

ARBORICULTURAL IMPACT ASSESSMENT, ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN

Gorelands Farm, Stane Street, North Heath, West Sussex

Demolition of an existing agricultural building and erection of a dwelling

Planning reference DC/26/0597 - submitted in discharge of Condition 4 (Pre-Commencement)

Prepared in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations

Prepared for: Charlie and Georgie Merrison

Prepared by: Alfie Allingham BSc (Hons), FdSc, PTI

Version 1.0 - 08/07/2026

1 Introduction, Purpose and Scope

1.1 This document has been prepared on behalf of Charlie and Georgie Merrison in support of the development of Gorelands Farm, Stane Street, North Heath (planning reference DC/26/0597: demolition of an existing agricultural building and erection of a dwelling, as an alternative to Prior Approval ref DC/25/0707).

1.2 Its specific purpose is to discharge **Condition 4 (Pre-Commencement)** of the permission, which requires that no development shall commence - including demolition, ground clearance, or the bringing of equipment, machinery or materials onto the site - until an Arboricultural Method Statement, detailing all trees and hedgerows on and adjacent to the site to be retained during construction works and the measures for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority.

1.3 In preparing this document we have had regard to the consultation response of the Council's Assistant Arboricultural Officer, Andy Clout (Strategic Planning - Specialists, dated 6 May 2026). That response confirmed that the trees at the site make a positive contribution to landscape character and are proposed for retention, recommended the standard pre-commencement Arboricultural Method Statement condition, and identified two matters requiring resolution: the absence of a draft tree protection plan from the original submission, and the need for sensitive demolition and engineering practices to safeguard the retained trees. Both matters are addressed in full in this document, at Sections 5 and 6 respectively.

1.4 This document therefore comprises three parts, consolidated for ease of reference and to be read as a single approved package:

- **Arboricultural Impact Assessment (Section 4)** - the evaluation of the direct and indirect effects of the proposal on the trees identified in the baseline survey, with mitigation;
- **Arboricultural Method Statement (Section 5)** - the sequenced methodology for demolition and construction, incorporating sensitive demolition practices, tree protection measures, root management protocols and arboricultural supervision;
- **Tree Protection Plan (Section 6)** - the specification and alignment of protective barriers and ground protection, read with the plan at Appendix C.

1.5 The baseline is the tree survey undertaken by the author on 8 November 2025 (Tree Survey and Report, Gorelands Farm, November 2025), prepared in accordance with BS 5837:2012. The survey data remains within its two-year validity period. The tree attribute schedule is reproduced at Appendix A and the tree quality categories are summarised at Appendix B.

2 Status, Limitations and Definitions

2.1 This report is written from an arboricultural standpoint and does not offer specific technical engineering competence. It is not, and should not be taken to be, a thorough assessment of the health and condition of the trees on or adjacent to the site; where such an assessment is required, a separate tree inspection should be commissioned to satisfy the landowner's duty of care.

2.2 The fieldwork, analysis and this report have been prepared in accordance with BS 5837:2012 ('BS 5837'), which gives recommendations and guidance on the relationship between trees and design,

demolition and construction processes, sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures, and is applicable whether or not planning permission is required. The general principles of sustainable development in the National Planning Policy Framework ('NPPF') have also been considered.

2.3 It has been confirmed that the proposed development lies outside any Conservation Area and that no Tree Preservation Order applies to the trees identified on the site. Accordingly, the facilitation pruning of T4 described at Section 4 may be carried out on the strength of the planning permission without separate consent from, or notification to, the Local Planning Authority, subject to the timing and sequencing controls set out in this document.

2.4 The authority of this report ceases two years from the date of fieldwork, or when site conditions change, or if pruning or other works not specified in this report are carried out to or affecting the subject trees, whichever is the sooner.

2.5 Key terms are used as defined in BS 5837: the **Root Protection Area (RPA)** is the 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 (clause 3.7); the **Construction Exclusion Zone (CEZ)** is the area, based on the RPA, from which access is prohibited for the duration of the project (clause 3.6). 'Site traffic' is given the widest possible definition, embracing any traffic or vehicle movement associated with demolition, services, construction, delivery, storage or temporary accommodation.

3 The Site and the Trees to be Retained

3.1 Gorelands Farm occupies a rural setting typical of the local context, with hedgerow oak trees forming the dominant arboricultural features. Public visibility is restricted to glimpsed views from the public right of way passing along the access track approximately 40m to the north. The proposal is for the demolition of an existing agricultural building and the erection of a dwelling broadly within its footprint.

3.2 Three individual trees were identified and assessed in the November 2025 survey: two Pedunculate oak (*Quercus robur*) and one Field maple (*Acer campestre*). Two trees were placed in Category A (high quality) and one in Category B (moderate quality). Full attribute data is at Appendix A; tree positions and RPAs are shown on the plan at Appendix C. (Tree numbering follows the November 2025 survey.)

3.3 For the purposes of Condition 4, the **trees to be retained** are:

Tree	Species	Category	Position and role	RPA radius / area
T1	Pedunculate oak	A	Open-grown tree in the field to the south-west of the buildings; dominant landscape feature, remote from the works	7.80 m / 191.2 m ²
T3	Field maple	B	Adjacent to the building group; RPA partly coincident with existing structures and hard standing	4.80 m / 72.4 m ²
T4	Pedunculate oak	A	Adjacent to the building group and access track; RPA partly coincident with existing structures and hard standing	7.74 m / 188.1 m ²

3.4 No hedgerows are affected by the proposal; the boundary hedgerows adjacent to the working area fall behind the protective barrier alignments described at Section 6 and are protected by the same measures.

4 Arboricultural Impact Assessment

4.1 Approach

The impacts of the proposal have been assessed against the baseline survey by overlaying the proposed works on the plotted tree positions and RPAs (Appendix C), considering direct effects (removals, pruning, root severance, soil compaction), construction-phase effects (demolition, site traffic, storage, services) and indirect or post-occupation effects (shading, future pressure for pruning). Consistent with the Council's arboricultural consultation, no tree of landscape significance is proposed to be felled, and the principal Category A and B trees are retained and integrated into the scheme.

4.2 Summary of impacts

Tree	Species	Category	Proposed action and impact	Mitigation / control
T1	Pedunculate oak	A	Retained. Remote from the working area; no development-driven works required. Management pruning (phased crown reduction) recommended on condition grounds owing to the hollow stem at 1.5m - independent of the development.	CEZ barrier at full RPA extent for the duration of the works. Management pruning to BS 3998:2010 under separate specification.
T3	Field maple	B	Retained. RPA partly coincident with the existing building and hard standing; potentially affected by demolition. No new foundations proposed within the RPA. Ivy severance and monitoring recommended.	Sensitive demolition methodology (5.5); retention of existing hard standing as ground protection; barrier and ground protection per Section 6; arboricultural supervision of works within the RPA.
T4	Pedunculate oak	A	Retained. RPA partly coincident with the existing building and access; potentially affected by demolition. Facilitation pruning: reduction of lateral spread over the proposed development by up to 4m to provide construction and long-term clearance.	Facilitation pruning to BS 3998:2010 before commencement; sensitive demolition methodology (5.5); barrier and ground protection per Section 6; supervised works within the RPA.

4.3 Tree removal

No trees are to be removed to facilitate the development. All surveyed trees are retained: the two Category A Pedunculate oaks (T1 and T4) and the Category B Field maple (T3). The proposal therefore involves the loss of no Category A, B or C trees, and no tree of landscape significance, consistent with the Council's consultation response.

4.4 Pruning of retained trees

Two categories of pruning are identified, and it is important for the avoidance of doubt that they are distinguished:

- **Facilitation pruning (development-driven):** T4 - reduction of lateral spread on the side over the proposed development by up to 4m, to provide clearance for demolition, scaffolding and the completed dwelling and to reduce post-occupation pressure for pruning. The work is modest relative to the crown volume of a mature oak of this size, is to be carried out to BS 3998:2010 (Tree Work - Recommendations) by NPTC-certificated operatives, and will not compromise the tree's Category A status or long-term retention.
- **Management pruning (condition-driven, independent of the development):** T1 - the survey recommended crown reduction and monitoring owing to the hollow stem at 1.5m. This is a risk-management recommendation for the tree owner and does not arise from the development; it is recommended that any reduction be undertaken on a phased basis to BS 3998:2010 under a separate works specification, and it does not form part of the works to be approved under Condition 4. T3 - severance and removal of ivy from the stem to permit ongoing inspection of the basal union, and monitoring.

All pruning of retained trees will be completed **before** protective barriers are erected and before any demolition plant arrives on site, so that no access within the CEZ is required once the barriers are in place. As confirmed at paragraph 2.3, the site lies outside any Conservation Area and no Tree Preservation Order applies, so these works require no separate consent or notification.

4.5 Root protection areas, demolition and construction

The RPAs of T3 and T4 partly coincide with the existing agricultural building and its associated hard standing (Appendix C). The demolition of that building is therefore the principal arboricultural risk of the project, and is the matter on which the Council's arboricultural officer sought sensitive demolition and engineering practices. The controls at Section 5.5 respond directly: demolition within the RPAs will proceed top-down and inward (pulling material away from the trees), using plant stationed on retained hard standing or outside the RPA, with the existing slab and hard surfacing retained in place as incidental ground protection until the final stage and broken out under arboricultural supervision using methods that do not disturb the underlying rooting environment.

The replacement dwelling is to be erected broadly within the footprint of the existing building. No new foundation excavation is proposed within the RPA of any retained tree; should any incursion prove unavoidable at detailed design stage, foundation design within the RPA will adopt specialist solutions (e.g. pile-and-beam with suspended floor) developed with arboricultural input and agreed with the LPA before implementation, in accordance with clause 7.4 of BS 5837. T1 is remote from the working area and is unaffected other than by the precautionary barrier at its full RPA.

4.6 Indirect effects, mitigation and replacement commitment

The retained trees stand to the margins of the developed area and the relationship between the dwelling and the crowns of T3 and T4, once the facilitation pruning is complete, is such that post-occupation pressure for further pruning will be limited. Shading and seasonal leaf fall are within the normal tolerance of a rural residential setting.

By way of mitigation, and in accordance with the second limb of Condition 4, **any trees or hedges on the site which die or become damaged during the construction process will be replaced with trees**

or hedging plants of a type, size and in positions agreed by the Local Planning Authority. This commitment is repeated in the site rules at Section 5.7 and will be communicated to all contractors at induction.

5 Arboricultural Method Statement

5.1 Purpose

BS 5837 defines the AMS (clause 3.2) as the methodology for the implementation of any aspect of development that is within the root protection area or has the potential to result in loss of or damage to a tree to be retained. Damage to retained trees' roots and the soil they occupy may arise from excavation for foundations, roadways or services, the passage of site traffic, the siting of material stores or site accommodation, the installation of hard surfacing, or the accidental spillage of toxic substances; damage to stems and canopies may arise from collisions with site traffic, scaffolding, or crane and jib movements. Roots are found at relatively shallow depths where they can access oxygen and water held in soil voids; compaction denies them both. The measures below are designed to exclude or control every one of these mechanisms for the duration of the project.

5.2 Sequence of operations

Stage	Operation
1	Written approval of this document by the LPA (discharge of Condition 4). No commencement - including demolition, ground clearance or the bringing of equipment, machinery or materials onto site - before approval.
2	Statutory tree-status check (para 2.3): confirmed - the site lies outside any Conservation Area and no TPO applies, so no separate consent or notification is required for the tree works at Stage 3.
3	Tree works: facilitation pruning of T4 (lateral reduction up to 4m over the development, BS 3998:2010) and ivy severance on T3. All by NPTC-certificated operatives working to FISA/industry good practice.
4	Erection of protective barriers and installation of ground protection per Section 6; fitting of CEZ signage; pre-commencement site meeting and contractor induction attended by the project arboriculturist; photographic record of barriers issued to the LPA on request.
5	Demolition of the agricultural building under the sensitive methodology at 5.5, with arboricultural supervision of all operations within or immediately adjacent to the RPAs of T3 and T4.
6	Construction of the dwelling, with the site rules at 5.7 in force throughout and monitoring per 5.9.
7	Removal of ground protection and barriers only on practical completion of all construction activity; landscape and replacement planting in the first available planting season.

5.3 Protective barriers and construction exclusion zones

The primary control is a barrier fence creating a CEZ that prevents access by site traffic to the areas of soil where the retained trees' roots may be found, protecting stems, crowns and rooting environment alike. Barriers will be erected to the specification at Figure 2 of BS 5837: a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting weldmesh panels securely fixed to the framework, with the bracing on the inside of the CEZ. Barriers will be aligned as set out in Section 6 and tied into existing fencing at either end where applicable. Each barrier run will carry weatherproof signage reading 'Construction Exclusion Zone - No Access', and barriers will remain in position, complete and effective, for the full duration of the project. No barrier may be relocated or removed,

in whole or in part, without the prior agreement of the project arboriculturist and, where the change affects the approved details, the LPA.

5.4 Ground protection

Where, due to site constraints, construction activity cannot be fully or permanently excluded from all or part of a tree's RPA, BS 5837 (clause 6.2.1.1) requires appropriate ground protection in place of vertical barriers, facilitated by a set-back in the barrier alignment (clause 6.2.3.1). Within the RPAs of T3 and T4, the existing hard standing that is not part of the finished design will be retained in place to act as temporary ground protection for as long as practicable. Where access over unsurfaced ground within an RPA is unavoidable, temporary ground protection will be installed capable of supporting the traffic using it without causing compaction of the underlying soil (clause 6.2.3.3): for pedestrian movements, a driven scaffold frame forming a suspended walkway, or proprietary boarding laid on a compression-resistant layer over a geotextile membrane; for plant movements, a proprietary ground protection system (e.g. bog mats or interlocking panels) installed to the manufacturer's specification and to the requirements of clause 6.2.3.3.

5.5 Sensitive demolition methodology (T3 and T4)

The following practices respond to the Council's requirement for sensitive demolition and engineering to safeguard the retained trees, and apply to all demolition works within or adjacent to the RPAs of T3 and T4:

- The structure will be demolished top-down and progressively, with material pulled inward and away from the trees; no part of the structure will be felled or pushed towards a retained tree.
- Demolition plant will be stationed on the retained hard standing or outside the RPA; plant will not track over unprotected soil within any RPA at any time.
- Within the crown spread of T4 (as reduced by the facilitation pruning), plant with a restricted boom envelope or hand demolition will be used to eliminate the risk of contact with the retained crown; a banksman will supervise all boom movements near the crowns.
- The existing floor slab and hard surfacing within the RPAs will be left in place as ground protection until the final stage of demolition, and then broken out under arboricultural supervision using equipment operating from outside the RPA or from ground protection, lifting material vertically rather than grubbing or ripping, and leaving the sub-base and underlying soil structure undisturbed.
- Any below-ground obstructions (foundations, services) within an RPA will be exposed by hand or with an air spade under arboricultural supervision, and removed only where necessary for the permitted scheme; otherwise they will be left in situ and made good.
- Dust suppression will be applied during demolition in dry conditions to limit deposition on retained foliage.

5.6 Excavations and root management

Any excavation required within or at the margin of an RPA will be undertaken by hand or air spade under arboricultural supervision. Roots exposed during excavation will be treated in accordance with NJUG Volume 4 guidance:

- roots, whilst exposed, will be wrapped in dry, clean hessian sacking to prevent desiccation and to protect them from rapid temperature change;
- roots smaller than 25mm diameter may be pruned back, preferably to a side branch, using a sharp proprietary cutting tool such as secateurs or a handsaw;
- roots of 25mm diameter or greater will only be severed following consultation with the project arboriculturist, as they may be essential to the tree's health and stability - if significant roots in excess of 25mm are encountered, work in that location will stop and the arboriculturist will attend site before it resumes;
- prior to backfilling, hessian wrapping will be removed and retained roots surrounded with sharp sand (not builders' sand, whose salt content is toxic to tree roots) or other loose granular fill free of contaminants, before soil or other material is replaced.

5.7 General site rules (in force for the duration of the project)

- No access, storage of materials, plant, spoil or fuel, siting of site accommodation, lighting of fires, discharge or mixing of cement, concrete washings, fuels, oils or other chemicals within any CEZ or RPA.
- No changes to ground level (raising or lowering) within any RPA.
- Service and drainage routes, including temporary services, to be routed outside all RPAs; where a crossing is demonstrably unavoidable it will be installed by trenchless (thrust-bore) methods at a depth agreed with the project arboriculturist, or by hand excavation under supervision per 5.6.
- Scaffolding to be designed to stand clear of retained crowns; where encroachment is unavoidable it will be preceded by consultation with the project arboriculturist rather than ad-hoc pruning.
- All site personnel to receive a tree protection induction identifying the retained trees, the CEZs and these rules; a copy of this document to be held in the site office and its requirements incorporated into the principal contractor's construction phase plan and RAMS.
- Any incident of damage to a retained tree, or any breach of a CEZ, to be reported to the project arboriculturist and the LPA without delay; any tree or hedge which dies or is damaged during the construction process will be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

5.8 Responsibilities

The **project arboriculturist** is Alfie Allingham BSc (Hons), FdSc, PTI, Euroforest Silviculture (07379 785544; Alfie.Allingham@hotmail.com). The **principal contractor** (to be confirmed) is responsible for implementing this method statement, maintaining the barriers and ground protection, and ensuring all operatives are inducted. The developer will ensure the arboriculturist is retained for the supervision and monitoring set out below.

5.9 Arboricultural supervision and monitoring schedule

Stage / activity	Arboricultural attendance	Record
Barrier and ground protection installation; contractor induction	Site attendance to verify alignment and specification before any demolition plant arrives	Photographic record and sign-off note

Stage / activity	Arboricultural attendance	Record
Demolition within / adjacent to RPAs of T3 and T4, including slab break-out	Supervision of all such operations	Site visit record
Any excavation within an RPA; any roots >25mm encountered	Attendance before severance decisions; supervision of hand / air-spade excavation	Site visit record
Construction phase	Periodic monitoring visits at intervals not exceeding [8] weeks, plus on-call attendance	Monitoring log, available to the LPA on request
Completion	Final inspection prior to barrier removal; confirmation of tree condition	Completion statement

6 Tree Protection Plan

6.1 The Council's consultation identified that no draft tree protection plan accompanied the original submission. That omission is addressed by this section read with drawing **EF-GF-TPP-001 Rev A** at Appendix C, on which the surveyed tree positions and RPAs are plotted and annotated with the barrier alignments and ground-protection extents described below. The tree protection plan for the project comprises the barrier and ground-protection specification at Sections 5.3-5.4, the alignment schedule below, and that drawing. The barrier set-back and ground-protection extents shown on the drawing are indicative and to be finalised against the architect's demolition/site plan at the appropriate stage.

6.2 Barrier alignment schedule

Tree	RPA radius	Barrier alignment	Ground protection
T1	7.80 m	Full circumference at the RPA extent (12 × stem diameter), tied into the adjacent field fence at either end; bracing inside the CEZ. No set-back: all activity excluded.	None required
T3	4.80 m	At the RPA extent on all open (soft-ground) sides; set back to the edge of the retained hard standing / building line where the RPA is overlain by existing structures, per clause 6.2.3.1.	Retained hard standing; proprietary ground protection over any unsurfaced RPA requiring access (5.4)
T4	7.74 m	At the RPA extent on all open sides including the access track margin; set back to the edge of the retained hard standing / building line where the RPA is overlain by existing structures.	Retained hard standing; proprietary ground protection over any unsurfaced RPA requiring access (5.4)

6.3 Barriers to the BS 5837 Figure 2 specification (scaffold framework with weldmesh panels, braced internally) will be treated as fixed for the duration of the project. The consultation zones shown on the Appendix C plan around each retained tree denote the areas within which the heightened controls of Section 5 apply, and within which any proposed activity not described in this document must first be referred to the project arboriculturist.

7 Planning Policy Context

7.1 **Horsham District Planning Framework (2015), Policy 33 (Development Principles)** - cited in the reason for Condition 4 - requires development to be of high quality and, amongst other matters, to protect features of landscape importance. The retention of both Category A oaks and the Category B field maple, with no tree loss arising from the proposal, together with the protection regime set out

in this document, ensures the successful and satisfactory protection of the important trees on the site in accordance with Policy 33. The approach is also consistent with **Policy 31 (Green Infrastructure and Biodiversity)** in conserving the site's contribution to local landscape character, as recognised in the arboricultural officer's consultation.

7.2 The **National Planning Policy Framework** (as amended) seeks to protect and enhance the natural environment, requires planning decisions to ensure that existing trees are retained wherever possible, and applies the mitigation hierarchy whereby significant harm to biodiversity is first avoided, then mitigated, and compensated only as a last resort. No irreplaceable habitats (ancient woodland, ancient or veteran trees) are present on or adjacent to the site. The proposal accords with these principles: harm is avoided by design (the dwelling occupies the footprint of the existing building) and residual construction risk is mitigated through the measures in this document; no tree loss arises from the proposal.

8 Condition 4 - Compliance Schedule

For the assistance of the case officer, the table below cross-references each requirement of Condition 4 to the section of this document in which it is addressed.

Condition 4 requirement	Where addressed
An Arboricultural Method Statement submitted to and approved in writing by the LPA before any commencement, including demolition, ground clearance, or bringing equipment, machinery or materials onto the site	This document; sequencing at Section 5.2 (Stages 1 and 4 precede all demolition and construction activity)
Detailing all trees / hedgerows on site and adjacent to the site to be retained during construction works	Sections 3.3-3.4; Appendix A (tree schedule); Appendix C (plan)
Measures to provide for their protection throughout all construction works	Sections 5.3-5.7 (barriers, ground protection, sensitive demolition, root management, site rules); Section 6 (tree protection plan); Section 5.9 (supervision and monitoring)
Development implemented and thereafter carried out at all times strictly in accordance with the agreed details	Sections 5.7-5.9 (site rules, responsibilities, monitoring regime and records available to the LPA)
Any trees or hedges which die or become damaged during the construction process to be replaced with trees or hedging plants of a type, size and in positions agreed by the LPA	Section 4.6 (replacement commitment) and Section 5.7 (incident reporting and replacement rule)

Condition 5 of the permission (Precautionary Method Statement for reptiles and mobile protected species) is a separate ecological deliverable and is not discharged by this document; the tree works and demolition sequencing herein will be coordinated with the approved ecological method statement, and site clearance will not proceed ahead of its approval.

9 Conclusions and Recommendations

9.1 The arboricultural impact of the proposed development is limited and acceptable. All surveyed trees - both Category A oaks (T1 and T4) and the Category B field maple (T3) - are retained, and no tree loss arises from the proposal. The facilitation pruning to T4 is modest, will be executed to BS

3998:2010, and secures a sustainable long-term relationship between the retained crown and the completed dwelling.

9.2 The principal construction-phase risk - demolition of the existing building within and adjacent to the RPAs of T3 and T4 - is controlled through the sensitive demolition methodology, retained hard standing and ground protection, BS 5837-specification barriers, root management protocols and the supervision regime set out above, which together respond in full to the matters raised in the Council's arboricultural consultation of 6 May 2026, including the provision of the tree protection plan previously absent from the submission.

9.3 The statutory tree-status check at paragraph 2.3 has been completed and confirms that the site lies outside any Conservation Area and that no Tree Preservation Order applies, so no separate consent is required for the tree works. It is recommended that: (a) this document, with the annotated Tree Protection Plan at Appendix C (drawing EF-GF-TPP-001 Rev A), be submitted to Horsham District Council for the discharge of Condition 4 of permission DC/26/0597; (b) the project arboriculturist be formally retained for the supervision and monitoring schedule at Section 5.9; and (c) the barrier set-back and ground-protection extents on drawing EF-GF-TPP-001 be finalised against the architect's demolition/site plan prior to the pre-commencement site meeting.

Report prepared by:

Alfie Allingham BSc (Hons), FdSc, PTI

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not; those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

Appendix A - Tree Attribute Data (survey of 8 November 2025)

Tree	Species	Ht (m)	Stem (mm)	Life stage / est. contribution	Condition and management	Cat.	RPA r (m)
T1	Pedunculate oak (<i>Quercus robur</i>)	23	650	Mature; 40+ yrs	Hollow trunk at 1.5m; physiological condition average. Retain; phased crown reduction and monitor (management recommendation, independent of development).	A	7.80
T3	Field maple (<i>Acer campestre</i>)	12	400	Mature; 20+ yrs	Weak V-shaped union at base. Remove ivy and monitor.	B	4.80
T4	Pedunculate oak (<i>Quercus robur</i>)	20	645	Mature; 20+ yrs	Minor basal decay. Retain; reduce lateral spread over proposed development by up to 4m (facilitation pruning to BS 3998:2010).	A	7.74

RPA radius calculated as $12 \times \text{stem diameter}$ per BS 5837 clause 4.6. RPA areas: T1 = 191.2 m²; T3 = 72.4 m²; T4 = 188.1 m². Survey data valid for two years from the date of fieldwork.

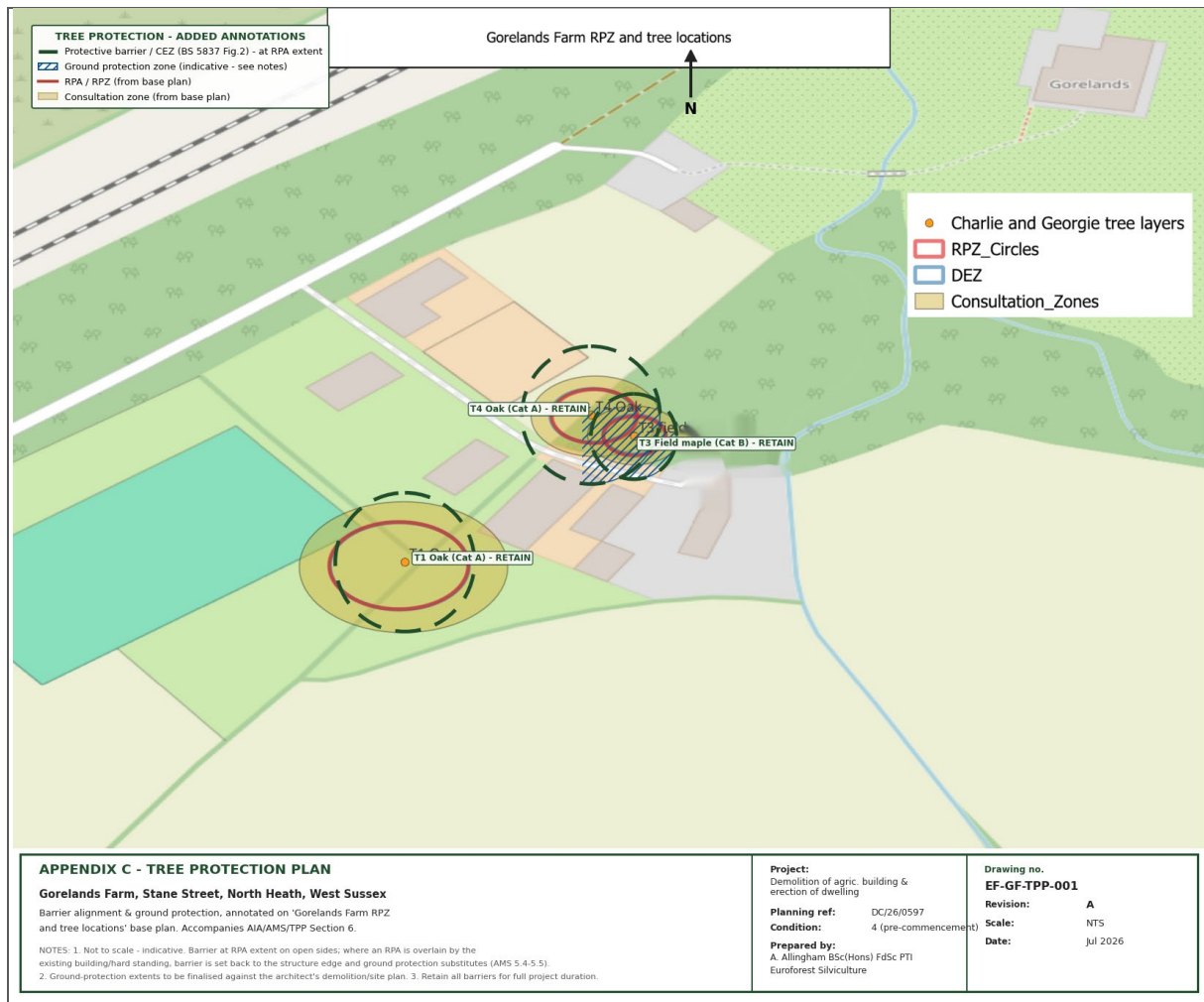
Appendix B - BS 5837:2012 Tree Quality Categories (summary)

- **Category A:** trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B:** trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **Category C:** trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- **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.

The full cascade chart at Table 1 of BS 5837:2012 was applied in the field assessment.

Appendix C - Tree Protection Plan / RPA Plan

Drawing **EF-GF-TPP-001 Rev A** below is annotated on the 'Gorelands Farm RPZ and tree locations' base plan and shows the surveyed tree positions (T1, T3 and T4) and their RPAs; the protective barrier / construction exclusion zone alignment at the RPA extent (heavy dashed line); and the ground-protection zones on the development-facing side of the RPAs of T3 and T4 (hatched). A full-resolution version is issued as a separate PDF. The barrier set-back and ground-protection extents shown are indicative and to be finalised against the architect's demolition/site plan.



Drawing EF-GF-TPP-001 Rev A - Tree Protection Plan (indicative; not to scale)

References

- BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations. British Standards Institution.
- BS 3998:2010 Tree Work - Recommendations. British Standards Institution.
- NJUG Volume 4: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (2007).
- National Planning Policy Framework (as amended). Ministry of Housing, Communities and Local Government.
- Horsham District Planning Framework (2015), Policies 31 and 33. Horsham District Council.
- Horsham District Council arboricultural consultation response, ref DC/26/0597, A. Clout, 6 May 2026.
- Tree Survey and Report - Gorelands Farm (A. Allingham, November 2025).
- Barrell, J. (1993). Pre-planning tree surveys: Safe Useful Life Expectancy (SULE) is the natural progression. Arboricultural Journal, 17(1), 33-46.

TREE PROTECTION - ADDED ANNOTATIONS

Protective barrier / CEZ (BS 5837 Fig.2) - at RPA extent

Ground protection zone (indicative - see notes)

RPA / RPZ (from base plan)

Consultation zone (from base plan)

Gorelands Farm RPZ and tree locations

Charlie and Georgie tree layers

RPZ_Circles

DEZ

Consultation_Zones

APPENDIX C - TREE PROTECTION PLAN

Gorelands Farm, Stane Street, North Heath, West Sussex

Barrier alignment & ground protection, annotated on 'Gorelands Farm RPZ and tree locations' base plan. Accompanies AIA/AMS/TPP Section 6.

NOTES: 1. Not to scale - indicative. Barrier at RPA extent on open sides; where an RPA is overlain by the existing building/hard standing, barrier is set back to the structure edge and ground protection substitutes (AMS 5.4-5.5). 2. Ground-protection extents to be finalised against the architect's demolition/site plan. 3. Retain all barriers for full project duration.

Project:

Demolition of agric. building & erection of dwelling

Planning ref:

DC/26/0597

Condition:

4 (pre-commencement)

Prepared by:

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Euroforest Silviculture

Drawing no.

EF-GF-TPP-001

Revision:

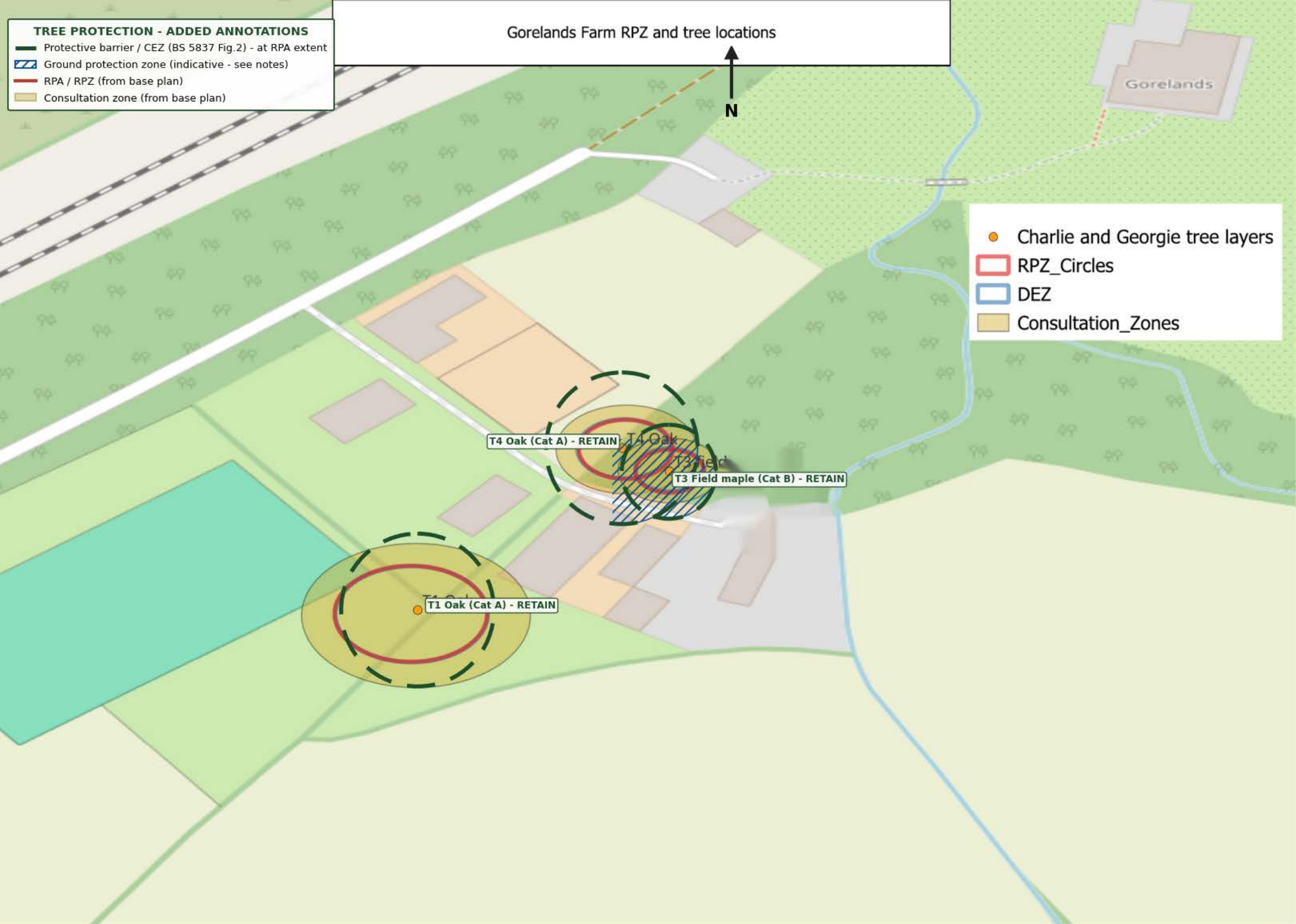
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NTS

Date:

Jul 2026



APPENDIX C - TREE PROTECTION PLAN

Gorelands Farm, Stane Street, North Heath, West Sussex

Barrier alignment & ground protection, annotated on 'Gorelands Farm RPZ and tree locations' base plan. Accompanies AIA/AMS/TPP Section 6.

NOTES: 1. Not to scale - indicative. Barrier at RPA extent on open sides; where an RPA is overlain by the existing building/hard standing, barrier is set back to the structure edge and ground protection substitutes (AMS 5.4-5.5).
2. Ground-protection extents to be finalised against the architect's demolition/site plan. 3. Retain all barriers for full project duration.

Project:

Demolition of agric. building & erection of dwelling

Planning ref:

DC/26/0597

Condition:

4 (pre-commencement)

Prepared by:

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Euroforest Silviculture

Drawing no.

EF-GF-TPP-001

Revision:

A

Scale:

NTS

Date:

Jul 2026