

Tree survey & report

Waterfall Cottage, Hurston Lane,
Pulborough RH20 2EW

Report Ref: B/0622/26

Client: Mr & Mrs Wildman

Date: 8th January 2026



**Beechdown
Tree Consultancy**

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Appendices:

1- Tree survey schedule. 2 - Definition of terms. 3 - BS 5837 grading categories. 4 - Tree constraints plan. 5 - Development proposal plan. 6 - Tree protection plan. 7 - Protective barriers. 8- Site visit and arboricultural supervision record. 9 - Arboricultural monitoring.

SUMMARY

- The quality of 7 trees within potential influence of conditionally permitted development was assessed;
- an arboricultural impact assessment of the development was prepared;
- the permitted development is for erection of a single-storey side extension including new garage, living spaces and a glazed link to the main house;
- implementation of the development will require the removal of one category C tree but the overall arboricultural characteristics of the site will remain unchanged;
- precautionary measures will be required to protect the retained trees throughout the development process.

Details

- Date of survey - 6th January 2026
- Present at survey - Jonathan Rodwell Cert Arb L4(ABC); TechArborA
- Date of report - 8th January 2026

Contact Details

<u>Local Planning Authority</u>	Horsham District Council	Tel – 01403 215187 Email – planning@horsham.gov.uk
<u>Architects</u>	Folkes Architects	Tel – 01903 868629 Email – hadi@folkesarchitects.co.uk

References

Roberts, J. Jackson, N. Smith, M. (2006). *Tree Roots in the Built Environment*. The Stationery Office
BSI British Standards (2012) *BS 5837:2012 Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI



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1.0 Introduction

1.1 I have received instruction from Hadi Girgis, architectural assistant at Folkes Architects, on behalf of Mr & Mrs Wildman to report on arboricultural matters in relation to conditionally permitted development at Waterfall Cottage, Hurston Lane, Pulborough RH20 2EW.

1.2 The purpose of the instruction was to:

• Assess the quality of any trees that could be affected by the development.
• Prepare an arboricultural impact assessment evaluating the effects of the development.
• Prepare a method statement and tree protection plan.

1.3 The survey was conducted and the report prepared with reference to the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations" and according to good arboricultural practice.

1.4 Contents of the report are exclusively for the use of the client; liability does not extend to any third party without our written consent.

1.5 **Qualifications and experience** – I am a qualified arboriculturist and Technician Member of the Arboricultural Association with more than 35 years' experience working with trees. I have a National Certificate in Arboriculture, the ABC Level 4 Certificate in arboriculture and the LANTRA Professional Tree Inspection Certificate along with certificates of training/attendance including arboricultural consultancy & report writing, veteranisation, valuing & managing veteran trees, subsidence investigation, assessment of tree forks, instrumental tree assessment, mortgage reports and risk assessment for commercial arboriculture.

2.0 Documents Provided

2.1 Drawings provided by Folkes Architects:

25036 -3.02	Proposed site plan	1:200@A1
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3.0 Survey Format

- 3.1 Trees included in the survey were those with the potential to be affected by the development and with a stem diameter, at 1.5m high, greater than 75mm. The trees were inspected from the ground only and no specialist decay detection was undertaken. Trees were assessed from within the site or from public areas.
- 3.2 The tree identification numbers used are for the purpose of this report and may not reflect numbering used in previous surveys or inspections.
- 3.3 Data was recorded digitally; the individual trees plotted via GPS and their positions marked on the 1:300 @ A3 tree constraints plan (Appendix 4).
- 3.4 A detailed tree survey sheet is shown as Appendix 1 with an explanation of the terms and categories covered as Appendix 2.
- 3.5 The extent of the survey was limited to collecting sufficient data to inform upon the feasibility of the development, it was not a detailed tree hazard or risk assessment and, unless specified, no guarantee, expressed or implied, can be given regarding the safety of the trees or their suitability for safe long-term retention.

4.0 Grading Categories

- 4.1 The quality of the surveyed trees was assessed and they were categorised to reflect the criteria recommended in Table 1 of BS 5837:2012 as detailed at Appendix 3.
- 4.2 The following is a breakdown of the number of trees in each BS category.

Category U	0 trees
Category A	0 trees
Category B	6 trees
Category C	1 tree

5.0 Legislation

- 5.1 **Tree Preservation Orders & Conservation Areas** - Local Planning Authority (LPA) online mapping showed that the application site is not within a designated conservation area and no trees within influence of the proposal are subject to a tree preservation order.

- 5.2 **Wildlife legislation** – under Part 1 of the Wildlife and Countryside Act (1981), with only a few exceptions, it is an offence to intentionally take, damage or destroy the nest of any wild bird while the nest is in use or being built. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc.) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. Further specialist investigation may be required before undertaking any recommended works.

6.0 Development Proposal

- 6.1 The permitted development is for erection of a single-storey side extension including new garage, living spaces and a glazed link to the main house.

7.0 Site Description

- 7.1 Waterfall Cottage consists of a two-storey detached dwelling and timber outbuildings set in grounds of around 0.5ha. The house and main garden are on a broadly-level plot at the top of the bank above Hurston Lane with the grounds sloping gradually away to the north & east with steep banks down to the River Stor. Access from the lane is via a drive that continues to an unsurfaced but heavily compacted parking and turning area between the house and the main outbuilding. There were mixed-species native hedgerows along the top of the banks above the lane and along the post and rail fenceline on the boundary with farmland to the south.
- 7.2 Waterfall Cottage is in a rural location and surrounded by open farmland. The wider landscape includes individual trees or small groups as roadside trees, in domestic settings, in hedgerows bordering lanes & along field boundaries and on the banks of the River Stor.
- 7.3 The British Geological Survey records the site geology as Hythe Formation sandstone sedimentary bedrock while the superficial geology is described by the UK Soil Observatory (www.ukso.org) as a freely-draining, slightly acid sandy soil. No detailed analysis of the soil structure, composition or pH was undertaken and these details should not be relied on for design purposes.

8.0 Tree Survey

- 8.1 The recorded trees were all in the garden of Waterfall Cottage. Trees and shrubs that were too small to be recorded or beyond influence of the development included horse chestnut, birch, field maple & English oaks in the gardens and on the bank sloping down to the river to the east of the house; hazel, spruce & plum

at the front of the house and mature English oaks, sycamore, ash, alder and birch in the wider grounds sloping down to the river and Hurston Lane where it crosses The Stor.

9.0 Tree Appraisal

- 9.1 Details and comments of individual trees and groups are listed in the appended BS 5837 survey schedule detailed at Appendix 1.

10.0 Below Ground Constraints – Root Protection Area (RPA)

- 10.1 Section 3.7 of BS 5837: 2012 states that – *“The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority. “*
- 10.2 The RPA calculations have been produced using the information gathered from the tree survey and section 4.6.1 of BS 5837:2012. This indicates the RPA in m² and the minimum required all round radial distances for rooting zone protection and allows a view to be taken as to whether the trees can be retained safely without undue damage to their root systems. The RPA calculations are detailed in the appended tree survey and the initial dimensions marked on the 1:300 @ A3 tree constraints plan (Appendix 4).
- 10.3 Tree root morphology can be affected by numerous factors; availability of water, aeration, soil type, temperature and structure, compacted or impervious surfaces and proximity to buildings and other structures all affect the way roots develop and although the RPAs are marked on the plan as uniform polygons the actual root systems will be far more irregular. Root mapping or hand excavation under arboricultural supervision could determine whether structural roots or root masses & likely mycorrhizal associations extend beyond the RPAs and require greater protection in relation to construction or whether it may be possible to develop within the RPA without a significant impact on the rooting environment.
- 10.4 The recorded trees are all growing in unsurfaced ground and although proximity to structures and the heavily compacted driveway may have had some impact on root development, as a design layout tool the nominal RPAs shown are a fair representation.

11.0 Above Ground Constraints

- 11.1 Consideration should be given to the effects that the current tree size, future growth potential, shade levels and leaf and fruit nuisance may have on the proposed development. Tree height and crown spread measurements are detailed in the appended tree survey; the crown spread of the trees and the shadow pattern through the main part of the day is indicated on the 1:300 @ A3 tree constraints plan (Appendix 4).

12.0 Comment

- 12.1 Design of the extension has proposed a screw pile foundation for the living spaces and a concrete raft foundation for the garage. The 1:300 @ A3 development plan (Appendix 5) shows that construction of the living space and glazed link have no direct impact on the nominal RPA of any trees while the garage impacts on the nominal RPA of the walnuts (T2 & T3) by around 3% and 2.5% respectively. With existing levels of compaction, minimal impact on the RPA and the reduced crown volume of the two walnuts I think that a concrete raft foundation for the garage can be used, with the proviso that initial excavation is undertaken under arboricultural supervision and that if roots are found that cannot effectively be removed alternative foundation options are considered – i.e. individual pads within the RPA, bridging lintels, cantilevered steels or a micro-pile and beam foundation.
- 12.2 The new driveway layout occupies space at the front of the house and extends into the garden rather than continuing to the main timber store. The new layout will reduce areas of compaction that the current driveway has on the RPA of T1 and T3 but will impact far more on the nominal RPA of the birch (T5) – around 27% - and will require excavation into the roadside bank that is likely to damage significant roots. Despite good physiology the birch has a relatively poor form and its removal to allow unimpeded construction of the new drive layout will have little impact on the overall arboricultural characteristics of the area.
- 12.3 The new decking impacts fractionally on the nominal RPA of the English oak (T1) but the supporting framework will have far less impact than continued use of the old compacted driveway would on long-term tree health.
- 12.4 The oaks and walnuts north of the drive have been historically pruned to maintain more compact forms. The extension will be much closer to the trees than the existing cottage and it is important that the trees are regularly inspected to ensure that dead branches or weakly attached regrowth from dormant buds do not represent a risk to the new building and layout.
- 12.5 General construction practices have the potential to damage trees if not carefully managed. The key to successful construction with no adverse impact on the condition and health of the retained trees will be a carefully sequenced approach with appropriate tree protection and monitoring.
- 12.6 Construction access, delivery of materials and removal of waste will be via the new driveway and parking area in front of the house.

13.0 Conclusion

13.1 With appropriate precautionary measures I consider that the conditionally permitted development at Waterfall Cottage is feasible, in relation to the recorded trees for the following reasons.

- Construction of the extension and revised driveway layout will require the removal of one Category C tree but the overall arboricultural characteristics of the site remain unchanged.
- I do not consider current or future growth of the recorded trees to have any greater impact on the development proposal than on the existing house.
- Precautionary measures will prevent damage and adverse effects on the current and long-term health of the retained trees.

ARBORICULTURAL METHOD STATEMENT

- This method statement sets out the procedures to be followed for general construction practices around trees.
- The purpose is to ensure that works are undertaken in a manner that prevents unacceptable damage to tree roots, soil structure and overall tree health.
- The development process must follow a sequence that results in the least risk to the retained trees and with tree protective fencing and exclusion zones in place as per the tree protection plans (TPP).
- The arboricultural method statement includes the following tree protection plans.

Appendix 6 <i>tree protection plan</i>	1:200@A3	• Tree protection plan showing position of protective barriers and construction exclusion zones.
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14.0 Responsibilities

- 14.1 **Site manager/main contractor** – responsible for implementing method statement, ensuring all operatives are briefed and that relevant works are carried out under arboricultural supervision.
- 14.2 **Project arboriculturalist** – to be present during any relevant works that impact directly on the RPA, to document compliance and monitor.
- 14.3 **Site operatives** – ensure work near trees complies with method statement; follow root protection procedures; report any roots (>25mm) encountered.

15.0 Sequence of Events

- 15.1 Sequence of events, tree protection and precautionary measures in relation to phases of development.

Pre-construction:

- Site manager, project arboriculturalist and main contractor to review method statement;
- project arboriculturalist to identify construction exclusion zones and mark position of protective barriers;

- project arboriculturalist to check position of protective barrier forming construction exclusion zone prior to work commencing.

Construction:

- Construction of new driveway and parking;
- construction of extension (arboricultural supervision of initial excavation);
- arboricultural monitoring.

16.0 Tree Work

- 16.1 Before site work commences tree felling, as detailed below, should be undertaken by qualified and insured contractors working with reference to current industry guidelines detailed in *BS 3998:2010 British Standards Tree Work – Recommendations*.

<u>Tree ID</u>	<u>Species</u>	<u>Work required</u>	<u>Reasons</u>
T5	Birch	Remove.	To allow construction of new driveway.

17.0 Protective Barriers, Ground Protection & Construction Exclusion Zone

- 17.1 Prior to the commencement of construction work and before any machinery or materials are brought onto the site, protective barriers, marked as **a green broken line** on the tree protection plans (Appendix 6), must be erected, around the vulnerable Root Protection Area (RPA) to create a construction exclusion zone beyond the working area.
- 17.2 The construction exclusion zone, shown as **light purple shading** on the tree protection plan, will be afforded protection at all times during the development process; strictly no access, excavation, changes in soil levels, construction activities, mixing materials or storage will be allowed.
- 17.3 The barrier will have weather proof signs attached stating that it is protecting a **construction exclusion zone** and that **no works are permitted** beyond the barrier; the protective barrier must remain in place for the duration of the development process.
- 17.4 The protective barriers must be positioned in accordance with the tree protection plans and would typically be constructed as per figure 2 of BS 5837:2012 (shown at Appendix 7) and consist of a vertical and horizontal scaffold framework, well braced to resist impacts with vertical tubes spaced at a

maximum interval of 3m and driven securely into the ground and onto which weld mesh panels would be fixed with wire or scaffold clamps. Care should be taken when locating the vertical and bracing poles to avoid roots; if the presence of roots or hard surfaces precludes the use of driven poles, above ground stabilising using struts mounted on a block tray, constructed as per figure 3 b) of BS 5837:2012 may be used.

- **Construction exclusion zone 1** - formed of five weld mesh panels positioned between the boundary hedge above the road and the low wall in front of the cottage to prevent access to the unsurfaced RPA of trees T6 & T7.
- **Construction exclusion zone 2** - formed of ten weld mesh panels positioned along the edge of the existing driveway and around the north-west & north-east elevations of the extension to prevent access to the unsurfaced RPA of trees T1-T4 and the unrecorded trees beyond.

17.5 Temporary ground protection mats, shown as **pale blue shading** at Appendix 6, will need to be positioned over the unsurfaced RPA between the protective barrier and the extension to allow room for access & construction but ensuring that the vulnerable RPA remains intact. 2.4m by 1.2m heavy duty access mats – with a maximum weight loading of 50+ tonnes – bearing on 150mm depth of woodchips spread over a geotextile membrane and pinned in place to prevent slipping will provide appropriate protection for the anticipated level of access needed and prevent any compaction of the soil.

18.0 Foundation Construction

18.1 Foundation depth should be determined by the architect or a structural engineer and with reference to NHBC Chapter 4.2 – Building near trees.

18.2 Excavation for the concrete raft foundation impacts fractionally on the RPA of T2 & T3. Initial excavation of unsurfaced ground should be undertaken by hand and under arboricultural supervision; if roots are encountered during construction work:

- Careful use of hand tools will avoid bark damage of retained roots at the edge of the foundation if present;
- carefully remove soil from around roots without tearing or levering;
- exposed roots or fibrous root masses that are to be retained must be immediately covered – with hessian or similar - to prevent drying;
- individual roots less than 25mm diameter that need to be removed will be cleanly severed, with secateurs or a pruning saw, far enough back from the edge of the foundation (>100mm) that the effects of uncured cement do not impact tree health;

- the project arboriculturalist will determine whether it is possible to sever roots greater than 25mm diameter, whether bridging with a lintel may be possible or if an alternative foundation type is necessary;
- use of impermeable membranes to line the excavations before the concrete is poured will help prevent damage by the alkaline properties of cement;
- backfill gently with excavated soil and avoid heavy compaction.

19.0 New surfacing

- 19.1 Construction of the new driveway does not impact on the unsurfaced RPA of any retained trees and there is no requirement for specialist surfacing i.e. a no-dig specification with a porous and permeable base layer and surface finish

20.0 Infrastructure Requirements

- 20.1 Any service trenches, drainage runs & soakaways must be located outside the RPA with connections to existing drains and services also made beyond the RPA.
- 20.2 Undisclosed siting of service runs, above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary tree pruning or root loss during or post development. Should any infrastructure requirements become necessary post planning their design should be discussed with the project arboriculturalist and, if necessary, the permission of the local planning authority obtained.

21.0 Additional Precautions

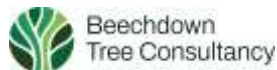
- 21.1 No storage or mixing of materials to take place within the construction exclusion zone or in the ground protected RPA.
- 21.2 No storage or mixing of materials will take place in any location where they may leak into the construction exclusion zone, RPA or buffer zone.
- 21.3 Materials which may contaminate the soil will not be discharged within 10m of the tree stems or mixed in any location where gradients allow contaminants to run towards RPAs or the buffer zone.

22.0 Supervision and Monitoring

- 22.1 It will be the responsibility of the main contractor to ensure that any conditions attached to the planning consent are adhered to at all times and that a monitoring regime with regard to tree protection on site is adopted.

- 22.2 An arboriculturalist should be appointed to monitor tree protection measures and address any arboricultural issues that may arise.
 - 22.3 The project arboriculturalist should mark the positions of the protective barriers and inspect them once erected and prior to site work commencing.
 - 22.4 In addition to any scheduled supervision, regular site visits to inspect the protective barriers may be required. Frequency of the visits is dependent on the progress of the development but should take place every two to four weeks of continuous site activity.
 - 22.5 A copy of a site visit and arboricultural supervision record is shown at Appendix 8.
 - 22.6 A copy of an arboricultural monitoring record is shown at Appendix 9.
 - 22.7 The main contractor will be responsible for ensuring subcontractors comply with the arboricultural method statement and do not undertake any operation that is likely to impact adversely upon any tree on site.
 - 22.8 The main contractor will ensure that the build sequence is appropriate to ensure that no damage occurs to the trees during the development process.
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Client: Mr & Mrs Wildman
Project: Waterfall Cottage
Survey date: 6th January 2026
Surveyor: Jonathan Rodwell Cert Arb L4(ABC); TechArborA



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BS5837:2012 Assessment

Tree ID : T1				Tag :				Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb				Bats : No									
Species : English Oak <i>Quercus robur</i>				TPO :				Inspected : 06 January 2026				Cons Area : No									
								Next Insp : Not Required													
								1st Branch: 3m; east													
-----Stems-----				-----Health-----				-----RP-----				-----Clearance (m)-----				-----Spread (m)-----					
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
18	1	840	Mature	Fair	Good	Fair	Good	B.1	>40 yrs	319.2	10.07	Pre Construction		2	2	2.5	2.5	4.5	7	8	6
Survey Comment : Historically shortened to a high pollard; moderate levels of deadwood.																					
Tree Comment :																					

Tree ID : T2				Tag :				Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb				Bats : No									
Species : Walnut <i>Juglans regia</i>				TPO :				Inspected : 06 January 2026				Cons Area : No									
								Next Insp : Not Required													
								1st Branch: 2.5m; north-east													
-----Stems-----				-----Health-----				-----RP-----				-----Clearance (m)-----				-----Spread (m)-----					
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
13.5	1	670	Mature	Fair	Fair	Poor	Fair	B.1	20 to 40 yrs	203.1	8.04	Pre Construction		4	2.5	3	3.5	8	4	5	5
Survey Comment : Branch tips to the south shortened; multiple old pruning wounds with pockets of decay; open cavity between buttresses on the north-east side; decay and hollowing of lower trunk but good columns of reactive wood developing either side of cavity.																					
Tree Comment :																					

BS5837:2012 Assessment

Tree ID : T3				Tag :				Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb				Bats : No									
Species : Walnut <i>Juglans regia</i>				TPO :				Inspected : 06 January 2026				Cons Area : No									
								Next Insp : Not Required													
								1st Branch: 2.5m; south													
Stems				Health				RP				Clearance (m)				Spread (m)					
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
13	1	610	Mature	Fair	Good	Good	Good	B.1	20 to 40 yrs	168.4	7.32	Pre Construction		3	2.5	2.5	2.5	5	6	3.5	3
Survey Comment : Historically shortened to a high pollard.																					
Tree Comment :																					

Tree ID : T4				Tag :				Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb				Bats : No									
Species : English Oak <i>Quercus robur</i>				TPO :				Inspected : 06 January 2026				Cons Area : No									
								Next Insp : Not Required													
								1st Branch: 2m; east													
Stems				Health				RP				Clearance (m)				Spread (m)					
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
16	1	720	Mature	Good	Ivy	Good	Good	B.1	>40 yrs	234.5	8.63	Pre Construction		2	2	2	2	5	4	5	6
Survey Comment : Branch tips shortened to create a more compact form.																					
Tree Comment :																					

Tree ID : T5				Tag :				Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb				Bats : No									
Species : Silver Birch <i>Betula pendula</i>				TPO :				Inspected : 06 January 2026				Cons Area : No									
								Next Insp : Not Required													
								1st Branch: 2.5m; north-west													
Stems				Health				RP				Clearance (m)				Spread (m)					
H (m)	No	Eq Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
18	2	460	Mature	Fair	Good	Fair	Fair	C.1	10 to 20 yrs	95.9	5.52	Pre Construction		1.5	1.5	2	4	4	4	2.5	5
Survey Comment : Crown removed at around 6m; well-developed growth from dormant buds established but decay visible at old pollard points.																					
Tree Comment :																					

BS5837:2012 Assessment

Tree ID : T6 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No
Species : Silver Birch **TPO :** **Inspected :** 06 January 2026 **Cons Area :** No
Betula pendula

Next Insp : Not Required

1st Branch: 2m; south

Stems			Health					RP		Clearance (m)				Spread (m)							
H (m)	No	Eq Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
17	3	664	Mature	Fair	Fair	Fair	Good	B.1	10 to 20 yrs	199.3	7.96	Pre Construction		2	1	2	5	5	4	8	4

Survey Comment : Crown removed at around 5m; well-developed growth from dormant buds established; decay visible at old pollard points.

Tree Comment :

Tree ID : T7 **Tag :** **Assessor :** Jonathan Rodwell Cert Arb L4(ABC); TechArb **Bats :** No
Species : English Oak **TPO :** **Inspected :** 06 January 2026 **Cons Area :** No
Quercus robur

Next Insp : Not Required

1st Branch: 2m; south-east

Stems			Health						RP		Clearance (m)				Spread (m)						
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
17	1	580	Mature	Good	Good	Good	Good	B.1	>40 yrs	152.2	6.96	Pre Construction		2	2	2	2	4	6	7	7

Survey Comment :

Tree Comment :

Appendix 2 – tree survey definition of terms

<u>Tree ID/tag -</u>	Identification number and/or tree tag number.	
<u>Species -</u>	Common and/or scientific name.	
<u>Height (m) -</u>	To the nearest 0.5m below 10m; to the nearest 1m above 10m.	
<u>Ø (mm)/No. of stems -</u>	Stem diameter measured at 1.5m or equivalent with reference to Annex C of BS5837:2012.	
<u>First branch -</u>	Height above ground level and direction of first significant branch.	
<u>Crown spread (m) -</u>	Measured at the cardinal points.	
<u>Canopy height/clearance -</u>	Crown clearance in metres above ground level at the cardinal points.	
<u>RPA -</u>	Root protection area (m ²) and length of radial protection (m).	
<u>Age class:</u>	<i>Young -</i>	Less than approximately 10 years old.
	<i>Semi-Mature -</i>	Less than 1/5 of typical life expectancy.
	<i>Mature -</i>	Between 1/5 and 5/5 of typical life expectancy.
	<i>Over-Mature -</i>	Tree having reached its maximum life span and declining in health and size.
	<i>Veteran -</i>	A tree that is of interest biologically, aesthetically or culturally because of its age, size or condition.
<u>Structural/physiological condition:</u>	General condition of tree crown, stem and basal area structure and form - assessed as:	
	<i>Good -</i>	Good form, structure and vitality; no apparent signs of decay, structural weakness, decline in health, pests or diseases.
	<i>Fair -</i>	Moderate form and structure.
	<i>Poor -</i>	Poor form or structure; significant decay, structural weakness or decline in vitality.
<u>BS 5837 category -</u>	BS grading category detailed at Appendix 3.	
<u>ERC -</u>	Estimated remaining contribution.	

Trees Unsuitable for Retention

Category U	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years – shown in dark red on plans.
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Trees To Be Considered for Retention

Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years - shown in light green on plans.
	<u>1 - Mainly arboricultural qualities</u> – trees that are good examples of their species, especially if rare or unusual; or those that are essential components of groups, formal or semi-formal arboricultural features.
	<u>2 - Mainly landscape qualities</u> – trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
	<u>3 - Mainly cultural values, including conservation</u> – trees, groups or woodlands of significant conservation, historical, commemorative or other value.
Category B	Trees of moderate quality with an estimated life expectancy of at least 20 years - shown in mid blue on plans.
	<u>1 - Mainly arboricultural qualities</u> – trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant but remediable defects) to the extent that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the particular quality necessary for category A designation.
	<u>2 - Mainly landscape qualities</u> – trees present in numbers, usually growing as groups or woodlands, that attract a higher collective rating than they might as individuals; or groups of trees situated so as to make little visual contribution to the wider locality.
	<u>3 - Mainly cultural values, including conservation</u> – trees with material conservation or other cultural values.

Appendix 3 – BS 5837 grading categories

Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter under 150mm - shown in grey on plans.
	<u>1 - Mainly arboricultural qualities</u> – unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
	<u>2 - Mainly landscape qualities</u> – 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 landscape benefits.
	<u>3 - Mainly cultural values, including conservation</u> – trees with no material conservation or other cultural values.

Waterfall Cottage
Appendix 4 - tree constraints plan

SCALE :
1 : 300 @ A3

DATE :
08/01/2026



Beechdown ref: B/0622/26
Waterfall Cottage - BS 5837 tree survey & report - January 2026

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Crown Spread

Root Protection Area

Shading Arc

Category 'A'

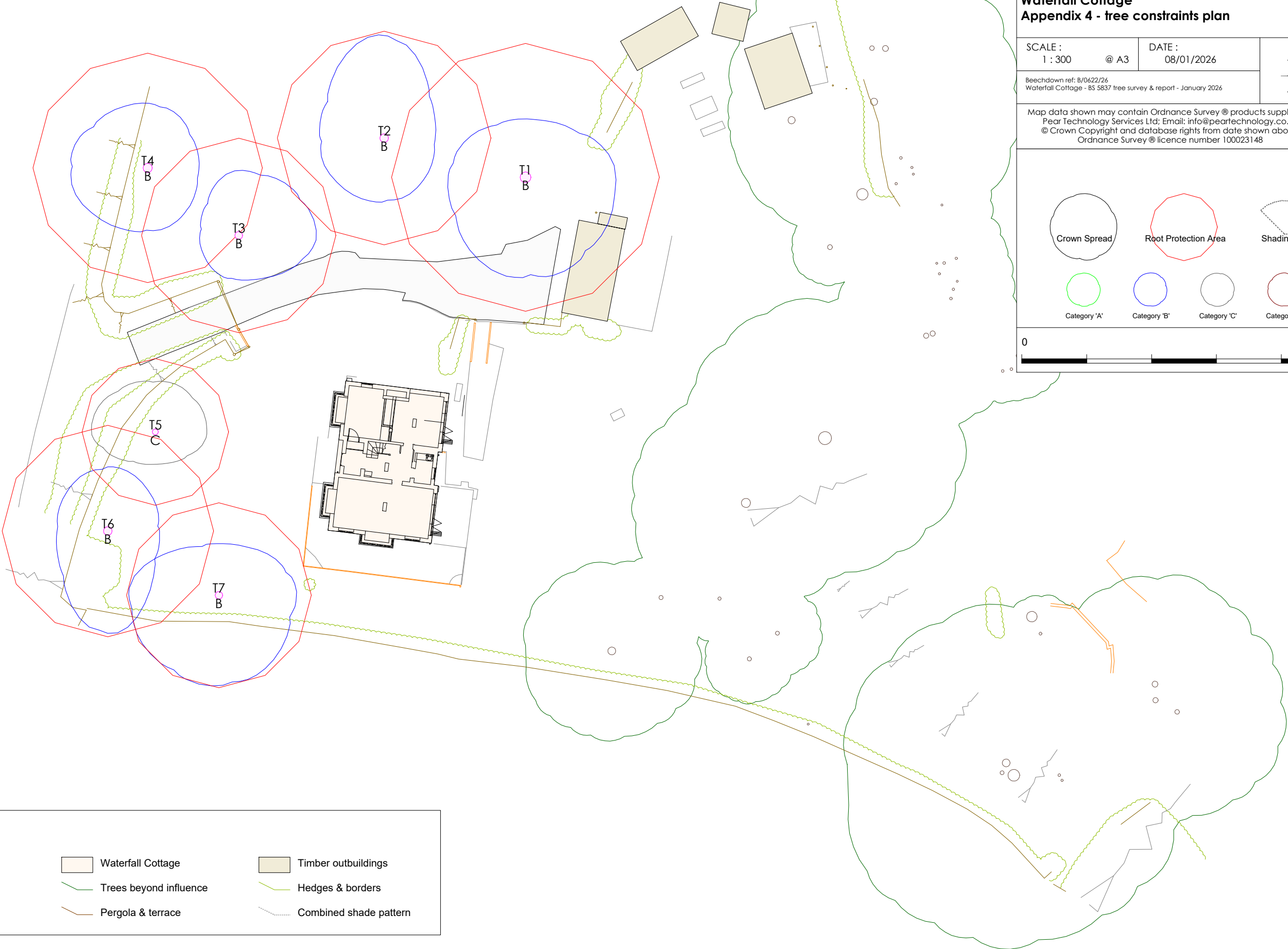
Category 'B'

Category 'C'

Category 'U'

0

25m



Legend:

- | | | |
|--------------------|------------------------|------------------------|
| Driveway & parking | Waterfall Cottage | Timber outbuildings |
| Banks & slopes | Trees beyond influence | Hedges & borders |
| Fences & gates | Pergola & terrace | Combined shade pattern |

Waterfall Cottage
Appendix 5 - development plan

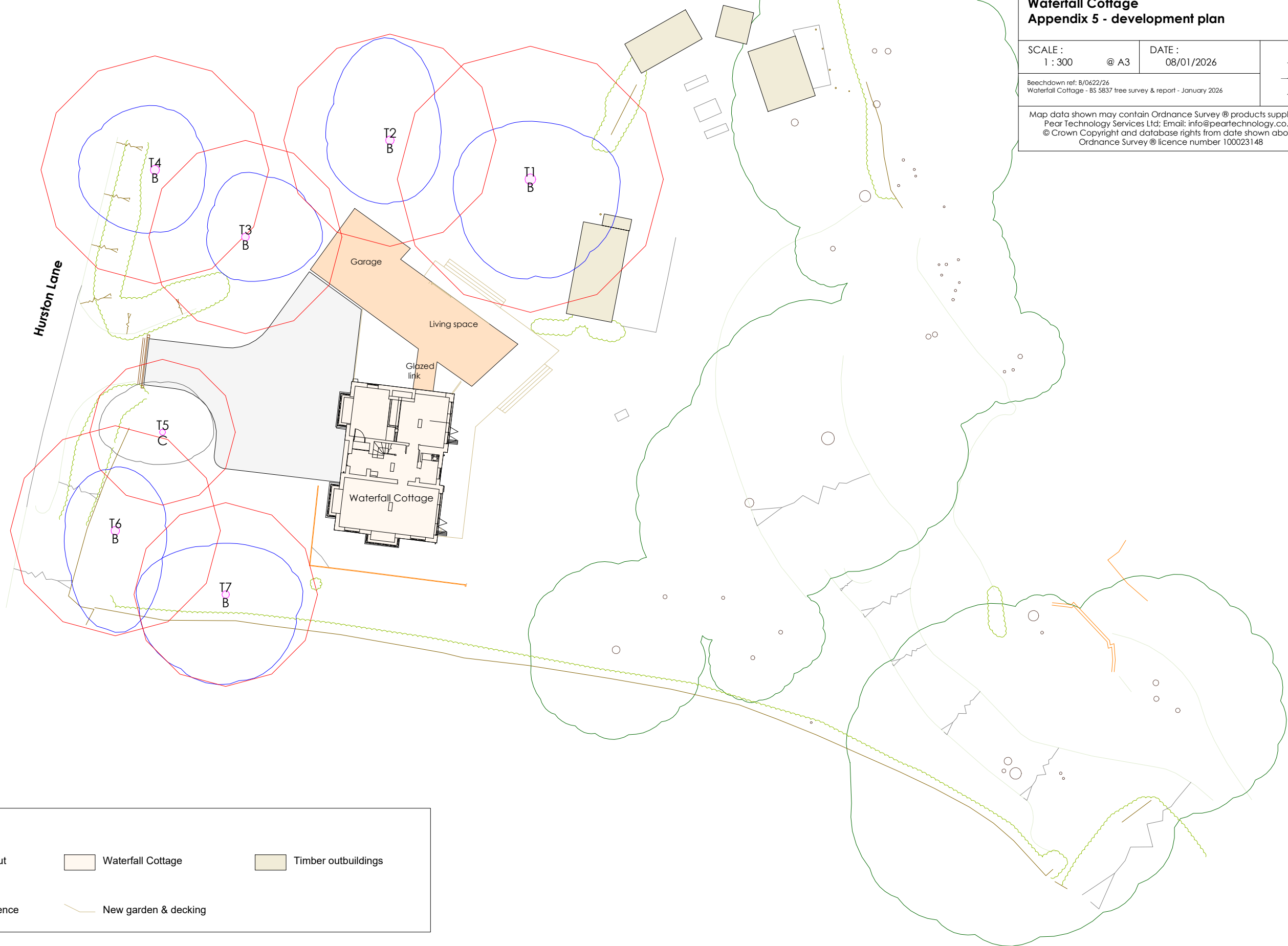
SCALE :
1 : 300 @ A3

DATE :
08/01/2026



Beechdown ref: B/0622/26
Waterfall Cottage - BS 5837 tree survey & report - January 2026

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Legend:

- | | | |
|---------------------|------------------------|----------------------|
| New driveway layout | Waterfall Cottage | Timber outbuildings |
| New extension | Trees beyond influence | New garden & decking |

Beechdown Tree Consultancy Ltd

Club Cottage, Slindon, Arundel BN18 0RP
Tel - 01243 814740 Mob - 07941 156492
Email - jonathan.rodwell@beechdown.com
Web - www.beechdown.com

**Waterfall Cottage
Appendix 6 - tree protection plan**

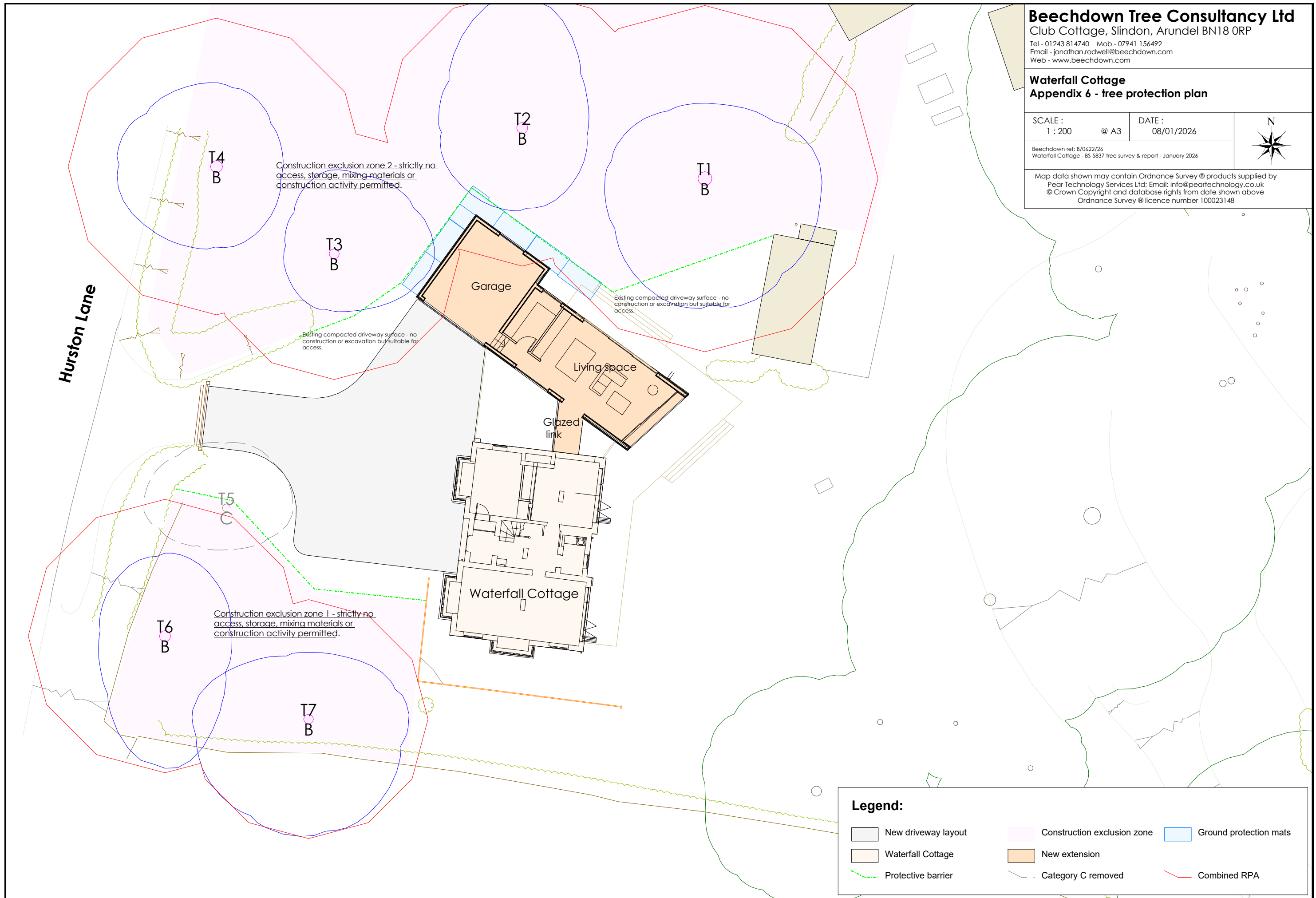
SCALE :
1 : 200 @ A3

DATE :
08/01/2026

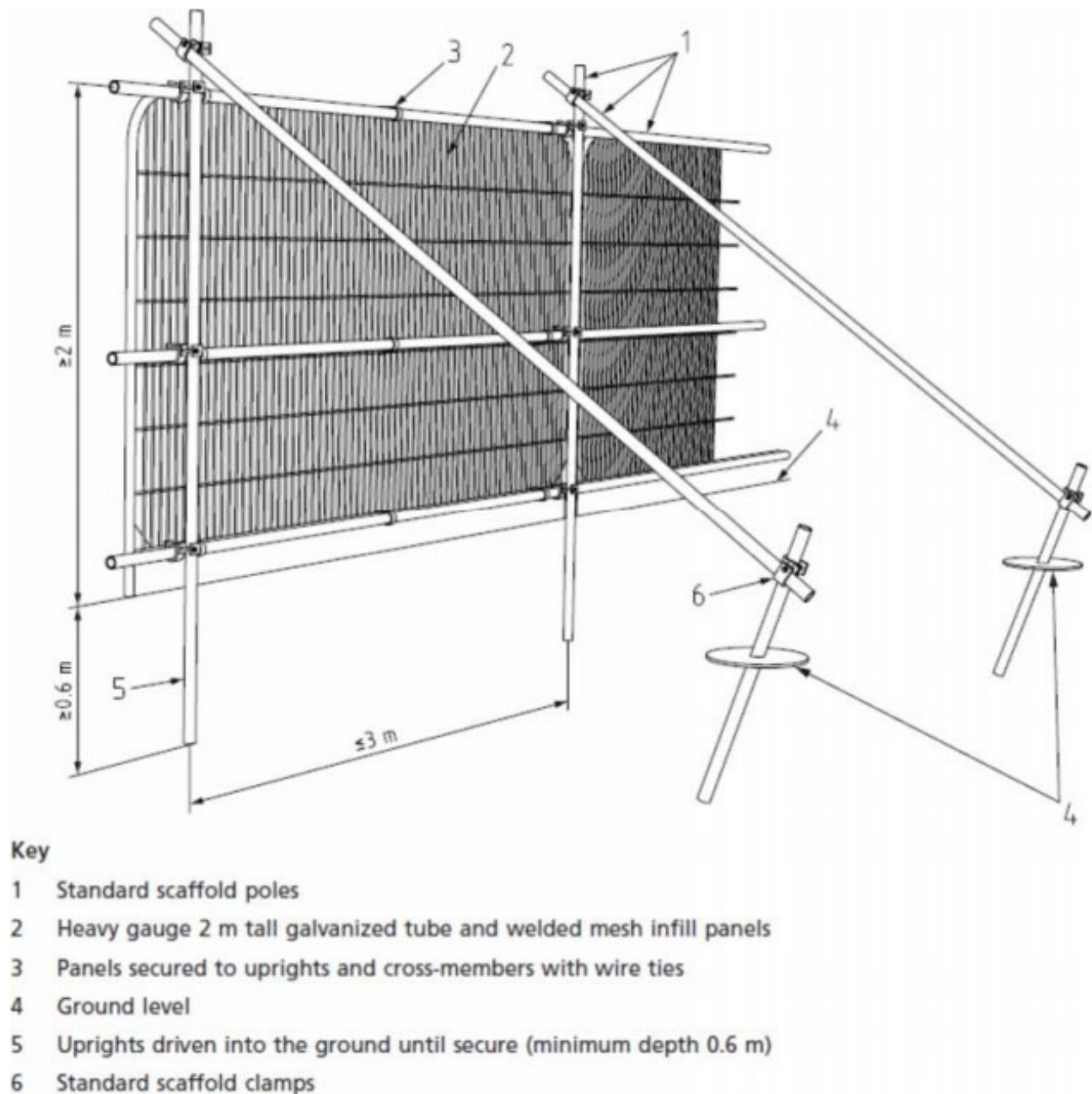


Beechdown ref: B/0622/26
Waterfall Cottage - BS 5837 tree survey & report - January 2026

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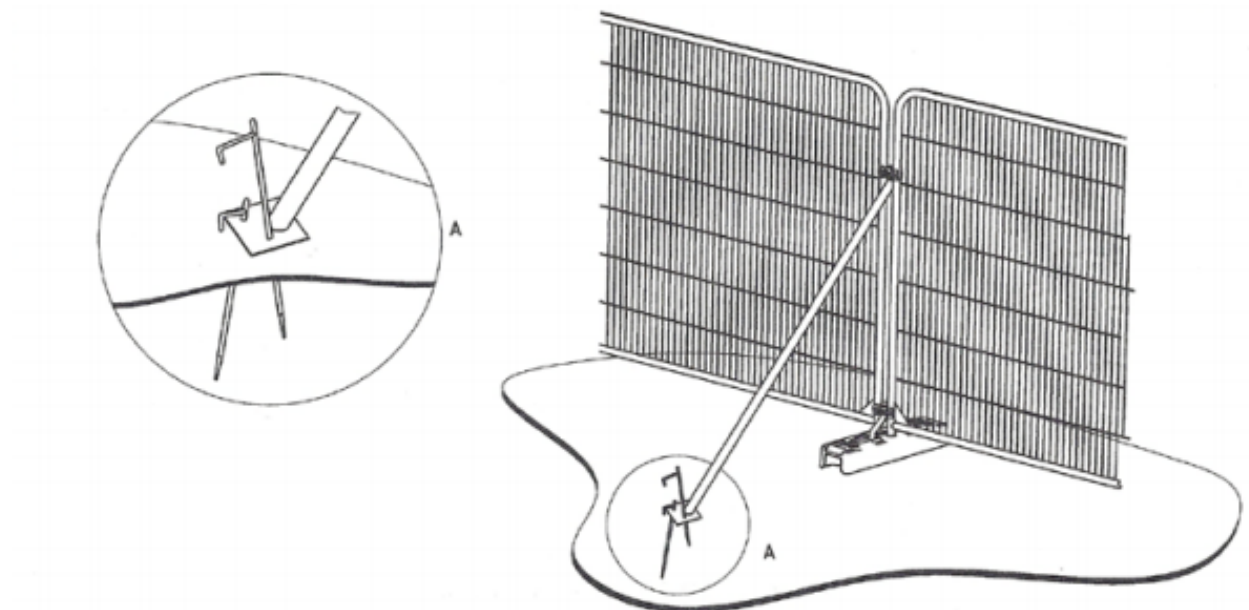


Appendix 7 – Protective Barrier

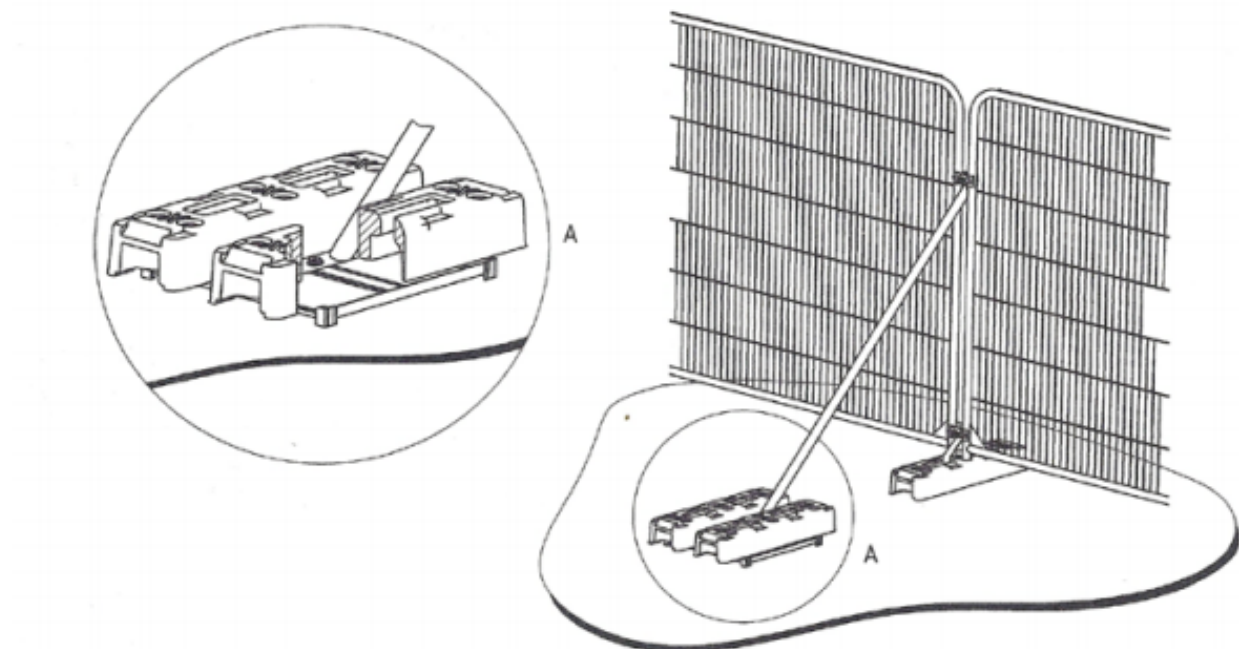


Default specification for protective barrier as per Figure 2 of BS 5837:2012 *Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI

Appendix 7 – Protective Barrier



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Examples of above-ground stabilising systems as per Figure 3 of BS 5837:2012 *Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI

Appendix 8 - Record of Site Visits and Arboricultural Supervision

Client		Address	
Mr & Mrs Wildman		Waterfall Cottage, Hurston Lane, Pulborough RH20 2EW	
Local planning authority	Horsham District Council		
Planning application	DC/25/1577		
Development	Erection of a single-storey side extension including new garage, living spaces and a glazed link to the main house		

Stage of development	Action required
<u>Pre-construction</u>	Mark position of protective barrier forming construction exclusion zone.

Notes	
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Arboriculturalist	
Signed	
Date	

NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER

Appendix 8 - Record of Site Visits and Arboricultural Supervision

Client		Address	
Mr & Mrs Wildman		Waterfall Cottage, Hurston Lane, Pulborough RH20 2EW	
Local planning authority	Horsham District Council		
Planning application	DC/25/1577		
Development	Erection of a single-storey side extension including new garage, living spaces and a glazed link to the main house		

Stage of development	Action required
<u>Pre-construction</u>	Check position of protective barrier forming construction exclusion zone.

Notes	
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Arboriculturalist	
Signed	
Date	

NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER

Appendix 8 - Record of Site Visits and Arboricultural Supervision

Client		Address	
Mr & Mrs Wildman		Waterfall Cottage, Hurston Lane, Pulborough RH20 2EW	
Local planning authority	Horsham District Council		
Planning application	DC/25/1577		
Development	Erection of a single-storey side extension including new garage, living spaces and a glazed link to the main house		

Stage of development	Action required
<u>Construction</u>	Supervision of initial excavation for concrete raft foundation partially within RPA of T2 & T3.

Notes	
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Arboriculturalist	
Signed	
Date	

NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER

Appendix 9 - Arboricultural Monitoring Form

Client		Address	
Mr & Mrs Wildman		Waterfall Cottage, Hurston Lane, Pulborough RH20 2EW	
Local planning authority	Horsham District Council		
Planning application	DC/25/1577		
Development	Erection of a single-storey side extension including new garage, living spaces and a glazed link to the main house		

Area inspected	Comments	Action required
Protective barriers		
Construction exclusion zone		
Site storage/material mixing		
Other		
Additional Comments		

Arboriculturalist	
Signed	
Date	

NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER