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Arboricultural Implications Report

Proposed development at

Rascals Farm

Southwater

West Sussex



January 2026

Ref. SJA air 25385-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. There are three minor incursions into the 15m buffer of the adjacent ancient woodland to the north. One of these is by the proposed main vehicular and pedestrian access into the site, and two by a proposed limestone dust footpath formalising the existing Public Right of Way and connecting it to the proposed development; all these have previously been approved under the Reserved Matters Application DC/24/0249. The incursions are small in size and located at the far extents of the buffer zone; therefore the proposals will not result in any loss or deterioration of irreplaceable habitat.

S3. Our assessment of the impacts of the proposals on the existing trees concludes that no notable trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S4. No trees are to be pruned to facilitate development of the proposals.

S5. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 4**, no significant or long-term damage to their root systems or rooting environments will occur.

S6. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S7. As the proposed development will not result in the removal of trees which are important landscape and natural features, it complies with Policy 33 of the Horsham District Council Planning Framework 2015.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by BDW Southern Counties to visit Rascals Farm, Southwater, West Sussex and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Horsham District Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “**should not be quoted as if it were a specification**¹”; it is a set of recommendations intended to “**assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction**²”. It doesn’t form part of planning policy; and it is neither mentioned nor referenced in the Horsham District Council Planning Framework (2015) or the accompanying text, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the erection of 96 dwellings and

¹ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

ancillary parking and landscaping.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on the adjacent ancient woodland (Section 4) and on individual trees and groups of trees, including those to be removed (Section 5), those to be pruned (Section 6), those which might incur root damage that might threaten their viability (Section 7) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 8). The arboricultural mitigation and benefits of the scheme are set out in Section 9; and a summary and conclusions, with regard to local planning policy, are presented in Section 10.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Tom Hovell of SJAtrees on Wednesday the 16th of July 2025. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is 6.01ha in size and is located on the west side of Shipley Road, as shown at **Figure 1** below. The north boundary adjoins ancient woodland comprising Blinks Wood and Rascals Wood. The west and south boundary adjoin agricultural land and the east boundary fronts Shipley Road.



Figure 1: Site location shown on Google aerial image

1.4.2. The site is on ground that rises by 5.5m from its south-eastern corner adjacent to Shipley Road to its north-west corner abutting Rascals Wood and currently comprises a farmhouse surrounded by grass pasture which has been separated into several paddocks. The northern section of the site is comprised of unmaintained grassland and scrub.

1.4.3. Historical maps and aerial photographs indicate that the site has been used as pasture or farmland since at least the middle of the nineteenth century. The current farmhouse was built around the middle of the twentieth century.

1.4.4. The earliest Ordnance Survey map, published 1879, shows the adjacent ancient woodland to the north and the belts of trees on the east and west boundaries. This is shown in **Figure 2** below.

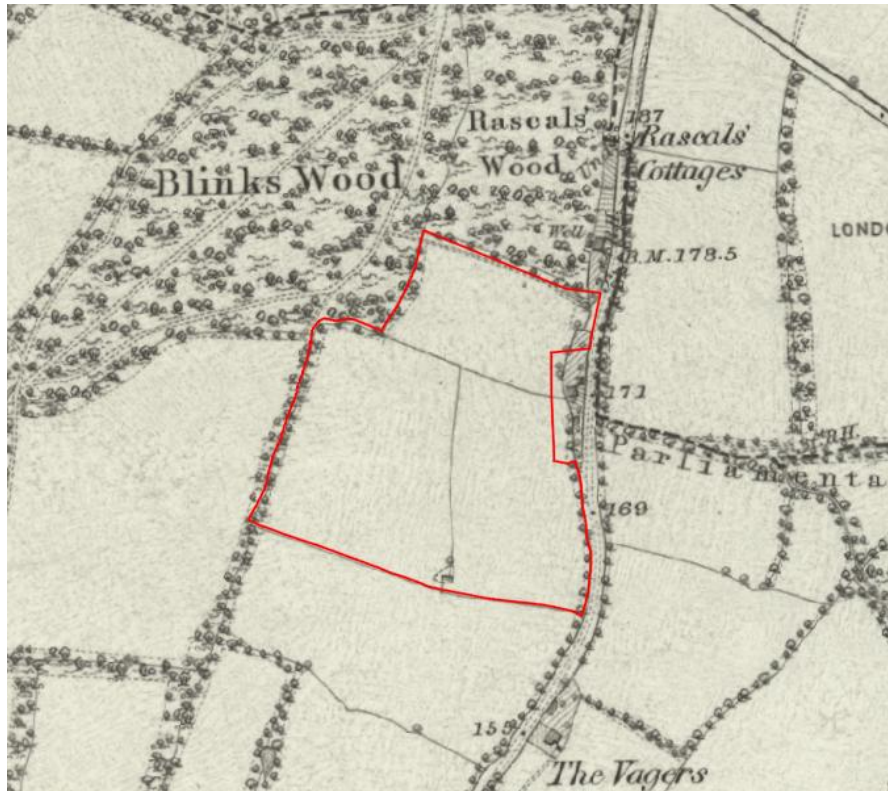


Figure 2: Extract from OS map of 1879, showing some of the trees present at that time

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of Weald clay.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.

1.6. Statutory controls

1.6.1. One of these trees is covered by a tree preservation order (TPO). This is TPO no. T1 of TPO/1167 made by Horsham District Council. The map in the TPO is reproduced at **Figure 3** below and the tree protected by it is identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.

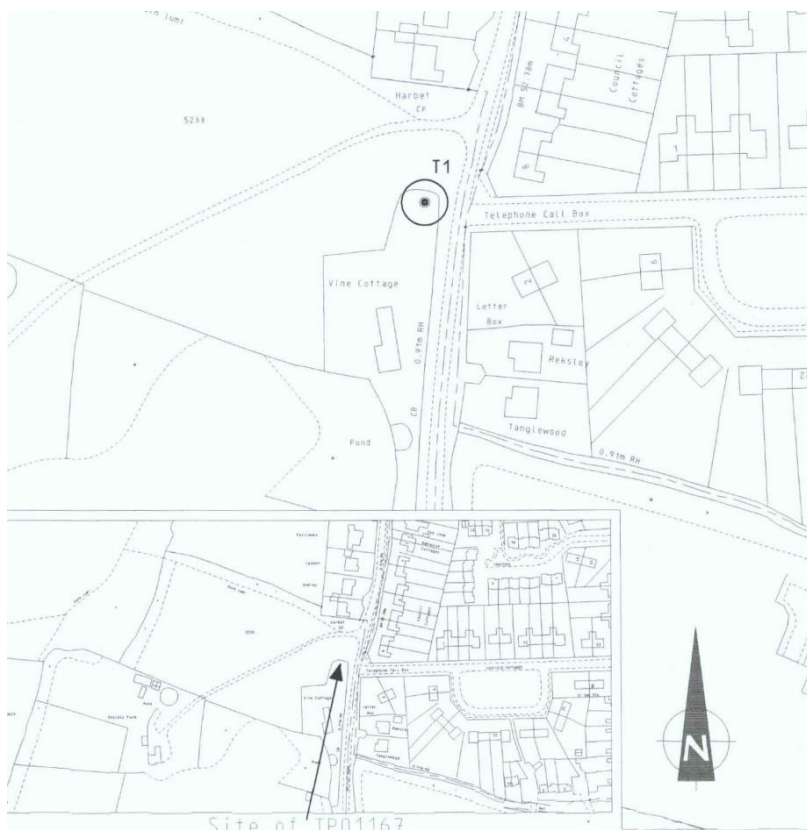


Figure 3: Extract from the TPO map, showing the tree covered by the Order

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals three previous applications for development, as shown in **Table 1** below:

Planning ref.	Date	Proposal	Outcome
DC/20/0695	April 2020	Outline application for the erection of up to 100 dwellings	Refused
App/Z3825/W/20/325/7700	n/a	Appeal against planning refusal ref. 02331/RM	Upheld
DC/24/0249	February 2024	Reserved Matters application for the erection of 96 dwellings	Approved

Table 1: Planning history

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')³ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

³ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.2.4. Paragraph 136 in this section states: “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.”

2.2.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 162: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures . Policies should

support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.6. In paragraph 187, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

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;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; [...]”

2.2.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: **“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....”

2.2.8. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16th December 2025 is noted; but as this

is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Horsham District Council Planning Framework 2015.

2.3.2. The relevant section of Policy 33 of the planning framework states, *inter alia*:

“In order to conserve and enhance the natural and built environment development shall be required to:...

“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...”

2.3.3. The relevant section of Policy 34 of the planning framework states, *inter alia*:

“Applications for such development shall be required to...

“7. Retain and improve the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features...”

2.3.4. The LPA has not published any Supplementary Planning Guidance that relates to the protection of existing trees.

2.4. Neighbourhood planning policy

2.4.1. The site lies within the area covered by the Shipley Neighbourhood Plan 2019 – 2031. However, this document does not contain any policies which relate to the protection of trees.

2.4.2. The site lies immediately to the south of the area covered by the Southwater Neighbourhood Development Plan 2019 - 2031, and therefore this document it is not a material consideration in regard to this application.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 29 individual trees, seven groups of trees and two areas of woodland growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The site is characterised by the presence of mature English oaks within the belts of trees located on the site boundaries, as well as within the central wooded area and the adjacent ancient woodland to the north. These oaks represent both the largest and most numerous species within the site. The paddock area which constitutes the majority of the site's area does not contain any trees, with internal field boundaries being marked by fences rather than hedgerows.

3.1.3. The trees present on the site are predominantly of native species, with numerous ash and field maple specimens, and most groups containing an understorey of common hedgerow species such as blackthorn, hawthorn and dogwood. The arboricultural character of the site is consistent with that of the surrounding area.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. As shown at **Figure 4** below, the woodland abutting the north boundary of the site, and comprising Rascals Wood and Blinks Wood, is classified as 'Ancient'. Ancient woodland is defined as **"any area that's been wooded continuously since at least 1600 AD"** and is considered an important and irreplaceable habitat. The National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient woodland should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

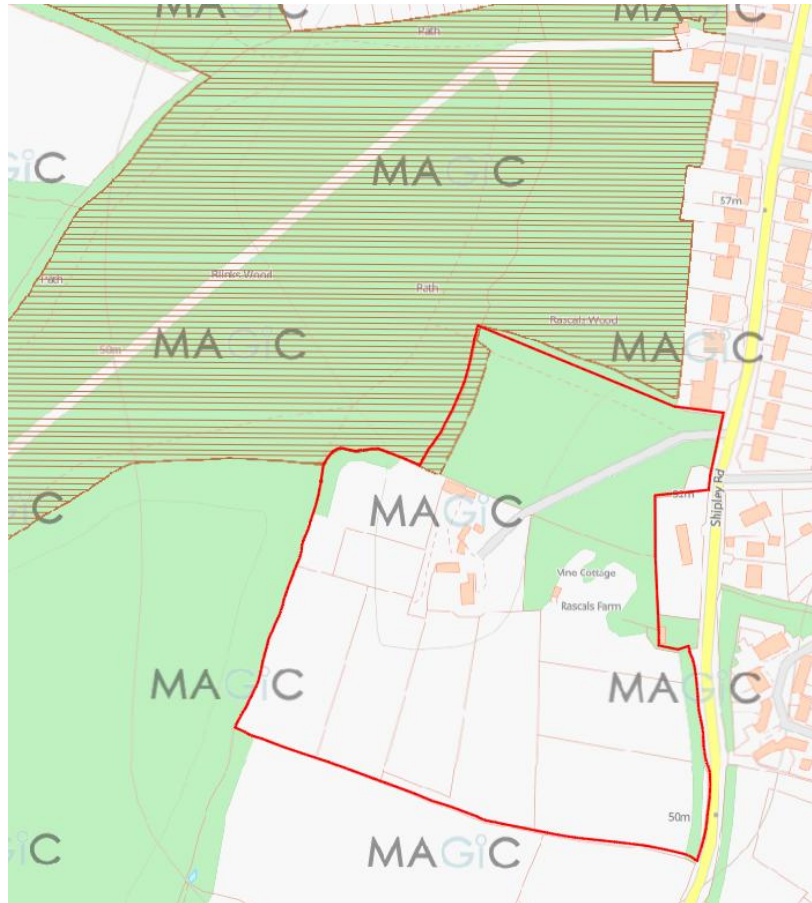


Figure 4: 'Magic' map image showing ancient woodlands adjacent to the site

3.2.2. Current UK planning and development guidance in relation to the development of sites adjacent to ancient woodland⁴ is that to avoid negative effects on ancient woodland an appropriate buffer zone of semi-natural habitat of at least 15m should be left between the development and the woodland, but if other impacts extend beyond this distance, a larger buffer may be needed.

3.2.3. The belt of trees growing along the west boundary of the site is shown as 'Deciduous Woodland' on the Natural England 'Priority Habitats Inventory (England)', updated 08 December 2023. This means it is a habitat "of principal importance" in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006).

⁴ Ancient woodland and veteran trees: protecting them from development (14 January 2022). www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.3.2. A previous tree survey, issued in December 2023 by another arboricultural consultancy in support of the Reserved Matters Application DC/24/0249, shows two trees within the site as being veterans. These are the English oak no. 15 (their ref. 3030) and the ash no. 17 (their ref. 3027). Having conducted our own survey of these trees, we do not consider either of them to be classifiable as veterans.

3.3.3. There are several definitions of a ‘veteran’ tree to be found; in the UK, trees have only been termed as veterans since the 1990s and one of the earliest books on the subject, ‘Information Note 13, Veteran Trees: A guide to good management’ (Core Document CD17.3), published by Natural England in February 2000, stated that the term veteran tree **“is one that is not capable of precise definition”**.

3.3.4. Due to the relatively recent adoption of the concept of veteran trees, and the many, various and on-going re-definitions, there are often disagreements between arboriculturists over whether specific trees should be designated as such.

3.3.5. In Annex 2: Glossary, the NPPF describes an ancient or veteran tree as **“A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.”**

3.3.6. The English oak no. 15 has a trunk diameter of 1070mm, taken at a height of 1m to prevent branch unions present at 1.5m from inflating the measurement. This trunk size does not indicate a sufficient age that this specimen be considered **“old relative to other trees of the same species”**. When combined with a lack of veteran features such as crown retrenchment, decay features or changes in trunk development, we consider this tree to lack the necessary characteristics to warrant

classification as a veteran. Nevertheless, for the purpose of consistency with previous applications, we have afforded this tree protection equal to that of a veteran by the application of an RPA equal to 15 times its trunk diameter.

3.3.7. The ash no. 17 has a trunk diameter of 850mm, taken at a height of 1.5m. We judge this tree to be of insufficient age to be considered for veteran classification. In addition, this tree is currently in a state of physiological decline, owed to the presence of 'ash die-back disease', which is at an advanced stage. We have therefore determined that this tree be classified as Category 'U', as its retention beyond ten years as a living tree cannot be considered realistic. We have not recommended removal of this specimen due to the ecological benefits it provides through decay features, and because it is at a sufficient distance from proposed structures within the site that risks posed by its potential collapse are minimised.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

3.5. Trees that contribute to the character of the local landscape

3.5.1. As noted above in Section 2.3, local planning policies require the retention of trees that are “**important landscape and natural features**”. The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the ancient woodland (W1) abutting the north boundary of the site and comprised of Blinks Wood and Rascals Wood;
- the belt of trees growing along the east boundary with Shipley Road, comprised of the English oaks nos. 9 and 26, the group G2 and wooded area W2; and
- the large mature English oak trees nos. 10 to 16 and 27 to 29 growing along the south boundary, and those other large specimens within the groups G3 and G4.

3.6. Other trees

3.6.1. We surveyed 27 mature trees growing on or immediately adjacent to the site. Of these, 23 are of large ultimate size and long-term potential. Some of these trees are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.6.2. There is one category 'A' tree (the English oak no. 15) and 23 category 'B' specimens. Four trees are assessed as category 'C', being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these. One tree has been assessed as category 'U', this being the ash no. 17 as described above in paragraph 3.3.7.

3.6.3. Of the groups of trees and woodlands, one has been assessed as category 'A' (the woodland W1), four as category 'B', and the remaining four as category 'C'.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout by Cooper Baillie Ltd., drawing no. CB_17_420_601 have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.7.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment

of their respective significance, are analysed in Sections 4 to 7 below.

3.7.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 2** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible, but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 2: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. IMPACTS ON IRREPLACEABLE HABITAT

4.1. Details

4.1.1. As noted above, current planning policy guidance requires that unless there are wholly exceptional reasons and a suitable compensation strategy exists, development resulting in the loss or deterioration of irreplaceable habitat should be refused.

4.1.2. No structures within the proposed development encroach into Blinks Wood or Rascals wood, the ancient woodlands adjacent to the north boundary which comprise W1.

4.1.3. An existing Public Right of Way (designation SHI-1888) runs east to west along the north boundary of the site with Rascals Wood, and within the 15m ancient woodland buffer. The proposals, in line with Policy 34 of the planning framework to **“retain and improve the setting of heritage assets, including...public rights of way”**, include provision for the formalisation of this footpath, which currently comprises a dirt track, and a new footpath to link the proposed development to the existing Public Right of Way.

4.1.4. The formalisation of the existing footpath, and the proposed linking footpath, shall be constructed entirely above the existing soil level, and will comprise graded limestone dust laid between treated timber edging with grass verges built up to the finished level of the path surface.

4.1.5. The proposed footpath will involve no excavation for the laying of the new surface, and tree protection fencing shall remain in place until the landscaping phase, at which point it will be moved to positions far enough inside the buffer to allow work to be completed and still protect the remaining areas within the buffer zone.

4.1.6. Furthermore, the construction of the proposed connecting footpath will include the removal of an existing farm building, which currently lies within the 15m buffer. The establishment of the footpath will therefore serve to improve the character of the setting surrounding the ancient woodland.

4.1.7. The proposed development includes vehicular and pedestrian access arrangements in the north-east corner of the site in the form of an adopted road and associated footway. The proposed hard surfaces create an incursion into the south-east corner of the ancient woodland buffer. This incursion is small in size, and has previously been approved under the plans submitted as part of Reserved Matters Application DC/24/0249.

4.2. Assessment

4.2.1. Consequently, there will be no loss of ancient woodland, and no direct damage to it as a result of either construction or occupation.

4.2.2. As there is only one small incursion by hard surfacing into the 15m wide buffer zone around the boundary of the ancient woodland, the proposals comply with current UK Planning and development guidance and should avoid any potentially harmful effects on irreplaceable habitat.

4.2.3. As the remaining incursions into the 15m buffer are comprised of a limestone dust footpath, which will be constructed entirely above the existing soil level and maintain a semi-natural habitat, none of the potentially harmful effects the buffer is designed to avoid will occur.

4.2.4. Accordingly, there will be no loss or deterioration of irreplaceable habit, and the maintenance of the buffer zone will enhance and maintain the landscape character of the area. Consequently, there is no reason why the proposals should be refused on these grounds.

5. TREES TO BE REMOVED

5.1. Details

5.1.1. To accommodate the proposed development, as shown on the proposed layout plan, one individual tree (no. 8) is to be removed, due to it being too close to a proposed structure to enable it to be retained. Details of this are shown and listed on the TPP and at **Table 3** below

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
8	n/a	Hawthorn	6.5m	280mm 245mm 185mm Over ivy	Semi-mature	C (1)

Table 3: Trees to be removed

5.1.2. One group of trees (G7) is to be removed as part of the proposals. One group (G1) and one woodland (W1) are to be partially removed.

5.2. Assessment

5.2.1. As there are no ancient or veteran trees on site, none will be removed.

5.2.2. All those trees and groups of trees that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.5.1), will be retained.

5.2.3. Whilst sections of the woodland W2 are to be removed as part of the proposals, the elements which abut Shipley Road and therefore contribute most to the character of the site as seen from the public realm are to be retained. This includes the English oak no. 26, which is the largest specimen in this area of the site, and forms a prominent landscape feature as seen from Shipley Road and in long views from Foxfield Cottages. The proposed removals within W2 are required for the construction of six dwellings and to facilitate appropriate vehicular and pedestrian access to the site; they are therefore necessary for the viability of the development, and have previously been approved as part of the Reserved Matters Application DC/24/0249.

5.2.4. The western section of the group G1 is to be removed as part of the proposals, due to its location within the footprint of one dwelling and the rear garden of another. The extent of the proposed removals will be bounded by a footpath, which shall be constructed above the existing soil level to prevent damage to the roots of retained trees. The eastern section of G1, which is to be retained, lies on the boundary with Vine Cottage. The retention of this element of the group will help to maintain boundary screening in this area of the site despite the removal of the western section, which has also previously been approved as part of Reserved Matters Application DC/24/0249.

5.2.5. The removal of group G7 is necessary due to its location within the footprint of a proposed shared driveway. This group of small specimens is not visible from the public realm, and its contribution to the character of the site is limited due to it being visible only within the silhouettes of the much larger retained English oak trees to the north and east. The removal of this group has also previously been approved as part of the Reserved Matters Application DC/24/0249.

5.2.6. The one individual tree on the site which is covered by a TPO (English oak no. 26) is to be retained as part of the proposals.

5.2.7. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent only a minor alteration to the main arboricultural features of the site.

6. TREES TO BE PRUNED

6.1. Details

6.1.1. No trees to be retained are to be pruned to facilitate implementation of the proposals.

6.2. Assessment

6.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 3m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6.2.2. These trees will continue to grow; but an analysis of the ultimate genetic crown spreads of these specimens shows that only a small number of them are likely to ever need pruning to keep them clear of the proposed dwellings as they are at a greater distance from them than the spread they are capable of achieving. Those that may require some pruning in the future are those specimens within the retained element of W2 located adjacent to the dwelling in the north-east corner of the site. The proposed removal of some sections of W2 will provide these specimens with new growth opportunities to the west; however more than 3m clearance has been allowed within the proposals and therefore, given the predominant species being of English oak, ash and field maple, pruning will not need to be carried out within a timeframe of less than five or six years, which is unlikely to be considered unreasonable.

6.2.3. Following the pruning specified, none of the proposed dwellings will lie within 3m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

7. ROOT PROTECTION AREA INCURSIONS

7.1. Details

7.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837:2012. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.⁶

7.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear⁷, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

7.1.3. Parts of proposed footpaths and landscaping will encroach within the RPAs of seven trees and three groups to be retained. These are shown in **Table 4** below.

⁶ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁷ Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
3	English oak	Proposed footpath	421.3m ²	5.9m ²	1.4%
4	English oak	Proposed footpath	456.9m ²	22.5m ²	4.9%
9	English oak	Proposed footpath	452.4m ²	3.6m ²	0.8%
10	English oak	Proposed footpath	557.4m ²	13.6m ²	2.4%
15	English oak	Proposed footpath	809.3m ²	7.7m ²	1.0%
24	Pear	Proposed footpath	136.8m ²	18.9m ²	13.8%
25	English oak	Proposed footpath	391.3m ²	29.3m ²	7.5%
26	English oak	Proposed parking area	588.0m ²	12.2m ²	2.1%
27	English oak	Proposed SUDS outfall	289.6m ²	11.8m ²	4.1%
28	English oak	Proposed SUDS outfall	326.9m ²	27.8m ²	8.5%
29	English oak	Proposed SUDS outfall	326.9m ²	27.2m ²	8.3%
G1	Various	Proposed footpath	229.6m ²	59.7m ²	n/a
G2	Various	Proposed footpath	1840.5m ²	3.6m ²	n/a
G3	English oak	Proposed SUDS basin	1819.8m ²	59.6m ²	n/a
		Proposed footpath	1819.8m ²	69.7 m ²	n/a

Table 4: Proposed incursions within RPAs

7.1.4. The incursions into the RPAs of the three groups listed in **Table 4** are not calculated as a percentage; as the groups are comprised of multiple trees, the RPAs of individual specimens will be affected to varying degrees according to their position within the group.

7.2. Assessment

7.2.1. The sections of proposed limestone dust footpaths which encroach into the RPAs of retained trees will be installed above the existing soil level in order to avoid damage to their roots. These incursions extend no closer than 2.8m (in the case of the pear no. 24) and 7m (for the remaining specimens) to the trunks of these retained trees. They equate to no more than 13.8% of individual RPAs, and therefore do not exceed the 20% maximum incursion into currently unsurfaced ground recommended

in BS 5837⁸.

7.2.2. The incursion into the RPA of group G3 by the proposed SUDS basin in the south-east corner of the site is small in size, being restricted to its northern edge. The trunks of the large mature English oak trees which comprise the majority of this group and contribute most to its landscape value are situated to the south of an existing drainage ditch. As a consequence, these trees are likely to be rooting favourably to the south, and it is therefore reasonable to assume a reduced rooting density at the northern extent of the RPA in the area of the proposed incursion. However, in order to show the maximum possible extent of the proposed incursion we have not shown a modified RPA on the TPP in **Appendix 4**.

7.2.3. The location of the outfall for the proposed SUDS basin has previously been approved as part of the Reserved Matters Application DC/24/0249. Assessment during the detailed design phase has revealed that ground levels require excavation as opposed to an above soil solution in order for the proposed outfall swale to tie in to the existing drainage ditch on the south boundary.

7.2.4. Notwithstanding the mitigation of potential impacts presented by the location of the existing drainage ditch as outlined above, the outfall and the section of the proposed SUDS basin which is located within the RPA of group G3 shall be excavated manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPA is avoided, and any roots encountered can be treated appropriately.

7.2.5. The areas lost to encroachment within the RPAs of the English oak trees nos. 27, 28 and 29 can be compensated for in the area to the south of the trees, where there is an extensive area of soft landscaping suitable for root growth, contiguous to the RPAs. At present, there is likely to be significant rooting within this area, and as it is likely to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will

⁸ BS 5837, paragraph 7.4.2.3.

not remain viable.

7.2.6. The large English oak trees nos. 27, 28 and 29, along with those within group G3, are of average physiological condition. As such, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

7.2.7. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

7.2.8. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

8. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

8.1. Shading

8.1.1. No windows of the main habitable rooms of the proposed dwellings lie within the shadow patterns of any retained trees. Therefore, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

8.2. Apprehension

8.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the building in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

8.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result. This is because the closest trees are further from the proposed dwellings than their current heights; therefore, if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

8.2.3. In addition, the plan shows a large area of soft landscaping lying between the proposed dwellings and the trees along the southern boundary of the site, such that there is a minimum distance of 25m between these buildings and those trees which are most exposed to the prevailing south-westerlies.

8.3. Future requests for consent to fell

8.3.1. Former government advice, contained in the DETR “Blue Book”⁹, stated at paragraph 5.11 (1) (ii) that **“incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”**¹⁰

8.3.2. Whilst this document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk), this is sound advice. This suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

8.3.3. The existing trees will continue to grow in the future; however, the design of the proposed development is such that dwellings are at a sufficient distance from retained trees that future pruning to maintain a reasonable clearance will likely not be necessary for the majority of trees on the site.

8.3.4. One exception to the above is the section of W2 situated to the east of the dwelling in the north-east corner of the site. As outlined in paragraph 6.2.2, a minimum

⁹ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹⁰ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

of 3m clearance has been allowed between the building and canopies of retained trees within the woodland, and therefore the timeframe for future pruning works is unlikely to be considered unreasonable.

8.3.5. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹¹

¹¹ BS 5837:2012, 5.3.4.

9. MITIGATION AND BENEFITS

9.1. Replacement planting

9.1.1. Apart from the minor alteration to the main arboricultural features of the site as set out above, the proposals incorporate considerable replacement tree planting;

9.1.2. This will mitigate the proposed removals identified above, improve the age class balance of the trees on site, and re-establish a framework for the ongoing and long-term wooded character of the site. The establishment of the replacement planting will progressively reduce the magnitude of the impact of the proposed removals on the character and appearance of the site.

9.2. Tree and hedgerow management

9.2.1. The proposals will have benefits on those trees to be retained, in that it will prompt an enhanced frequency and standard of management, possibly including supplemental watering, mulching and formative pruning; and may benefit from proposed buildings that provide wind shelter and thus lower physical or structural stress.

9.2.2. In addition, the proposals will allow the trees to contribute to surface water runoff and to the prevention of soil erosion, it will maintain and continue to provide wildlife habitat, and it will allow the trees to continue to sequestrate and store carbon.

10. CONCLUSIONS

10.1. Summary

10.1.1. There are three minor incursions into the 15m buffer of the adjacent ancient woodland to the north. One of these is by the proposed main vehicular and pedestrian access into the site, and two by a proposed limestone dust footpath formalising the existing Public Right of Way and connecting it to the proposed development; all these have previously been approved under the Reserved Matters Application DC/24/0249. The incursions are small in size and located at the far extents of the buffer zone; therefore the proposals will not result in any loss or deterioration of irreplaceable habitat.

10.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no notable trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

10.1.3. No trees are to be pruned to facilitate development of the proposals.

10.1.4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 4**, no significant or long-term damage to their root systems or rooting environments will occur.

10.1.5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

10.1.6. The proposed mitigation and arboricultural benefits of the proposals are significant; and provide more than adequate restitution for the very minor alteration to the main arboricultural features of the site.

10.2. Compliance with national planning policy

10.2.1. As the proposals will retain all of the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

10.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained wherever possible**”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

10.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

10.3. Compliance with local planning policy

10.3.1. As the proposed development will not result in the removal of trees which are important landscape and natural features, it complies with Policy 33 of the Horsham District Council Planning Framework 2015.

10.3.2. As the scheme will retain and improve the setting of heritage assets, including trees and landscape features, it complies with Policy 34 of the Horsham District Council Planning Framework 2015.

10.4. Conclusion

10.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹², trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹³ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁴. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

12 BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

13 Ibid., 4.4.2.7

14 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;¹⁵

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are important to the the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy 34 of the Horsham District Council Planning Framework, as set out above;

A1.2.5. our assessment of the trees’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule; and

A1.2.6. the plans approved as part of the existing Reserved Matters planning permission (ref. DC-24-0249), which showed certain trees to be removed.

A1.2.7. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.8. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.9. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **“need not necessarily be a significant constraint on the site’s potential”**¹⁶.

A1.2.10. Moreover, BS 5837 states that “.... **care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal**”¹⁷.

A1.2.11. The ‘Root Protection Areas’ (RPAs)¹⁸ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site

¹⁵ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

¹⁶ BS 5837, 4.5.10.

¹⁷ Ibid., 5.1.1.

¹⁸ Ibid., paragraph 3.7. “The minimum area around a retained tree “deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.”

conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.12. The British Standard BS 5837 calculates RPAs based on a standard 12 times trunk diameter. However, in our experience the response of trees to root severance or damage is not standard and tends to be less effective in the case of large mature specimens of species with a known intolerance of disturbance. Accordingly, where considered appropriate, we have increased the RPAs of such specimens by calculating them based on an increased factor of trunk diameter.

A1.2.13. To assess whether the trees identified for retention would be in a sustainable relationship with proposed dwellings (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹⁹.

¹⁹ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation and demolition

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that this is undertaken in a way that minimises excavation, disturbance and compaction of the soil within or adjacent to these RPAs.

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in **Figure 3** of that document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Manual excavation within RPAs

A2.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.7. Proposed hard surfaces within RPAs

A2.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule



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(Operations)

Preliminary Tree Survey Schedule

**Rascals Farm
Southwater
West Sussex**

July 2025

SJA tss 25385-01

Tree Survey Schedule: Explanatory Notes

Rascals Farm, Southwater, West Sussex

This schedule is based on a tree inspection undertaken by Tom Hovell of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 16th July 2025. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. TPO no.

Number assigned to tree in the Horsham District Council Tree Preservation Order no. 1167, as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

1. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

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

- (1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) 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.

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

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

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

- (1) 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 minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Rascals Farm, Southwater, West Sussex

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate gory
1		English oak	17m	1065mm ivy	N 12.5m E 8m S 13m W 5.5m	N 5m	N 5m E 2m S 7m W 10m	Mature	Average	Moderate	No significant defects observed at base; ivy-covered; broken limb of 150mm diameter E side at 6m, with good reaction growth; tensile unions throughout crown, where visible; foliage of average size, density and colour; significant component of group in which it stands; readily visible from internal views but not visible from the public realm.	B (1)
2		English oak	15m	975mm	N 9.5m E 6m S 9m W 8.5m	N 4.5m	N 4m E 9m S 8m W 3.5m	Mature	Average	Moderate	No significant defects observed at base; ivy-covered; minor epicormic growth throughout structure; tensile unions throughout crown, where visible; slightly sparsely foliated; suppressed on E side by crown of oak no. 1; significant component of group in which it stands; readily visible from internal views and crown partially visible from PRow SHI-1889 to the N.	B (1)
3		English oak	16.5m	965mm ivy	N 9.5m E 10.5m S 12.5m W 9m	N 2m	N 1m E 2m S 3m W 2.5m	Mature	Average	Moderate	Area of decay at N side of base, L500mm x W500mm x D300mm; ivy-covered; tensile unions throughout crown, where visible; minor epicormic growth throughout structure; foliage of average size, density and colour; significant component of group in which it stands; readily visible from internal views and from PRow SHI-1889 to the N.	B (1)
4		English oak	17m	1005mm ivy	N 8.5m E 8.5m S 12.5m W 10.5m	NE 5m	N 8.5m E 8m S 8.5m W 4m	Mature	Average	Indifferent	Prominent buttress roots; ivy-covered; minor epicormic growth throughout inner crown; tensile unions throughout crown, where visible; foliage of average size, density and colour; significant component of group in which it stands; readily visible from internal views but not visible from the public realm.	B (1)
5		English oak	17.5m	1020mm ivy	N 11m E 11m S 12.5m W 11.5m	NW 4m	N 9.5m E 10m S 6m W 11m	Mature	Average	Moderate	No significant defects observed at base; ivy-covered; twin-stemmed from 4m with tensile union and tensile unions throughout rest of crown; slightly sparsely foliated; significant component of group in which it stands; not visible from the public realm.	B (1)
6		Field maple	9.5m	530mm ivy	N 6.5m E 6.5m S 7.5m W 5m	N 2m	N 4.5m E 7.5m S 4m W 8.5m	Mature	Average	Moderate	Exposed surface roots due to being situated on side of a small bank; prominent buttress roots; single trunk with prominent fluting; heavily ivy-covered, unable to inspect unions; overtopped by adjacent dominant oaks; inessential component of the group in which it stands; not visible from the public realm.	C (1)
7		English oak	13m	750mm est.	N 6m E 6m S 6m W 6m	S 7m	7m	Mature	Average	Moderate	Off-site tree; single trunk; undergone historical crown reduction; significant component of group in which it stands; crown glimpsed from Shipley Road.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
8		Hawthorn	6.5m	280mm 245mm 185mm all over ivy	N 4m E 5m S 6m W 5m	0.5m	N 2.5m E 2m S 3.5m W 3m	Semi-mature	Average	Indifferent	Multi-stemmed from 0.5m, inessential component of the group in which it stands; not visible from the public realm.	C (1)
9		English oak	17.5m	1000mm est.	N 10m E 6m S 10m SW 12.5m W 12m	W 7m	SW 8m W 9m	Mature	Low	Moderate	Off-site tree; unable to access base or see trunk due to dense undergrowth, survey conducted at a distance; tensile unions throughout crown, where visible; multiple historic pruning wounds of up to 250mm diameter, with some occlusion; crown density reduction of 60%; above average dead wood in crown.	B (12)
10		English oak	16m	1110mm ivy	N 8.5m E 13.5m S 11m W 11.5m	S 4m	N 6m E 5m S 7m W 11m	Mature	Below average	Moderate	Prominent buttress roots; single trunk; tensile unions throughout crown, where visible; ivy-covered; much epicormic growth on major structural branches within inner canopy; multiple historic pruning wounds on lower trunk consistent with crown raising, fully occluded; above average dead wood in crown; slightly sparsely foliated; significant component of group in which it stands; readily visible from internal views but not visible from the public realm.	B (1)
11		English oak	15m	625mm ivy	N 9m E 3m S 9m W 11.5m NW 12m	S 5m	N 8m E 10m S 8m W 7m NW 5m	Mature	Below average	Indifferent	No significant defects observed at base; single trunk; ivy-covered; unable to inspect unions due to dense ivy cover; above average dead wood in asymmetrical crown as suppressed by adjacent dominant English oak #10; slightly sparsely foliated; significant component of group in which it stands; readily visible from internal views but not visible from the public realm.	B (1)
12		English oak	18m	920mm	N 12.5m E 8.5m S 8m W 9.5m	NW 3.5m	N 5.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots on S side, with two small burrows between; single trunk; tensile unions throughout crown; of form and habit typical of age and species; foliage of average size, density and colour; significant component of group in which it stands; contributes to boundary screening; not visible from the public realm.	B (1)
13		English oak	13m	765mm	N 9m E 5.5m S 8m W 6.5m	S 2m	N 4.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; single trunk; minor epicormic growth throughout structure; tensile unions throughout crown, where visible; slightly sparsely foliated; somewhat suppressed by adjacent dominant English oaks #12 and #14; contributes to boundary screening; significant component of group in which it stands; not visible from the public realm.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
14		English oak	16m	920mm	N 8.5m E 7.5m S 8m W 8m	N 2.5m	N 2m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; 2 fungal brackets consistent with <i>Ganoderma resinaceum</i> on NE and NW sides of trunk; tensile unions throughout crown, where visible; minor epicormic growth throughout structure; minor deadwood throughout crown, consistent with age and species; foliage of average size, density and colour; significant component of group in which it stands; contributes to boundary screening; not visible from the public realm.	B (1)
15		English oak	16.5m	1070mm @1m	N 12m E 10.5m S 11m W 9.5m	E 1.5m	N 6m	Mature	Average	Moderate	Off-site tree; exposed surface root visible up to 0.4m, N side; single trunk; tensile unions throughout crown; of form and habit typical of age and species; foliage of average size, density and colour; no evidence of physical or other characteristics in common with ancient trees, including changes to crown and trunk development, so not a 'veteran'. Contributes to boundary screening; significant component of group in which it stands; not visible from the public realm.	A (1)
16		English oak	12.5m	700mm est.	N 7.5m E 9m S 9m W 8m	W 4m	N 4m	Mature	Average	Moderate	Off-site tree; unable to access base for inspection; single trunk; remains of broken limb of 150mm diameter hung up in N side of canopy; several broken limbs of up to 150mm diameter in centre of crown; of form and habit typical of age and species; foliage of average size, density and colour; significant component of group in which it stands; not visible from the public realm.	B (1)
17		Ash	22m	850mm	N 7.5m E 8.5m S 5m W 6m	E 6m	N 17m E 6m S 7m W 13m	Mature	Low	Poor	Exposed surface roots visible up to 2.5m in multiple directions, showing multiple instances of mowing damage; large area of decay on buttress on E side, L1000mm x W250mm x D300mm, surrounding area indicating differences in tone when struck with acoustic mallet; multiple broken limbs of up to 200mm diameter on N and E sides of crown, with decay evident and one branch showing 4 woodpecker holes; sparsely foliated; evidence of dieback at branch tips, suggestive of 'ash dieback' disease, wood may be brittle and tree at risk of branch, stem or trunk failure; significant component of group in which it stands; not visible from the public realm.	U
18-21		English oak	#18 14.5m #19 15m #20 15.5m #21 13m	#18 935mm #19 795mm #20 790mm #21 740mm	N 8.5m E 13m S 7.5m W 5.5m	NE 6.5m	E 3.5m	Mature	Average	Moderate	Group of English oak specimens planted as a linear feature along W boundary; all specimens showing slight lean to the E due to suppression by adjacent off-site group G6; #19 asymmetrical crown, almost entirely offset from base; #21 showing multiple areas of decay around base, with bark delamination up to 1.5m on trunk; all specimens show foliage of average size, density and colour; form a significant feature, prominent from internal views but not visible from the public realm.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
22		English oak	15.5m	850mm ivy	N 8.5m E 7m SE 10m S 8m W 4m	SE 5m	N 7m E 7m SE 6.5m S 9m W 11m	Mature	Below average	Indifferent	Prominent buttress roots, with mechanical wounding but no bark penetration; single trunk; 5° lean to the E; asymmetrical crown as suppressed by adjacent specimens; tensile unions throughout crown, where visible; above average dead wood in crown; slightly sparsely foliated.	C (1)
23		English oak	10.5m	455mm	N 6.5m E 6m S 7m W 6m	S 2.5m	N 7m E 2.5m S 3m W 4m	Semi-mature	Average	Moderate	No significant defects observed at base; single trunk; multiple historical pruning wounds of up to 75mm diameter on S side, showing some occlusion; two codominant stems fused at 4m; tensile unions throughout rest of crown, where visible; foliage of average size, density and colour; inessential component of the group in which it stands; not visible from the public realm.	B (1)
24		Pear	10.5m	550mm est.	N 3.5m E 7m S 5m W 5.5m	SE 1.5m	N 8m E 2.5m S 7m W 4.5m	Mature	Average	Moderate	Wound of L300mm x W150mm on NE side of trunk, with heartwood exposed and showing good occlusion; slight lean to the S in lower trunk; suppressed to the N and S by adjacent lower quality specimens; dead ivy covered; foliage of average size, density and colour; significant component of group in which it stands; not visible from the public realm.	C (1)
25		English oak	13m	930mm ivy	N 8.5m E 5.5m S 11.5m W 8.5m	NE 5m	N 5m E 8m S 2m W 6m	Mature	Average	Moderate	No significant defects observed at base; heavily ivy-covered; single trunk; tensile unions throughout crown, where visible; minor epicormic growth throughout crown; of form and habit typical of age and species; E side of crown suppressed by adjacent oak no. 3; significant component of group in which it stands; readily visible from PRoW SHI-1889 to the N.	B (1)
26	TPO/1167 T1	English oak	16m	900mm est.	N 10m E 10.5m S 11.5m W 9.5m	SE 5m	N 9m E 2m S 6m W 6m	Mature	Average	Moderate	Single trunk; dead ivy covered; several dead limbs of up to 150mmø in lower crown, concentrated on NE side; tensile unions throughout crown, where visible; slightly sparsely foliated; significant component of group in which it stands; readily visible from Shipley Road and crown visible from PRoW SHI-1889.	B (12)
G1		Various	Max 10m Avg 8m	Max 495mm Avg 250mm	4.5m	0.1m	0.5m	Semi-mature	Average	Moderate	Small group of trees situated near boundary with adjacent residence; mostly comprised of English oak, which also represent largest specimens within the group; also includes several ash specimens showing symptoms consistent with 'ash dieback' disease and some small hawthorn and field maple specimens; provides boundary screening; not visible from the public realm.	C (1)
G2		Various	Max 18m Avg 14m	Max 600mm est. Avg 300mm	6m	0.1m	0.1m	Semi-mature	Average	Moderate	Group of trees located along E site boundary adjacent to road; largest specimens consist of English oak; also includes smaller wild cherry and field maple specimens, with a dense understory of hawthorn, blackthorn, dogwood and patches of dense bramble cover; provides visual and acoustic screening; readily visible from Shipley Road.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G3		English oak	Max 16.5m Avg 14.5m	Max 1010mm Avg 500mm	N 10.5m E 9m S 9m W 9m	NW 2m	N 4m	Mature	Average	Moderate	Off-site group of English oak specimens planted as a linear feature along S boundary; majority ivy covered; small field maple, blackthorn and hawthorn specimens forming a mid layer; large specimens show tensile unions throughout crowns, where visible and average foliage density; significant feature from internal views but blocked from views from Shipley Road by roadside specimens.	B (1)
G4		Various	Max 7.5m Avg 5.5m	Max 220mm est. Avg 60mm est.	3.5m	0.1m	0.1m	Semi-mature	Average	Indifferent	Off-site group of trees situated along S boundary; species composed of mainly blackthorn, with hawthorn, spindle and dogwood, and patches of bramble cover; dense and of scrubby character; provides boundary screening; not visible from the public realm.	C (1)
G5		Various	Max 10m Avg 8m	Max 220mm est. Avg 180mm	6m	N 0.5m	N 1.5m	Semi-mature	Average	Indifferent	Off-site group of trees situated at W extent of S boundary; species comprise mainly ash, with some field maple and crab apple; sparsely spaced; crab apple and field maple specimens multi stemmed, with multiple crossing and rubbing branches in structures; ash specimens sparsely foliated with some evidence of dieback at branch tips, suggestive of 'ash dieback disease'; provides boundary screening; not visible from the public realm.	C (1)
G6		Various	Max 21m Avg 17m	Max 600mm est. Avg 450mm	N 8m E 8.5m S 8m W 8m	0.5m	E 4m	Mature	Average	Indifferent	Off-site group of trees situated along W boundary; densely packed in areas, with many specimens being tall and drawn-up; species comprise mainly English oak and several ash, which represent the largest trees in the group; remainder of specimens comprised of field maple, blackthorn, hawthorn and patches of dense bramble cover; ash specimens show dieback at branch tips suggestive of 'ash dieback' disease; provides boundary screening; readily visible from PRoW SHI-1888 to the W.	B (1)
W1		Various	Max 21m Avg 11m	Max 600mm est. Avg 350mm	6m	0.5m	0.5m	Mature	Average	Moderate	Off-site woodland situated close to W site boundary, survey conducted at a distance; largest specimens comprised of English oak with some ash specimens; majority of larger specimens drawn-up and mutually suppressed; portions of understory visible from site relatively sparse in character and comprised of small field maple specimens, hawthorn and hazel; public access via PRoW SHI-1888.	B (12)
W2		Various	Max 17m Avg 12m	Max 1050mm Avg 300mm	6m	0.1m	0.1m	Mature	Average	Moderate	Woodland located in NE corner of site; largest specimens comprise ash and English oak, with oak being dominant towards W extent and ash being more numerous to the E; species also comprise field maple and English elm, with an understory of hazel, blackthorn and dogwood; many ash specimens showing dieback at branch tips, suggestive of 'ash dieback' disease; readily visible from PRoW SHI-1889 to the N, NE extent readily visible from Shipley Road.	B (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	Species	RPA	RPA Radius
1	English oak	513.1m ²	12.8m
2	English oak	430.1m ²	11.7m
3	English oak	421.3m ²	11.6m
4	English oak	456.9m ²	12.1m
5	English oak	470.7m ²	12.2m
6	Field maple	127.1m ²	6.4m
7	English oak	254.5m ²	9.0m
8	Hawthorn	78.1m ²	5.0m
9	English oak	452.4m ²	12.0m
10	English oak	557.4m ²	13.3m
11	English oak	176.7m ²	7.5m
12	English oak	382.9m ²	11.0m
13	English oak	264.7m ²	9.2m
14	English oak	382.9m ²	11.0m
15	English oak	809.3m ²	16.1m
16	English oak	221.7m ²	8.4m
17	Ash	326.9m ²	10.2m
18-21	English oak	395.5m ²	11.2m
		285.9m ²	9.5m
		282.3m ²	9.5m
		247.7m ²	8.9m
22	English oak	326.9m ²	10.2m
23	English oak	93.7m ²	5.5m
24	Pear	136.8m ²	6.6m
25	English oak	391.3m ²	11.2m
26	English oak	326.9m ²	10.2m
G1	Various	110.8m ²	5.9m
G2	Various	162.9m ²	7.2m
G3	English oak	461.5m ²	12.1m
G4	Various	21.9m ²	2.6m
G5	Various	21.9m ²	2.6m
G6	Various	162.9m ²	7.2m
W1	Various	162.9m ²	7.2m
W2	Various	513.1m ²	12.8m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary			
(For details, see below)			
Impact		No. of Trees	
Trees to be removed		1	
Groups of trees to be removed		1	
Groups of trees to be partially removed		2	
TPO trees to be removed		0	
Trees to be pruned		0	
Trees where manual excavation needed within RPAs		4	
Trees where above soil surfacing needed within RPAs		11	
Trees with proposed underground services within RPAs		0	
Trees and groups to be Removed 			
No	Species	Category	
8	Hawthorn	C (1)	
G7	Pear	C (1)	
Total numbers of trees and groups to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	2	U	0
Groups to be Partially Removed 			
No	Species	Category	
G1	Hawthorn	C (1)	
W1	Various	B (12)	
Trees that require manual excavation within RPAs 			
No.	Species	Type of structure	
G3	Various	Proposed SUDS basin	
27	English oak	Proposed SUDS outfall	
28	English oak	Proposed SUDS outfall	
29	English oak	Proposed SUDS outfall	
Trees that require above soil surfacing within RPAs 			
No.	Species	Type of structure	
3	English oak	Proposed footpath	
4	English oak	Proposed footpath	
9	English oak	Proposed footpath	
10	English oak	Proposed footpath	
15	English oak	Proposed footpath	
24	Pear	Proposed footpath	
25	English oak	Proposed footpath	
26	English oak	Proposed parking area	
G1	Various	Proposed footpath	
G2	Various	Proposed footpath	
G3	English oak	Proposed footpath	
Trees that require supervised demolition within RPAs 			
No.	Species	Type of structure / surface	
25	English oak	Brick outbuilding	



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b) 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.

Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with baseplate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.

Manual Excavation

Excavation for the southern edge of the proposed attenuation basin and associated outfall in the south-east corner of the site shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled, and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

The proposed parking area within the root protection area (RPA) of tree no. 26, as well as sections of proposed limestone dust footpaths situated within RPAs of trees nos. 3, 4, 9, 10, 15, 24, 25, groups G2 and G2, and within the 15m ancient woodland buffer are to be constructed in accordance with section 7.4 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, so that the soil is not disturbed and no roots are severed. Edge supports will also be installed above existing soil level.

Ground Protection

To be installed prior to commencement of excavation of proposed SUDS basin and outfall swale, at same time as erection of protective fencing. Temporary aluminium roadway ('Trakway' or similar), interlocking polyethylene tread boards ('Ground-Guards' or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Supervised demolition

Within the root protection area (RPA) of English oak no. 25 and the 15m ancient woodland buffer, foundations shall be removed with care, under the direct supervision of the arboricultural consultant. Foundations will be broken up with handheld breakers, and then removed by hand, wheelbarrow, or in the bucket of an excavator standing outside the RPA. At the discretion of the arboricultural consultant, an excavator positioned outside the RPA and using an appropriately sized toothless bucket may be used in some instances. Once completed, the base of the excavation and/or the edge closest to the trees will be covered immediately with hessian sacking to prevent drying out of the soil, and where necessary be shuttered to prevent soil collapse.

ARBORICULTURAL PLANNING CONSULTANTS

Project: Rascals Farm, Southwater

Client: BDW Southern Counties

Drawing: TREE PROTECTION PLAN

Drawing no: SJA TPP 25385-041

Based on: CB_17_420_601

Drawn by: TSH	Date of Issue: Jan 2026	Scale: 1: 600 @ A1
Checked by: FPS	Tel: (01737) 813058	sja@sjatrees.co.uk

Tree nos.: ● 25	Category 'U' trees: ● [17]	Canopies of trees to be retained:
Category 'A' RPA:	Category 'B' RPA:	Category 'C' RPA:
Trees to be removed:	Above soil surfacing:	Manual excavation:
Protective fencing:	Ground protection:	Supervised demolition:

For further information refer to the SJA/trees Tree Survey Schedule. Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA/trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026. This drawing is copyright and may not be used or changed without the written consent of SJA/trees. This drawing is based on the proposed layout plan shown and referred to above. SJA/trees authorises its reproduction without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only. This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfacing or underground services.