



ARBORICULTURAL PLANNING CONSULTANTS

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14th January 2026

Our ref: SJA ten 25385-01

Rascals Farm, Shipley Road, Southwater

Preliminary Arboricultural Impact Assessment at site entrance

1. On behalf of BDW Southern Counties (the Applicant), SJAtrees has been instructed to prepare this note by way of preliminary arboricultural assessment to address a minor incursion into the root protection area (RPA) of tree no. 26 at the entrance to the site.
2. The context for this note is that previous correspondence from the tree officer stipulated that no incursion into the RPA of this tree is likely to be found acceptable.
3. In the lead up to providing this note we have returned to site and accurately measured the tree's trunk diameter and re-calculated the RPA. The trunk diameter recorded for this tree by the consultancy firm working on the outline application was 1250mm. However, as the thick ivy coverage on the trunk of the tree is now dead we were able to accurately measure the trunk, under the ivy, and found that it is in fact 1140mm. This has reduced the RPA from 706.9m² to 588.0m². We have also offset the RPA further into the site to accommodate the rooting barrier that is the adjacent highway.
4. Having accurately measured and represented the RPA for tree no. 26 and overlaid the planning proposals we have found that an area of proposed hard surfacing is within the tree's RPA. The extent of incursion, including 0.5m of construction space is 12.2m² or 2.1% of the tree's RPA. These points are illustrated in **Figure 1** below.

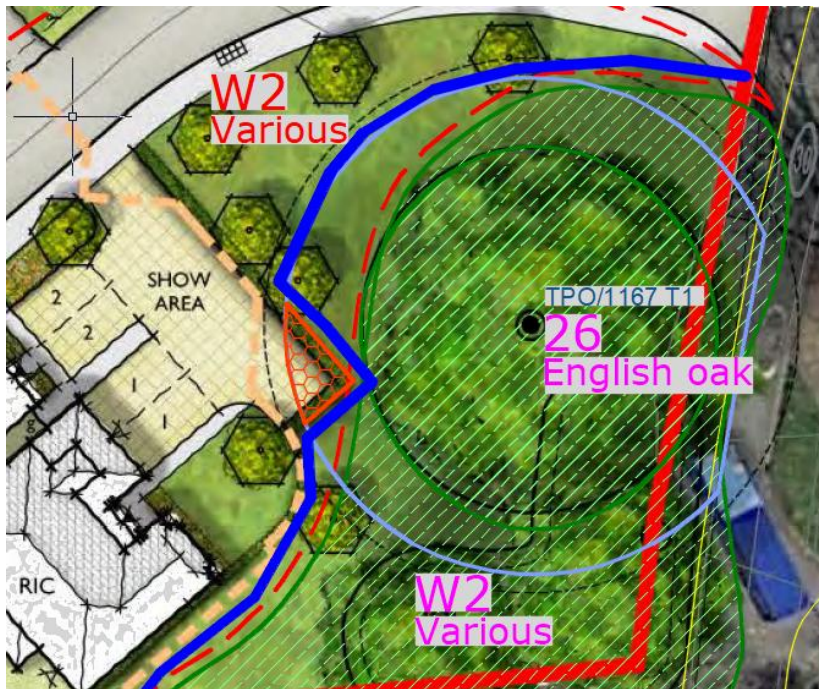


Figure 1 – extract from tree protection plan illustrating impact on tree no. 26

5. Bearing in mind the tree is of average physiological condition and is of a species that is moderately tolerant of root pruning and disturbance, we consider this to be a very minor incursion. The actual impact is also significantly less than the face value of a 2% incursion, because there is ample soft landscaping contiguous with the RPA that is likely to contain roots from this tree and is being retained, into which the RPA can be offset to result in no net loss of RPA. Furthermore, assessment of the existing and proposed levels for the site have shown that the new surface could be installed above existing soil levels without any excavation.

6. Therefore, in our assessment, there is no reason to suggest that the tree will not remain viable. The above assessment is compliant with BS5837.

Yours sincerely,

Frank Spooner

**Senior Consultant and Operations Director for
SJAtrees**