ROAVR | GROUP

Project: 25_5837_10_101
Site: Renvyle, Okehurst Lane, Billingshurst, RH14 9HR
Client: James Clark

Project Number:	25_5837_10_101
Report Type:	Arboricultural Impact Assessment & Method Statement
Site Address:	Renvyle Okehurst Lane Billingshurst, RH14 9HR

Role:	Name:	Date:
Instructing Party	James Clark	23/09/2025
Customer	James Clark	31/10/2025
Surveyor	Connor Harmsworth	01/11/2025
Consultant	Connor Harmsworth	19/11/2025

Revision History		
Date:	Version number:	Summary of changes:
11/11/2025	1.0	First Review (Internal)
27/11/2025	1.0	First Issue

Arboricultural impact assessment

Table of Contents

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - Reporting complete - send to your Local Planning Authority
- ☐ - On planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.

Photographic plate showing T4 (left) and T5 (right). (ROAVR, 2025)

Photographic plate showing T6 (left) to T8 (right). (ROAVR, 2025)

Photographic plate showing T9 (left) and T10 (right). (ROAVR, 2025)

Photographic plate showing T12 (centre). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

2.1 The site is situated in Billinighurst in the Horsham District Council control area. The site is located on the north side of the town and has a rural feel.

2.2 The site is home to detached barns with associated hard and soft landscape.

2.3 The wider locality is predominantly rural in nature. The site is accessed via a private driveway located just off Okehurst Lane.

2.4 A desktop assessment has highlighted that site is not within a Conservation Area and that there are no TPO on or adjacent to the plot.

2.5 All desktop assessment data was cross checked and validated on the 11/11/2025 using the web portal provided by the local planning authority.

https://horsham.maps.arcgis.com/apps/webappviewer/index.html?id=adef72243c0f4cd2bd839174098ccdb6

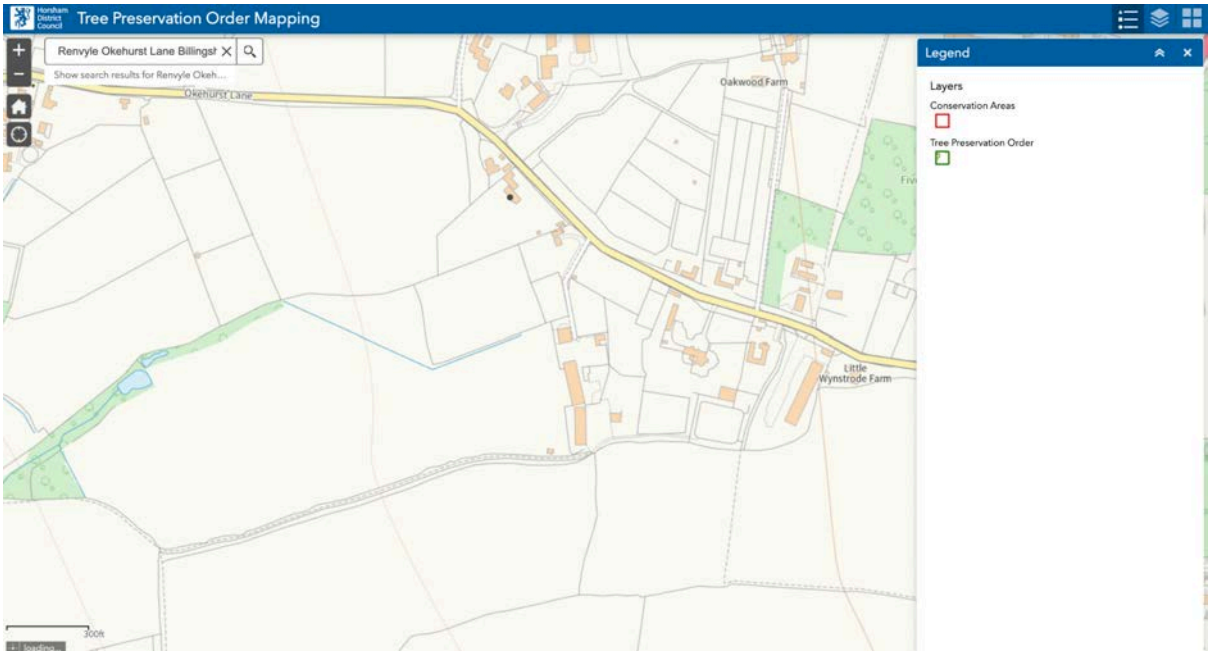


Image plate showing the desktop analysis results of the surveyed plot.

(Horsham District Council, 2025)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using a topographical survey plan. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

4.1 Tree Quality Statement.

The site supports twelve trees dominated by Common Oak, with smaller numbers of Horse Chestnut, Honey Locust, Ash and Cherry Plum. Ages range from young to over-mature. Structure varies from large single stems to small multi-stems that provide near-term screening.

In BS5837 terms the stock comprises four high-quality A1 Oaks (T1, T9, T10, T11), seven lower-quality C1 trees (T3, T4, T5, T6, T7, T8, T12) and one unsuitable U-category tree (T2). The arboricultural value is led by the A1 Oaks.

T1 is a veteran-scale Oak (DBH 1020 mm) in good condition with an RPA radius of 12.24 m. It is a primary design constraint and requires space above and below ground. T9 and T10 are mature to over-mature Oaks in good condition. Ivy limits basal inspection and should be severed and removed to allow re-inspection; their RPAs (6.0 m and 10.8 m) and relatively low crown heights demand careful planning for any access, scaffolding or new surfacing. T11 is an early-mature, multi-stem Oak in good condition with long remaining life; its smaller RPA of 3.49 m still needs effective protection.

Lower-quality trees are mainly small or defect-bearing features. T3 Horse Chestnut is early-mature and multi-stemmed with mechanical damage and a limited life expectancy of 10+ years. T4 Honey Locust has a stem cavity and modest arboricultural merit. T5 Honey Locust is a small young tree of limited value. T6 Ash shows dieback and low bud density consistent with ash dieback; monitor on a short cycle and plan for management if decline continues. T7, T8 and T12 Cherry Plums provide useful screening but have limited long-term contribution due to size and form.

T2 Oak is dead and classed U. Manage for safety. If site use and risk allow, consider retaining a reduced monolith for habitat; otherwise remove and replant.

Key constraints are the extensive RPAs of T1, T9 and T10, which will influence layout, excavation limits and the routing of services. Several crowns carry epicormic growth and there are broken branches in T1; targeted pruning may be needed to achieve safe working clearance. Ivy obscuring T9 and T10 should be dealt with early so stem and basal condition can be confirmed. The Cherry Plums offer short-term screening but should not be relied upon for future canopy targets; replanting should address this.

Management should focus on robust BS5837 protection to all A1 Oaks at their RPAs, early ivy sever and re-inspection of T9 and T10, targeted pruning to address broken or hazardous branches, close monitoring of the Ash (T6) for disease progression, and the safe removal or reduction of T2 with compensatory planting. Taken together, retaining and protecting the four A1 Oaks while renewing structure through replacement planting will secure current amenity and improve long-term canopy cover.

4.2 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed Site Layout 1639P01C	25/11/2025	27/11/2025

4.2.1. A new driveway is proposed to link to the existing driveway, run along the eastern boundary, and serve four new units.

4.3 Arboricultural Method Statement:

4.3.1 Introduction and scope:

This assessment reviews the effects of the proposed scheme on trees T1–T12. It considers the new access road/drive and the proposed barns, and explains how tree protection and construction will be managed in line with BS5837:2012. It also identifies where arboricultural supervision is required to safeguard retained trees during construction.

4.3.2 Existing trees and quality:

The site is dominated by Common Oak with smaller numbers of Horse Chestnut, Honey Locust, Ash and Cherry Plum. In BS5837 terms, four Oaks (T1, T9, T10, T11) are high quality (A1) and form the core of the site's arboricultural value. Seven trees are lower quality (C1) but still contribute to local character and screening. One Oak (T2) is dead (U) and should be managed for safety outside the construction zone. T12 is a lower-quality tree that is to be removed to accommodate the new road alignment and associated level changes.

4.3.3 Proposals:

The scheme introduces a new road/drive that links the existing access to four new units across the site. The road runs along the eastern side of the plot and serves barns arranged to the west of the drive. The drive is designed as a no-dig construction using a cellular confinement system with a permeable surface so that vehicle access can be provided without significant disturbance to tree roots.

4.3.4 Direct RPA and Canopy impacts from the new road/drive:

The alignment of the drive passes into the RPAs of T4, T5, T6, T7 and T8 and lies outside the RPA of T9. A modest overlap occurs with the outer part of T10's RPA where the drive passes closest to the tree. Within these zones the drive will be built to a no-dig specification so that existing soil levels and roots are preserved. Surface vegetation will only be removed by hand, and a geotextile separator will be laid over the existing ground. Cellular confinement units will be placed on top, infilled with clean angular aggregate and lightly compacted, before a permeable running surface is laid. Edging within RPAs will use pinned or above-ground details so no kerb trenches are required, and finished levels will follow existing falls with changes limited to the construction build-up. T12 will be removed as it is in direct conflict with the proposed drive. T5, T6, T7, and T8 will require crown lifting over the new drive to a height of 2.5 metres from finished surface level.

4.3.5 Direct RPA impacts from the barns:

The barns are positioned so that building footprints and foundations remain outside the RPAs of all retained trees, including T9 and T10. Permanent below-ground works are therefore kept beyond RPA limits, and working space for construction has been arranged so that activities can be contained outside RPAs. Where any excavation is required close to an RPA edge, it will be accurately set out and opened by hand, or using an air-spade, under arboricultural supervision. If significant roots are found, foundation lines or pad positions will be adjusted or spanned to avoid unnecessary root severance.

4.3.6 Indirect impacts and working space:

The main indirect risks come from construction access, demolition works, turning movements, storage of materials and plant, scaffold bases and temporary structures, and potential spillage or wash-out of concrete, fuel or chemicals. Tree Protection Fencing will enclose all RPAs that are not needed for the no-dig drive, creating Construction Exclusion Zones. Within these zones there will be no storage, plant parking, soil tipping, mixing or washing-out of materials, and no fires or changes in soil level. Where temporary access is required close to RPAs,

load-spreading ground protection will be laid over the existing surface before vehicle movements begin so that soil compaction is avoided.

4.3.7 Scaffolding and clearance:

Scaffolding for the barns and any associated works will be planned to stand outside RPAs wherever possible. If any scaffold standards need to be placed at the edge of an RPA, they will bear on base plates over timber sole boards on temporary ground protection and will not be driven or dug into the soil. Limited pruning may be required around T1 and T9–T10 to achieve working and vehicle clearance. Any pruning will be the minimum needed for safe access, will be carried out to BS3998 and will be agreed with the project arboriculturist and, if required, the Local Planning Authority before works start.

4.3.8 Services and drainage:

Service routes and drainage have been planned to avoid the RPAs of retained trees. Underground services will run through open areas where tree constraints are minimal, and surface water from the permeable drive will be managed using outfalls or drainage features located outside RPAs. If a crossing near or within an RPA proves unavoidable at detailed design stage, a trenchless method such as thrust-boring or a surface-mounted solution will be preferred. Any local hand-dug trench near an RPA will be opened under arboricultural supervision so that significant roots can be retained, with services threaded beneath or bridged over them where feasible. Open channel drainage and deep excavated gullies are not permitted within RPAs.

4.3.9 No-dig construction method summary:

The no-dig road construction will be implemented by first setting out and marking RPAs, Tree Protection Fencing lines and the no-dig extents on site. Surface vegetation will be removed by hand where required without reducing existing soil levels. A geotextile separator will then be laid over the ground, followed by installation of cellular confinement to the specified depth. The cells will be filled with clean angular stone and lightly compacted, and pinned or above-ground edging will be used within RPAs. A permeable wearing course suitable for the expected traffic will then be laid. Throughout these works, all plant and vehicles will remain on the protected formation, and unprotected soil within RPAs will not be trafficked.

4.3.10 Supervision, sequencing and monitoring:

Arboricultural supervision will be integrated into the construction process. Before works begin there will be a pre-start meeting and induction for the main contractor, followed by setting out of Tree Protection Fencing and no-dig extents and an inspection and written sign-off before heavy plant enters the site. During

construction the project arboriculturist will supervise installation of the no-dig drive where it passes through RPAs, any hand excavation close to RPA edges, and any service crossings close to RPAs. After construction there will be a final inspection of tree protection measures and installed surfaces to confirm that permeable surfaces have not been compacted or buried, followed by a completion note before handover. All supervision visits will be recorded, and any breaches of protection will be reported with appropriate remedial instructions.

4.3.11 Mitigation and management:

Arboricultural management linked to the scheme includes removal or reduction of T2 to a safe monolith in line with site use and risk tolerance, monitoring of T6 for progression of Ash dieback symptoms, and removal of T12 to form the access. Follow-up inspection and remedial works will be planned if T6 declines. Replacement planting for removed trees will use long-lived species suited to local conditions and will be designed to reinforce the long-term canopy structure on and around the site. New trees will be protected and maintained so that they can establish and contribute meaningfully to future amenity.

4.3.12 Residual effects:

The scheme retains all high-quality Oaks (T1, T9, T10, T11) and most of the lower-quality trees. Direct RPA impacts are limited to the controlled no-dig encroachments within the RPAs of T4–T8 and a light-touch interface with the outer RPA of T10, which is also treated as no-dig. Barn foundations are located outside RPAs so that excavation does not enter protected rooting zones. One lower-quality tree, T12, is removed to form the access but will be replaced with new planting to maintain canopy cover over time. Provided that tree protection, no-dig construction and supervised hand-dig procedures are followed as described, the development can proceed with a low risk of significant harm to retained trees, and the principal Oaks will continue to provide a strong contribution to the character and amenity of the site.

5. Limitations

5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

5.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

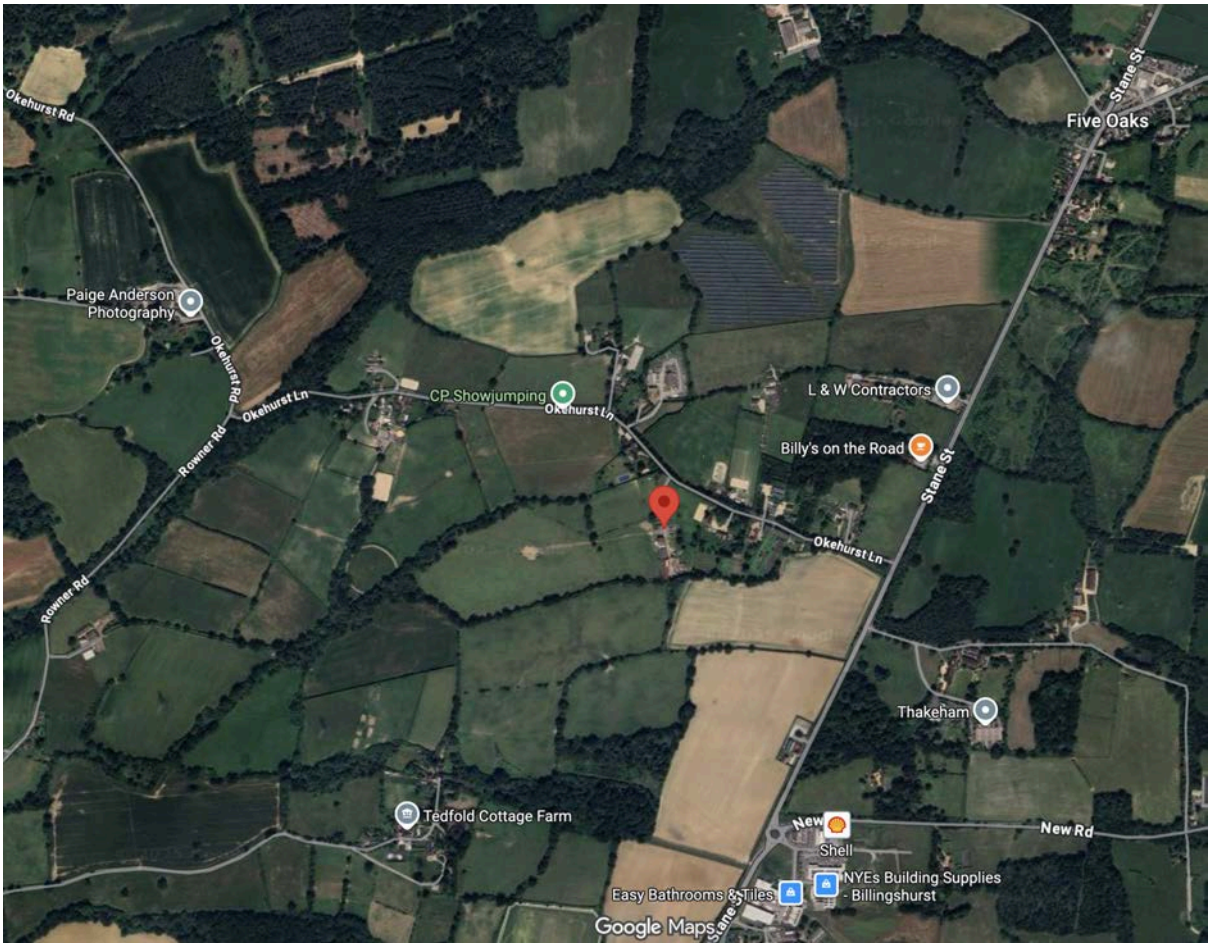
Connor Harmsworth
Arboricultural Consultant

ROAVR | GROUP

C Harmsworth

Prepared by: Connor Harmsworth
Checked by: Peter Haine

Appendix 1 – Site Location



Google Maps, 2025

Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Quercus robur (Common Oak)	M	1020	16(4)	9	9	9	9	Good	40+	None	Broken branches in crown.	None	12.24	A1
T2	Quercus robur (Common Oak)	M	600	14(5)	7	7	7	7	Dead	<10	None	Dead.	None	7.2	U
T3	Aesculus hippocastanum (Horse Chestnut)	EM	260,220	5.5(1.5)	3.5	3.5	3.5	3.5	Fair	10+	None	Stem divides below 1.5m. Mechanical Damage.	None	4.09	C1
T4	Gleditsia triacanthos (Honey Locust)	M	250	11(2.5)	3.5	3.5	2	2	Fair	10+	None	Cavity on stem.	None	3	C1
T5	Gleditsia triacanthos (Honey Locust)	Y	80	4(2)	2.5	2.5	2.5	2.5	Fair	10+	None		None	0.96	C1
T6	Fraxinus excelsior (Ash)	SM	170	7(1)	2	2	2	2	Fair	10+	None	Stem divides above 1.5m. Dieback in crown. Low bud/leaf density.	None	2.04	C1
T7	Prunus cerasifera (Cherry Plum)	SM	160	5(1)	3	2	2	3	Fair	10+	Screening.		None	1.92	C1
T8	Prunus cerasifera (Cherry Plum)	SM	120,110	3.5(1)	1.5	2	2	2	Fair	10+	Screening.	Stem divides below 1.5m.	None	1.96	C1
T9	Quercus robur (Common Oak)	M	500	13(1.5)	6	6	6	6	Good	20+	None	Ivy on tree. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth. Epicormics on stem.	None	6	A1
T10	Quercus robur (Common Oak)	OM	900	13.5(1.5)	7	8	8	8	Good	20+	None	Ivy on tree. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth. Epicormics on stem.	None	10.8	A1
T11	Quercus robur (Common Oak)	EM	110,180,200	7(1.5)	4.5	4.5	4.5	4.5	Good	40+	None	Stem divides below 1.5m.	None	3.49	A1
T12	Prunus cerasifera (Cherry Plum)	Y	90,100,85,90,77,60	4(1)	3	3	3	3	Fair	10+	None	Stem divides at ground level.	None	2.48	C1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. 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 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

Key

Trees
Showing Canopy extents, category colour and tag number (with category).

T1-B

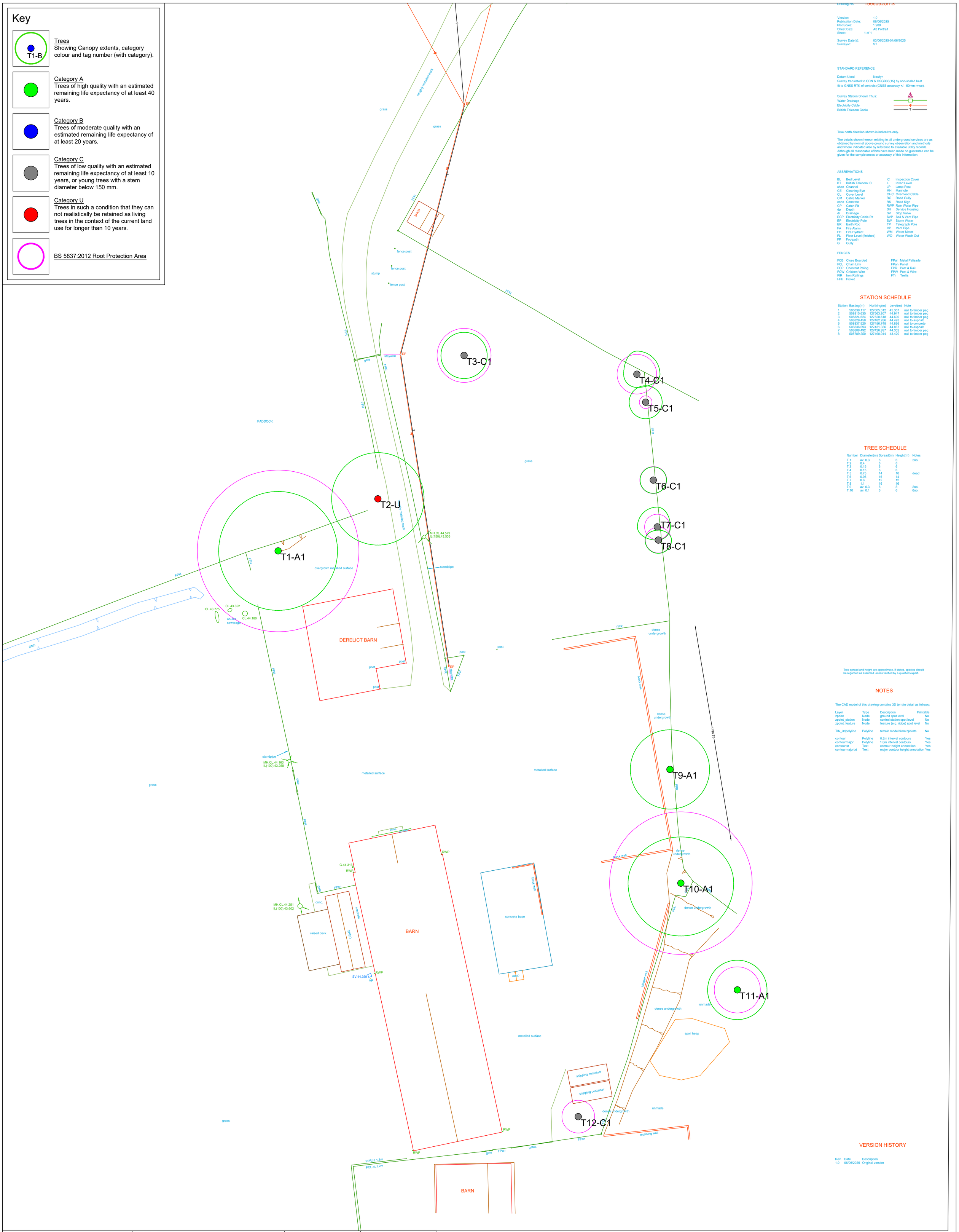
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Drawing No. 19900625/T3

Version: 1.0
Publication Date: 06/06/2025
Plot Scale: 1:200
Sheet Size: A0 Portrait
Sheet: 1 of 1

Survey Date(s): 03/06/2025-04/06/2025
Surveyor: ST

STANDARD REFERENCE

Datum Used Newlyn
Survey translated to ODN & OSGB36(15) by non-scaled best fit to GNSS RTK of controls (GNSS accuracy +/- 50mm rmse).

Survey Station Shown Thus:
Water Drainage
Electricity Cable
British Telecom Cable

True north direction shown is indicative only.

The details shown hereon relating to all underground services are as obtained by normal above-ground survey observation and methods and where indicated also by reference to available utility records. Although all reasonable efforts have been made no guarantee can be given for the completeness or accuracy of this information.

ABBREVIATIONS

BL	Bed Level	IC	Inspection Cover
BT	British Telecom IC	IL	Invert Level
chan	Channel	LP	Lamp Post
CE	Cleaning Eye	MH	Manhole
CL	Cover Level	OHC	Overhead Cable
CM	Cable Marker	RG	Road Gully
conc	Concrete	RS	Road Sign
CP	Catch Pit	RWP	Rain Water Pipe
dp	Depth	SH	Service Housing
dr	Drainage	SV	Stop Valve
ECP	Electricity Cable Pit	SVP	Soil & Vent Pipe
EP	Electricity Pole	SW	Storm Water
ER	Earth Rod	TP	Telegraph Pole
FA	Fire Alarm	VP	Vent Pipe
FH	Fire Hydrant	WM	Water Meter
FL	Floor Level (finished)	WO	Water Wash Out
FP	Footpath		
G	Gully		

FENCES

FCB	Close Boarded	FPal	Metal Palisade
FCL	Chain Link	FPan	Panel
FCP	Chestnut Paling	FPR	Post & Rail
FCW	Chicken Wire	FPW	Post & Wire
FIR	Iron Railings	FTr	Trellis
FPk	Picket		

STATION SCHEDULE

Station	Easting(m)	Northing(m)	Level(m)	Note
1	508839.117	127605.312	45.367	nail to timber peg
2	508815.635	127563.807	44.947	nail to timber peg
3	508824.624	127520.618	44.600	nail to timber peg
4	508829.458	127482.286	44.493	nail to asphalt
5	508837.920	127456.748	44.868	nail to concrete
6	508836.693	127431.336	44.867	nail to asphalt
7	508808.492	127426.997	44.302	nail to timber peg
8	508789.250	127490.044	43.420	nail to timber peg

TREE SCHEDULE

Number	Diameter(m)	Spread(m)	Height(m)	Notes
T.1	av. 0.3	6	6	2no.
T.2	0.4	8	8	
T.3	0.15	6	6	
T.4	0.15	6	6	
T.5	0.75	14	10	dead
T.6	0.95	16	14	
T.7	0.6	12	12	
T.8	1.1	16	16	
T.9	av. 0.3	8	8	2no.
T.10	av. 0.1	6	6	6no.

Tree spread and height are approximate. If stated, species should be regarded as assumed unless verified by a qualified expert.

NOTES

The CAD model of this drawing contains 3D terrain detail as follows:

Layer	Type	Description	Printable
zpoint	Node	ground spot level	No
zpoint_station	Node	control station spot level	No
zpoint_feature	Node	feature (e.g. ridge) spot level	No
TIN_3dpolyline	Polyline	terrain model from zpoints	No
contour	Polyline	0.2m interval contours	Yes
contourmajor	Polyline	1.0m interval contours	Yes
contourtxt	Text	contour height annotation	Yes
contourmajortxt	Text	major contour height annotation	Yes

VERSION HISTORY

Rev.	Date	Description
1.0	06/06/2025	Original version

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Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

Drawing Title	Scale/Sheet	Date		
Tree Constraints Plan	1:250 @ A1	20/11/2025		
Client: James Clark	Drawing No: 25_5837_10_101	Rev: 2	Drawn By: PH	Chked By: MH
Site/Project: Renvyle Farm, Okehurst Lane, Billingshurst, RH14 9HR				

General Notes
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Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.

N
1:250
0 5 10m

Key

Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

T1-A1
T1-B
T2-U
T3-C1
T4-C1
T5-C1
T6-C1
T7-C1
T8-C1
T9-A1
T10-A1
T11-A1
T12-C1

New 1200mm post & rail fencing
Proposed Septic tank
Hatching denotes new 3.6m wide access road
Existing block walls to be removed
Proposed Solar Panels
Proposed Charging Point
Existing concrete base and perimeter walls to be removed
DERELICT BARN
BARN
PADDOCK
overgrown metalled surface
metalled surface
concrete base
raised deck
dense undergrowth
unmade
spoil heap
existing container
existing container
New gates
retaining wall
6.80m
7.53m
3.00m
3.60m
8.01m
7.00m

N
1:250
0 5 10m

Drawing Title: **Tree Assessment Plan**	Scale/Sheet: 1:250 @ A1	Date: 26/11/2025		
Client: James Clark	Drawing No: 25_5837_10_101	Rev: 2	Drawn By: PH	Chked By: MH
Site/Project: Renvyle Farm, Okehurst Lane, Billingshurst, RH14 9HR - BARNS	**General Notes** Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			

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Arboricultural method statement

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Purpose and scope

This Arboricultural Method Statement (AMS) sets out how works will be managed and sequenced to protect trees T1–T12 during construction of the new access road/drive and barns. It is to be read alongside the Tree Protection Plan and implemented by the principal contractor under the supervision of the project arboriculturist.

2. Responsibilities

The client must appoint a competent contractor and ensure this AMS is included in the building contract. The principal contractor is responsible for day-to-day compliance, including briefing all operatives and subcontractors. The project arboriculturist is responsible for pre-commencement checks, key supervision visits and issuing written records of all inspections and any remedial instructions.

3. Pre-commencement tree works

Before main construction starts, tree works will be completed by a qualified arborist under this AMS and any relevant consents from the Local Planning Authority.

Works will include:

- T2: remove or reduce to a safe monolith in line with site risk and design requirements.
- T6: no immediate works; retain under observation, with crown works only if specified after further inspection.
- T12: fell to stump to enable the new road and associated margins.
- General: remove minor deadwood or broken branches where they present a safety risk or obstruct access, particularly to T1 and T9–T10.
- T5, T6, T7, T8 - Crown lift to 2.5 metres from finished surface level over drive only.

All works will follow BS3998. Checks for nesting birds and other protected species will be carried out before any cutting or felling.

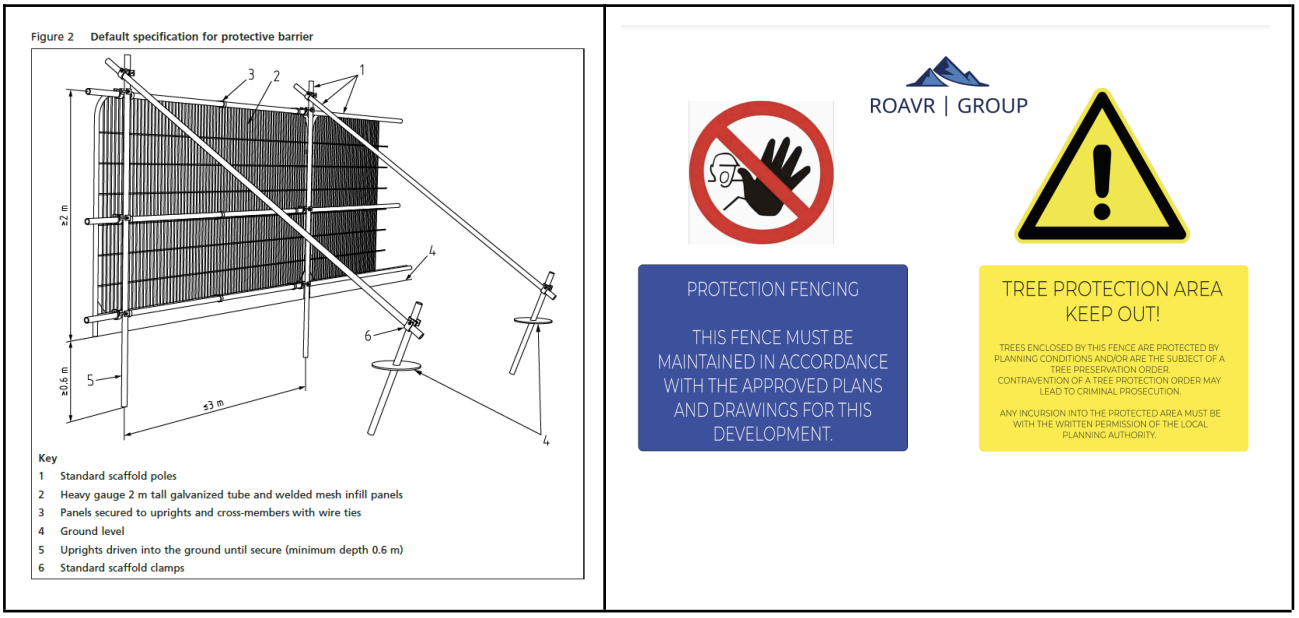
4. Setting out and installation of Tree Protection Fencing

After tree works and before any demolition, stripping of topsoil or delivery of plant, Tree Protection Fencing (TPF) will be installed to enclose the RPAs of all retained trees except where the no-dig road lies within the RPA.

Fencing will:

- Follow the RPA lines shown on the Tree Protection Plan.
- Be constructed to a robust specification (e.g. welded mesh on scaffold framework or similar agreed with the arboriculturist).
- Be erected as a continuous barrier with clear “Tree Protection Area – Keep Out” signage.

Once installed, TPF positions will be inspected and signed off by the project arboriculturist. Fenced areas will form Construction Exclusion Zones with no access, storage, tipping, services, fires, or changes in level.



5 Temporary ground protection

Where temporary access or working space is needed close to RPAs (for example, at road tie-ins and near T4–T8 and T10), load-spreading ground protection will be installed before plant enters these areas.

Ground protection may comprise:

- The cellular confinement system as set out in section 6 may be used to form areas of ground protection, and is the preferred method where the driveway crosses root protection areas.

Other wise temporary protection may be used:

- Geotextile laid over the existing surface
- Interlocking cellular boards or timber mats laid over the geotextile.
- Additional crushed stone build-up only where agreed and not reducing existing soil level.

Protected areas will be kept in place until heavy construction traffic has ceased.

Temporary ground protection boarding

6. No-dig road/drive construction in RPAs

The sections of the new road that pass within the RPAs of T4, T5, T6, T7, T8 and the outer RPA of T10 will be built using a no-dig method.

The sequence will be:

- Set out the no-dig extents on the ground in accordance with the Tree Protection Plan.
- Remove surface vegetation by hand or with light machinery working from existing hard surfaces; no reduction in soil level is allowed.
- Lay a geotextile separator over the existing soil surface.
- Install cellular confinement units (e.g. geocells) to the designed depth.
- Infill the cells with clean, angular aggregate and compact lightly using appropriate plant working only on the forming construction.
- Form pinned or above-ground edging within RPAs (e.g. timber or steel pinned into the build-up, not in trenches).
- Apply a permeable wearing course suitable for the anticipated traffic.

At all times during these works, plant and vehicles must operate from the forming road structure or existing hard surfaces; unprotected soil in RPAs must not be trafficked.

Cellular confinement system

7. Demolition & Construction near trees

Demolition of the block wall within the RPA of T9 & T10 will be completed early in the project, by hand and under arboricultural supervision. The tree protection fencing can then be closed up around T9 and T10.

Barn foundations and superstructure will be built from outside RPAs wherever possible.

The sequence will be:

- Confirm RPA boundaries for T9 and T10 on site using the Tree Protection Plan.
- Maintain TPF to exclude RPAs from the working area.
- Where excavation is required close to, but outside, RPAs, carry out any doubtful sections under arboricultural supervision

If excavation at an RPA edge is unavoidable:

- Excavate by hand or with an air-spade, exposing roots carefully.
- Retain all roots over 25 mm diameter; adjust the line of foundations or pads to span over or around significant roots where practicable.
- Any root that must be cut will be pruned with sharp tools to leave a clean surface, immediately backfilled with suitable soil, and only after approval from the arboriculturist.

Scaffolding will be arranged outside RPAs. Where a standard must be placed near an RPA, it will bear on base plates over timber sole boards resting on temporary ground protection, not dug into the soil.

8. Services and drainage

Service routes and drainage runs will be installed in accordance with the following principles:

- Main service corridors (water, power, telecoms, foul drainage) will be located outside RPAs.
- Surface water from the permeable drive will be collected and discharged in locations away from tree RPAs.

If a crossing within or close to an RPA is unavoidable:

- Use trenchless techniques such as thrust-boring where feasible, with launch and reception pits positioned outside RPAs.
- If a short open trench is required, excavate by hand or air-spade under arboricultural supervision.

- Retain significant roots, threading pipes or ducts underneath or bridging over as required.

No open channel drainage, deep gullies or soakaways will be placed inside RPAs without specific arboricultural approval and a separate method statement.

9. Site compound, storage and operations

The site compound, welfare, parking and main storage areas will be located outside RPAs and outside the no-dig road sections.

Within Construction Exclusion Zones:

- No storage of materials, spoil, fuel or chemicals is allowed
- No washing-out of concrete or plant is permitted
- No fires or burning will take place

Concrete deliveries, refuelling and other high-risk activities will be planned so that spill risks are kept away from RPAs. Any accidental spillage near trees will be reported immediately and dealt with in line with the contractor's environmental and emergency procedures.

10. Landscaping and replacement planting

After the main construction and surfacing works are complete and once the heavy plant has left the site, TPF and ground protection will be removed under arboricultural guidance.

Soft landscaping within or adjacent to RPAs will:

- Avoid rotavation or deep cultivation; works will be limited to light hand cultivation of the topsoil.
- Use low-impact methods for turfing or seeding.
- Avoid importing large volumes of fill within RPAs.

Replacement planting to offset the loss of T12 (and any other agreed removals) will use suitable long-lived species. New trees will be planted in locations that do not conflict with buildings, services or retained trees and will be protected and maintained for establishment.

11 Supervision and monitoring

The following supervision and monitoring regime will apply:

- Pre-commencement: the arboriculturist will attend site to confirm tree works, supervise the removal of the block wall within RPAs, check TPF and ground protection, and sign off the set-up before heavy plant arrives.
- During works: the arboriculturist will attend at key stages, including installation of the no-dig road in RPAs, any excavation close to RPA boundaries, and any service trenches near trees.
- Post-construction: a final inspection will confirm that tree protection measures have remained in place, that no-dig surfaces are intact and permeable, and that retained trees have not been subjected to avoidable damage.

Each visit will be recorded in a short site note, copied to the client and contractor. Any breach of this AMS or damage to trees will trigger immediate advice on remedial action.

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SITE SUPERVISION FORM - ARBORICULTURAL CLERK OF WORKS

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

Site:	
Inspected by:	
Site Manager:	
Date of Inspection:	

Tree Protection Fencing.
Comments/Actions:
Ground Protection.
Comments/Actions:
Additional Comments.
Remarks: I am aware of the tree protection requirements for this site and understand no retained trees must be damaged.

Signed:	Dated:
Name:	Company:

Example supervision form

12 Completion and ongoing management

On completion of the works, the principal contractor will remove all TPF and temporary protection only when instructed by the arboriculturist. The final inspection report will confirm compliance with this AMS and identify any follow-up tree works or monitoring, including ongoing observation of T6 for Ash dieback and routine inspection of retained Oaks T1 and T9–T11 as part of the site's long-term management.

13. Limitations

13.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

13.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

13.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

13.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

13.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

13.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

Connor Harmsworth
Arboricultural Consultant

ROAVR | GROUP

C Harmsworth

Prepared by: Connor Harmsworth
Checked by: Peter Haine

Appendix 1 – Tree Protection Plan

Key

Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
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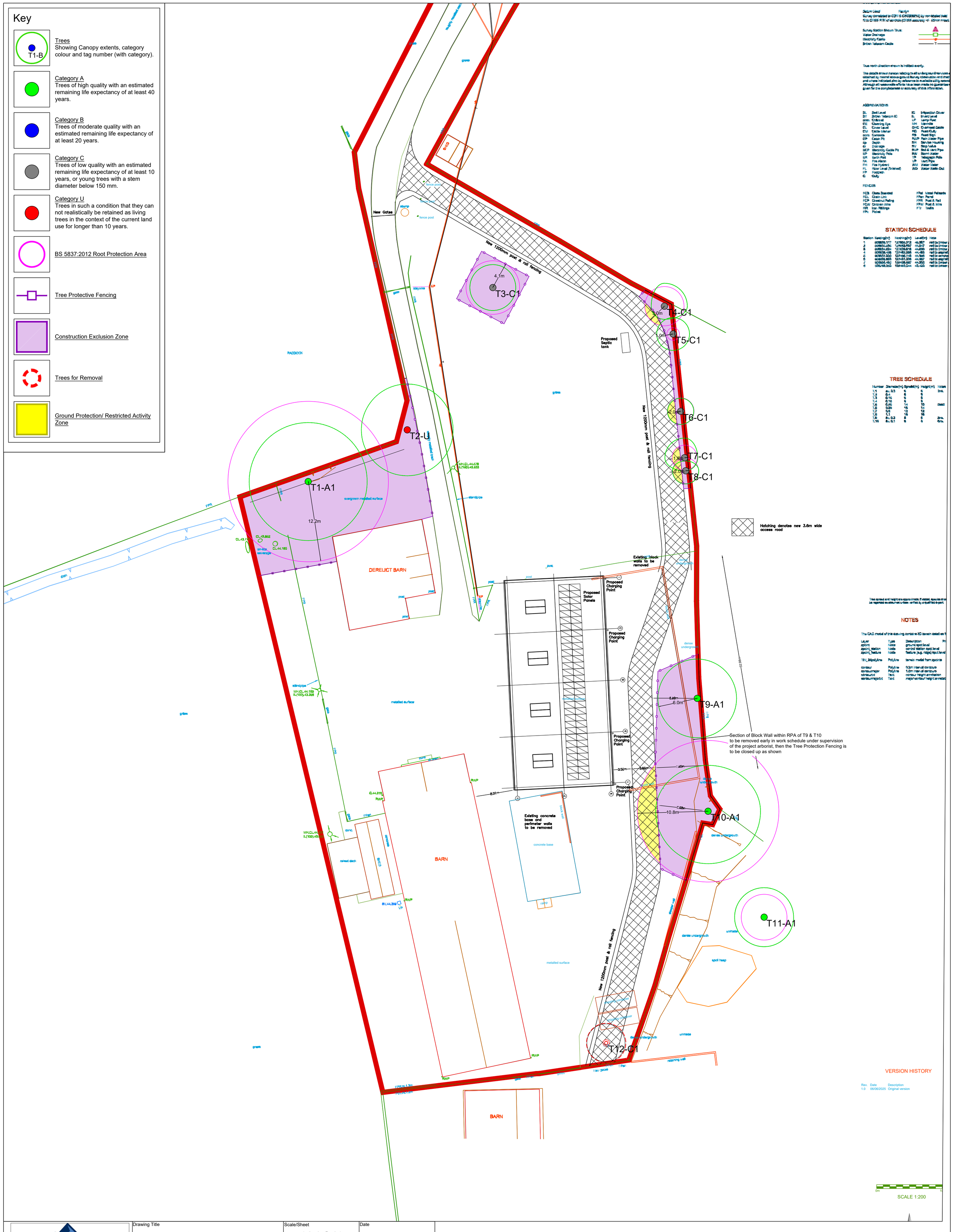
BS 5837:2012 Root Protection Area

Tree Protective Fencing

Construction Exclusion Zone

Trees for Removal

Ground Protection/ Restricted Activity Zone



STATION SCHEDULE

Station	Easting(m)	Northing(m)	Level(m)	Note
1	505826.117	127656.312	46.357	nail to timber
2	505815.086	127653.797	44.847	nail to timber
3	505824.454	127629.618	44.899	nail to timber
4	505839.408	127682.268	44.488	nail to asphalt
5	505872.250	127667.748	44.598	nail to concrete
6	505858.603	127631.336	44.997	nail to asphalt
7	505868.462	127626.687	44.352	nail to timber
8	505768.292	127663.544	43.439	nail to timber

TREE SCHEDULE

Number	Diameter(m)	Spread(m)	Height(m)	Notes
T.1	av. 0.5	6	6	2no.
T.2	0.4	8	8	
T.3	0.16	6	6	
T.4	0.16	6	6	
T.5	0.95	14	16	cleed
T.6	0.95	16	14	
T.7	0.6	12	12	
T.8	1.1	18	18	
T.9	av. 0.3	8	8	2no.
T.10	av. 0.1	6	6	4no.

Tree spread and height are approximate. If cleed, species shou be regarded as assumed unless verified by a qualified expert.

NOTES

The CAD model of this drawing contains 3D terrain detail as f

Layer	Type	Description
zpoint	Node	ground spot level
zpoint_station	Node	control station spot level
zpoint_feature	Node	feature (e.g. ridge) spot level
TIN_3dpolyline	Polyline	terrain model from zpoints
contour	Polyline	0.2m interval contours
contourmajor	Polyline	1.0m interval contours
contourht	Text	contour height annotation
contourmajorht	Text	major contour height annotati

VERSION HISTORY

Rev.	Date	Description
1.0	06/06/2025	Original version

SCALE 1:200

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