

**Arboricultural Report and Tree Condition Survey
for Proposed Residential Development on
The Land to the West of The Copse
Worthing Road,
Southwater
Horsham, West Sussex
RH13 9AT**

Prepared for Starbuild



A trading name of RG Consultancy Ltd

**Prepared by
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Contents

- 1.0 Introduction**
- 2.0 Report Limitations**
- 3.0 Statutory Tree Protection**
- 4.0 Site Description**
- 5.0 Arboricultural Background Information**
- 6.0 Arboricultural Impact Assessment**
- 7.0 Summary of Tree Protection Measures**
- 8.0 Arboricultural Site Supervision**
- 9.0 Vegetation Removals**
- 10.0 Arboricultural Method Statement**
- 11.0 Conclusion**

Appendix

Tree Condition Survey
Tree Survey Plan
Tree Removals Plan
Tree Removals and Tree Protection Plan
Tree Protection Fencing Information
Tree Protection Fencing Specification
Tree Protection Fencing Notice

1.0 Introduction

- 1.1 Ruskins Tree Consultancy has prepared this Arboricultural Report to inform the planning application by Starbuild for a residential development of 23 dwellings and associated infrastructure including landscaping, drainage, and open space provision.
- 1.2 The site was visited in June 2025 at which time a tree condition survey was undertaken. We were previously involved in the adjoining consented care home application (Planning Ref. DC/24/0622),
- 1.3 Following preparation of our tree condition survey we have been provided with a copy of the proposed layout plan and have been instructed to assess the impact of development proposals on the arboricultural resource and to produce the following:
- Arboricultural Impact Assessment
 - Tree Removals and Tree Protection Plan
 - Outline Arboricultural Method Statement.

2.0 Report Limitations

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, both with and without prior manifestation of any reasonably observable symptoms.
- 2.2 This report is prepared for the planning application purposes only and does not evaluate the degree of risk posed by trees.
- 2.3 It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave
- 2.4 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.
- 2.5 Any physical alterations to site conditions subsequent, to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report.
- 2.6 Findings relate to the condition of the trees as found at the time of survey.
- 2.7 The findings and recommendations of this report are limited to a period of 24 months from the date of this report. In the event of any changes in the rooting environment of the trees including excavation works, waterlogging or removal of any underground structures /services the condition of the trees should be reviewed.
- 2.8 After extreme weather events or if any large branch failure, other storm damage, structural failure or symptoms of disease or decay including fungi are observed then we recommend that the condition of the trees should be reviewed.

3.0 Statutory Tree Protection

- 3.1 We have carried out an online search which has revealed that the site is subject to Tree Preservation Order 1543, which covers 13 trees and 2 woodland areas. The site is not located within a Conservation Area.
- 3.2 No tree works should be undertaken without checking the statutory protection in relation to trees and if necessary, obtaining TPO tree works consent from the Local Authority.
- 3.3 Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017. When tree or vegetation clearance work must be undertaken during the nesting season (March to August inclusive), a pre-tree works survey needs to be carried out to check for nesting birds by a suitably competent person. The project ecologists are Lizard Ecology.

4.0 Site Description

- 4.1 The application site extends to approximately 1.81 hectares and is located to the west of The Copse, Southwater, immediately south of Horsham in West Sussex. The land is positioned just off the roundabout where Worthing Road meets the A24.
- 4.2 The site is currently grassland and is located to the western side of the residential development Welcome Place. A mature belt of trees and shrubs encloses much of the northern and western perimeter of the site, providing a well-defined vegetated edge. The majority of trees are located along the northern and western boundaries, where tree survey references, P2T71 – P2T96 along the northern boundary and P2T10 – PT49 along the southern boundary, with trees P2T50 – P2T70, covering the western boundary, these form the principal areas of tree cover and these trees contribute to a continuous landscape buffer that defines the site's rural edge.
- 4.3 To the northeast, the site adjoins the previously consented care home scheme (ref. DC/24/0622), with associated parking and a drainage pond positioned north of the development access point. The proposed access to the application site will be taken from the proposed private road, which passes the care home before entering the site to the south of trees P2T95 & P2T96 before extending westward to serve the new dwellings.
- 4.4 The eastern boundary which abuts the Welcome Place residential development, where tree cover is comparatively limited, consisting of only a small number of trees along this edge, one of which has recently been removed (P2T1) due to its poor condition and on the grounds of sound Arboricultural management, whilst most vegetation comprises hedgerow and low-level shrub planting. Internal areas of the site are largely open and free from tree constraints, with no significant tree cover recorded away from the boundaries, the small woodland area P2W106 is heavily infested with Ash Dieback Disease and so are many of the trees P2T97 – P2T105.

4.5 Once a tree is infected Ash Dieback Disease it is usually fatal - a very limited number of trees are seemingly tolerant or resistant to infection. Mature ash trees infected by ash dieback may survive for several years but often succumb to a secondary attack by other pests or pathogens, including honey fungus, which can cause butt or root rot and lead to the tree falling. As the disease progresses it makes the main branches and stems very brittle and trees are prone to partial or complete failure. As the trees decline the felling of trees using traditional chainsaw techniques becomes more dangerous due to the brittle failure of the timber and large machines need to be used to undertake the works safely. Regardless of any development of this site, it is my opinion that the ash trees growing near the site boundary where the tree owner has a duty of care to neighbours will require removal over the next 5 years.

4.6 We recommend the condition of the ash trees is reassessed prior to the commencement of any development on this site.

5.0 Arboricultural Background Information

5.1 The two main possibilities for injury to trees and hedgerows during and following the construction works are from direct and indirect damage.

- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
- Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.

5.2 Damage to trees (including their root systems) may impact on their health, stability and or vitality sometimes becoming apparent many years after works have been completed. Damage to above and below ground parts of trees may result in the partial or complete structural failure of the tree and increases the risk of personal injury.

5.3 If there is any direct or indirect damage to the above ground or below ground parts of the retained trees there is a risk of planning enforcement action and / or criminal prosecution from the Local Planning Authority.

5.4 The protection of the above ground parts of trees is relatively straightforward this can be achieved by controlling site activities and by erecting barriers to define the working area and restrict access.

5.5 The protection of the unseen root system and rooting environment is less straightforward as root growth is not predictable. Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited.

- 5.6 It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.
- 5.7 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.
- 5.8 For retained trees it is essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).
- 5.9 To assist with the protection of trees during planning and construction works the British Standards Institute published 'BS5837:2012 Trees in relation to design, demolition and construction – Recommendations'. This document provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.
- 5.10 The Root Protection Area is not related to the canopy spread of the tree; for open grown trees the Root Protection Area is normally shown as a circle which has a radius that is calculated as a multiple (x12) of the trunk diameter. For trees with a trunk diameter >1250mm the Root Protection Area is capped with a radius of 15m with a total area of 707m².
- 5.11 The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree at the time of surveying but into the future. Post development works it is thought that the tree will adapt to the changes in its rooting environment providing it has retained a sufficient proportion of its root system, and a sufficient area/volume of soil area is available for the tree.
- 5.12 A good layout design and appropriate tree protection measures and appropriately specified, supervised and implemented works will significantly reduce the risk of damage to the retained trees. It is therefore essential that before any works are undertaken this report is read by all parties and the guidelines within this report are followed by all contractors.

6.0 Arboricultural Impact Assessment

- 6.1 The proposed development is for the construction of 23 sustainable dwellings. The proposed access is via the consent care home scheme, with almost all the proposed development located within the open parts of the site, utilising the full width of the site, with a large Suds basin on the western part of the site.
- 6.2 The proposed development has been designed to retain the existing boundary trees and understorey vegetation and avoid removal of any mature trees with significant landscape value, or trees that are subject to TPO 1543
- 6.3 The trees to be removed are identified within the Tree condition survey and shown on the Tree Removals Plan at Appendix 1. For ease of reference the vegetation to be removed is shown within Table 1 below.

Tree No.	Species	Proposed Works	BS Cat
P2T93	Ash	Remove to facilitate development	C2
P2T97	Ash	Remove to facilitate development	U
P2T98	Ash	Remove to facilitate development	U
P2T99	Ash	Remove to facilitate development	U
P2T100	Ash	Remove to facilitate development	U
P2T101	Oak	Remove to facilitate development	C2
P2T102	Ash	Remove to facilitate development	U
P2T103	Ash	Remove to facilitate development	U
P2T104	Oak	Remove to facilitate development	C2
P2T105	Alder	Remove to facilitate development	C2
P2W106	Mixed species (including ash, hawthorn, oak, weeping willow)	Remove to facilitate development	U

Table 1

- 6.4 There are several trees to be removed to facilitate the new access into the site, and to create part of the internal road layout, these include, P2T97 - P2T100 & P2T105 and part of P2W106, all of which are either U grade or C grade trees, considered to be of limited Arboricultural merit.
- 6.5 The majority of the remaining trees to be removed to facilitate the development are P2T101 - PT104 and the remaining section of P2W105, which is for the construction of plots 2-8 and associated works, again these trees are either U grade or C grade trees of very limited Arboricultural value.

- 6.6 There will also be the need to remove P2T93, to increase the usable garden space of Plot 23, this is C grade ash tree with early signs of Ash Dieback Disease, which is prevalent across the site, its retention in the long term is not considered a viable option, therefore its removal at this stage ensures that there is sufficient separation provided for the tree being retained along the northern boundary, which are subject to TPO 1543, and also ensures the long-term relationship between the trees and the properties is acceptable and not overbearing for future occupants. Its removal also provides tree planting space to improve the overall tree cover at the site.
- 6.7 The proposed redevelopment of the site will require the removal of 10 trees and 1 group in total, of which 4 trees are BS5837 Category C low quality trees, and 7 trees and 1 group are BS5837 Category U poor quality trees. These trees are in such a condition that they cannot realistically be retained, none of these trees are protected under the TPO and the removal of these trees will not have any impact on the amenity of the tree resource growing within the site and can be mitigated by a suitable landscaping scheme for the site.
- 6.8 The principle of removing trees, particularly the lower quality trees to allow for an appropriate development layout is supported in all relevant planning policies, planning guidance and in BS5837 (2012) which states that:
- 5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.*
- 6.9 I do not consider that any of the trees to be removed are of ‘such importance or sensitivity’ to be major constraints on development or justify its substantial modification’.
- 6.10 With regard to the number, age and size of the retained trees, the retained boundary vegetation and the proposed new landscaping, it is our opinion that the removal of these trees will not impact on the overall quality of the tree resource growing within the site, nor on the character and appearance of the wider area.
- 6.11 The location of the new access point and associated footpaths for the Suds basin have the potential to impact on tree health as they encroach into the RPA of trees to be retained. These trees have been identified within the Tree condition survey at Appendix. For ease of reference the potential impact is shown within Table 2 below.

Tree No.	Species	Proposed Works	BS Cat
P2T95 (TPO Ref T12)	Oak	Works required within the RPA for the creation of access.	B2
P2T96 (TPO Ref T13)	Oak	Works required within the RPA for the creation of access.	B2
P2T63 (TPO Ref T5)	Oak	Works required within the RPA for footpath around the SUDs basin.	B2

Table 2

- 6.12 To ensure the successful retention of the trees identified above, adequate precautions need to be undertaken. A detailed specification for any works within the RPA of retained trees will be prepared prior to works commencing on this site. This specification will be reviewed and approved by the Arboricultural Clerk of Works and subject to site supervision.
- 6.13 The proposed development offers the opportunity to significantly improve the quality, species diversity, age diversity, long-term resilience to climate change and disease, amenity and bio-diversity value of the tree resource within the locality, full details on landscaping can be secured by use of a standard planning condition.
- 6.14 Subject to planning consent being granted the recommendations outlined in this report will be incorporated in a detailed Arboricultural Method Statement which will be based on detailed working drawings and demolition and construction methodologies.
- 6.15 To ensure the proposed works do not impact on the health, longevity or stability of the retained trees it is therefore essential that if development is permitted this report is read by all parties and the guidelines are followed by the main contractor, site agent and all contractors working on site.
- 6.16 As recommended in BS5837 (2012) it is proposed that subject to planning, the guidelines and parameters outlined in this section of the report will be revisited and addressed in detail prior to site works commencing. This section aims to give the basic guidelines for the successful retention of the retained trees within the proposed development.

7.0 Summary of Tree Protection Measures

7.1 The main points of note regarding the tree and hedgerow protection measures during the proposed works are listed below:

- **An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are considered during the preparation of all external works drawings and are successfully protected during the proposed works.**
- **Prior to any works commencing on site a meeting will be held with the site agent, client representative, demolition contractor and ground-workers to discuss the Tree Protection Measures associated with this project.**
- **Trees identified for removal as per the approved drawings will be clearly marked with spray paint. All trees and hedgerows work including clearance, removal or facilitation pruning will be undertaken by a suitably qualified and insured Arboricultural Contractor.**
- **The Tree Protection Fencing will be installed prior to enabling, demolition, groundworks or construction works commencing and will remain in situ during the construction programme.**
- **Prior to any Enabling / Demolition / Construction works commencing the Tree Protection Measures will be inspected by the ACoW.**
- **No Machinery will overhang or pass over the line of the Tree Protection Fencing.**
- **The Tree Protection / Site Logistics Plan will be on display in the site agent's office.**
- **The specification and construction methodology for the section of roadway identified on the tree protection plan will be prepared by an experienced engineer and will be reviewed and approved by the ACoW prior to works commencing on site. These works will be undertaken under direct supervision by the ACoW.**
- **Any variations to the agreed construction methodology that may impact on the retained trees or the ground around the retained trees and hedgerows will be reviewed by the ACoW**
- **All works (including Landscaping works) within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and damage to the root system of the retained trees and hedgerows. The specifications and construction methodologies for all these works will be reviewed by the ACoW prior to works commencing.**
- **The removal or movement of Tree Protection Fencing will only be undertaken following discussion with and receipt of written confirmation from the ACoW.**

7.2 It should be noted that damage to trees both above and below ground may impact on the health and structural integrity of the tree and this may (usually in the longer-term result) in whole or partial tree failure, which has the potential to result in personal injury and or damage to property. With regard to the size and location of the retained trees it is therefore essential that the construction methodology and tree protection measures outlined in this report are fully implemented.

- 7.3 Below is an extract from BS5837 (2012) '*Trees in relation to design, demolition and construction – Recommendations*' relating to the preparation of an Arboricultural method statement.

6.1 Arboricultural method statement

6.1.1 *A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.*

6.1.2 *The arboricultural method statement should be appropriate to the proposals and might typically address some or all of the following, incorporating relevant information from other specialists as required:*

- a) removal of existing structures and hard surfacing.*
- b) installation of temporary ground protection,*
- c) excavations and the requirement for specialized trenchless techniques.*
- d) installation of new hard surfacing – materials, design constraints and implications for levels.*
- e) specialist foundations – installation techniques and effect on finished floor levels and overall height.*
- f) retaining structures to facilitate changes in ground levels.*
- g) preparatory works for new landscaping.*
- h) auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.*

6.1.3 *The arboricultural method statement should also include a list of contact details for the relevant parties.*

- 7.4 Within Section of 10 of this report we will deal with each of the above points in turn, but the 1st work to be undertaken prior to any demolition or enabling works commencing will be any proposed tree works along with the installation of the tree protection fencing as per the Tree Protection Plan prepared by Ruskins Tree Consultancy (See Appendix).
- 7.5 Prior to any demolition, ground works or construction works commencing Tree Protection Fencing will be installed in accordance with the Tree Removals and Tree Protection Plans attached in Appendix 1. Any subsequent work within the fenced-off area will be subject to detailed specification and direct arboricultural supervision.
- 7.6 Within the fenced off Tree Protection Area unless agreed with the ACoW there will be.
- No level changes + or -
 - No storage of plant or materials.
 - No storage or handling of any chemical including cement washings.
 - No Pedestrian, Machinery or Vehicular Access.
 - Any works within the Fenced off areas will be subject to Arboricultural Supervision.
- 7.7 There will be no fires on site. No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained tree.
- 7.8 The fencing should only be removed only after completion of the construction works to allow for landscaping works. The fenced off area is a Construction Exclusion Zone (CEZ). Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. (See Appendix).

8.0 Arboricultural Site Supervision

- 8.1 To ensure that the demolition and construction process is undertaken with minimal disturbance to the retained tree stock, an Arboricultural Clerk of Works (ACoW) as defined by BS5837 (2012) will be appointed to undertake regular inspections of the site.
- 8.2 The Arboricultural Clerk of Works role shall be to:
- a. To assess the specification and methodology of the proposed works and ensure these works have the minimum impact on the retained trees.
 - b. Brief the workers on the necessity to protect the retained trees.
 - c. To ensure the agreed methodology is followed by direct on-site supervision.
 - d. To prune roots using clean sharp pruning tools during manual excavation (if necessary).
 - e. To provide direction on tree protection issues as they arise.
 - f. To monitor and photograph the works undertaken.
- 8.3 Prior to site works commencing a site meeting will be held with the site agent and the arboricultural clerk of works and the demolition and ground works contractors.
- 8.4 The purpose of this meeting is to brief the site manager and relevant parties on the arboricultural issues to be considered, agree the programme of works and the location tree protection fencing.
- 8.5 The tree protection measures will be explained to all contactors and sub-contractors who will read and sign this document before they undertake any works on site.
- 8.6 Arboricultural monitoring site visits will be undertaken at regular intervals during the construction process.
- 8.7 To deal with any incidents or issues involving trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site. The Local Authority Tree Officer will be informed of any accidents or emergencies involving trees.

9.0 Vegetation Removals

- 9.1 It is intended that the tree works will be undertaken as per the approved plans on the granting of full planning permission.
- 9.2 Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017. When tree or vegetation clearance work must be undertaken during the nesting season (March to August inclusive), a pre-tree works survey needs to be carried out to check for nesting birds by a suitably competent person.

- 9.3 All tree works will be undertaken by appropriately qualified and insured Tree Surgery Contractors with all works to comply with BS3998 2010. The appointed contractors will submit full risk assessments and method statements, and the works will be undertaken and supervised to ensure that the retained tree resource remains unaffected by the works
- 9.4 The tree works will be undertaken prior to the erection of the tree protection fencing, all vehicles and machinery associated with the tree works will be located well beyond the Root Protection Area of the retained vegetation.
- 9.5 Ecological constraints relating to bat roost potential have been identified within trees T82 and T83, both of which are located within the retained woodland and lie outside the developable area. As the aerial inspection could not be undertaken before the end of the active bat season, these trees will be retained at this stage, and no works will be carried out until further ecological assessment can be completed once the active season recommences (from May onwards). This precautionary approach ensures compliance with relevant wildlife legislation and avoids any risk of disturbance to potential bat roost.
- 9.6 In addition to T82 and T83, the same approach will apply to any Ash trees recommended for removal due to Ash Dieback, where felling is advised but no aerial inspection has yet been undertaken. This ensures that no trees with potential roost features are inadvertently felled prior to appropriate checks being completed by a suitably qualified ecologist.
- 9.7 As T82 and T83 lie within the retained woodland and are remote from development impacts, deferring any works until further ecological survey work can be undertaken is considered entirely appropriate. The requirement for additional inspection prior to any future arboricultural operations will ensure the ecological constraints of the site are fully considered along with the H&S aspects of the tree location, condition and future targets.
- 10.0 Arboricultural Method Statement**
- 10.1 Removal of existing structures and hard surfacing**
- 10.2 Prior to removal of any existing structures and hardstanding the tree protection fencing will be erected to restrict the working zone. Tree protection fencing must remain in place throughout all works.
- 10.3 All spoil, including excavated soil will be removed from site or stored in a location remote from any tree protection barriers. The fuel storage and refuelling point is to be located in an area remote from any of the trees.
- 10.4 Installation of temporary ground protection**
- 10.5 If required temporary ground protection within the Root Protection Area of retained trees will be installed using a low-impact 'No-Dig' Hardstanding.
- 10.6 A detailed specification for these areas will be prepared based on the soil characteristics and expected traffic prior to works commencing on this site. This specification will be reviewed and approved by the Arboricultural Clerk of Works. (See Section 10.13).

10.7 Excavations and the requirement for specialized trenchless techniques

10.8 Drainage and Underground services will be designed to avoid the root protection areas of retained trees. The underground services drawing will be reviewed by the ACoW. If drainage or underground services are located within the Root Protection Area of retained trees the works the works will follow the guidelines outlined in NJUG Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2.

10.9 This guidance recommends works are undertaken following these rules; (with our additional comments in italics).

- **Don't** excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques. (*Preferably using an air-spade to excavate soil to determine the size, location and density of roots within the service route*).
- **Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer. (or ACoW)
- **Don't** move / use heavy mechanical plant except on hard standing.
- **Don't** store spoil or building material, including chemicals and fuels, within this zone.
- **Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
- **Do** backfill the trench with an inert granular material and topsoil mix. Compact the backfill with care around the retained roots. On non-highway sites backfill only with excavated soil.
- **Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
- **Do** notify the local authority tree officer and the tree's owner of any damage.

10.10 Installation of new hard surfacing.

10.11 Where shown on the Tree Protection Plan No-Dig Hardstanding will be installed following a specification which limits excavation and avoid damage to the root system and rooting environment of the retained trees. In areas where there is existing hardstanding the new 'No-Dig' hardstanding will be specified and constructed to avoid excavation beneath the depth of the existing concrete and sub-base. The sub-base and surface finish of the proposed hardstanding will be specified to be both permeable and porous. Within the RPA of retained trees in areas of existing open ground the new 'No-Dig' hardstanding will be specified and constructed to avoid excavation >100mm below the existing ground level.

10.12 Detailed site-specific specification for the permanent No-Dig Hardstanding will be prepared based on the soil characteristics and expected traffic prior to works commencing on this site, this specification will be reviewed and approved by the Arboricultural Clerk of Works.

10.13 For the No-Dig hardstanding the following guidelines will be followed:

- No excavation is to be undertaken without agreement and supervision by the Arboricultural Clerk of Works.
- During construction of the hardstanding all operations will be carried out using machinery located on the existing hardstanding, temporary ground protection or the installed hardstanding. No machinery will travel across the area where the existing hardstanding has been removed.
- Install a cellular confinement system (such as Protectaweb or similar) as per manufacturers specification.

- Fill with 200mm of clean stones sizes 6mm-50mm as per the manufacturers' specifications. This fill must contain no fines, crushed concrete or MOT 'Type 1' is not a suitable fill material.
- Concrete kerbs can be used if bedded using a concrete haunch keyed into the cellular confinement system. No excavation for edging kerbs will be permitted.
- The finished surface, membranes and all layers must be permeable to moisture penetration.

10.14 Specialist foundations

- 10.15 The underlying soil conditions and proximity of existing and proposed trees will be considered during the specification of the foundations. This specification for these garage foundations and the construction methodology will be reviewed and approved by the Arboricultural Clerk of Works prior to these works commencing in this area.

10.16 Retaining structures to facilitate changes in ground levels

- 10.17 There is no requirement for retaining structures within the proposed development.

10.18 Preparatory works for new landscaping

- 10.19 Dismantling the protection barriers will be required to allow completion of final landscaping. Supervision of this exercise and control of the landscaping thereafter will be administered by the appointed Arboriculturist. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.
- 10.20 No further excavation will be carried out during this process and soils levels will not be raised above that existing by greater than 100mm and not at all within 2m of the trunk.
- 10.21 During landscaping works the following guidance will be followed.
- Landscaping within the RPA of retained trees shall be by manual methods only.
 - No machinery is to be used for cultivation, removal of soil or additional of soil.
 - For areas of open ground original soil levels shall be unchanged, without import of topsoil or removal of existing soil.
 - For laying of turf, the soil will not be rotavated. The soil will be lightly forked, manually hoed and raked to a fine tilth prior to laying of turf.
 - For shrubs or herbaceous beds. Planting shall be by use of hand tools and excavation shall be to the minimum extent required for planting of shrubs etc., on an individual plant by plant basis.
 - Bark mulch may be applied to a maximum 75mm depth. No mulch should be piled up against the trunk of retained or newly planted trees.

10.22 Auditable / audited system of arboricultural site monitoring

- 10.23 See Section 8.0. Arboricultural monitoring site visits will be undertaken at regular intervals during the enabling/demolition and construction programme. During the demolition/groundworks and initial phases of construction works site the visits will be undertaken on a maximum of a fortnightly intervals, as the construction programme progresses and the high-risk activities in terms of impacting on trees have been completed the intervals will increase with the maximum interval between site visits of 1 month.
- 10.24 To deal with any issues involving the trees and provide advice and support to the site agent the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site (See Below). The Local Authority Tree Officer will be informed of any incidents or issues involving trees.

11.0 Conclusion

- 11.1 The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. This redevelopment has followed this guidance by:
- Assessing the quality of the trees and considering the benefits and constraints to development of the site in relation to the quality of the tree resource.
 - Seeking arboricultural advice to inform the layout and design of the proposed development.
- 11.2 The vegetation to be removed is mostly BS5837 (2012) 'Category C' Low quality or BS5837 (2012) 'Category U', given their ages, size and location the impact of the proposed tree removals within the wider landscape area are considered to be negligible.
- 11.3 The retained vegetation is located a sufficient distance from the proposed development to be successfully protected and can be successfully retained within the proposed development. The protection of retained trees during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and by use of standard planning conditions.
- 11.4 All works and the Construction Management Plan and Construction Methodology will be reviewed by the Arboricultural Clerk of Works, and a detailed site-specific Arboricultural Method Statement will be prepared prior to any works commencing on site.
- 11.5 The Arboricultural Method Statement will include details of the following:
- All tree protection measures
 - All temporary works (Site Facilities)
 - All Works within the Root Protection Areas of the retained tree
 - Provision of Arboricultural Site Supervision during proposed works

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- 11.6 A detailed landscaping scheme will mitigate the limited impact of the proposed vegetation removals and significantly increase tree cover and will serve to significantly improve the age and species diversity of the tree resource whilst providing an attractive environment for future residents.
- 11.7 With regard to the design of the proposed development, the quantity of open space, the relationship between the proposed development and the boundary vegetation and the opportunities for new planting and ecological enhancement, it is my opinion that when the proposed design, landscape strategy and landscape management plan associated with the proposed development are assessed the proposed development complies with the relevant planning policies.

Arthur Cullen FdSc (Arb) MArborA
Ruskins Tree Consultancy
February 2026

Appendix

Tree Condition Survey

Tree Survey Plan

Tree Removals and Tree Protection Plan

Tree Protection Information

Tree Protection Fencing Specification

Tree Protection Fencing Notice

Tree Condition Survey for The Land to the West of the Copse, Worthing Road, Southwater, Horsham West Sussex RH13 9AT

Prepared for Starbuild



A trading name of RG Consultancy Ltd

Prepared by
Arthur Cullen FdSc (Arb) MArborA
Our Ref 0625-100701
June 2025 revised December 2025

Tree Condition Survey for The Land to the West of the Copse, Worthing Road, Southwater, Horsham West Sussex RH13 9AT

1.0 Introduction

This tree condition survey has been prepared on behalf of Starbuild, the site was visited in June 2025, and an assessment of the trees' condition was made in accordance with BS5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

We have been provided with a copy of the layout plan for the proposed redevelopment of the site. Therefore, this survey has been updated in December 2025 to reflect the removals necessary to allow for these works.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the site boundary. The objective of the survey is to collect tree data relevant to the proposed works at the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'based on their condition, quality, and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified. The trees have been measured using a digital clinometer and a laser measurer.

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T1	Oak	14	750	1	6	5	5	8	P	P	M	10-19	A prominent landscape feature but now declining in health and condition with limited life expectancy. Located on bank/ditch edge. a very sparse canopy with major back in crown. unbalanced crown shape. Most of the regrowth is epicormics along several of the major branches, major deadwood is present throughout the crown.	This tree has been removed following agreement with the LPA tree officer. (TPO reference T1)	U
P2T2	Oak	17	350	1	3	3	4	4	A	F	SM	20-39	No obvious defects noted, overall moderate quality and landscape value. Unbalanced crown shape.	No Works.	C2
P2T3	Oak	18	1070	1	7	6	7	10	A	F	M	40+	High landscape value, and prominent tree, unbalanced crown shape due to reduction of canopy on eastern side to the rear of the properties, which leaves a slightly unbalanced crown one sided. Lowest main limb contains large deadwood. Lots of old pruning wounds which have occluded well, slightly sparse crown for species with lots of major deadwood present throughout the crown.	No Works. (TPO reference T2)	B2
P2T4	Oak	13	350	1	3	2	4	6	P	F	SM	20-39	A tree of moderate quality and landscape value, crown shaped distorted to the group pressure from adjacent Ash tree, the trunk leans west, old pruning wound on the main stem occluded well, deadwood throughout the crown, typical for species.	No Works.	C2
P2T5	Ash	17	360	1	3	7	3	2	A	F	EM	10-19	A tree of low quality and with moderate landscape value, growing on the edge of a ditch, sparse canopy possibly due to Ash dieback (see Note 1) canopy shaped distorted by adjacent oak tree, major deadwood throughout the crown, bird box attached to main trunk at 3 meters above ground level.	No Works.	C2
P2T6	Ash	17	420	1	4	4	4	4	P	P	EM	<10	A boundary tree of low quality and with moderate landscape value, declining in health and condition. with no access to inspect. limited views of the base due to undergrowth. Sparse canopy, Ash dieback present (see Note 1).	Fell to ground level.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T7	Holm Oak	18	500	1	5	6	5	6	P	P	M	<10	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, Offsite, 3 rd party tree, Unable to inspect stem due to access, Crown shaped distorted to group pressure	No Works.	C2
P2T8	Ash	18	550 250	2	5	5	5	5	P	P	EM	<10	A tree of low quality and landscape value forms part of the southern boundary linear group of trees, Ash dieback present (see Note 1). Declining in health and condition. Offsite tree, 3 rd party tree with no access to inspect. Unable to inspect stem due to undergrowth. Sparse canopy for species.	No Works.	C2
P2T9	Ash	18	200 450	2	5	5	5	5	P	P	EM	<10	A tree of low quality and landscape value forms part of the southern boundary linear group of trees, declining in health and condition. Offsite 3 rd party tree with no access to inspect. Unable to inspect stem due to undergrowth, sparse canopy for species.	No Works.	C2
P2T10	Ash	18	500 500 200 200 450	5	7	8	3	3	P	P	M	<10	A tree of low quality and landscape value forms part of the southern boundary linear group of trees, declining in health and condition. Offsite, 3 rd party tree with no access to inspect growing on opposite side of ditch, Unable to fully inspect stem due to undergrowth, Sparse canopy/foliage cover.	No Works.	C2
P2T11	Field Maple	11	200 300 300 380	4	6	2	3	5	A	F	SM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, a woodland edge tree that overhangs the site. Potentially old coppice stool, Ivy on the main stem, growing on opposite side of bank.	No Works.	B2
P2T12	Oak	13	500 300	2	3	4	4	4	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, No obvious significant defects. Offsite, 3 rd party tree with no access to inspect. Part of linear group.	No Works.	C2
P2T13	Hazel	4	200	1	2	2	2	2	A	F	SM	20-39	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, but considered understory to the main trees, growing along the edge of the ditch typical hazel coppice, multi stemmed from ground level.	No Works.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T14	Oak	12	450	1	3	3	3	3	P	D	EM	<10	Dead, Offsite, 3 rd party tree.	No Works	U
P2T15	Hazel	9	200	1	2	2	2	2	A	F	SM	20-39	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, but considered understory to the main trees, growing along the edge of the ditch typical hazel coppice, multi stem from ground level.	No Works.	C2
P2T16	Oak	15	500	1	4	4	4	4	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, No obvious significant defects. Offsite, 3 rd party tree with no access to inspect.	No Works.	B2
P2T17	Hazel	9	200	1	2	2	2	2	A	F	SM	20-39	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, but considered understory to the main trees, growing along the edge of the ditch typical hazel coppice, multi stem from ground level.	No Works.	C2
P2T18	Hawthorn	6	250	1	3	3	3	3	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, but considered understory to the main trees, No obvious significant defects. Offsite, 3 rd party tree with no access to inspect.	No Works.	C2
P2T19	Ash	19	600 600 600	3	10	10	10	10	P	P	M	<10	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, growing on the boundary, declining in health and condition. Ash dieback present (see Note 1), no access to inspect. Cavity at base. Multiple stems below 1.5m. Included bark Union present. Ivy on the main stem & major deadwood throughout the canopy.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T20	Oak	13	300	1	2	2	4	4	A	F	SM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, No obvious significant defects. Offsite, 3 rd party tree with no access to inspect.	No Works.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T21	Hawthorn	6	250	1	3	4	2	2	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, but considered understory to the main trees, No obvious significant defects. Smothered in Ivy which hinders inspection.	No Works.	C2
P2T22	Oak	16	400	1	3	5	5	3	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, No obvious significant defects. Offsite, 3 rd party tree with no access to inspect.	No Works.	B2
P2T23	Oak	16	300 280	2	3	4	4	3	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, No obvious significant defects. Offsite, 3 rd party tree with no access to inspect.	No Works.	B2
P2T24	Ash	19	400 350 300 250 400 100 100	7	7	7	7	7	P	P	M	<10	A tree of low quality and but good landscape value forms part of the southern boundary linear group of trees, declining in health and condition, growing on the boundary tree with no access to inspect, poor shape and form. Cavity at base. Multiple stems below 1.5m. Low vitality.	No Works.	C1
P2T25	Oak	16	400 400	2	5	6	4	7	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party tree with no access to inspect.	No Works.	B2
P2T26	Oak	14	500	1	3	2	5	4	A	F	M	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees No obvious significant defects. Offsite, 3 rd party tree with no access to inspect.	No Works.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T27	Ash	16	350 400 250	3	8	8	6	6	A	P	M	<10	A tree of low quality and but good landscape value forms part of the southern boundary linear group of trees, declining in health and condition. Offsite, 3 rd party tree no access to inspect. Multiple stems below 1.5m. Old hedgerow tree/coppice stool, historic storm damage throughout the crown, major deadwood throughout the crown, early signs of Ash dieback (see Note 1).	No Works.	C2
P2T28	Willow	7	250 200	2	3	3	3	3	A	P	SM	10-19	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, growing on the edge of the group, Offsite, 3 rd party tree, no access to inspect, poor shape and form. Broken branches in crown. 2 stems growing close together appears to be from the same coppice stool at ground level.	No Works.	C2
P2T29	Field Maple	13	400 400	2	4	4	4	3	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party tree no access to inspect. Stem divides below 1.5m.	No Works.	B2
P2T30	Hazel	6	350	1	3	3	3	3	A	F	SM	20-39	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, but considered understory to the main trees Growing along the edge of the ditch typical hazel copies multi-stemmed from ground level	No Works.	C2
P2T31	Field Maple	14	500	1	4	4	4	4	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party tree no access to inspect.	No Works.	B2
P2T32	Ash	14	280	1	2	2	3	3	A	F	SM	10-19	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Provides some screening value. Offsite, 3 rd party tree no access to inspect.	No Works.	C2
P2T33	Hawthorn	8	220	1	4	3	2	2	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, provides some screening value but considered understory to the main trees No obvious significant defects, a boundary/woodland edge tree that overhangs the site.	No Works.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T34	Field Maple	13	400 400	2	5	5	5	5	A	F	EM	20-39	No obvious significant defects. Offsite, 3 rd party tree, no access to inspect. Stem divides below 1.5m.	No Works.	B2
P2T35	Hazel	5	250	1	3	3	3	3	A	F	SM	20-39	Growing along the edge of the ditch typical hazel coppice, multi stem from ground level.	No Works.	C2
P2T36	Oak	12	470	1	5	5	5	5	A	F	SM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, although slightly offset into the site, no obvious significant defects. Old Ivy on the main stem and throughout the lower canopy.	No Works.	B2
P2T37	Oak	14	600	1	7	7	7	7	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party tree no access to inspect. Major deadwood throughout the crown.	No Works.	B2
P2T38	Oak	14	600	1	5	5	5	5	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees No obvious significant defects. Offsite, 3 rd party tree, no access to inspect.	No Works.	B2
P2T39	Norway Spruce	11	300	1	2	2	2	2	A	P	SM	10-19	A tree of low quality with limited landscape value forms part of the southern boundary linear group of trees but declining in health and condition, a very sparse crown, Ivy on the main trunk and throughout the canopy hinders detailed inspection.	No Works.	C2
P2T40	Ash	14	250	1	2	2	3	3	A	F	SM	10-19	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Provides some boundary screening. Part of linear group. Sparse canopy, possible early signs of Ash dieback (see Note 1).	No Works.	C2
P2T41	Oak	14	600	1	6	6	6	6	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party tree, no access to inspect.	No Works.	B2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T42	Holly	5	60	1	1	1	1	1	G	G	Y	10-19	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees but considered understory to the main trees, no obvious significant defects.	No Works.	C2
P2T43	Oak	15	600	1	6	6	5	5	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party tree. Part of linear group. Shares a canopy with adjacent tree, ivy on the main stem	No Works.	B2
P2T44	Oak	15	400	1	5	6	3	3	A	F	EM	20-39	A tree of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party tree. Part of linear group. Ivy on the main stem, shares a canopy with adjacent tree, major deadwood throughout the canopy	No Works.	B2
P2T45	Hawthorn	6	200 200 250	3	3	3	3	3	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees. Multi-stemmed at ground level, ivy on the main stem, major deadwood throughout the crown.	No Works.	C2
P2 TG46	Oak	17	600	1	0	0	0	0	A	F	EM	20-39	A tree group of moderate quality and landscape value forms part of the southern boundary linear group of trees, no obvious significant defects. Offsite, 3 rd party group of trees growing beyond the boundary ditch and wire fence, which hinders detailed inspection, major deadwood throughout the crown, ivy on some of the stems.	No Works.	B2
P2T47	Hawthorn	5	200 250	2	1	1	1	1	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the southern boundary linear group of trees, considered understory to the Oak trees (P2TG46), Offsite, 3 rd party tree, stem divides below 1.5m.	No Works.	C2
P2T48	Field Maple	8	250	1	3	3	2	1	P	F	EM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, although slightly fragmented from the group, no obvious significant defects. Provides some screening value. Crown shaped distorted due to group pressure & Holly growing around base which hinders a detailed inspection	No Works.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T49	Field Maple	7	250	1	3	3	3	3	A	F	EM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, although slightly fragmented from the group, no obvious significant defects. Provides some screening value, Unable to inspect stem due to undergrowth & Holly growing around base which hinders a detailed inspection,	No Works.	C2
P2T50	Ash	14	480	1	5	5	5	5	A	P	EM	<10	A boundary tree of low quality and with moderate landscape value forms part of the western boundary linear group of trees, declining in health and condition with Ash dieback present (see Note 1), declining in health and condition, 95% dead	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T51	Oak	16	560	1	6	3	6	4	A	F	M	20-39	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, no obvious significant defects, deadwood throughout the crown typical for species. Slightly sparse canopy for species.	No Works. (TPO reference T3)	B2
P2T52	Ash	17	450	1	4	4	4	4	P	P	EM	<10	A boundary tree of low quality and with moderate landscape value forms part of the western boundary linear group of trees, declining in health and condition. Sparse canopy, major deadwood throughout the crown, early signs of Ash dieback (see Note 1).	No Works.	C2
P2T53	Ash	15	360 350 220	3	5	7	7	5	P	P	EM	<10	A boundary tree of low quality and with minimal landscape value forms part of the western boundary linear group of trees Ash dieback present (see Note 1), declining in health and condition. Part of linear group. Multiple stems below 1.5m, 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T54	Oak	14	550	1	5	4	3	4	A	F	M	20-39	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, no obvious significant defects.	No Works. (TPO reference T4)	B2
P2T55	Hawthorn	8	220	1	2	2	2	2	A	P	SM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, considered understorey, stunted habit, smothered in Ivy, which hinders a detailed inspection, sparse canopy growing under adjacent oak tree.	Sever Ivy. (TPO reference W1)	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T56	Oak	14	380	1	1	3	6	1	A	F	SM	20-39	A tree of moderate quality with moderate landscape value forms part of the western boundary linear group of trees, no obvious significant defects. Unbalanced crown shape. Tree leans east due to pressure from adjacent tree.	No Works. (TPO reference W1)	C2
P2T57	Ash	16	750	1	7	5	5	7	P	P	M	<10	A boundary tree of low quality and with low landscape value forms part of the western boundary linear group of trees Ash dieback present, (see Note 1), declining in health and condition, 95% dead.	Fell to ground level. (TPO reference W1)	U
P2T58	Oak	13	390	1	2	3	6	2	A	F	SM	20-39	A boundary tree of low quality and with moderate landscape value forms part of the western boundary linear group of trees, no obvious significant defects. Unbalanced crown shape, Tree leans east due to group pressure from adjacent tree	No Works. (TPO reference W1)	C2
P2T59	Oak	13	580	1	4	4	8	4	A	F	EM	20-39	A boundary tree of moderate quality and with moderate landscape value forms part of the western boundary linear group of trees, Ivy on the main stem hinders a more detailed inspection, historical storm damage in the crown, crown shaped distorted due to the group pressure, major deadwood throughout the crown.	Sever Ivy. (TPO reference W1)	C2
P2T60	Hawthorn	6	280	1	3	3	3	3	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, considered understorey, stunted habit, No obvious significant defects. Provides some screening value. Ivy on the main stem	Sever Ivy. (TPO reference W1)	C2
P2T61	Ash	14	500	1	6	4	4	2	P	P	EM	<10	A boundary tree of low quality and with low landscape value forms part of the western boundary linear group of trees, declining in health and condition., due to Ash dieback, (see Note 1) 90% dead canopy, Ivy on the main stem.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7) (TPO reference W1)	U
P2T62	Hawthorn	8	100 150 90	3	2	2	2	2	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, considered understorey, tree, no obvious significant defects. that overhangs the site.	No Works. (TPO reference W1)	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T63	Oak	16	780	1	8	8	9	7	A	F	M	20-39	A tree of moderate quality with good landscape value forms part of the western boundary linear group of trees, woodland edge tree, no obvious significant defects. overhangs the site, major deadwood throughout the crown.	Works required within the RPA to facilitate new footpath. (TPO reference T5)	B2
P2T64	Holly	5	60	3	3	3	3	3	G	G	SM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, considered understorey, provides some screening value, no obvious significant defects.	No Works. (TPO reference W1)	C2
P2T65	Field Maple	14	400	1	3	3	3	3	A	F	SM	10-19	A tree of moderate quality with good landscape value forms part of the western boundary linear group of trees, woodland edge tree, no obvious significant defects, Ivy on the main stem hinders a more detailed inspection.	Sever Ivy.	C2
P2T66	Field Maple	14	300	1	3	5	3	3	A	F	SM	10-19	A tree of moderate quality with good landscape value forms part of the western boundary linear group of trees, woodland edge tree, no obvious significant defects, Woodland edge tree that overhangs the site. Part of linear group.	No Works.	C2
P2T67	Ash	14	530	1	5	5	5	5	P	P	EM	<10	A boundary tree of low quality and with low landscape value forms part of the western boundary linear group of trees, Ash dieback present (see Note 1), declining in health and condition, 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T68	Hawthorn	7	90 100	2	2	2	2	2	A	F	SM	20-39	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, considered understorey, growing on the side of the ditch, no access for a more detailed inspection.	No Works.	C2
P2T69	Ash	14	200 350 300	3	6	6	6	6	P	P	EM	10-19	A boundary tree of low quality and with low landscape value forms part of the western boundary linear group of trees, Ash dieback present (see Note 1), growing on far side of bank, multiple stems below 1.5m, 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T70	Ash	18	400 250 300	3	4	4	4	4	P	D	EM	<10	Dead tree.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T71	Oak	18	780	1	4	10	10	6	P	F	M	20-39	A tree of moderate quality with good landscape value forms part of the western boundary linear group of trees, woodland edge tree, no obvious significant defects, crown shape distorted due to group pressure.	No Works. (TPO T6)	B2
P2T72	Oak	17	600	1	5	6	4	4	A	F	M	20-39	A tree of moderate quality with good landscape value forms part of the western boundary linear group of trees, woodland edge tree No obvious significant defects, Woodland edge tree that overhangs the site, Ivy on the main stem which hinders a detailed inspection major deadwood throughout the crown.	Sever Ivy.	B2
P2T73	Oak	17	600	1	5	5	5	5	A	F	M	20-39	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, woodland edge tree, no obvious significant defects, Ivy on the main stem hinders a more detailed inspection major deadwood throughout the crown.	Sever Ivy.	B2
P2T74	Ash	14	650	1	6	6	6	6	A	F	EM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, although set back from the group, growing within the ditch old field boundary tree covered in Ivy, there's a collapse tree in western side of lower canopy, major deadwood throughout the crown, early signs of Ash dieback (see Note 1), slightly sparse canopy for species.	No Works.	C2
P2T75	Field Maple	9	200	1	3	3	3	3	A	F	SM	10-19	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, considered understorey, the stem and crown are smothered in Ivy, which hinders a detailed inspection, crown shape distorted due to group pressure, suppressed by adjacent trees	Sever Ivy.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T76	Oak	17	680	1	5	5	5	5	A	F	M	20-39	A tree of moderate quality with limited landscape value forms part of the western boundary linear group of trees, woodland edge tree, no obvious significant defects, major deadwood throughout the crown.	No Works. (TPO ref T8)	B2
P2T77	Hornbeam	15	440	1	4	5	8	5	P	F	EM	20-39	A tree of moderate quality with moderate landscape value forms part of the northwestern group of trees, just on the edge of the woodland group, no obvious significant defects, lots of old pruning wounds on the main stem occluded well.	No Works. (TPO ref T7)	B2
P2T78	Ash	15	440	1	4	4	4	4	P	D	SM	<10	A tree of low quality with limited landscape value forms part of the northwestern group of trees, Ash dieback present (see Note 1), dead tree.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T79	Ash	8	300	1	1	2	8	2	P	P	SM	10-19	A tree of low quality with limited landscape value forms part of the northwestern group of trees, Ash dieback present (see Note 1), poor shape and form. 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T80	Ash	16	440 430	2	4	6	10	7	P	P	SM	10-19	A tree of low quality with limited landscape value forms part of the northwestern group of trees, Ash dieback present (see Note 1), 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T81	Norway Maple	8	330 150	2	5	5	8	5	P	F	SM	10-19	No obvious significant defects. Low quality and value. Woodland edge tree that overhangs the site. P shape and form. Weak and suppressed. Stem divides below 1.5m.	No Works.	C2
P2T82	Ash	14	650	1	5	5	5	5	P	D	EM	<10	Ash dieback present (see Note 1). Dead tree	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T83	Ash	14	400	1	5	5	3	2	P	D	SM	<10	Ash dieback present (see Note 1). Dead tree	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T84	Ash	14	150 300 300	3	4	4	4	4	P	P	SM	<10	A boundary tree of low quality and with low landscape value forms part of the norther boundary linear group of trees Ash dieback present (see Note 1), spindly habit, multiple stems below 1.5m, 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T85	Oak	13	300	1	1	3	8	2	P	P	SM	10-19	A boundary tree of low quality and with low landscape value forms part of the northern boundary linear group, poor shape and form. Appears to have grafted at the base with adjacent Ash tree.	No Works.	C2
P2T86	Ash	16	150	1	2	2	4	2	A	D	SM	10-19	Ash dieback present (see Note 1), 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	C2
P2T87	Ash	17	380	1	3	3	3	3	A	D	SM	<10	Ash dieback present (see Note 1), 95% dead.	Fell to ground level (Subject to review for Bats, see section 9.5-9.7)	U
P2T88	Ash	16	350 90	2	3	3	3	3	A	F	SM	<10	Ash dieback present (see Note 1), dead tree.	Fell to ground level.	U
P2T89	Sycamore	11	400 210	2	2	3	5	6	P	F	EM	20-39	A boundary tree of moderate quality and limited landscape value which forms part of the northern boundary linear group, Woodland edge tree, crown shaped distorted due to group pressure twin stem just above ground level, squirrel damage throughout the crown historic storm damage and large major deadwood throughout the crown.	No Works.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T90	Oak	14	850	1	6	7	6	4	P	F	M	20-39	A boundary tree of moderate quality and moderate landscape value which forms part of the northern boundary linear group, woodland edge tree that overhangs the site, dense holly understorey prevents a full visual inspection.	No Works. (TPO ref T9)	B2
P2T91	Oak	16	340	1	4	4	5	6	A	F	SM	20-39	A boundary tree of moderate quality and moderate landscape value, which forms part of the northern boundary linear group, woodland edge tree that overhangs the site, deadwood throughout the crown typical for species.	No Works.	B2
P2T92	Oak	16	790	1	7	5	7	6	P	F	EM	20-39	A boundary tree of moderate quality and moderate landscape value, which forms part of the northern boundary linear group, woodland edge tree that overhangs the site, major deadwood in the lower crown	No Works. (TPO ref T10)	B2
P2T93	Ash	17	590	1	4	3	10	5	P	P	M	10-19	A boundary tree of moderate quality and moderate landscape value, which forms part of the northern boundary linear group, although slightly offset from the group, poor shape and form. A very sparse crown, major deadwood signs of Ash dieback present (see Note 1), historic storm damage and hanging branches present within the crown.	Remove to facilitate the development.	C2
P2T94	Common Alder	17	300	6	5	5	5	5	A	F	M	20-39	A boundary tree of moderate quality and good landscape value, which forms part of the northern boundary linear group, no obvious significant defects. Inaccessible due to undergrowth, growing on the far side of bank/stream, multiple stems at ground level old boundary coppice tree.	No Works. (TPO ref T11)	B2
P2T95	Oak	17	850	1	8	6	6	4	A	F	M	20-39	A boundary tree of moderate quality but high landscape value, which forms part of the northern boundary linear group, although slightly offset from the main group, cavity at base, major deadwood in lower crown, signs of historic storm damage in the lower crown.	Works required within the RPA to facilitate the access. (TPO ref T12)	B2
P2T96	Oak	18	630	1	6	6	7	4	A	F	M	20-39	A boundary tree of moderate quality but high landscape value, which forms part of the northern boundary linear group, although slightly offset from the main group, major deadwood in crown, unbalanced crown shape. Crown distorted due to group pressure.	Works required within the RPA to facilitate the access. (TPO ref T13)	B2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2T97	Ash	11	200	1	1	1	3	3	P	P	Y	<10	A tree of low quality and with low landscape value Ash dieback present (see Note 1), declining in health and condition.	Remove to facilitate the development.	U
P2T98	Ash	10	290	1	2	3	3	3	A	F	SM	10-19	A tree of low quality and with low landscape value, self-seeded, spindly habit, sparse canopy, Ash dieback present (see Note 1), Ivy on the main stem	Remove to facilitate the development.	U
P2T99	Ash	12	460	1	4	4	4	4	A	P	EM	<10	A tree of low quality and with low landscape value, Ash dieback present (see Note 1), very little crown growth, 95% dead.	Remove to facilitate the development.	U
P2T100	Ash	11	330	1	3	3	3	3	P	P	SM	<10	A tree of low quality and with low landscape value, Ash dieback present (see Note 1), very little crown growth, 95% dead.	Remove to facilitate the development.	U
P2 T101	Oak	5	200	1	3	3	3	3	A	F	Y	10-19	A Small tree of moderate quality but with low landscape value, minor deadwood in the crown typical for species.	Remove to facilitate the development.	C2
P2 T102	Ash	13	290	1	5	3	3	2	A	F	SM	10-19	A tree of low quality and with low landscape value Leaning north, Ash dieback present (see Note 1), major deadwood throughout the crown, crown shaped distorted due to adjacent woodland pressure.	Remove to facilitate the development.	U
P2 T103	Ash	12	190 150	2	2	2	2	2	P	D	SM	<10	A tree of low quality and with low landscape value, Ash dieback present (see Note 1), 95% dead.	Remove to facilitate the development.	U
P2 T104	Oak	9	250 140	2	3	2	2	2	A	F	SM	10-19	A tree of moderate quality but low landscape value Spindly habit. Stem divides below 1.5m.	Remove to facilitate the development.	C2
P2 T105	Common Alder	15	200 210	2	2	2	2	3	A	P	SM	10-19	A tree of low quality but with moderate landscape value, no obvious defects noted, spindly habit. Suckers and brambles around stem base which hinders a more detailed inspection. Stem divides at ground level.	Remove to facilitate the development.	C2

Tree No.	Common Name	Height (agl) (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
P2 W106	Ash Hawthorn Oak Weeping Willow	12	200	1	0	0	0	0	P	P	Y	<10	A group of trees of low quality and low landscape value due to condition, overall, the small woodland is declining in health the trees are predominantly Ash showing signs of Ash dieback infection throughout the group (see Note 1), which is prevalent across the site, with several windblow trees present. A small Oak and Hawthorn are present within the group on the northern side are in fair condition, but of limited landscape value.	Remove to facilitate the development.	U

Note 1 Ash Dieback Disease

First confirmed in the UK in 2012, ash dieback (also known as Chalara or Chalara ash dieback) is a disease of ash trees caused by a fungus called *Hymenoscyphus fraxineus* (formerly known as *Chalara fraxinea*). This disease has spread quickly and is now affecting ash trees and woodlands across the UK, leading to the death of thousands of trees. Ash dieback has already caused widespread damage in continental Europe. There is no cure for ash dieback, but some ash trees can tolerate or resist infection. Investigating this natural resistance could be the best way to secure the future of the UK's ash trees. Ash dieback is a disease that affects ash (*Fraxinus*) trees, caused by a fungus called *Hymenoscyphus fraxineus*. The fungus has two stages to its lifecycle - a sexual stage, which helps the fungus spread, and an asexual stage, which is what grows on the tree and causes damage. The fungus blocks water transport in the tree, leading to lesions in the bark, leaf loss and the dieback of the crown. The main symptoms of ash dieback are:

- Dead branches
- Blackening of leaves, which often hang on the tree.
- Discoloured stems, often with a diamond-shaped lesion where a leaf was attached.
- Trees may eventually drop limbs, collapse or fall.
-

The symptoms are often easier to spot in mid-late summer, when a healthy ash should be in full leaf. It becomes much harder in autumn, when leaves are naturally changing colour and falling.

Once a tree is infected the disease is usually fatal - but a limited number of trees may be tolerant or resistant to infection. Mature ash trees infected by ash dieback may survive for several years but often succumb to a secondary attack by other pests or pathogens, including honey fungus, which can cause butt or root rot and lead to the tree falling. As the disease progresses it makes the main branches and stem brittle and prone to partial or complete failure.

A landowner has a legal 'Duty of Care' under the Occupiers Liability Act 1957 & 1984, to ensure that users and neighbours of its land are reasonably safe. The Health and Safety at Work Act 1974 also requires that risks to employees and contractors must also be reduced as far as is 'reasonably practicable'.

In terms of trees the land / tree owner has a legal responsibility to inspect and manage their trees to reduce the risks posed by trees to a reasonable level. For trees growing close to third party properties / highways footpaths there is a higher level of responsibility than for trees growing in relatively remote locations. If appropriate management works are not undertaken and the tree subsequently fails and damages property or causes personal injury it is my opinion that the landowner will be at risk of prosecution and or claims for damages.

Further information can be found at forestry research <https://www.forestresearch.gov.uk/tools-and-resources/fthr/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/>

KEY

Tree No.	Species	Hgt (m)	Stem Dia @1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ER CY	Description	Proposed Works	BS Cat
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Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Stem Dia (mm) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points.

Form:
Good = G
Average = A
Poor = P

Condition:
Good = G
Average = A
Poor = P
Dead = D

Age Class:

Y: **Young** - Within the first third of reaching full maturity.

SM: **Semi-Mature** - Within the second third of reaching full maturity.

EM: **Early-Mature** - Within the last third of reaching full maturity.

M: **Mature** - Specimen at full maturity

OM: **Over Mature** - Trees as those that are senescent (aging and declining) or moribund (dying) with a short remaining lifespan, potentially posing safety risks due to structural issues.

V: **Veteran** – Tree that, by recognised criteria, shows features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

ERCY: Estimated Remaining Contribution in Years

BS Category: See Table 1 Cascade chart for tree quality assessment.
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Cascade chart for tree quality assessment

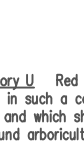
Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- 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) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - 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. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	A1 Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	A3 Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	B1 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 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	B2 Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	B3 Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	C2 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/transient landscape benefits	C3 Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Tree Survey Plan



Tree Survey Key



Least of Tree Canopy

Theoretical Root Protection Area (RPA) (BS5837)

BS5837 Category (See Below)

See Survey Schedule: BS 5837 Category

BS 5837 Category

(See Tree Survey for further details)

Category 1 Red Green and Red Stem Class (No RPA Shown)
 Those in such a condition that any existing value would be lost within years and should be in the current contract, be removed for reasons of sound structural management.

Category 2 High Stem Class
 Those of high quality and value -
 in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category 3 Blue Stem Class
 Those of moderate quality and value -
 those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category C Grey Stem Class
 Those of low quality and value - currently in oblique condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

The Copse Phase 2, Worthing Road, Southwater, Horsham West Sussex RH13 9AT

Tree Survey Plan for Starbudd

Ruskins Tree Consultancy

0333 4446050 info@ruskins-tree-consultancy.co.uk

www.ruskins-tree-consultancy.co.uk

Scale	NTS	Drawn by
Date	24/06/2025	PW
Project No.	0625-070071	Checked by
Dwg. No.	TSP-01 Rev1	JFG

Tree Removals Plan

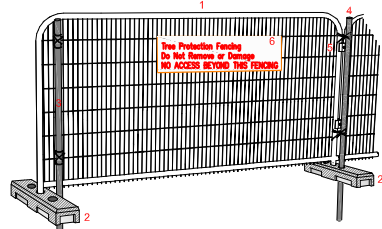


Tree Removals and Tree Protection Plan



Tree Removals and Tree Protection Plan Key

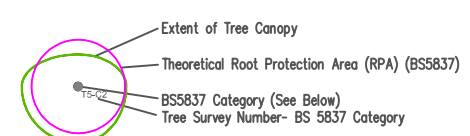
-  Tree Protection Zone / Construction Exclusion Zone
Fence off this area prior to any works commencing on site, no access during enabling, groundworks or construction works. All works within these areas to follow guidelines outlined in the Arboricultural Method Statement.
-  Permanent No-Dig Hardstanding using cellular confinement system 'Geoweb' or similar to limit excavation and prevent compaction
-  No-Dig Hardstanding to follow guidelines as outlined in the Arboricultural Report installation
-  Hardstanding in these areas to be supervised by the Arboricultural Clerk of Works (ACoW).



- Weldmesh (e.g. Heras) Panels
Concrete or rubber blocks
Scaffold pipe uprights driven firmly into ground, then secured to panels with wire or rope
Pegs driven through foot and firmly into ground then secured to panels with wire or wire ties
Panels to be secured to adjoining panels using clips or wire
Tree Protection Fencing Notice to be attached at maximum 5m intervals
Tree Protection Fencing to create an exclusion zone, no works or access without written permission from the Arboricultural Clerk of works. (ACoW)
No fencing to be moved or removed without written permission from the Arboricultural Clerk of works.
Tree Protection Fencing to be regularly inspected by the site manager or ACoW and to be maintained in good repair as part of the general site maintenance.

-
- Legend:
- Tree to be retained (Green circle with a black dot)
 - Tree to be removed (Red circle with a black dot)
 - Group of trees to be removed (Red outline)
 - Proposed Indicative Planting (Green circle with a cross)

Free Survey Key



see Tree Survey for further details

Category U Red Canopy and Red Stem Disc (No RPA Shown)
Those in such a condition that any existing value would be lost with
years and which should in the current context, be removed for reasons
of sound agricultural management.

Category A Green Stem Disc
Those of high quality and value: -
in such a condition as to be able to make a substantial contribution
(minimum of 40 years is suggested)

Category B Blue Stem Disc
those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C: Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years)

The Copse Phase 2, Worthing Road
Southwater, Horsham
West Sussex RH13 9AT

Tree Removals & Tree Protection Plan for Starbuild

Ruskins Tree Consultancy
0333 4440050 info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale	1: 500 @ A1	Drawn by	
Date	23/12/2025	PW	
Project No.	0625-100701	Checked by	
Dwg. No.	TSP-01 Rev1	JFG	

Tree Protection Information

Tree Protection Fencing Specification

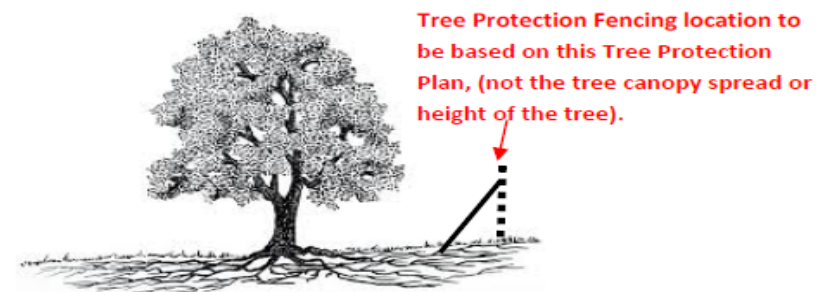
Tree Protection Fencing Notice

Tree Protection Information

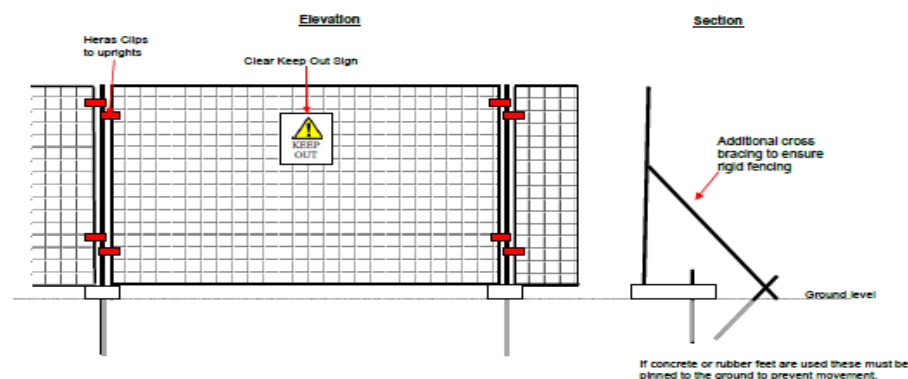
Prior to any demolition / remediation / enabling works, site scrape or groundworks commencing the Tree Protection Fencing will be installed in accordance with this Tree Protection Plan. The Tree Protection Fencing will remain in situ throughout the construction works.

Within the fenced-off Construction Exclusion Zones there will be:

- No Pedestrian, Machinery or Vehicular Access.
- No level changes + or -
- No storage of plant or materials.
- No storage or handling of any chemicals including cement washings.
- Any works within the fenced-off areas will be subject to Arboricultural Supervision.
- No Fires within 10m of the Tree Protection Fencing.
- Clear Tree Protection Signs will be attached at 5m intervals along the fenceline
See Below



Tree Protection Fencing Specification



TREE PROTECTION NOTICE



PLEASE KEEP OUT

The trees / hedgerows in this area are protected by Planning Conditions and may be protected by Statutory Protection including Tree Preservation Orders.

Any works in this fenced-off area may result in damage to the above ground parts or root systems of this vegetation.

Damage to trees may lead to enforcement action and or a criminal prosecution.

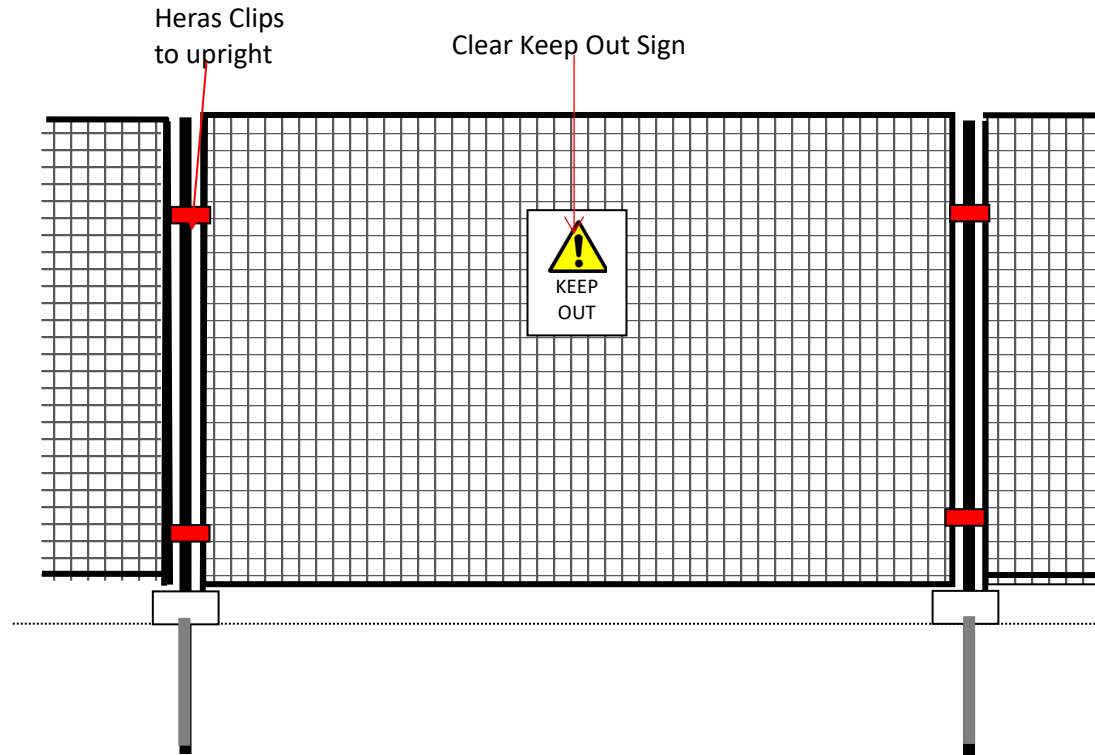
Any works in this area must be undertaken as per the Arboricultural Report or with permission from the Local Planning Authority Tree Officer.

For more information please contact
info@ruskins-tree-consultancy.co.uk

For further information on any tree issues please contact
info@ruskins-tree-consultancy.co.uk

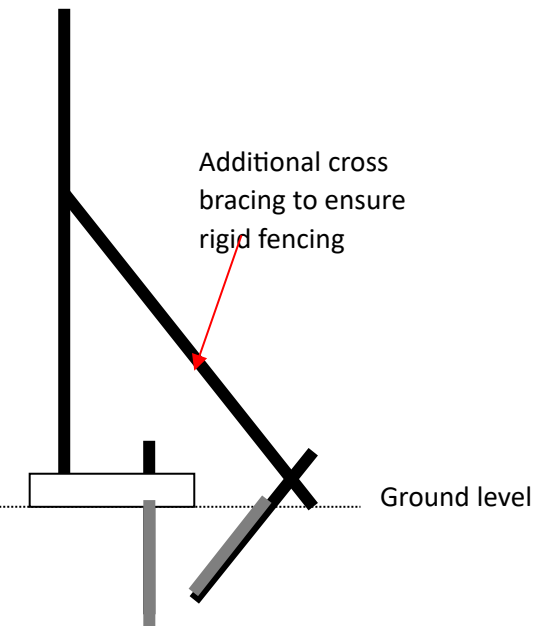
Tree Protection Fencing Specification

Elevation



Tree Protection Fencing should be erected as per the Tree Protection Plan prior to any works commencing or materials being delivered to site.

Section



If concrete or rubber feet are used these must be pinned to the ground to prevent movement.

TREE PROTECTION AREA



PLEASE KEEP OUT

The trees in this area are protected by statutory protection and / or planning conditions. Any works in this fenced off area may result in damage to the above ground parts or root system of these trees.

Damage to these trees (above and below ground) is a breach of the planning consent and may lead to enforcement action and / or a criminal prosecution.

Please contact info@ruskins-tree-consultancy.co.uk for more information.