

**Arboricultural Impact Assessment & Method Statement in accordance
with BS5837:2012 '*Trees in relation to design, demolition and
construction – Recommendations*'**

Project name:	Danefold Farm, Cowfold		
Project Ref:	2685 Rev-01	Date of report:	19 May 2025
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Local Authority Validation Summary

This arboricultural report contains supporting information regarding potential impact to retained trees as part of the proposed development.

To assist local authority (LA) verification this survey contains the following information:

- A complete Initial Tree Survey in compliance with *BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations*, carried out by a qualified arboricultural consultant.
- Scale plans with north indicated, detailing tree positions and tree categorisation.
- Implications for trees from the proposed development have been explored including trees retained and/or removed to facilitate the proposal.
- Arboricultural Method Statement for use on site. Outlining means of executing the proposal including methods where available, to be implemented to reduce the impact to retained trees.



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1.0 Introduction

1.1 Instruction: I have been instructed by Danefold Farms to provide an Arboricultural Impact Assessment and Method Statement in support of the proposed development at the site. The proposal involves the creation of new slurry storage facilities within an existing field.

1.2 Scope: The preliminary survey focused on identifying individual trees that are likely to be impacted by the proposed development. Given the nature of the site, the majority of trees are located around the perimeter of the survey area and, by association, are set away from the main proposal area.

1.3 Purpose: This report serves as an Arboricultural Survey, Impact Assessment, and Method Statement. It provides a detailed description of the existing trees, their significance, and any limitations they may pose to the proposed development plans. The report has been compiled according to the guidelines outlined in BS5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'.

1.4 Please note that this survey is not a tree safety assessment. The evaluation of individual trees was carried out as per the standards mentioned in BS5837: 2012, and the report does not provide detailed information about their condition or the potential risks they may pose to the site's users. Therefore, the report should not be used for such purposes. If there are any concerns regarding tree safety or if insurers require this information, a separate evaluation should be conducted.

1.5 Report contents: The following contents are included to provide a comprehensive assessment of the trees, their value and the constraint they may present to the proposed development.

- **A Tree Constraints Plan** – A location plan detailing the trees recorded at the site as it is at the time of survey.
- **A Tree Retention & Protection Plan** – A plan detailing retained trees and any protection measures required to allow the proposal to be completed with reduced risk of impact to trees at the site.
- **An Initial Tree Survey** – a written summary of the initial survey, site description and methodologies employed.



- **An Arboricultural Impact Assessment** – an assessment of the impact presented by the proposed development activities on trees.
- **Arboricultural Method Statement:** A method statement outlining working methodologies to achieve the proposed construction whilst minimising impact to trees at or adjacent to the site.



2.0 Executive Summary

2.1 This executive summary provides an overview of the key findings and recommendations derived from the tree survey conducted in accordance with the BS5837:2012 standard. The purpose of this survey was to assess the arboricultural aspects of the site and provide relevant information to support the design, demolition, and construction processes.

2.2 The survey identified and categorized the trees present on the site, taking into consideration their size, health, and condition in the context of a BS5837:2012 assessment. This is not a detailed tree condition survey, (see 1.3). The report includes an illustration of the Root Protection Area (RPA) for each tree, as determined by the RPA radius derived from guidance within section 4.6 of BS5837:2012.

2.3 This report presents an Arboricultural Impact Assessment for the proposed slurry storage development at Danefold Farm. The existing agricultural field will be modified to accommodate the new facilities, with no anticipated impact on retained trees or their Root Protection Areas (RPAs). The proposal involves no tree removal, and no works will occur within RPAs. Given the pre-existing agricultural use of the site and the nature of the proposed works, no significant changes in site usage or frequency of vehicle movements are expected. A 15m ecological buffer around the adjacent Ancient Semi-Natural Woodland (ASNW) is in place, ensuring minimal arboricultural impact. Tree protection fencing is deemed unnecessary, as the proposed works are well away from retained trees, and the site's agricultural activities do not warrant such measures. The report also clarifies that it does not address Biodiversity Net Gain (BNG) or ecological assessments, which fall outside the scope of this report. The proposed works are considered to have no material arboricultural impact on the site, and no post-development pressures on trees are expected.

2.4 Based on the findings, recommendations have been provided for tree retention, removal, and pruning works in accordance with the British Standard 3998:2010 Tree work - Recommendations [BS3998]. These recommendations aim to ensure the preservation of important trees while considering the practical implementation and functionality requirements of the proposed development.

2.5 It is important to note that this report specifically focuses on the arboricultural aspects of the site and does not cover ecological assessments or considerations. If there are concerns regarding



habitat potential or other ecological aspects, it is advised to seek advice from a qualified ecologist to address these specific areas.

2.6 The information presented in this executive summary provides a foundation for informed decision-making and tree management strategies within the context of the proposed development. It serves as a guide for balancing the preservation of significant trees with the practicalities of construction and design.



3.0 Initial Tree Survey

3.1 Site survey: A site survey was conducted on 5th April 2025. The weather conditions at the time of the survey were dry and bright. Visibility was not impeded by weather conditions and an appropriately scaled assessment of trees, recording the required information, was carried out.

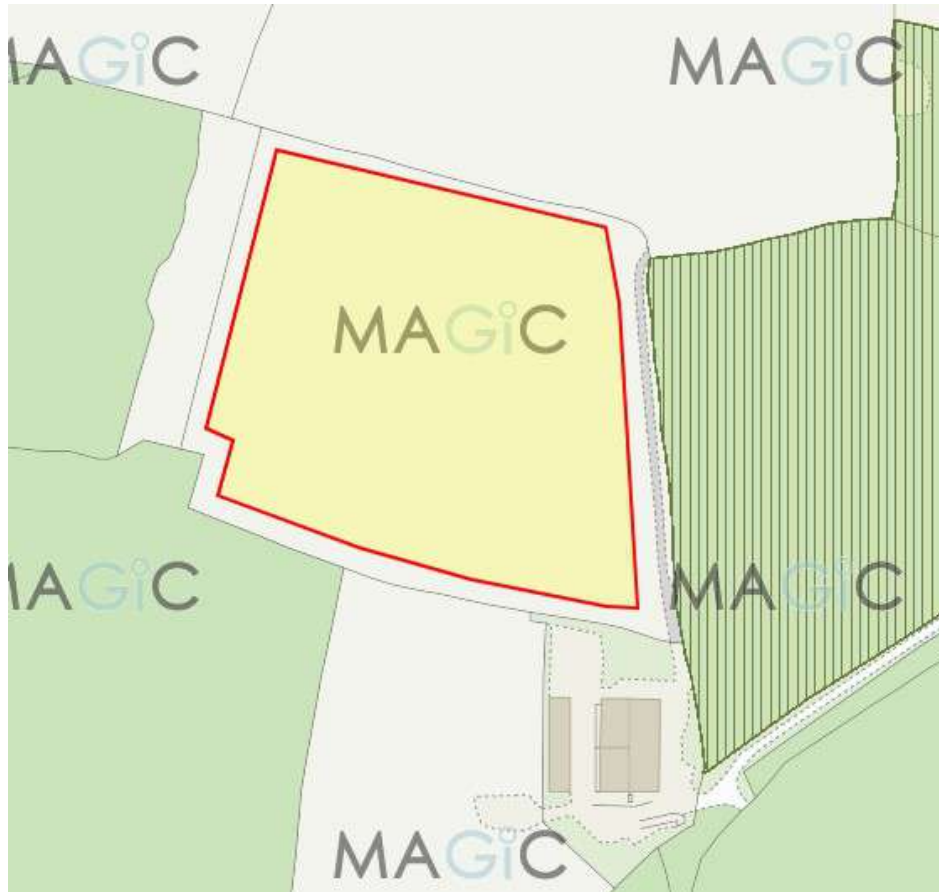


Image 1: Existing site boundary (red line) as provided by the client. Base mapping source: Magic Maps, 2025

3.2 Site description and layout: The area assessed in this report is an agricultural field located to the north of the existing farm buildings. Detailed information on the trees recorded at the site can be found in the survey sheets in Appendix 2.

3.3 Statutory protection: A formal Tree Preservation Order (TPO) check has not been carried out, as it is highly unlikely that any TPOs apply to the trees on this site. Based on the current site



characteristics, TPOs are not anticipated to be a valid constraint at this time. However, this will be clarified by the Local Planning Authority (LPA) as part of their assessments. It is important to note that this check does not grant clearance for tree works without subsequent verification. Should the site be subject to any TPOs or be located within a conservation area, permission for tree works must be sought. The tree works outlined in this report do not require additional permission if they form part of full planning approval (without conditions). It remains the contractor's responsibility to confirm whether permission is required prior to carrying out any tree works.

3.4 Tree survey methodology: The initial survey identified trees both on-site and adjacent to the development area that could potentially present constraints to the proposed development. Trees were selected for recording based on their proximity to the proposed works, with a particular focus on those whose root structure, canopy, or overall health may be affected by the development activities. Third-party trees were also recorded if their proximity to the site suggests potential impacts on their rooting environment or canopy. This methodology reflects a preliminary assessment and should be revisited if further design changes are made or additional details are required in future stages of the project.

3.5 Limitations: The survey was restricted to a visual assessment carried out from ground level. No aerial inspection, ground disturbance, or invasive methods were implemented. No independent checking of third-party data occurred as part of its use in this report, and its inclusion is done so fully with client permission and at the liability of the data originator. In adherence to the standards outlined in BS5837 for arboriculture reporting, it is imperative to clarify that the information contained within this report is provided to the best of my knowledge and professional expertise at the time of its compilation. The accuracy of the report is contingent upon the data available, and any unforeseen changes or inaccuracies that may arise subsequently are beyond my control. This report serves as a professional opinion based on the information accessible during the assessment period and should not be construed as a guarantee of future accuracy or alignment with evolving circumstances. This report is not a Biodiversity Net Gain (BNG) assessment, and none of the information within should be directly used to support such an assessment without notice, as the data collection objectives of BS5837 differ subtly and may lead to inaccurate BNG calculations. Consequently, in the event of any discrepancies or inaccuracies arising after the issuance of this report, the responsibility for verification and rectification lies with the relevant stakeholders involved. This report is not intended to absolve any party from fulfilling their legal obligations or duties but rather to emphasize the dynamic and contingent nature of arboricultural assessments and the need for ongoing diligence in light of changing conditions or additional information.



3.6 Data recorded: Trees at the site have been assessed and data recorded in accordance with the requirements set out within BS5837: 2012. The following data was collected from each tree while at the site.

- REF: This is a sequential tree reference number beginning with a letter to define individual trees (T), tree groups (G), hedges (H) and woodlands (W). It is used to locate and refer to trees throughout the remainder of this report including subsequent reports at the same site.
- SPECIES: Tree species are recorded in the following format, "Common name, (*Scientific name*)". Scientific names are italicised and placed within parenthesis.
- Est HEIGHT: Tree height estimate recorded to the nearest meter.
- DBH: Diameter at Breast Height, recorded at the appropriate location along the stem dependent on tree form, (usually 1.5m from ground level however this will vary depending on the form of the tree).
- CROWN SPREAD: Crown spread of the tree recorded to the nearest meter using four cardinal points as a reference.
- AGE CLASS: Age classification. This is a broad description used to detail approximate age. Age class is specific to tree species and their individual growth habit ranging from juvenile, semi-mature, mature and over-mature. The classifications 'veteran' and 'dead' are also used where relevant.
- CONDITION SUMMARY: Details of the trees overall condition in order to qualify its classification.
- PRELIMINARY MANAGEMENT ACTION: Management recommendations that are recommended to be carried out regardless of the development proposal. These are based on current site use and setting and may include trees with obvious defects that should be addressed regardless of the future of the site.
- CATEGORY GRADING: Category grading according BS5837: 2012 (see appendix 4).
- ROOT PROTECTION AREA (RPA): This measurement may be useful for designers to plot RPAs during early stages of the proposal's design or at a later stage to ascertain the dimensions of the root protection area for each tree prior to construction, (see appendix 5).



3.7 In this report, a root protection area, as defined by BS5837:2012, is the minimum optimal area necessary for a tree's rooting system to remain healthy and viable. This area should be considered as an allowance for future growth to sustain the tree beyond any construction works, and it may not necessarily contain roots. The formula found in Appendix 4 is used to calculate the root protection area for each tree based on its diameter measurement.

3.8 The Tree Protection Plan in Appendix 1 shows the root protection areas (RPA) for each tree, colour-coded to indicate tree categorization.

3.9 The Arboricultural Impact Assessment is conducted following the Initial Tree Survey and is included in later sections of this report. The purpose of the assessment is to determine the physical impact of construction on the trees and recommend protective measures that need to be taken during construction.



4.0 Arboricultural Impact Assessment

4.1 The proposal: The existing field will be modified to accommodate slurry storage. None of the proposed alterations fall within the Root Protection Areas (RPAs) of the recorded trees, and no significant or material constraints are anticipated. This is primarily due to the fact that there will be no substantial increase or change in site usage beyond the existing agricultural activities. Vehicular access to and around the site is already in place, and it is not expected to change significantly in scope or frequency as part of the proposal.

4.2 Trees to be removed: No trees are required to be removed, as there are no trees in proximity to the proposal, nor are any Tree Protection Areas (RPAs) impacted in a way that would warrant removal.

4.3 Works within root protection areas: No works are proposed within the Root Protection Areas (RPAs) of retained trees. All RPAs will be appropriately protected throughout the construction phase, either through tree protection fencing or temporary ground protection, as necessary.

4.4 Arboricultural Response to Woodland Trust Comments: From an arboricultural standpoint, the potential for material impact on the rooting environment of trees associated with the adjacent Ancient Semi-Natural Woodland (ASNW) is considered minimal based on the following:

- **Nature of Existing Use:** The areas surrounding the woodland, including those in proximity to the proposed slurry storage facility, are already subject to regular and ongoing agricultural activity, including vehicle movements and soil disturbance typical of farm operations. Beyond the initial construction phase, the frequency and nature of activity around the woodland is not expected to materially differ from existing patterns of use.
- **Buffer Distance Provided:** A 15m buffer around the ASNW (based on the ecological designation) has been illustrated on the plans. This provides an appropriate and precautionary offset from the woodland boundary. From an arboricultural perspective, this distance is sufficient to safeguard the Root Protection Areas (RPAs) of any peripheral woodland trees.



- **No Works Within RPAs:** All proposed works, including the installation of new slurry storage facilities, are located outside of the RPAs of trees associated with the adjacent woodland. As such, there is no requirement for tree protection fencing or special construction methodologies typically associated with development near RPAs under BS5837:2012. The nature of the works and their separation from tree rooting areas do not present a material arboricultural concern.

4.5 Access facilitation pruning: Based on the information available at the time of this report no access facilitation pruning is proposed to be required to achieve the development.

4.6 Post development pressures on trees: No trees are to be removed as part of the proposed development. Furthermore, no construction works are being carried out close to or beneath the canopies of the trees. As such, there are no anticipated post-development pressures on the trees from the proposed works.

4.7 Screening and amenity contribution: The trees on the site will remain intact post-development and continue to contribute to the screening and amenity value of the site. No works are proposed that would affect their current role in providing visual screening or other amenity benefit

4.8 Ancient Woodland: In a planning context, it is the responsibility of an ecologist to assess the potential impact on habitats, including Ancient Semi-Natural Woodland, (ASNW). However, individual tree impacts will be assessed if trees that may be a component of ASNW are located within the range of the survey area. It's important to note that this report does not include any checks or investigation related to the presence of ASNW. Therefore, if the presence of ancient woodland is suspected, we recommend that the client engage an experienced and qualified ecologist to provide guidance and advice.

4.9 Ecology and Biodiversity Net Gain (BNG): This report's primary focus, in line with the agreed scope of my appointment, is to observe and categorize trees in accordance with the BS5837:2012 survey methodology. While some overlap may exist between arboricultural assessments and ecological considerations, it is essential to emphasize that this report does not constitute a BNG assessment, nor should it be used as a substitute for one. Assessing habitat potential, conducting ecological surveys, or meeting Biodiversity Net Gain (BNG) requirements fall outside the scope of this report. The recent changes to BNG requirements, effective from 2024, necessitate a more rigorous approach to habitat assessment, typically requiring precise site measurements and ecological data collection. **BS5837 data is not collected with BNG in mind**, and its direct use for



BNG calculations without appropriate ecological verification may result in inaccuracies. Any BNG-specific assessment remains the responsibility of the appointed project ecologist, who should ensure ecological data is collected in accordance with their required methodology. If an ecologist or planning consultant requires specific tree-related data to align with BNG needs, this must be explicitly requested and agreed upon at the outset. By default, lower-category trees may be grouped together in this report in accordance with BS5837 methodology, and where individual recording is unnecessary for planning purposes, DBH values may be estimated or averaged, particularly for tree groups that are outside direct interaction with proposals. Requests for individual measurements or additional data must be communicated before the survey is conducted, as retrospective requests may not be feasible without an additional site visit. Ecological consultants are strongly advised to undertake their own site measurements and ecological assessments to ensure compliance with BNG requirements. Misapplication of BS5837 data for BNG purposes without proper ecological verification is not advised and remains the responsibility of the party choosing to do so.

4.10 Tree protection measures: Given the existing agricultural use of the site and the nature of the proposed works, no tree protection fencing is considered necessary. The proposed works are not anticipated to take place close to any retained trees, and it would be inappropriate to install tree protection fencing, especially considering the ongoing regular use of the site for agricultural activities. This is not a residential development where such measures might typically be required. The pre-existing use of the site and the nature of the works do not warrant the application of tree protection fencing, as the risk of impact on trees is minimal. Tree Protection fencing specification remains in this report for reference purposes.

4.11 The arboricultural method statement, included in the final section of this report, provides working methodologies that follow on from the assessments made in the impact assessment. It is based on information available at the time of this report and may require updating as new, more detailed information becomes available regarding construction methods and final foundation designs.

4.12 The arboricultural impact assessment is based on the current layout at the time of this report. However, if the layout changes, the associated impact on trees may also be affected and may need to be re-considered. It is the client's duty to inform the project arboriculturist of significant changes to the scheme that may affect the usefulness of this report.



5.0 Arboricultural Method Statement

This section of the report is the Arboricultural Method Statement for the specified construction activities and tree protection measures at the site. This document describes how trees will be protected and managed during the demolition & construction phase. This method statement is based on information available at the time of this report and may need to be updated as necessary as new information or changes in the site arise. It is the client's responsibility to communicate these changes to ensure the effectiveness of this document as it is intended to be used as briefing material and referred to throughout the development of the site.

A copy of this method statement must remain on site for the duration of the construction phase. This document may need to be circulated at key stages prior to commencement such as:

- At tendering of works to allow the effective identification and quantification of protective measures required to be carried out by the contractor.
- Plan the timing of key operations to minimise the impact of trees
- Referred to on site by contractors for practical guidance on how to protect trees at the site.



5.1 Requirements: A copy of this Arboricultural Method Statement must remain on site throughout the duration of construction and be available for use both as a reference and as briefing material for any operation that may affect retained trees at the site. No specialist arboricultural input is proposed at this stage other than arboricultural representation at the pre-commencement site meeting. The below preliminary AMS represents the minimum level of consideration expected by contractors to be observed throughout construction phase.

5.2 Protection of Construction Exclusion Zone (CEZ): Given the nature of the proposed works and the existing agricultural use of the site, no tree protection fencing is required around the Construction Exclusion Zone (CEZ). The works are not anticipated to impact the retained trees, and the pre-existing regular agricultural use of the site means that further protection measures, such as fencing, would be inappropriate. As the site is already in use for agricultural activities, the anticipated works will not involve any encroachment into areas where trees may be affected. Consequently, there is no need for tree protection fencing or ground protection, and no specific exclusion zones will be designated beyond normal operational use. However, where necessary, ground protection will be provided for any areas that require temporary access during construction.

5.3 RPAs shall be referred to as the construction exclusion zones. The following actions shall be prohibited within the construction exclusion zones:

- Vehicular access (unless on suitable ground protection specified within this report).
- Regular pedestrian access unless on suitable ground protection.
- Storage of construction materials.
- Storage or handling of harmful chemicals.
- Any change in ground level unless otherwise stated in this report or under supervision of an arboriculturist.
- Construction activities including hard surfacing.

5.4 Services: No information regarding existing or proposed underground services was provided for assessment as part of this report. Based on the positioning of the trees around the external perimeter of the plot and the existing service provisions, it is unlikely that new service works will be required. However, should any new service routes or adjustments to existing services be necessary, they should be discussed with the project arboriculturist prior to implementation to ensure tree protection is maintained.



5.5 Arboricultural supervision: In order to ensure the effective implementation of tree protection measures and enable contractors to discuss works phasing relevant to tree protection, it is strongly recommended that a pre-commencement site meeting be conducted. Although no significant works are anticipated and direct supervision of construction activities is not deemed necessary, the site meeting serves as an opportunity to accurately highlight tree protection measures and potential concerns. It is strongly recommended that the local authority arboricultural officer be given adequate notice to attend the meeting. The following activities require arboricultural supervision:

- Conducting a pre-commencement site meeting with appointed contractors to discuss tree protection measures and phasing of works, and
- Verifying the correct installation of tree protection fencing and delineation of the CEZ. It should be noted that based on available information at the time of this assessment, a more detailed methodology may be required once final surface types are confirmed for use.

5.6 While the calculation and interpretation of root protection areas is guided by industry standards, it should be noted that underground root morphology is influenced by numerous factors. As such, there is the potential for roots to be discovered outside of designated root protection areas, including those which extend beyond roads, as tree root growth is not confined to a constant ideal.

5.7 In the event of any inadvertent damage caused to trees during construction at the site, work must immediately cease until consultation with the project arboriculturist has taken place. The project arboriculturist will assess the likely implications of the damage caused and recommend necessary remedial measures, including providing assessment of impact of any environmental incidents such as fuel spillage, fire, or chemical damage.

5.8 The contractor shall appoint a supervising arboriculturist who will be responsible for overseeing tree-related matters at the site. In this capacity, the supervising arboriculturist may be required to report to the local authority arboricultural officer regarding any changes or unforeseen tree-related issues that arise.



Appendix 1 - Tree Constraints Plan & Tree Retention & Protection Plan

urzefield Wood



This drawing should be viewed in colour.
See appendix 2, Tree Survey Schedule for further information regarding trees included in this plan.



urzefield Wood

W1

W2

Track

T3

T2

T1

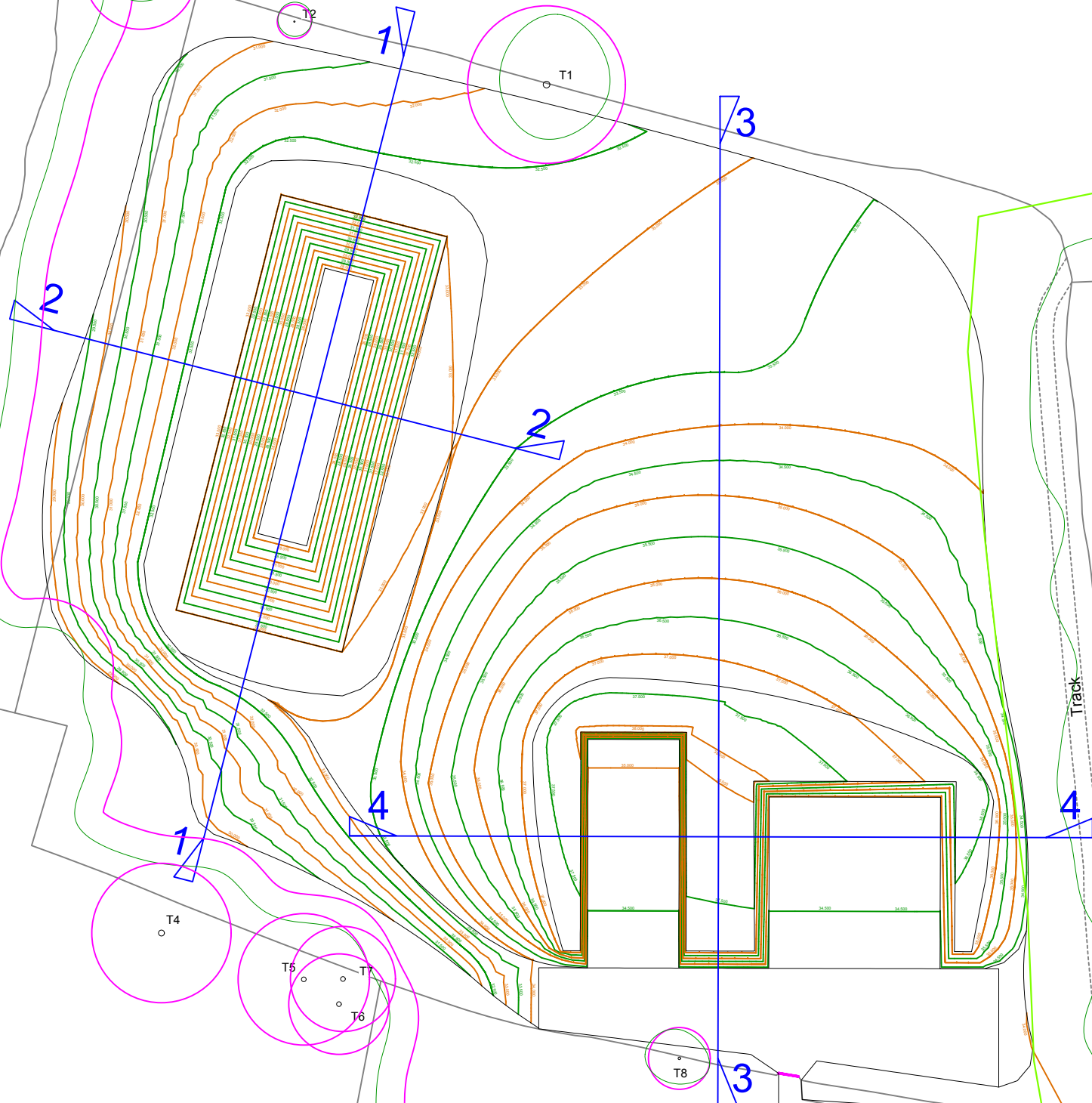
T4

T5

T7

T6

T8



This drawing should be viewed in colour.

See appendix 2, Tree Survey Schedule for further information regarding trees included in this plan.





Appendix 2 - Tree Survey Schedule

Client:	Danefold Farms			Tree Survey Schedule					 Owen Allpress BSc (Hons) Arb Independent Arboricultural Consultant			
Site:	Danefold Farm											
Survey Date:	3 rd March 2025											
Surveyor:	O.Allpress											
Ref	Species	Est Height (m)	DBH (mm)	Est Crown spread (m)				Age class	Condition summary	Preliminary management action	Category grading	Root Protection Radius (m)
T1	Pedunculate oak, (<i>Quercus robur</i>)	<15	1150	N	E	S	W	Mature	Good vitality, with minor deadwood present. There is a basal wound, which appears to be associated with a decayed or dysfunctional Ganoderma bracket.	None at time of survey	A3	13.8
			Est	12	11	10	8					
T2	Field maple, (<i>Acer campestre</i>)	<5	250	N	E	S	W	Semi-mature	Hedge component is escaping the flail to become more mature. Limited arboricultural value at this stage, primarily serving as a screening component.	None at time of survey	B1	3.0
			Est	3 avg								
T3	Pedunculate oak, (<i>Quercus robur</i>)	<15	820	N	E	S	W	Mature	Notably reduced vitality, with deadwood present around the pinch point and overhanging the footpath.	None at time of survey	B1	9.8
				10	7	5	8					
T4	Pedunculate oak, (<i>Quercus robur</i>)	<17	1020	N	E	S	W	Mature	Fair vitality, woodland component	None at time of survey	A2	12.2
				Component of W1								
T5	Pedunculate oak, (<i>Quercus robur</i>)	<16	960	N	E	S	W	Mature	Large oak within wood edge included due to size.	None at time of survey	A2	11.5
				Component of W1								
T6	Pedunculate oak, (<i>Quercus robur</i>)	<10	730	N	E	S	W	Mature	Fair condition, with a compressed canopy due to historic pruning around the access point for the work track.	None at time of survey	C2	8.8
				Component of W1								
T7	Common ash, (<i>Fraxinus excelsior</i>)	<17	770	N	E	S	W	Mature	Poor physiological condition, with dieback, deadwood, and bleeding lesions along the main stem, suggesting internal decay.	None at time of survey	C2	9.2
				Component of W1								
T8	Pedunculate oak, (<i>Quercus robur</i>)	<6	450	N	E	S	W	Semi-mature	Poor vitality. Mature tree located in a hedgerow with limited access for assessment.	None at time of survey	C2	5.4
			Est	5	5	4	6					

Client:	Danefold Farms			Tree Survey Schedule					 Owen Allpress BSc (Hons) Arb Independent Arboricultural Consultant			
Site:	Danefold Farm											
Survey Date:	3 rd March 2025											
Surveyor:	O.Allpress											
Ref	Species	Est Height (m)	DBH (mm)	Est Crown spread (m)		Age class	Condition summary	Preliminary management action	Category grading	Root Protection Radius (m)		
W1	Mixed native	N/a	Buffer	N	E	S	W	Mature	5m buffer illustrated from the canopy line to provide a guideline area for the RPA of trees along the woodland edge. This is based on the larger specimens surveyed. The woodland is not listed as ASNW on Natural England data.	N/a	A3	5m Buffer applied to canopy line
				From satellite imagery								
W2	Mixed native	N/a	N/a	N	E	S	W	Mature	15m ASNW buffer applied and illustrated on plans. The woodland has not been surveyed in detail and is included for illustrative purposes only. The ASNW buffer encompasses the maximum permissible RPA within its extent.	N/a	A3	15m ASNW buffer illustrated
				From satellite imagery								



Appendix 3 – Photographs



Photo 1: Panoramic image looking south west across W1 boundary with site.



Photo 2: Image looking north across centre of site. T1 in centre frame.

Appendix 4 – Linked content

The appendices are available exclusively through the links and QR codes provided below. To access the content, scan the QR codes or click directly on the links if you're using a computer or mobile device.

Frequently Asked Questions (FAQs) 	Tree protection fencing signage 
BS5837:2012 Tree categorisation workflow 	Tree protection fencing specification 