



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**Sedgwick Castle House
Broadwater Lane
RH13 6QJ**

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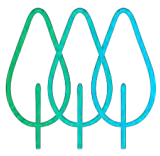
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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Mr Ben McGrath to provide an arboricultural impact assessment and arboricultural method statement to support a full planning application at Sedgwick Castle House for the proposed remodelling of existing dwelling comprising a two-storey front extension, infill beneath existing undercroft to rear of dwelling, new external fenestration and external finishes.

This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 9th August 2023. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively. A tree preservation order (TPO1253, 2005) protects all trees surveyed for this report.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree protection plan at Appendix 3.

No trees require removal or pruning to facilitate the proposals.

The proposed extension will encroach the root protection area of category A redwood T24. As well as implementing sensitive construction methodology, the use of a sympathetic foundation design such as small diameter or screw piles to minimise disturbance to the tree roots will also be explored.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 4 of this report being adhered to, I consider that the proposals will not impact on the amenity of the locality in so far as it is contributed to by trees.



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Mr Ben McGrath to provide an arboricultural impact assessment and arboricultural method statement to support a full planning application at Sedgwick Castle House for the proposed remodelling of existing dwelling comprising a two-storey front extension, infill beneath existing undercroft to rear of dwelling, new external fenestration and external finishes.
- 1.1.2 This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

- 1.2.1 This report has been undertaken with the following objectives:
- To survey all trees within and adjacent to the site with trunk diameters of 75mm or more at a height of 1.5m.
 - To assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value.
 - To provide information relating to planning constraints that may restrict works to trees at the site.
 - To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
 - To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

- 1.3.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 3.
 - An arboricultural method statement at section 4 and a tree protection plan at Appendix 3.

1.4 Documents and information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
- Proposed Elevations ref: PL/650/04
 - Proposed Elevations ref: PL/650/05
 - Block Plan and Location Plan ref: PL/650/07

1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes



unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

- 1.5.2 The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or invasive ground investigation was carried out for this report. Where existing site constraints are present such as ivy covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree dimensions were estimated by eye as accurately as possible.
- 1.5.3 The tree survey represents a preliminary overview of the condition and value of trees at the site. It is not a detailed assessment of any individual tree and although management recommendations are included, this report will not be sufficient to be used as a detailed condition and safety survey.
- 1.5.4 The information and measurements in this report are representative of the date of the site visit. The tree survey data will need to be updated to reflect tree growth and changes in the condition of the trees after prolonged periods.



2 INITIAL TREE SURVEY

2.1 Tree survey information

2.1.1 The following information was recorded in the tree survey schedule for each individual tree (average dimensions are recorded for groups):

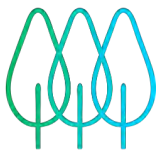
- Tree reference number. (T=tree, G=group, H=hedgerow). Tree numbers suffixed with PA on the tree constraints plan indicate that the tree position is approximate.
- Species (common and scientific name).
- Overall tree height (m).
- Stem diameter (mm) per stem or average diameter for multi-stemmed trees with six or more stems.
- Branch spread (m) measured to the four cardinal points.
- Existing height (m) above ground level of lowest significant branch and direction of growth (for individual trees only).
- Existing height (m) above ground level of canopy.
- Age class (young, semi mature, early mature, mature, over mature or veteran).
- Physiological condition (good, fair, poor).
- Structural condition (good, fair, poor).
- Comments (general description of tree(s) including any notable features).
- Tree categorisation (see below).
- Root protection area (m²).
- Root protection radius (m).

2.2 Tree categorisation

2.2.1 The condition and value of each tree was evaluated based on the current land use. Each tree or tree group has been awarded either category A, B, C or U and a subcategory of either 1,2 or 3 or a combination of the subcategories.

2.2.2 Tree categorisation summary:

- A – Trees of good condition and high arboricultural, landscape or conservation value. Must have a potential life span in excess of forty years.
- B – Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value. Must have a potential life span in excess of twenty years.
- C – Unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm. Must have a potential life span in excess of ten years.
- U – Trees of such impaired condition that they cannot realistically be retained as living trees in the context of the current land use for more than ten years. These trees do not need to be removed if they are not dangerous and do not conflict with the proposed development, but should not be considered a constraint to development.



2.2.3 Tree sub categorisation summary:

- 1 – Trees have mainly arboricultural value, e.g. trees of good condition, form and vitality or rare tree species.
- 2 – Trees have mainly landscape value, e.g. trees of landscape prominence, that serve to screen unsightly views or that are required for privacy. Also trees present in groups that attain higher collective rating that they would as individuals.
- 3 – Trees with mainly cultural value including conservation, e.g. commemorative trees, trees of historical significance or veteran trees.

2.2.4 Each tree can only be categorised as A, B or C but may comply with more than one subcategory.

2.3 Root protection areas

2.3.1 A root protection area represents a calculation of the minimum volume of rooting medium required to support a tree. It is a standardised calculation based on the stem diameter(s) measured at 1.5m and is not necessarily representative of the actual root spread or total rooting area of a tree. The formulas used to calculate root protection areas are shown below:

Table 1: Root protection area formulas

Number of stems	Root protection area formula
Single stemmed trees	$\frac{(\text{stem diameter (mm)} \times 12)^2 \times \pi}{1000}$
Trees with two to five stems	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$
Trees with more than five stems	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

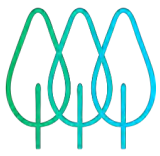
2.3.2 The root protection areas are plotted onto the tree constraints plan in Appendix 1 and are recorded in the tree survey schedule in Appendix 2. These are represented as a circle on the plan (unless significant rooting constraints are present), and are colour coded depending on the category the tree has been awarded. Where existing site conditions/features are present that are deemed likely to have affected the root morphology, the root protection areas have been represented as a polygon of equivalent area.

2.3.3 The disturbance of a tree's root system can result in crown dieback and even death of the tree. Roots are used to support the tree structurally as well as the absorption of moisture and nutrients from the soil. They also act as storage and transport for water and nutrients. It is therefore important to protect roots and their ability to function during the construction period and post development.

2.3.4 The majority of root growth is usually found within the top 600mm of soil. As such, even a shallow disturbance within a root protection area can potentially have a significant impact on the tree.

2.4 Site visit

2.4.1 A site visit was carried out on 9th August 2023. The weather conditions at the time were clear and dry. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were in leaf.



2.5 Site layout

- 2.5.1 The site is comprised of a detached dwelling with a pond to the east and a parking area to the north. The parking area/driveway extends to the northern corner of the site. A wooded area is located between the driveway and Broadwater Lane, in which a small clearing with a shed is located. The shed is reported to have burned down following the initial tree survey, however the concrete base is still present at the site.

2.6 Findings

- 2.6.1 A total of 35 individual trees, four groups and one hedgerow were surveyed. Their locations are shown on the tree constraints plan at Appendix 1 and details and measurements are shown in the tree survey schedule at Appendix 2.

- 2.6.2 A summary of their British Standard categorisation is shown at Table 2 below.

Table 2: Tree categorisation summary

Tree category	Individual tree	Tree group	Hedgerow
A	10	-	-
B	14	2	-
C	7	2	1
U	4	-	-
Total	35	4	1

- 2.6.3 A check of 'MAGIC'¹ map showed the woodland located on the opposite side of the pond to the dwelling to be ancient semi natural woodland (ASNW). Ancient woodland is any area that's been continuously wooded since at least 1600 AD. Natural England and Forestry Commission standing advice on any development near to ASNW states that you should have a buffer zone of at least 15m to avoid root damage. This 15m buffer does not extend into the area surveyed for this report.

- 2.6.4 None of the trees surveyed for this report were assessed to be ancient or veteran specimens.

2.7 Statutory tree protection

- 2.7.1 The site is covered by a group tree preservation order (TPO1253, 2005) which should be assumed to cover all trees of whatever species.

- 2.7.2 Any persons proposing to undertake tree works at the site must therefore attain permission to undertake the works from the local planning authority either through a tree works application or an approved planning permission. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.

- 2.7.3 The site is not in a Conservation Area.

¹ The DEFRA MAGIC map website provides authoritative geographic information about the natural environment across government: www.magic.defra.gov.uk



3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The proposals

- 3.1.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree protection plan at Appendix 3.

3.2 Tree works

- 3.2.1 No tree removals are required to facilitate the proposals.
- 3.2.2 Based on the information currently available, it is anticipated that the crowns of all retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.
- 3.2.3 Any requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.
- 3.2.4 All tree works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

3.3 Building footings in proximity to trees

- 3.3.1 The proposed extension will encroach the root protection area of category A redwood T24 in the area hatched pink on the tree protection plan. This area equates to 41.9m² or 5.9% of the total root protection area. This encroachment can be mitigated contiguous with the root protection area to the east and south of the tree where no known root barriers existing and no development is proposed.
- 3.3.2 The area where the new building footing will be constructed is currently paved so will have been subject to some past disturbance, albeit potentially quite shallow. The detailed foundation design for the extension is to be confirmed on the date of this report and should be signed off by the project arboriculturist. The use of screw piles or small diameter piled foundations to minimise the amount of excavation that is needed should be explored, however it is anticipated that some soil stripping will still be required so that the floor level of the extension will tie into the level of the existing dwelling. This must occur sensitively as outlined in the arboricultural method statement.
- 3.3.3 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report as well as appropriate sampling to determine soil profiles at the site.

3.4 Hard standing in proximity to trees

- 3.4.1 The proposed development relates only to the works to the existing dwelling. No new hard standing will be constructed as part of the development, and the existing paving outside the footprint of the dwelling and extension will be retained within the root protection area of T24.

3.5 Services

- 3.5.1 Details of any changes to the routing of services for the proposed development (if any) are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of



services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

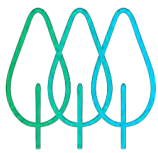
- 3.5.2 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

3.6 Landscaping in proximity to trees

- 3.6.1 The proposals do not include any new hard or soft landscaping at the site.

3.7 Post development tree pressures and management

- 3.7.1 The proposed development has been assessed to determine the likely impact of tree shade, and also the likely future pressure to prune or remove trees.
- 3.7.2 Shade cast by trees will have a negligible impact on the proposed extension and will not inhibit the reasonable use or enjoyment of the property, thereby leading to pressure to fell or severely prune trees in a manner the local planning authority could not reasonably resist.
- 3.7.3 There will be sufficient separation between the extension and the closest tree (T24) to avoid the requirement for cyclical pruning.



4 ARBORICULTURAL METHOD STATEMENT

4.1 General requirements

- 4.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 4.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

4.2 Phasing of works

- 4.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 3: Phasing of works

Works Order	Operation	Notes
1	Installation of tree protection barriers.	Tree protection fencing and temporary ground protection shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
2	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
3	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase.
4	Removal of tree protection barriers.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed, and plant machinery or excess construction materials have been removed from site.

4.3 Initial tree works

- 4.3.1 Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be agreed with the local authority arboricultural officer.
- 4.3.2 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

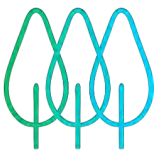
4.4 Tree protection barriers

- 4.4.1 The root protection areas of retained trees must be left free from disturbance and be protected from contamination or compaction during the proposed works. Protection shall comprise a combination of tree protection fencing and temporary ground protection.
- 4.4.2 The tree protection fencing and temporary ground protection shall be installed and signed off by the project arboriculturist before any plant activity, ground works or



demolition/construction activities commence at the site. They shall be maintained in situ until all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.

- 4.4.3 The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 4). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.
- 4.4.4 Signs shall be affixed to the fencing as shown in Appendix 5 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.
- 4.4.5 To create suitable working and storage space around the dwelling within the root protection areas of T24, T25 and T40, temporary ground protection shall be installed in the locations shown on the tree protection plan. Depending on the required loading the specification for ground protection shall be:
- For pedestrian loads: a single thickness of scaffold boards (or equivalent boards), on a compressible layer (100mm woodchip or sharp sand), spread across a geotextile membrane.
 - For loading of up to 2 tonnes: interlocking proprietary ground protection boards (e.g. IsoTrack L Ground Protection Mat or equivalent product signed off by the project arboriculturist) on a compressible layer (150mm woodchip or sharp sand), spread across a geotextile membrane.
- 4.4.6 If larger loads need to be supported, a more robust ground protection specification shall be agreed with the project arboriculturist based on one of the following:
- A cellular confinement system such as Cellweb TRP or equivalent product agreed with the project arboriculturist and installed to the manufacturers specification, with a temporary surface such as plastic/metal road plates.
 - A heavy-duty proprietary ground protection system adequate to support the anticipated range of construction traffic (provided by IsoTrack or similar product).
 - Pre-cast reinforced concrete slabs.
 - A bespoke ground protection system made to an engineer's specification and signed off by the project arboriculturist.
- 4.4.7 The areas protected by tree protection fencing or temporary ground protection shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:
- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
 - Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
 - No storage of construction materials shall occur.
 - No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
 - No harmful chemicals shall be stored or handled.
 - No fires shall be permitted.



- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

4.5 Storage and handling of harmful chemicals

- 4.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.
- 4.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities and site set up

- 4.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.
- 4.6.2 Care must be taken when unloading materials from flatbed lorries in proximity to retained trees to avoid damage to the crowns. A designated banksman must be utilised to ensure the crowns are not contacted when unloading with a vehicle mounted crane.

4.7 Excavating extension footing within root protection area of T24

- 4.7.1 The new extension encroaches the root protection area of T24 in the area hatched pink on the tree protection plan. Although the detailed foundation design is to be confirmed, it is anticipated that some soil stripping will be required to create the desired floor level.
- 4.7.2 The excavation within the root protection area shall occur by hand up to a depth of 600mm, with arboricultural supervision. Roots revealed shall be cleanly pruned using secateurs to leave the smallest feasible wound. Small clean pruning wounds require less energy from the tree to heal and reduce the chance of infection by tree pathogens. Roots over 25mm diameter must not be pruned unless the project arboriculturist has first assessed the potential impact on the tree and explored potential methods of retaining the root.

4.8 Pre-commencement arboricultural consultancy input

- 4.8.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:
1. The construction management plan.



2. Changes to the routing of utility services (if any).
3. Changes to the routing of drainage services (if any).
4. The detailed foundation design for the extension.

4.8.2 If these aspects of the project have a material impact on the guidance in this method statement, the arboricultural method statement shall be updated and the revised information submitted to the local authority tree officer for approval.

4.9 Pre-commencement meeting

4.9.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.
2. To explain the implications of the tree preservation order.
3. To discuss the chronology and phasing of the project with the site manager.
4. To discuss any requirements for access facilitation pruning which had not been anticipated prior to the meeting.
5. To sign off that the tree protection fencing and ground protection have been installed in the correct locations and to the agreed specification.
6. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

4.9.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

4.10 Arboricultural supervision

4.10.1 The project arboriculturist shall supervise any excavation required to construct the foundation of the new extension within the root protection area of T24.

4.11 Arboricultural monitoring

4.11.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

4.11.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting.

4.12 Process if an unforeseen issue relating to trees arises

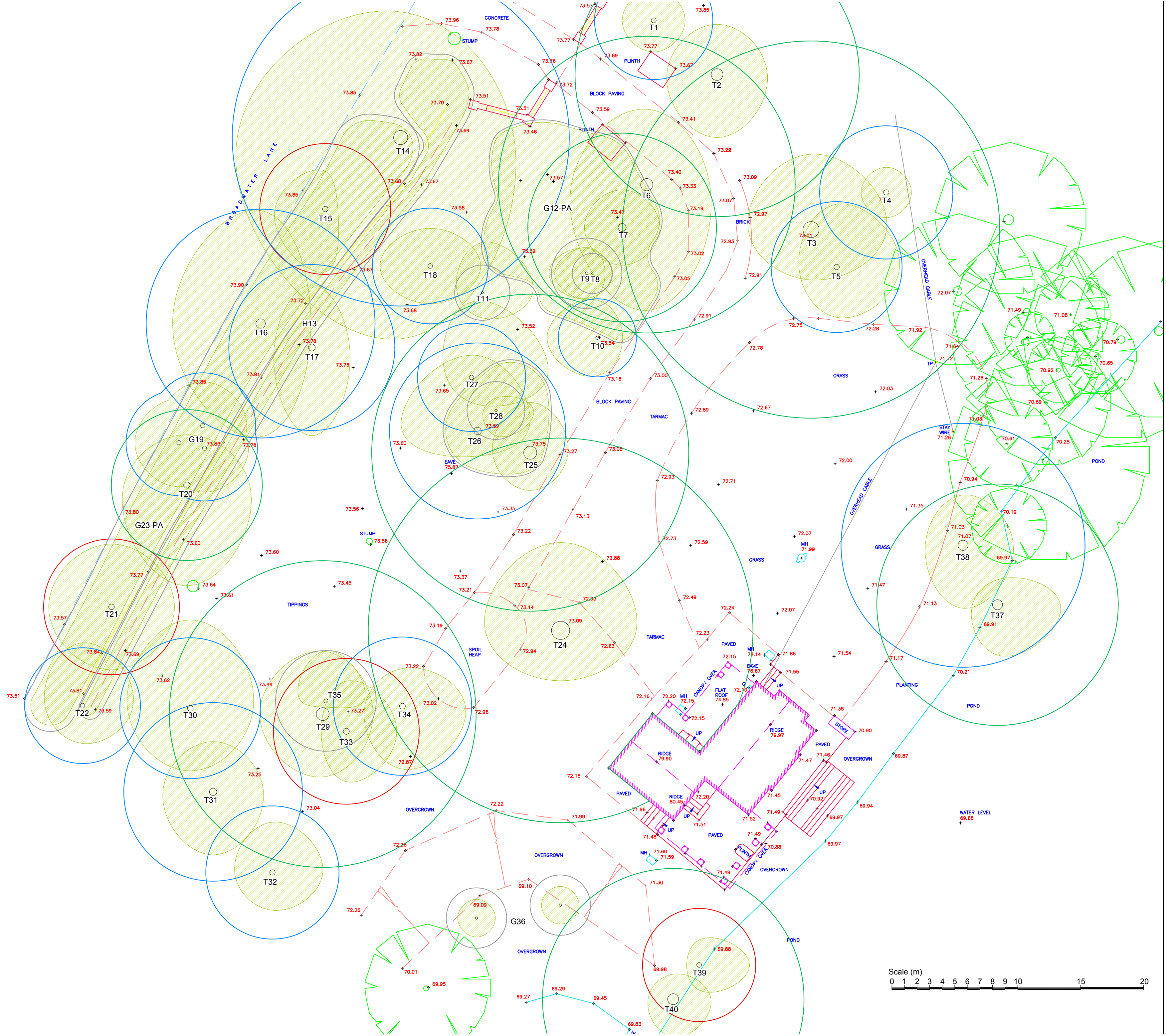
4.12.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.



- 4.12.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.
- 4.12.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.



Appendix 1: Tree Constraints Plan



Key:

- Root protection area for category A* tree
- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Tree canopy

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/7080/23/A	Rev: -	Sheet number: 1 of 1
Client and site: Ben McGrath		
Sedgwick Castle House Broadwater Lane RH13 6QJ		
Drawing title: Tree Constraints Plan		
Date drawn: 16/08/2023		
Scale: 1:200 at A2		
Drawn by: PD	Checked by: LW	



Appendix 2: Tree Survey Schedule

Site: Sedgewick Castle

Survey date: 09/08/2023

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	Leyland cypress (Cupressus leylandii)	20	390	N: 2.5 E: 2.5 S: 2.5 W: 2.5	Crown: 2 west Branch: 2 average	Mature	Good	Good	Previously crown lifted. No major visible defects.	No action required on date of survey.	B1+2	68.8	4.7
T2	Dawn redwood (Metasequoia glyptostroboides)	26	940 over ivy	N: 4 E: 4 S: 5 W: 4	Crown: 1 west Branch: 2 west	Mature	Good	Good	Slightly sparse in upper crown. Ivy severed. No major visible defects.	No action required on date of survey.	A1+2	399.7	11.3
T3	Dawn redwood (Metasequoia glyptostroboides)	30	1280	N: 6 E: 6 S: 4 W: 5	Crown: 5 north Branch: 10 average	Mature	Good	Good	Typical example of species. No major visible defects.	No action required on date of survey.	A1+2	707.0	15.0
T4	Leyland cypress (Cupressus leylandii)	20	440	N: 2 E: 2 S: 2 W: 2	Crown: 2.5 south Branch: 1 south	Mature	Good	Good	Slightly suppressed to west. Tight unions within crown (typical of species). No major visible defects.	No action required on date of survey.	B1	87.6	5.3
T5	Persian ironwood (Parrotia persica)	12	250, 220, 280	N: 5 E: 5 S: 4 W: 3	Crown: 1 south Branch: 2 east	Mature	Good	Good	Three stems from base. No major visible defects.	No action required on date of survey.	B1	85.6	5.2
T6	Monterey pine (Pinus radiata)	29	980	N: 6 E: 5 S: 10 W: 6	Crown: 9 south Branch: 9 south	Mature	Good	Good	Previously crown lifted over road. Minor dead wood. No major visible defects.	No action required on date of survey.	A1+2	434.5	11.8

Site: Sedgewick Castle

Survey date: 09/08/2023

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T7	Dawn redwood (Metasequoia glyptostroboides)	19	240, 580	N: 3 E: 3 S: 3 W: 3	Crown: 2 average Branch: 2 average	Early mature	Good	Good	Secondary stem from base. Growing beneath crown of T6.	No action required on date of survey.	A1	178.2	7.5
T8	Field maple (Acer campestre)	8	130	N: 2 E: 1 S: 2 W: 3	Crown: 2 average Branch: 2 average	Early mature	Fair	Fair	Slightly sparse foliage. Snapped limbs in crown. Squirrel damage.	No action required on date of survey.	C1	7.6	1.6
T9	Sycamore (Acer pseudoplatanus)	8	230	N: 2 E: 2 S: 2 W: 3	Crown: 1.5 west Branch: 1 west	Semi mature	Fair	Poor	Sparse crown. Dead wood. Multiple cavities. Squirrel damage.	No action required on date of survey.	C1	23.9	2.8
T10	Holm oak (Quercus ilex)	13	260	N: 3 E: 2 S: 3 W: 4	Crown: 2 south Branch: 3 average	Early mature	Good	Good	Previously crown lifted. No major visible defects.	No action required on date of survey.	B1	30.6	3.1
T11	Hazel (Corylus avellana)	7	100, 120, 50, 80	N: 4 E: 4 S: 2 W: 2	Crown: 1 average Branch: 0 average	Mature	Good	Fair	Typical example of species. No major visible defects.	No action required on date of survey.	C1	15.1	2.2
G12	Mixed (cherry laurel, Rhododendron, redwood)	1-7	Up to 100 average est	1-3 average	0 average	Young-early mature	Good	Fair	Shrubs and small trees.	No action required on date of survey.	C1	4.5 average	1.2 average

Site: Sedgewick Castle

Survey date: 09/08/2023

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
H13	Cherry laurel (Prunus laurocerasus)	1-2 average	Under 75 average	1 average	0 average	Young	Good	Good	Relatively newly planted hedgerow.	No action required on date of survey.	C2	2.5 average	0.9 average
T14	Pin oak (Quercus palustris)	26	630, 500, 780	N: 10 E: 9 S: 16 W: 13	Crown: 6 south Branch: 4 average	Mature	Good	Fair	3x stems from base with included bark in unions.. 1x stem historically snapped over site entrance. Poor union between south stems with significant loading due to spreading form of tree.	30% crown reduction.	B2	567.9	13.4
T15	Ash (Fraxinus excelsior)	20	310, 300	N: 3 E: 1 S: 5 W: 4	Crown: 6 average Branch: 6 average	Mature	Fair	Fair	Some dieback, possibly Ash Dieback. Dead wood over road. Unlikely to be alive in 10 years.	Monitor annually for Ash Dieback.	U	84.2	5.2
T16	Pedunculate oak (Quercus robur)	20	760	N: 9 E: 4 S: 9 W: 7	Crown: 5 average Branch: 6 average	Mature	Good	Fair	Asymmetric crown bias over road. Large dead wood on west side of crown.	Remove dead wood over 75mm diameter and/or 1m length overhanging road.	B1+2	261.3	9.1
T17	Pedunculate oak (Quercus robur)	19	550	N: 5 E: 3 S: 7 W: 3	Crown: 7 south Branch: 7 average	Mature	Good	Poor	Small Ganoderma resinaceum in cavity at base.	Monito annually.	C1	136.9	6.6
T18	Ash (Fraxinus excelsior)	23	380	N: 3 E: 4 S: 3 W: 4	Crown: 14 west Branch: 10 west	Mature	Good	Fair	Drawn up growth habit. High crown. Bark wounds on stem and buttress roots.	No action required on date of survey.	C1	65.3	4.6

Site: Sedgewick Castle

Survey date: 09/08/2023

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G19	Field maple (Acer campestre)	16 average	Up to 350 average est	3-4 average	0 average	Mature	Fair	Fair	Three trees on road frontage. Multi-stemmed. Drawn up growth habits. Under-storey inhibits inspection.	No action required on date of survey.	B2	55.4 average	4.2 average
T20	Pedunculate oak (Quercus robur)	17	500 est	N: 4 E: 5 S: 8 W: 5	Crown: 6 south Branch: 5 south	Mature	Good	Good	Lightly ivy clad. Under-storey inhibits inspection. No major visible defects.	No action required on date of survey.	A1	113.1	6.0
T21	Ash (Fraxinus excelsior)	16	450 est	N: 5 E: 5 S: 5 W: 5	Crown: 12 average Branch: 12 average	Mature	Poor	Fair	Multi-stemmed on road frontage. Ash Dieback symptoms.	Fell to ground level.	U	91.6	5.4
T22	Pedunculate oak (Quercus robur)	19	380	N: 5 E: 4 S: 3 W: 3	Crown: 4 average Branch: 7 east	Mature	Good	Good	Drawn up growth habit. No major visible defects.	No action required on date of survey.	B1+2	65.3	4.6
G23	Mixed (hawthorn, holly, field maple)	2-10 average	Up to 300 average est	1-4 average	0 average	Semi mature-mature	Good	Fair	Mixed native shrubs and trees along road frontage.	No action required on date of survey.	B2	40.7 average	3.6 average
T24	Dawn redwood (Metasequoia glyptostroboides)	35	1440	N: 7 E: 6 S: 4 W: 6	Crown: 5 east Branch: 6 east	Mature	Good	Good	Typical example of species. No major visible defects.	No action required on date of survey.	A1	707.0	15.0 (amended on tree constraints plan)

Site: Sedgewick Castle

Survey date: 09/08/2023

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T25	Dawn redwood (Metasequoia glyptostroboides)	28	140, 200, 260, 980, 120	N: 4 E: 3 S: 3 W: 3	Crown: 0 west Branch: 3 average	Mature	Good	Good	4x secondary stems from base. No major visible defects.	No action required on date of survey.	A1	498.5	12.6
T26	Beech (Fagus sylvatica)	22	580	N: 6 E: 4 S: 2 W: 6	Crown: 3 north Branch: 3 north	Mature	Good	Fair	Crown suppressed to east and reduced to south. Moderate pruning wounds on stem.	No action required on date of survey.	B1	152.2	7.0
T27	Pedunculate oak (Quercus robur)	15	360	N: 6 E: 6 S: 2 W: 2	Crown: 2 south Branch: 4 north	Mature	Good	Fair	Suppressed to south-west by T26. No major visible defects.	No action required on date of survey.	B1	58.6	4.3
T28	Holly (Ilex aquifolium)	7	140, 130	N: 1 E: 3 S: 2 W: 1	Crown: 1 average Branch: 2 average	Early mature	Good	Good	Dual stemmed.	No action required on date of survey.	C1	16.5	2.3
T29	Dawn redwood (Metasequoia glyptostroboides)	28	1020	N: 5 E: 4 S: 5 W: 5	Crown: 9 west Branch: 9 west	Mature	Fair	Good	Some slightly sparse areas in crown. No major visible defects.	No action required on date of survey.	A1	470.7	12.2
T30	Pedunculate oak (Quercus robur)	19	470	N: 7 E: 5 S: 5 W: 5	Crown: 4 east Branch: 6 average	Mature	Good	Good	Dead wood from suppression. Minor basal bark wounds. No major visible defects.	No action required on date of survey.	B1	99.9	5.6

Site: Sedgewick Castle

Survey date: 09/08/2023

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T31	Yew (Taxus baccata)	15	590 at 1m	N: 4 E: 4 S: 5 W: 4	Crown: 3 average Branch: 3 average	Early mature	Good	Fair	Small dead wood due to suppression. Previously crown lifted. Multiple bark wounds on stem.	No action required on date of survey.	B1	157.5	7.1
T32	Cherry (Prunus avium)	17	440 over ivy	N: 4 E: 4 S: 3 W: 3	Crown: 4 east Branch: 6 east	Mature	Good	Fair	Co-dominant stems from 2m with relatively poor union. Ivy partially obscures union.	Sever ivy around base.	B1	87.6	5.3
T33	Sycamore (Acer pseudoplatanus)	13	480	N: 4 E: 4 S: 4 W: 2	Crown: 7 average Branch: 7 average	Mature	Good	Poor	Heavily decayed at base, co-dominant stems from 2m with significant reaction wood around union. Tree unlikely to be present in 10 years.	No action required on date of survey.	U	104.2	5.8
T34	Yew (Taxus baccata)	12	460	N: 3 E: 5 S: 5 W: 3	Crown: 3 average Branch: 3 average	Early mature	Good	Good	Previously crown lifted. No major visible defects.	No action required on date of survey.	B1	95.7	5.5
T35	Sycamore (Acer pseudoplatanus)	13	190, 270	N: 4 E: 3 S: 0 W: 2	Crown: 2 east Branch: 2 east	Early mature	Fair	Fair	Dual stemmed. Growing from base of T24.	No action required on date of survey.	C1	49.3	4.0
G36	Chusan palm (Trachycarpus fortunei)	9 average	Up to 200 average	1.5 average	6-7 average	Mature	Good	Good	2x palm trees.	No action required on date of survey.	C1	18.1 average	2.4 average

Site: Sedgewick Castle

Survey date: 09/08/2023

Surveyor: Peter Davies

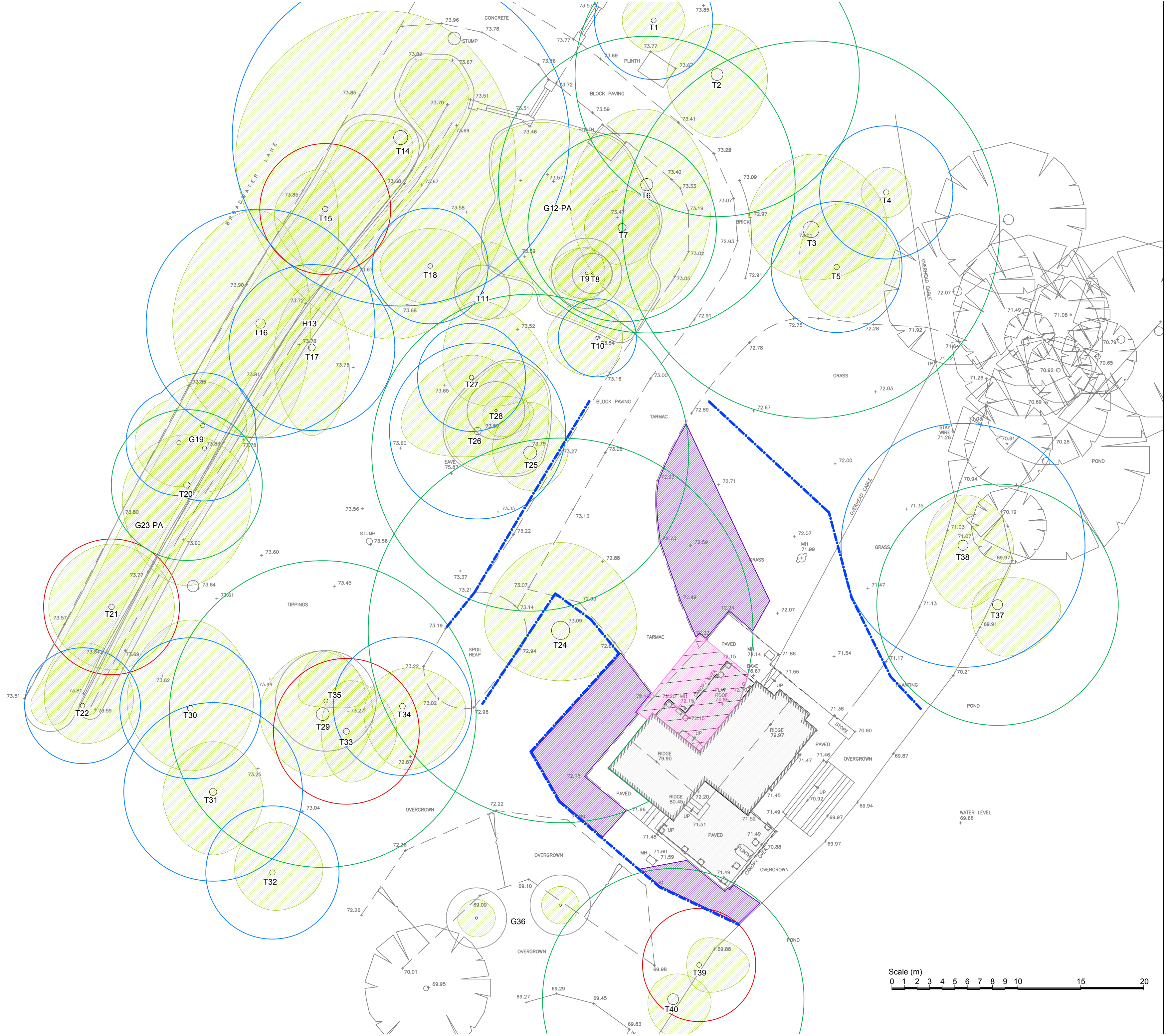
Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T37	Swamp cypress (Taxodium distichum)	24	800 est	N: 2 E: 5 S: 4 W: 2	Crown: 1 east Branch: 3 east	Mature	Good	Good	Suppressed to north-west by T38. No major visible defects.	No action required on date of survey.	A1	289.5	9.6
T38	Leyland cypress (Cupressus leylandii)	29	810	N: 4 E: 4 S: 5 W: 3	Crown: 1 north Branch: 3 average	Mature	Good	Good	Minor low split limb on north side. No major visible defects.	No action required on date of survey.	B1	296.9	9.7
T39	Ash (Fraxinus excelsior)	19	290, 240	N: 2 E: 4 S: 2 W: 1	Crown: 8 east Branch: 8 east	Mature	Poor	Poor	Dual stemmed. 1x stem dead. 1x stem dying back, possibly due to Ash Dieback.	Remove dead stem. Monitor for Ash Dieback.	U	64.1	4.5
T40	Swamp cypress (Taxodium distichum)	22	870	N: 2 E: 3 S: 3 W: 2	Crown: 5 south Branch: 8 south	Mature	Good	Good	Evidence of basal hollowing.	No action required on date of survey.	A1	342.5	10.4



Appendix 3: Tree Protection Plan



Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Tree protection fencing
- Temporary ground protection
- Proposed extension within root protection area

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/7080/26/B **Rev:** - **Sheet number:** 1 of 1

Client and site:
Ben McGrath

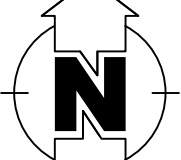
Sedgwick Castle House
Broadwater Lane
RH13 6QJ

Drawing title: Tree Protection Plan

Date drawn: 26/01/2026

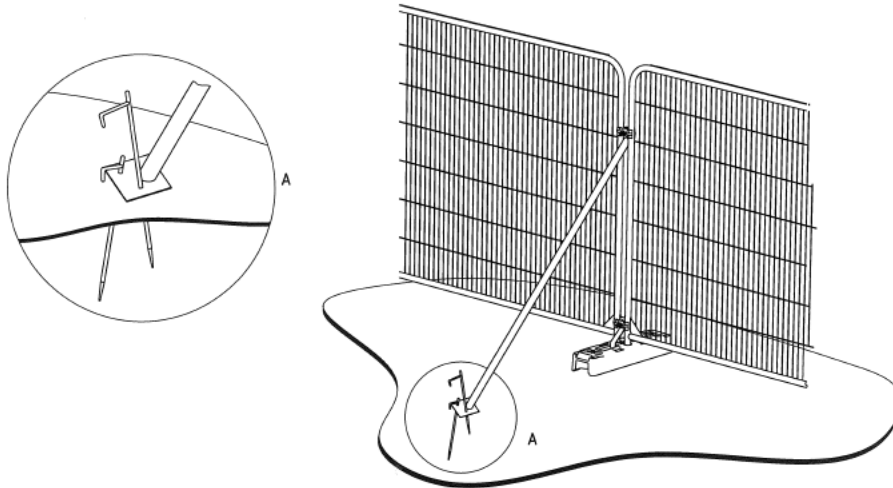
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Drawn by: PD **Checked by:** LW

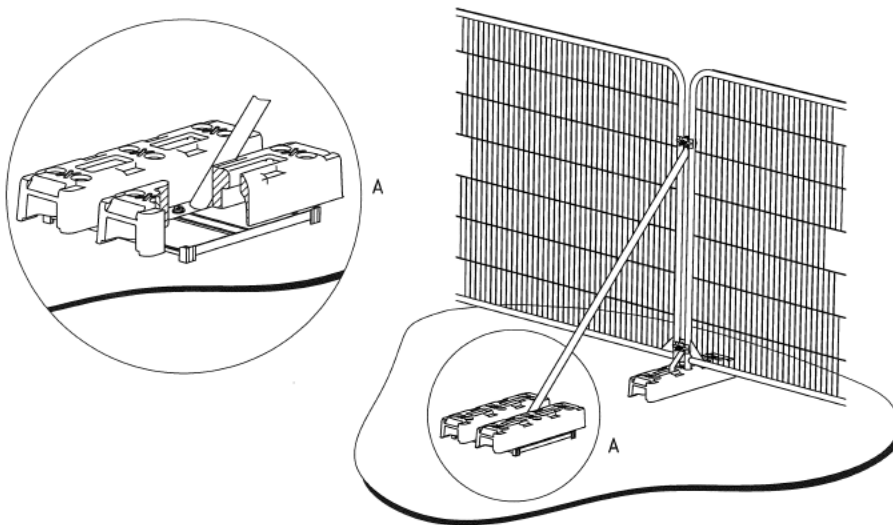
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Appendix 4: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 5: Example Protective Fencing Sign





CONTACT DETAILS

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