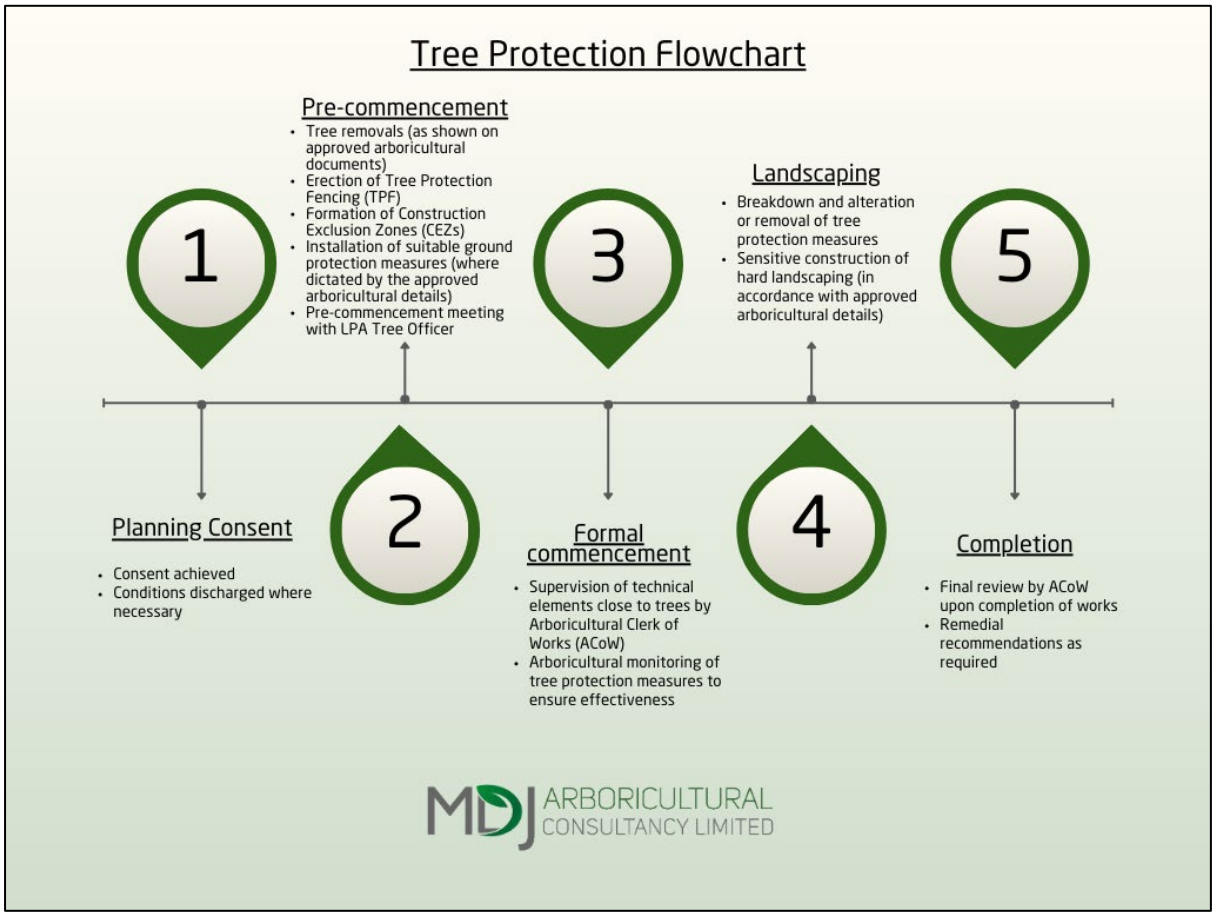
6.1.2 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

6.2 SEQUENCING OF WORKS

6.2.1 The sequencing of works insofar as the tree protection measures relate, comprise pre-commencement operations, the main construction phase, and the landscaping phase. A summary of this process is provided below. The remainder of this document follows the process outlined below for ease of reference.

[5] (The British Standards Institution, 2012)

Figure 1: summary of the sequencing of works to implement effective tree protection.



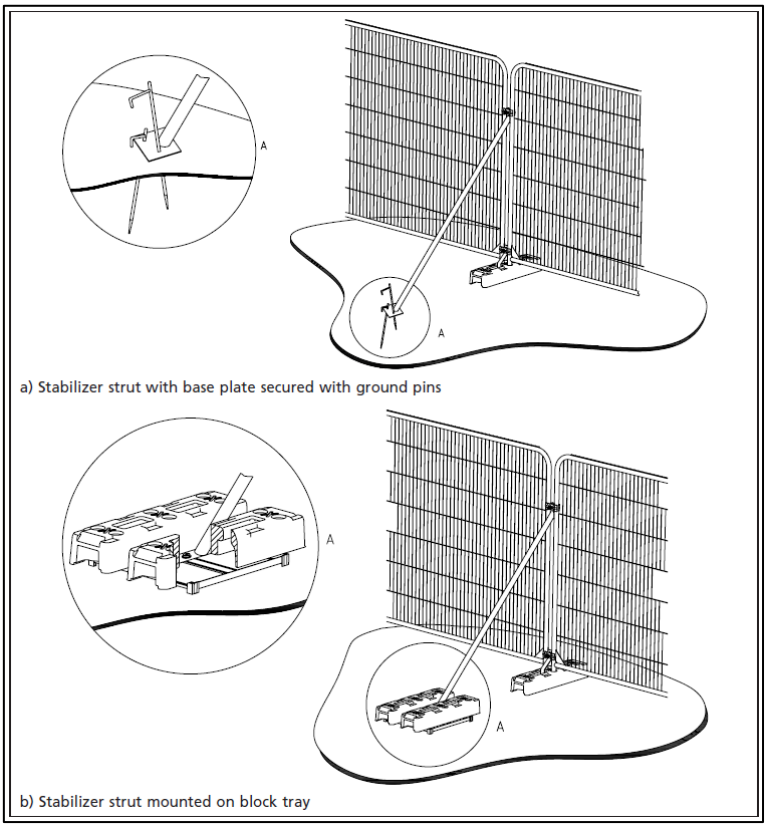
6.3 Tree Removal

6.3.1 The first stage of site preparation will be to clear the site of the trees identified for removal, **as shown in red** on the tree protection plan. To ensure that the appointed arboricultural contractor holds the necessary knowledge, expertise and insurance, I recommend that an Arboricultural Association Approved Contractor is used; a directory of such contractors is available at: https://www.trees.org.uk/ARB-Approved-Contractor-Directory.

6.4 Tree Protection Fencing (TPF) - Demolition

6.4.1 Prior to the commencement of demolition, the rooting environments of trees identified for retention will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS5837:2012 and set out below. These locations are denoted by **bold black lines** on the appended TPP.

Figure 2: alternative fencing specification for protective barrier.



6.4.2 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

6.4.3 The TPF will remain in place to serve as physical protection for retained trees for the duration of the demolition activities and will only be altered prior to construction.

6.4.4 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING – KEEP OUT'** or similar, as shown below.

Figure 3: example protective fencing signage.

6.5 Construction Exclusion Zones (CEZs)

6.5.1 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;
- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

6.6 Pre-Commencement Meeting (PCM) - Demolition

6.6.1 Upon initial installation, and if required, a contractor-only pre-commencement meeting will be held on site when the project arboriculturist will review the protection measures. Alterations, where necessary, will be made.

6.6.2 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained

trees, and the local authority tree officer will be invited to attend. A short summary report with photographs will be forwarded to the local authority within five working days of the visit.

6.7 Tree Protection Fencing (TPF) - construction

6.7.1 Prior to the commencement of any post-demolition construction activities, the TPF will be re-aligned to the positions shown by red lines on the construction TPP. No work shall proceed without this element being signed off by the project arboriculturist.

6.8 Pre-Commencement Meeting (PCM) - construction

6.8.1 The arboriculturist will attend the site to review the amendments prior to the commencement of construction activities. A short summary report with photographs will be forwarded to the local authority within five working days of the visit.

6.9 Sensitive excavation for foundations

6.9.1 The small section of proposed foundation within the RPA of T5 will be implemented using the below methodology.

i. All excavation is to be supervised by the project arboriculturist;
ii. Extent of excavation to be accurately marked out before commencement by an engineer using biodegradable spray paint;
iii. The upper 750mm of excavation will be carried out manually, using hand tools only;
iv. All roots encountered will be cut back to the face of the excavation using a handsaw, irrespective of the number and distribution. The cut ends will be protected from direct sunlight by wrapping them in hessian sacking; during periods of prolonged dry weather, the hessian sacking will be irrigated periodically to prevent the roots from drying out; and
v. Upon completion, the project arboriculturist will prepare a short supervision record to be forwarded to the LPA.

6.10 Excavation for hard surfacing

6.10.1 For areas of new hard surfacing, including the new driveway and perimeter footpaths, the following methodology will be adhered to.

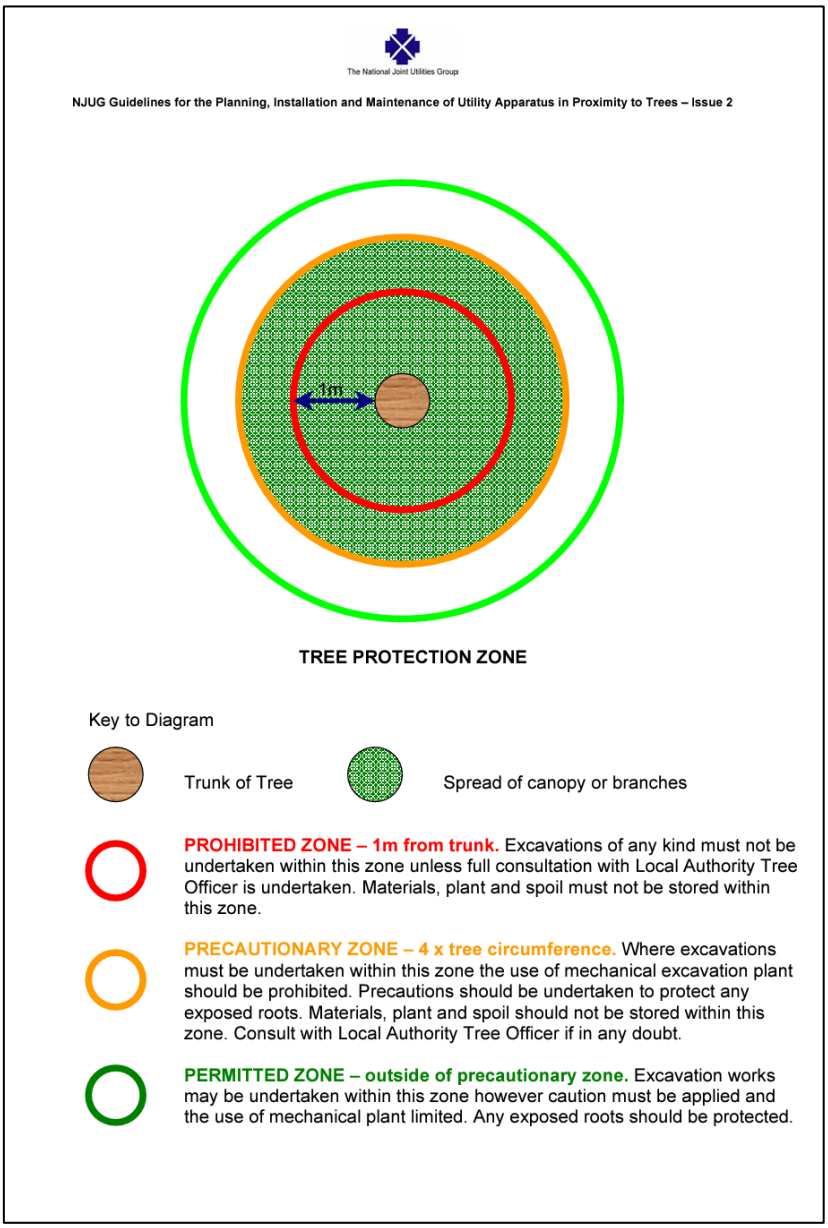
i. All excavation is to be supervised by the project arboriculturist;
ii. Extent of excavation to be accurately marked out before commencement by an engineer using biodegradable spray paint;
iii. All excavation will be carried out manually, using hand tools only;
iv. All roots with a diameter of 25mm or less will be cut back to the face of the excavation using a handsaw, irrespective of the number and distribution;
v. All roots with a diameter greater than 25mm will be retained and incorporated into the subbase, using a suitable void former. Void formers may take the form of sections of utility pipe cut to length and taped together where necessary, or by hessian sacking, to prevent abrasion of the root(s). No such roots will be pruned without the written consent of the local authority;
vi. Where wet concrete is to be poured, excavations will be lined with a suitable membrane to prevent runoff into the surrounding soil. Wet concrete is toxic to tree roots; and
vii. Upon completion, the project arboriculturist will prepare a short supervision record to be forwarded to the LPA.

6.11 EXCAVATION FOR UNDERGROUND SERVICES

6.11.1 The location of new or upgraded incoming services has not been provided at the time of writing. However, there is sufficient space for services from Byne Close or Manley's Hill to be connected to the new property without damaging trees.

6.11.2 In any event, services will be designed and implemented in accordance with The National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4)[6] , as summarised below.

Figure 4: excerpt of NJUG guidelines, showing general principles for works close to trees.



[6] (The National Joint Utilities Group, 2007)

Figure 5: additional guidance on working close to trees.

The National Joint Utilities Group

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2

DAMAGE TO TREES
Tree roots keep a tree healthy and upright. Most roots are found in the top 600mm of soil and often grow out further than the tree's height. The majority of these roots are very fine; even close to a tree few will be thicker than a pencil. Most street tree roots grow under the footway but may also extend under the carriageway. If roots are damaged the tree may suffer irreversible harm and eventually die.

PROTECTING ROOTS - DO'S and DON'TS
There are three designated zones around a tree each of which has its own criteria for working practices.

THE PROHIBITED ZONE

Don't excavate within this zone.

Don't use any form of mechanical plant within this zone

Don't store materials, plant or equipment within this zone.

Don't move plant or vehicles within this zone.

Don't lean materials against, or chain plant to, the trunk.

Do contact the local authority tree officer or owner of the tree if excavation within this zone is unavoidable.

Do protect any exposed roots uncovered within this zone with dry sacking.

Do backfill with a suitable inert granular and top soil material mix as soon as possible on completion of works.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PRECAUTIONARY ZONE

Don't excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques.

Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Don't repeatedly move / use heavy mechanical plant except on hard standing.

Don't store spoil or building material, including chemicals and fuels, within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non highway sites backfill only with excavated soil.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PERMITTED ZONE

Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Do use caution if it is absolutely necessary to operate mechanical plant within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.

6.12 MANAGEMENT OF VARIATIONS AND INCIDENTS

Variations to approved documents

6.12.1 There will be no variation to the tree protection measures set out within this report without the prior authorisation by the local planning authority.

6.12.2 Should variations become necessary for unforeseeable reasons, they will be dealt with in the following way:

i. Site Manager to contact arboriculturist to explain the need for variation;
ii. Arboriculturist to provide preliminary advice on technical aspects where necessary;
iii. Arboriculturist to visit the site as necessary to collect the relevant information to enable a revised method statement or protection strategy to be drawn up;
iv. Production of updated method statement and tree protection plan;
v. Updated package of document to be sent to the local authority for approval;
vi. Consent received; and
vii. Variations to be implemented on site.

6.12.3 Under no circumstances will varied protection measures, whether pertaining to the specification for temporary trunk or ground protection, or the frequency of arboricultural monitoring visits, proceed without the prior approval from the local planning authority.

Accidents and incidents

6.12.4 Where accidents or incidents result in damage to the protective measures prescribed above, the project arboriculturist will be informed within 48 hours. The Site Manager will compile a brief record of the incident and the extent of damage, together with any adverse impacts on the retained tree stock and send this via email to the project arboriculturist. The arboriculturist will review and advise as necessary.

6.12.5 Should the temporary trunk or ground protection measures become damaged, they will be repaired or replaced within 48 hours of the incident.

6.12.6 The project arboriculturist will forward the Site Manager's record, together with a detailed list of actions taken to minimise damage and remedial works (where necessary) to the local authority.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

7.1.1 The proposed re-development will require the removal of three Scots pine trees (T2-T4). These are trees which collectively form an aerodynamic canopy with other trees to be retained when viewed from Manley's Hill. Accordingly, whilst there will be some alteration to the principal arboricultural features of the site as a result of the tree removals, a continuous green screen will be retained. Post-completion, the landscape proposals seek to implement two replacement Scots pines and at least one prominent ornamental hornbeam.

7.1.2 As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the retained trees, nor will any negative landscape impacts of this nature occur to trees as a result of the proposals.

7.1.3 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.

7.1.4 The juxtaposition between the proposed property and the retained tree stock, particularly the retained pine (T5) is such that it does not pose an unsustainable arboricultural relationship by virtue of the shade cast by the tree, or by the encroachment of branches causing a nuisance. Accordingly, there is unlikely to be any additional pressure to fell or prune the trees following completion of the development.

7.1.5 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

7.2 RECOMMENDATIONS

1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.

Matthew Jones

Matthew Jones, BSc (Hons), RCArborA, MArborA
Arboricultural Association Registered Consultant

AA Registered CONSULTANT trees.org.uk Licence No. RC207
Arboricultural ASSOCIATION Professional Member No. PR5437
Institute of Chartered Foresters No. 782057

8 REFERENCES

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Urban, J. (2008). *Up by roots. Healthy soils and trees in the built environment.* International Society of Arboriculture.

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APPENDIX 1:
TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

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Arboricultural ASSOCIATION Professional Member

TREE SURVEY SCHEDULE

Site Address:	1 Byne Close, Storrington, RH20 4BS
Prepared For:	Mr S McCue
Reference:	MDJAC-BS25175-TSS-01
Survey date:	2 September 2025

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

Client name: Mr S McCue
Site: 1 Byne Close, Storrington, RH20 4BS
Reference: MDJAC-BS25175-TSS-01
Survey date: 02/09/2025

MDJ ARBORICULTURAL CONSULTANCY LIMITED

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on 2 September 2025; deciduous trees were in full leaf.

The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore, I (MDJ Arboricultural Consultancy Ltd) make no guarantee of their stability or safety.

1. Tree no.
Individual number assigned to the tree for identification, commencing at 1.

2. Statutory controls.
An indicative assessment of whether the tree is protected by a TPO [Ref. No. provided] or by virtue of being within a conservation area [Cons Area].

3. Species
Common and botanical names are provided. Botanical names are shown in italics.

4. Height
Measured using a clinometer or laser rangefinder, given in metres.

5. Trunk diameter
Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

6. Radial crown spread
Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

7. Crown clearance
Height above ground level of the lowest live branch, in metres.

8. Height to first branch
Height above ground level of the origin of the lowest branch, in metres.

9. Age class
Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;
Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;
Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;
Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;
Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;
Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

10. Physiology
General health and biological function, taking into account a healthy specimen of its size, age, species and location.

11. Structure
Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.
Good: No morphological defects and no fungal or bacterial colonisation;
Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;
Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

12. Landscape contribution
Assessment of landscape contribution and public amenity. Provided as either Low, Moderate or High.

13. Estimated remaining contribution
Provided in years as either <10, 10-20, 20-40 or 40+.

14. Comments
Comments have been made where appropriate.

15. BS5837:2012 Category
Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

16. RPA radius
Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

17. RPA Area
Total area in metres squared of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

Client name: Mr S McCue
Site: 1 Byne Close, Storrington, RH20 4BS
Reference: MDJAC-BS25175-TSS-01
Survey date: 02/09/2025

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
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 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 are 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			**Red**
Trees to be considered for retention				
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
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)	**Green**
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 remediable 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 necessary 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 visual contribution to the wider locality	Trees with material conservation or other cultural value	**Blue**
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 present in groups or woodlands, but without 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	**Grey**

Client name: Mr S McCue
Site: 1 Byne Close, Storrington, RH20 4BS
Reference: MDJAC-BS25175-TSS-01
Survey date: 02/09/2025

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Tree No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clear-ance [m]	Age class	Physi-ology	Structure	Landscape contribution	Potential [Years]	Comments	Cate-gory	RPA Radius [m]	RPA Area [m^2]
T1	N/A	Leyland cypress	6	275 120 (est.)	N2m E2m S2.25m W1.75m	1.75	2	Semi-mature	Good	Fair	Low	40+	Off-site tree. Twin-stemmed. Appears to be regularly trimmed to maintain small size. Of moderate quality but of low landscape value.	C (1)	3.6	40.72
T2	N/A	Scots pine	11	310	N2.75m E3.25m S2.25m W2m	3.5	3	Semi-mature	Good	Good	Moderate	40+	Self seeded tree of moderate quality and landscape value. Largely screened in views from Manley's Hill by larger pines.	B (1)	3.72	43.47
T3	N/A	Scots pine	13	380	N4m E4.25m S3m W1.75m	5	3	Mature	Good	Fair	Moderate	40+	Single, slightly leaning trunk due to suppression. Of moderate quality and landscape value.	B (1, 2)	4.56	65.33
T4	N/A	Scots pine	15	500	N3.25m E4m S3m W2.75m	5	3.5	Mature	Good	Fair	Moderate	40+	Single, slightly leaning trunk due to suppression. Of moderate quality and landscape value.	B (1, 2)	6	113.10
T5	Cons Area	Scots pine	15	345 510 (est.)	N2.75m E7.75m S4m W2.25m	4	1.5	Mature	Good	Fair	Moderate	40+	Off-site tree. Twin-stemmed. Sub-dominant stem (pendulous) to west shows evidence of biomechanical stress on upper side. Of moderate quality and landscape value. **Preliminary recommendation:** remove sub-dominant stem.	B (1, 2)	7.39	171.57
T6	Cons Area	Scots pine	10	550	N1.5m E7.5m S4m W2m	4	1.5	Mature	Good	Fair	Moderate	40+	Heavily leaning trunk. Canopy entirely offset from base. Biased towards road. Of moderate quality and landscape value.	B (2)	6.6	136.85
T7	N/A	Lawson cypress	15	320 340	N2.5m E2.5m S1.25m W2.5m	4	4	Mature	Good	Fair	Moderate	20-40	Twin-stemmed. Compression fork with 'elephant ear ' reactive wood formation. Topped at 3m historically. Potential weakened stem attachments. Of moderate quality and landscape value.	B (2)	5.6	98.52
T8	N/A	Lawson cypress	15	395 315	N1.5m E4m S2.5m W2.5m	4	4	Mature	Good	Fair	Moderate	10-20	Twin-stemmed. Bifurcation appears sound. Topped at 3m historically. Potential weakened stem attachments. Of moderate quality and landscape value.	B (2)	6.06	115.37
T9	Cons Area	Scots pine	16 (est.)	775 (est.)	N4.5m E4.5m S5m W5m	6	3.5	Mature	Good	Fair	High	40+	Off-site tree. Historical storm damage. Branches hung up in canopy on SE side. Appears to be of moderate quality but of high landscape value in views along the road from the east.	A (2)	9.3	271.72
T10	N/A	Portuguese laurel	4	150 (est.)	N2m E3m S2m W3m	1.5	1.5	Early-mature	Good	Fair	Low	20-40	Off-site tree. Typical boundary screening. Of moderate quality but of low landscape value.	C (1)	1.8	10.18
Groups of trees																
G1	Cons Area	Sycamore	13-15 (est.)	200 (est. avg.)	N3m E4.25m S3m W3m	1.5	1.5	Early-mature	Good	Good	Moderate	40+	Off-site group of trees. Yew tree intertwined within group. Drawn form. Canopy recently released. Of moderate quality and landscape value.	B (2)	2.4	18.10

(est.) denotes estimated dimensions

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APPENDIX 2:
TREE PROTECTION PLAN (TPP)

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

STORRINGTON CONSERVATION AREA

Existing boundary fencing to be retained to act as TPF throughout demolition and construction

RPA of T1 modified to reflect rooting barriers posed by existing concrete driveway

Ref. T10
Portuguese laurel

Ref. T1
Leyland cypress

Additional TPF to be installed 1m from boundary fence prior to commencement, to provide protection to structural roots during demolition

Ref. T7
Lawson cypress

Ref. T8
Lawson cypress

Ref. G1
Sycamore

Ref. T9
Scots pine

Existing dwelling to be demolished

Ref. T2
Scots pine

Ref. T4
Scots pine

Ref. T3
Scots pine

Ref. T5
Scots pine

Ref. T6
Scots pine

Construction Exclusion Zone (CEZ); no admittance for personnel or materials

Tree Protection Fencing (TPF) to be installed prior to commencement of demolition

Tree Protection Fencing (TPF) to be installed prior to commencement of demolition

MANLEY'S HILL

MANLEYS HILL

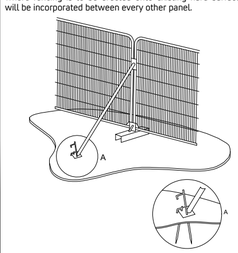
BYNE CLOSE

0 5m 10m 20m

STORRINGTON CONSERVATION AREA

Tree Protection Fencing (TPF)

The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.



MDJ Arboricultural Consultancy Ltd
Drawing Legend

- Trees to be removed
- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree
- Root Protection Areas (RPAs)
- Tree Protection Fencing (Demolition)
- CEZ — Construction Exclusion Zone (CEZ)

Drawing History

Rev	Date	Comments

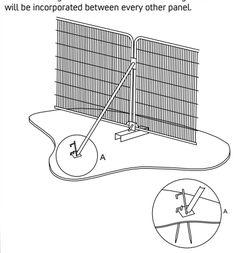
MDJ ARBORICULTURAL CONSULTANCY LIMITED

Site:	1 Byne Close, Storrington, RH20 4BS
Client:	Mr S McCue
Title:	Tree Protection Plan (TPP)
Phase:	Demolition Only
Date:	Decembr 2025
Dwg No:	MDJAC-BS25175-TPP-01.1
Scale:	1:200 @ A2

STORRINGTON CONSERVATION AREA

Tree Protection Fencing (TPF)

The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.



Minor excavation for sub base to be undertaken sensitively; see AIAPMS

Ref. T10
Portuguese laurel

Existing closeboard fence to be retained to act as TFP for the duration of works

Ref. T1
Leyland cypress

Ref. T7
Lawson cypress

Ref. T8
Lawson cypress

7.2m

Ref. G1
Sycamore

Ref. T9
Scots pine

Construction Exclusion Zone (CEZ); no admittance for personnel or materials

Initial 750mm of excavation for new foundations to be undertaken manually under arboricultural supervision; see AIAPMS

Ref. T2
Scots pine

Excavation to form new driveway to tie in with existing levels on Byne Close to be undertaken manually, under arboricultural supervision; see AIAPMS

Ref. T4
Scots pine

Ref. T3
Scots pine

4.2m

3.4m

Ref. T5
Scots pine

Ref. T6
Scots pine

BYNE CLOSE

MANLEY'S HILL

MANLEYS HILL

0 5m 10m 20m

MDJ Arboricultural Consultancy Ltd
Drawing Legend

- Trees to be removed
- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree
- Root Protection Areas (RPAs)
- Tree Protection Fencing (Construction)
- CEZ — Construction Exclusion Zone (CEZ)
- Sensitive Excavation

Drawing History

Rev	Date	Comments

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Site:	1 Byne Close, Storrington, RH20 4BS
Client:	Mr S McCue
Title:	Tree Protection Plan (TPP)
Phase:	Construction Only
Date:	Decembr 2025
Dwg No:	MDJAC-BS25175-TPP-01.2
Scale:	1:200 @ A2