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Arboricultural Impact Assessment

& Method Statement:

Land off Crawley Road
Faygate
West Sussex
RH12 4RU

REPORT PREPARED FOR:

FCP LAND 4 Ltd
Buncton Barn
Buncton Lane
Bolney
West Sussex
RH17 5RE

REPORT PREPARED BY

James Bell
MSc. (Env). Arbor. A. Tech. Cert.

Ref: jwmb/rpt3/landoffcrawleyrd/AIAAMS

Date: 12th March 2026

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1.0 Introduction

1.1 Purpose & Use of the Impact Assessment & Method Statement

- 1.1.1 This arboricultural impact assessment & method statement report has been prepared for submission to Horsham District Council (HDC) to accompany an outline planning application for a proposed residential development at Land off Crawley Road, Faygate, West Sussex, RH12 4RU. This report accompanies an outline planning application with all matters reserved (except the means of access from the public highway) for residential development and the construction of up to 120 dwellings, creation of a new vehicle access with footpaths and cycleways, provision of landscape amenity space, including children's play space, the creation of public open space together with associated highways, landscape, drainage, and utilities works in association with the proposed development. See Appendix A for layout detail and the Design & Access Statement (DAS) and accompanying material for full details. This statement is intended to demonstrate the feasibility of construction without harm to the retained tree resource on and adjoining the site. See the material accompanying this report for full scheme details. Please note that this report is for planning purposes only and is not a tree risk assessment.
- 1.1.2 This document lays down the methodology for any proposed works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this method statement is observed and adhered to. It is recommended that this document form part of the work schedule and specification issued to the building contractors and can be used to form part of the contract.
- 1.1.3 Copies of this document should be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the designated arboriculturist is replaced.

1.2 Terms of Reference

- 1.2.1 I am instructed by FCP LAND 4 Ltd to prepare an arboricultural impact assessment & method statement report to accompany an outline planning application for a proposed new residential development (detailed at section 1.1.1) at Land off Crawley Road, Faygate, West Sussex, RH12 4RU with reference to British Standards publication: Trees in relation to design, demolition & construction - Recommendations (BS5837:2012).
- 1.2.2 The tree protection plan at Appendix A is based on:
- Topographical survey(s) drawing reference 5242 from Marvin & Partners Ltd, Passfield Business Centre, Lynchborough Road, Passfield, Hampshire, GU30 7SB.
 - ILLUSTRATIVE MASTERPLAN drawing reference 2126/PL05 Rev J from Paul J. Hewett, R.I.B.A. Chartered Architect, 51 Foxdale Drive, The Dell, Angmering, West Sussex, BN16 4HF.

1.3 Tree Survey

- 1.3.1 A BS5837:2012 survey of the trees near the proposals was conducted on April 2019 and updated on 23rd March 2022 and 19th January 2026 by James Bell of Arbortrack Systems Ltd. Full tree survey data is provided at Appendix B.
- 1.3.2 There are fifty-three surveyed trees or groups of trees on or near the site. Of these, thirty are 'B' (moderate quality) category, and twenty-three are 'C' (low quality) category. These stand on the field margins or on the flanks of woodlands predominantly.
- 1.3.3 Data from the iGeology app from the British Geological Survey suggests that it is likely that the site has a bedrock geology of Upper Tunbridge Wells Sand - Sandstone & Mudstone with an unrecorded superficial geology. The prevailing soil conditions evidently provide a reasonable medium for tree growth. Any potential for soil compaction (highly deleterious to root function) during development will depend on the proportion of clay present in the upper profile. The presence of clay in this location would appear to be unlikely but cannot be precluded. Further to confirmation of the precise soil type present, a structural engineer may be able to advise further on the local geology and its implications, if any, for development.
- 1.3.4 No Ancient Semi-Natural Woodland (ASNW) is present near the site: see the Department for Environment Fisheries & Rural Affairs (DEFRA) MAGIC website for details at <http://magic.defra.gov.uk/MagicMap.aspx>. An area of Priority Habitat Inventory (PHI) woodland is present to the east of the site (W48). At the time of writing, the Horsham District Council (HDC) website mapping service is under maintenance and so Arbortrack have been unable to confirm whether any surveyed trees are subject to Tree Preservation Order (TPO) or whether the site stands in a Conservation Area (CA). N.B. At the last time of survey (2021) no trees on site were subject to a TPO and the site did not stand in a CA.

1.4 Development Proposals & Impact Assessment

- 1.4.1 The outline proposals are for a residential development as detailed in section 1.1.1. See proposals at Appendix A and accompanying material for full details.
- 1.4.2 Low-quality trees and hedges 16-18, H19 (partial), 21 & 21a will be removed to allow or facilitate development. The loss of these trees is a low and acceptable impact and is likely to have a minimal amenity impact on the surrounding area. There is good scope for new planting in this area of the frontage to mitigate for unavoidable trees losses. Details can be provided at the reserved Matters (RM) stage of the application or via the discharge of a condition of the approved development.
- 1.4.3 A pavement is proposed within the RPAs of trees 12, 14 & 15, which are early mature trees & part of a landscape planting on the eastern flank of Old Crawley Road. It is likely that these relatively young trees will tolerate this pavement construction without mitigation, but pavement can be constructed to a 'No Dig' specification - subject to confirmation from the highways authority that they are prepared to adopt these 'No Dig' pavement section. Failing this, if deemed appropriate these trees can be removed and replacements provided via the landscape scheme. Full details can be agreed at the RM stage of the application or via the discharge of a planning condition.
- 1.4.4 The great majority of site works will take place beyond the root protection area (RPA) of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012 - see Appendix C for details.

1.5 Sequence of Works

1.5.1 The sequence of works should be as follows:

- tree works required to allow or facilitate development – see Appendix B
- erection of tree protection barrier (TPB) on advised line(s) – see Appendix A
- laying of service runs
- main construction phase, including sections of ‘No Dig’ pavement
- removal of TPB
- soft landscaping

1.6 Site Supervision

1.6.1 An individual, e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

- be present on-site for the majority of the time
- be aware of the arboricultural responsibilities
- have the authority to stop any work that is causing, or has the potential to cause, harm to any retained tree
- be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities
- make immediate contact with the local authority and/or the designated arboriculturist in the event of any tree-related problems occurring, whether actual or potential

1.7 Site Monitoring

- 1.7.1 The site agent will be responsible for monitoring all arboricultural works, inspecting protective fencing and monitoring all on-site works in the context of tree protection. The designated arboriculturist will be available for site visits on a basis to be agreed upon between the client and planning authority when/if appropriate or required, i.e. if required by condition. It is recommended that a record of site visits is maintained for inspection on-site and copies forwarded to the developer/agent and to the local planning authority. A certificate of practical completion can be produced for sites deemed by all parties to merit this.
- 1.7.2 It is the responsibility of the client to advise Arbortrack when the project begins and to forward on the approval notice when published on the planning portal, should supervision requirements be stipulated.
- 1.7.3 Principal contact information: 1/. Mr James Bell. Arbortrack Systems Ltd. Arboricultural Consultant. 07986 122074. 2/. Mr Andrew Bush. HDC Arboricultural Officer. 01403 215100. Andrew.bush@horsham.gov.uk. 3/. Site agent. Details to be advised. 3/. Site agent. Details to be advised. 4/. Mr Paul Hewett. Project Architect. 07792 363270. hewett439@btinternet.com

1.8 Statement Adoption

- 1.8.1 It is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in the execution of the contract and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.
- 1.8.2 If conflicts between any part of a tree and the proposals arise during the course of development, these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly, and the decline and death of such trees can spoil design aims and can, of course, affect saleability, as well as reflecting poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

2.0 Pre-Development Site Preparation

2.1 Arboricultural Works

- 2.1.1 See Appendix B for full details of tree works required to allow or facilitate development.

2.2 Preparation of Surfaces – n/a

2.3 Installation of Tree Protective Barrier

- 2.3.1 The tree protection barrier (TPB) must be comprised of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels should be securely fixed with wire scaffold clamps: see section 6.2.2 and Figure 2 of BS5837:2012 (Appendix C). The suggested location(s) of the TPB is shown in Appendix A.
- 2.3.2 This TPB is to be erected before any construction work commences on site, is to remain 'in situ' and undamaged for the duration of all work or each phase, and is only to be removed once all work is completed. If any work other than preparatory tree work is deemed necessary prior to the erection of fencing, the designated arboriculturist should be informed to enable his/her presence to oversee the work being carried out.
- 2.3.3 The only other exception is the completion of soft landscaping, but if any excavations, however minor, are to be carried out as part of soft landscaping within RPAs, an arboricultural assessment must be carried out beforehand, and any arboricultural protection measures incorporated. The TPB should carry waterproof warning notices denying access within RPAs.
- 2.3.4 The Tree Protection Plan in Appendix A illustrates where the protective fencing should be located to form the boundary of the Tree Protection Zone (TPZ). The TPZ is an exclusion zone, and suitable steps should be taken to prevent access by pedestrians and vehicles and the storage of any works materials and equipment should be located outside of the TPZ.

2.4 Pre-Development Site Inspection

- 2.4.1 At the instigation of the client/site agent or HDC, upon the erection of the fencing, the designated arboriculturist will meet the relevant local authority member on-site to check the standard of the work(s). If there are any amendments required to the protective fencing, these will be agreed upon at this meeting, confirmed in writing, and undertaken thereafter.

3.0 Development Phase

3.1 General Precautions

- 3.1.1 No fires shall be made on any part of the site or within 10m of the furthest extent of the canopy of any tree or group tree to be retained on-site or on land adjoining.
- 3.1.2 No spilling or pouring of fuels, oils, solvents, or tar shall be made on any part of the site.
- 3.1.3 No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement, will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- 3.1.4 No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- 3.1.5 No storage of materials shall be made within the protective fences.
- 3.1.6 No breaching or moving of the protective fences shall occur without the approval of the designated arboriculturist.
- 3.1.7 Alterations in levels within the tree protection fence areas shall be avoided.

3.2 Root Protection Areas

- 3.2.1 The RPA is a desirable zone of protection around the trees' rooting system, and these have been marked on the plan in Appendix A. The RPAs will lie within the TPZ and, therefore, be fully fenced off (see Appendix A) unless appropriate ground protection is offered or if the impact on the RPA is deemed very low and acceptable.

3.3 Site Access, Accommodation & Storage

- 3.3.1 Many site activities are potentially damaging to trees, e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use or while accessing the site.

3.4 Routing & Installation of Services

- 3.4.1 New service runs should avoid the RPAs of retained trees where possible. If unavoidable, any trenches within the RPAs of site trees should be hand-dug and kept as narrow as possible. They should not extend to within 1m from the base of any retained tree trunk. Exposed roots larger than 25mm in diameter should be retained with their bark intact and, when exposed, wrapped in dry hessian sacking.
- 3.4.2 Where crown interference with mature trees is a possibility, over-ground services will be routed in an alternative direction. In relation to this, any landscaping taking place should accommodate the presence of over-ground services and take mature tree size into account.

3.5 Demolition Measures – n/a

3.6 Changes in Grade

- 3.6.1 The upper layer of topsoil (top 60cm) contains the majority of a tree's roots, and if this is disturbed by a change in ground level, serious damage can be caused. On this basis, as a minimum, level changes to soil should be avoided within RPAs.
- 3.6.2 If any significant section of ground level requires raising within RPAs, this should be achieved using coarse, granular material such as pebbles. See section 7.4.4.4 of BS5837:2012.
- 3.6.3 If ground levels need to be altered within 1.5 metres of any tree trunk, prior agreement must be sought from and given by the local authority tree officer.

3.7 Construction Measures

- 3.7.1 Minimum areas of pavement within the RPAs of trees 12, 14 & 15 should be constructed to a 'No Dig' specification. Surfaces should be porous to allow water infiltration & gaseous exchange. Various products are available with warranty & guarantees: contact providers for full details. If 'No Dig' surfaces are laid at the end of the build, then ground protection will be required throughout the course of the build. See Appendix E for further guidance.

3.8 Removal of Tree Protective Barrier

- 3.8.1 The protective fencing may be removed only upon completion of the development phase when all drainage and service runs have been installed and any site machinery has been removed.

3.9 Post-Construction Landscaping

- 3.9.1 Following the development phase, retained trees may be subject to either landscaping or seeding beneath their canopies.
- 3.9.2 Any approved landscaping works should avoid the changing of ground levels or deep digging in the vicinity of trees except where already approved. Mechanised cultivation, such as tractor-mounted rotovation, must not be used within the RPA of retained trees.
- 3.9.3 Heavy machinery should not be used in the vicinity of any retained trees unless adequate ground protection is in place.
- 3.9.4 If herbicides are to be used, they should be appropriate to their purpose and not used in such a way as to damage any retained trees or vegetation.
- 3.9.5 Ideally, retained trees should be within a shrub area as this reduces the chances of compaction and disturbance of root systems.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

- 4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

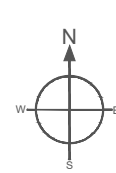
<u>Impact</u>	<u>Mitigation</u>	<u>Reference</u>	<u>Trees Affected</u>
Passage of machinery and storage of materials over RPAs	Construction of protective fencing to acceptable standards	Sections 2.3. Fencing spec Appendix C, Tree Protection Plan Appendix A	1-15, H19 (partial), G20, 21b, 22-G51
New hard standing within RPA	Pavement installed to specialist 'No Dig' construction specification	Section 3.7.2 & Appendix E	12, 14 & 15

5.0 Completion

5.1 Completion Meeting

- 5.1.1 Following completion of the approved works on site, the designated arboriculturist can meet with a local authority representative and agree upon any remedial works deemed necessary (if any).
- 5.1.2 Any works agreed upon in the above meeting will be confirmed in writing and should be performed to BS3998:2010.
- 5.1.3 Any work proposed post-development should be checked to avoid a penalty for performing illegal work on a protected tree.

APPENDIX A



Arbortrack Systems Ltd

The Granary Studio, Crewe Lane, Kenilworth, CV8 2LA
07986 122074 / james.bell@arbortrack.com

Site: Land South of Old Crawley Road Flygate

Drawing Title: Tree Protection Plan

Appendix: A

1:500 @ A0

Rev: E
March 2026

Key

Category A

Category B

Category C

Category U

Tree Proposed for Removal

No Dig Construction or Ground Protection and No Dig Thereafter (minimum area required)

Category

Root Protection Area

NOTE: Tree/group numbers marked with an * have approximate locations.

Crown Spread

Tree Number

Species

Category

Do not scale from this drawing. Please check all dimensions on site and notify us of any discrepancies.

This drawing was produced in colour. Do not rely on monochrome copies or those reduced in size.

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APPENDIX B

Site: Land South of Old Crawley Rd Faygate

Date: 04/19, 03/22 & 19/01/26

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/landoffcrawleyrd/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
1	Ash, Common	14	7	4	6	3	3.5	460	5.5	Early Mature	Moderate	Fair	C	2	10+	Asymmetry (major) Broken branches Ivy smothered, vulnerable to chalara
2	Oak, English	16	11	2	3	7	4	644	7.7	Mature	Normal	Good	B	2	20+	Asymmetry (major) Ivy smothered Crotch of fork @ base is obscured with ivy
3	Oak, English	17	7	8	8	8	2	800 #	9.6	Mature	Normal	Good	B	2	20+	Ivy smothered Stubs and snags Minor deadwood;
4	Oak, English	11	6	4	4	4	2	644	7.7	Mature	Normal	Fair	B	2	20+	Ivy clad Asymmetry (major)
5	Oak, English	17	12	4	9	7	2.5	750	9.0	Mature	Normal	Good	B	2	20+	Asymmetry (major) Minor deadwood Ivy clad
6	Oak, English	17	9	8	8	8	3	630	7.6	Mature	Normal	Good	B	2	20+	A sparser than normal canopy Asymmetry (major) Ivy clad
7	Oak, English	16	6	7	6	2	3.5	460	5.5	Early Mature	Normal	Good	B	2	20+	Ivy clad Asymmetry (major) Hazel understorey with holly

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			N	S	E	W										
8	Oak, English	17	10	7	4	6	3	790	9.5	Mature	Normal	Good	B	2	20+	Minor deadwood Dense holly to west of base
9	Oak, English	14	10	8	3	11	4	850 #	10.2	Mature	Normal	Good	B	2	20+	Asymmetry (major) RS
10	Sycamore	10.5	5	4	5	2	2.5	360	4.3	Early Mature	Normal	Good	C	2	20+	Asymmetry (major) Ivy clad Minor deadwood and stubs & snags; holly @ base
11	Sycamore	13	7	6	4	6.5	1	1050 #	12.6	Mature	Normal	Good	B	2	20+	Asymmetry (minor)
12	Maple, Field	5	3	3	3	3	1.5	280	3.4	Semi-mature	Normal	Good	C	2	20+	Offsite
13	Cherry, Wild (Gean)	9	4.5	2	5	1.5	1.5	260	3.1	Early Mature	Normal	Good	C	2	20+	Offsite Asymmetry (major)
14	Maple, Field	8.5	5	6.5	7	6	2	480	5.8	Early Mature	Normal	Good	B	2	20+	Offsite

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			N	S	E	W										
15	Ash, Common	10.5	4	5	4.5	4.5	2	360	4.3	Early Mature	Poor	Fair	C	2	10+	Vulnerable to chalara
16	Cherry, Wild (Gean)	8	3	4	5	6	1.5	390	4.7	Early Mature	Normal	Good	C	2	20+	Asymmetry (minor) Crown lifted-pruning wounds
17	Elm spp	7.5	4	2.5	4	3	2	312	3.7	Early Mature	Moderate	Fair	C	2	10+	
18	Elm spp	8.5	.5	3	1.5	3	2	215	2.6	Early Mature	Moderate	Fair	C	2	10+	
H19	Mixed Broadleaves	1.25	.25	.25	.25	.25	0	40 #	0.5	Young	Normal	Fair	C	2	20+	Beech, hawthorn, sycamore with bracken: very patchy & low quality on the boundary of Old Crawley Rd
G20	Beech, Common	4	1.5	1.5	1.5	1.5	0.5	170 #	2.0	Semi-mature	Normal	Good	C	1	>40	Linear group of 3 young beech & a young birch: the beech have been topped
21	Ash, Common	4.5	2	2	2	2	0.5	750 #	9.0	Post-Mature	Normal	Fair	C	2	10+	Reflushing stump Vulnerable to chalara Growing with hawthorn (21a); oak sapling (21b) 5/6m to N

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
21a	Hawthorn, Common	5	2	3.5	2.5	2.5	0.5	270 #	3.2	Early Mature	Moderate	Fair	C	2	20+	Remote survey [RS]
21b	Oak, English	4.5	2	2	2	2.5	2	170 #	2.0	Semi-mature	Normal	Good	C	2	20+	RS Base inaccessible in brambles
22	Ash, Common	9.5	2.5	3	11	1	0.5	330	4.0	Early Mature	Normal	Fair	C	2	10+	Very poor form Asymmetry (major) Vulnerable to chalara North east = 11
23	Oak, English	12	5	9	7	7	2.5	570	6.8	Mature	Normal	Good	B	2	20+	Offsite Asymmetry (major) Stands just east of fence around parking area
24	Oak, English	16	5	8	8	8	2	950 #	11.4	Mature	Normal	Good	B	2	20+	Deadwood Holly @ base
25	Oak, English	8.5	5	6	1.5	4	1	400	4.8	Early Mature	Poor	Poor	C	2	20+	Asymmetry (major) Ivy smothered Hawthorn growing @ base; decay in trunk; wildlife value
26	Oak, English	15	5	7	13	11	2	1051	12.6	Mature	Normal	Good	B	2	20+	Asymmetry (major) Deadwood Stubs & snags

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			N	S	E	W											
27	Oak, English	13	6	4	11	7.5	1.5	530		6.4	Mature	Moderate	Fair	B	2	20+	Asymmetry (major) Ivy smothered Offsite
28	Oak, English	15	5	5	9	6	2	780 #		9.4	Mature	Normal	Good	B	2	20+	CS 10m to NE Bramble smothering base Offsite; crown cut back heavily to S
29	Oak, English	19	3	4.5	4	3	2.5	650 #		7.8	Mature	Normal	Good	B	2	20+	Asymmetry (major) Offsite; base inaccessible; crown cut back heavily to W; reduced since first survey
30	Oak, English	14	9	10	7	9	3	900 #		10.8	Mature	Normal	Good	B	2	20+	Ivy clad Asymmetry (major) No access to base; heavily reduced since last survey
31	Sycamore	7.5	7	1.5	2	4	0.5	250		3.0	Early Mature	Normal	Fair	C	2	20+	Poor form Squirrel damage Poor specimen
32	Oak, English	8	4.5	4	3	4	1.75	234 #		2.8	Semi- mature	Normal	Good	C	2	20+	Saplings
33	Oak, English	7.5	4.5	3.5	3	4	1.75	226 #		2.7	Early Mature	Normal	Fair	C	2	>40	No access to base Bifurcation @ 1.2m

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Surveyor(s): James Bell

Ref: jwmb/rpt3/landoffcrawleyrd/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
34	Oak, English	17	10	8	8	8	2	700 #	8.4	Mature	Normal	Good	B	2	20+	RS
35	Oak, English	13	8	7	7	8	2	580 #	7.0	Mature	Normal	Good	B	2	20+	7m tall holly @ base
36	Oak, English	16	8	9	7	7	2	750 #	9.0	Mature	Normal	Good	B	2	20+	No access to base 5m holly @ base; large hanging (attached) branch @ base
37	Oak, English	16	8	7	5	6	2	680 #	8.2	Mature	Normal	Good	B	2	20+	No access to base
38	Oak, English	14	6	4	6	8	2	580	7.0	Mature	Normal	Good	B	2	20+	Suppressed by neighbours
39	Oak, English	18	10	6	6	6	7	690 #	8.3	Mature	Normal	Good	B	2	20+	Ivy clad
40	Oak, English	15	7	9	5	6	1.5	750 #	9.0	Mature	Normal	Good	B	2	20+	

Site: Land South of Old Crawley Rd Faygate

Date: 04/19, 03/22 & 19/01/26

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/landoffcrawleyrd/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
41	Oak, English	20	10	7	7	7	3.5	910	10.9	Mature	Normal	Good	C	2	20+	Decay in trunk Red spot Birds nesting in cavity @ 3.5m; decay in crown;
42	Oak, English	18	8	7	5	5	1.5	750 #	9.0	Mature	Normal	Fair	B	2	20+	Decay in trunk Dying back (lead stem /centre) Deadwood
43	Oak, English	18	9	6	5	4	2	680	8.2	Mature	Moderate	Fair	B	2	20+	Asymmetry (major) Ivy smothered Squirrel drey in top of crown
44	Oak, English	9	2	2	2	2	2.5	400 #	4.8	Mature	Poor	Poor	C	3	10+	Ivy smothered Honeysuckle No access to base; more detailed inspection advisable
45	Oak, English	14	8	7	6	6	1.5	700	8.4	Mature	Normal	Good	B	2	20+	
46	Holly	10.5	4	4	4	4	1.5	325 #	3.9	Early Mature	Normal	Good	C	2	20+	Bark damage
47	Oak, English	13	8	5	5	4	1.5	600	7.2	Mature	Normal	Good	B	2	20+	

Site: Land South of Old Crawley Rd Faygate

Date: 04/19, 03/22 & 19/01/26

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/landoffcrawleyrd/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
W48	Mixed Species	13	2	2	2	2	3	180 #	2.2	Semi-mature	Normal	Good	C	2	20+	Birch predominates in this patchy regen woodland; open spaces present.
49	Oak, English	7.5	4.5	6	4.5	6	1.5	390	4.7	Early Mature	Normal	Good	B	2	20+	Bark lesions @ 70-80cm
50	Oak, English	5	3	3	3	3	1.5	360	4.3	Early Mature	Normal	Good	C	2	20+	SM oak 2m to SSE
G51	Mixed Broadleaves	8.5	3	3	3	3	0.5	384 #	4.6	Early Mature	Normal	Good	B	2	20+	Mostly oak with a few hornbeam, holly & birch; a reasonable field edge feature and valuable wildlife corridor; hazel dominates @ NW end

Site: Land South of Old Crawley Rd Faygate

Date: 04/19, 03/22 & 19/01/26

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/landoffcrawleyrd/ATAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
1	Ash, Common	14	460	7	4	6	3	C	2	Monitor ongoing condition	Asymmetry (major) Broken branches Ivy smothered, vulnerable to chalara Recommended husbandry 3
15	Ash, Common	10.5	360	4	5	4.5	4.5	C	2	Monitor ongoing condition	Vulnerable to chalara Recommended husbandry 3
16	Cherry, Wild (Gean)	8	390	3	4	5	6	C	2	Remove	Asymmetry (minor) Crown lifted-pruning wounds To permit development
17	Elm spp	7.5	312	4	2.5	4	3	C	2	Remove	To permit development
18	Elm spp	8.5	215	.5	3	1.5	3	C	2	Remove	To permit development

Site: Land South of Old Crawley Rd Faygate

Date: 04/19, 03/22 & 19/01/26

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/landoffcrawleyrd/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
H19	Mixed Broadleaves	1.25	40	.25	.25	.25	.25	C	2	Remove (partial) and cut back for clearance if required	Beech, hawthorn, sycamore with bracken: very patchy & low quality on the boundary of Old Faygate To permit development
21	Ash, Common	4.5	750	2	2	2	2	C	2	Remove	Reflushing stump Vulnerable to chalara Growing with hawthorn (21a); oak sapling (21b) 5/6m to N To permit development
21a	Hawthorn, Common	5	270	2	3.5	2.5	2.5	C	2	Remove	Remote survey [RS] To permit development
22	Ash, Common	9.5	330	2.5	3	11	1	C	2	Monitor ongoing condition	Very poor form Asymmetry (major) Vulnerable to chalara North east = 11 Recommended husbandry 3
24	Oak, English	16	950	5	8	8	8	B	2	DWD	Deadwood Holly @ base Recommended husbandry 3

Site: Land South of Old Crawley Rd Faygate

Date: 04/19, 03/22 & 19/01/26

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/landoffcrawleyrd/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
25	Oak, English	8.5	400	5	6	1.5	4	C	2	DWD	Asymmetry (major) Ivy smothered Hawthorn growing @ base; decay in trunk; wildlife value Recommended husbandry 3
41	Oak, English	20	910	10	7	7	7	C	2	Crown Reduce 25-30%	Decay in trunk Red spot Birds nesting in cavity @ 3.5m; decay in crown; Recommended husbandry 3
42	Oak, English	18	750	8	7	5	5	B	2	Veteranise	Decay in trunk Dying back (lead stem /centre) Deadwood Recommended husbandry 3

Appendix B

Notes on Tree Survey Schedule:

- **Height** describes the approximate height of the tree measured in metres from ground level.
- The **Crown Spread** refers to the crown radius in metres from the stem centre and is expressed as an average of **NSEW** aspect if symmetrical.
- **Ground Clearance** is the height in metres of crown clearance above adjacent ground level.
- **Clear Stem Height** is the distance between trunk base and first branch separation measured in metres.
- **Stem Diameter** is the diameter of the stem measured in millimetres at 1.5m from ground level for single-stemmed trees. See section 4.6 of BS5837:2012 for details of treatment for multistems.
- **Protection Radius** is a radial distance in metres measured from the trunk centre.
- **Growth Vitality** - **Normal** growth, **Moderate** (below normal), **Poor** (sparse/weak), **Dead** (dead or dying tree).
- **Structural Condition** - **Good** (no or only minor defects), **Fair** (remediable defects), **Poor** - Major defects present.
- **B.S. Category** refers to (British Standard 5837:2012 Table 1) and refers to tree/group quality and value; '**A**' - High, '**B**' - Moderate, '**C**' - Low, '**U**' - Unsuitable for Retention.
- **Sub Cat** refers to the retention criteria values where **1** is mainly **arboricultural** qualities, **2** is mainly **landscape** qualities and **3** is mainly **cultural** values including conservation.
- **Useful Life** is the tree's estimated remaining contribution in years.
- **First Significant Branch (FSB)** is the height of the first significant branch above ground level taken at the trunk separation point.

Notes on Recommended Tree Works:

- **Recommended husbandry 1, 2 & 3:**

- 1** Urgent (ASAP)
- 2** Standard (6-12 months)
- 3** Non-Urgent (2-3 years)

- **CB** Cut back to boundary/clear from structure
- **CL#** Crown lift to given height in meters
- **CT#%** Crown Thinning by identified %
- **CCL** Crown clean (remove deadwood/crossing & hazardous branches & stubs)
- **CR#%** Crown Reduce by given maximum percentage (of outermost branch & twig length)
- **DWD** Remove deadwood
- **Fell** Fell to ground level
- **FInv** Further Investigation (generally with decay detection equipment)
- **Pol** Pollard or re-pollard
- **Mon** Monitor ongoing condition (annually by staff/owners & every 2-3 years by consultant). Svr Ivy/Clr Bs Sever Ivy/clear base and re-inspect base/stem for concealed defects

APPENDIX C

Appendix C Tree Protective Fencing Detail (from BS5837:2012)

Figure 2 Default specification for protective barrier

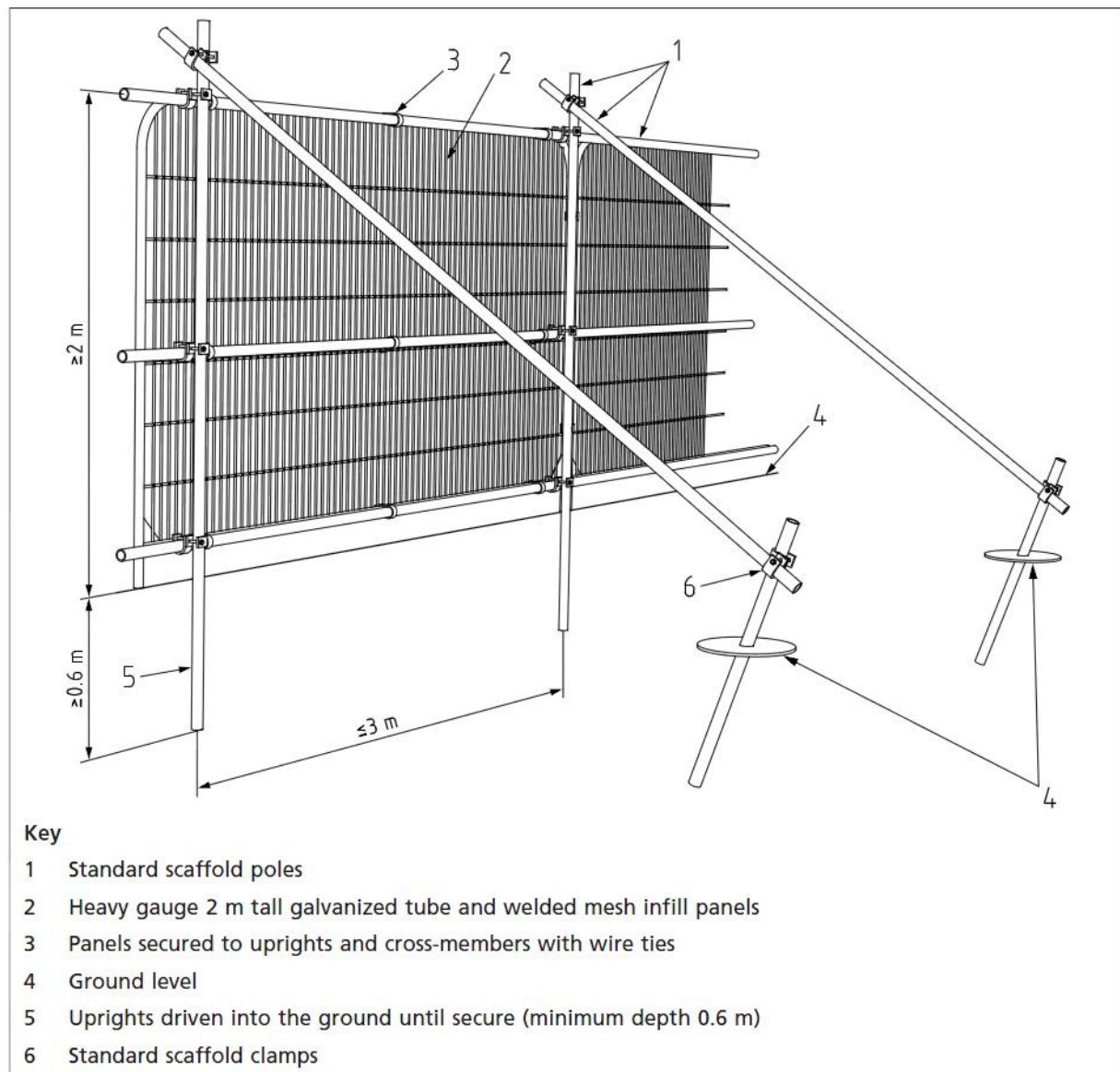
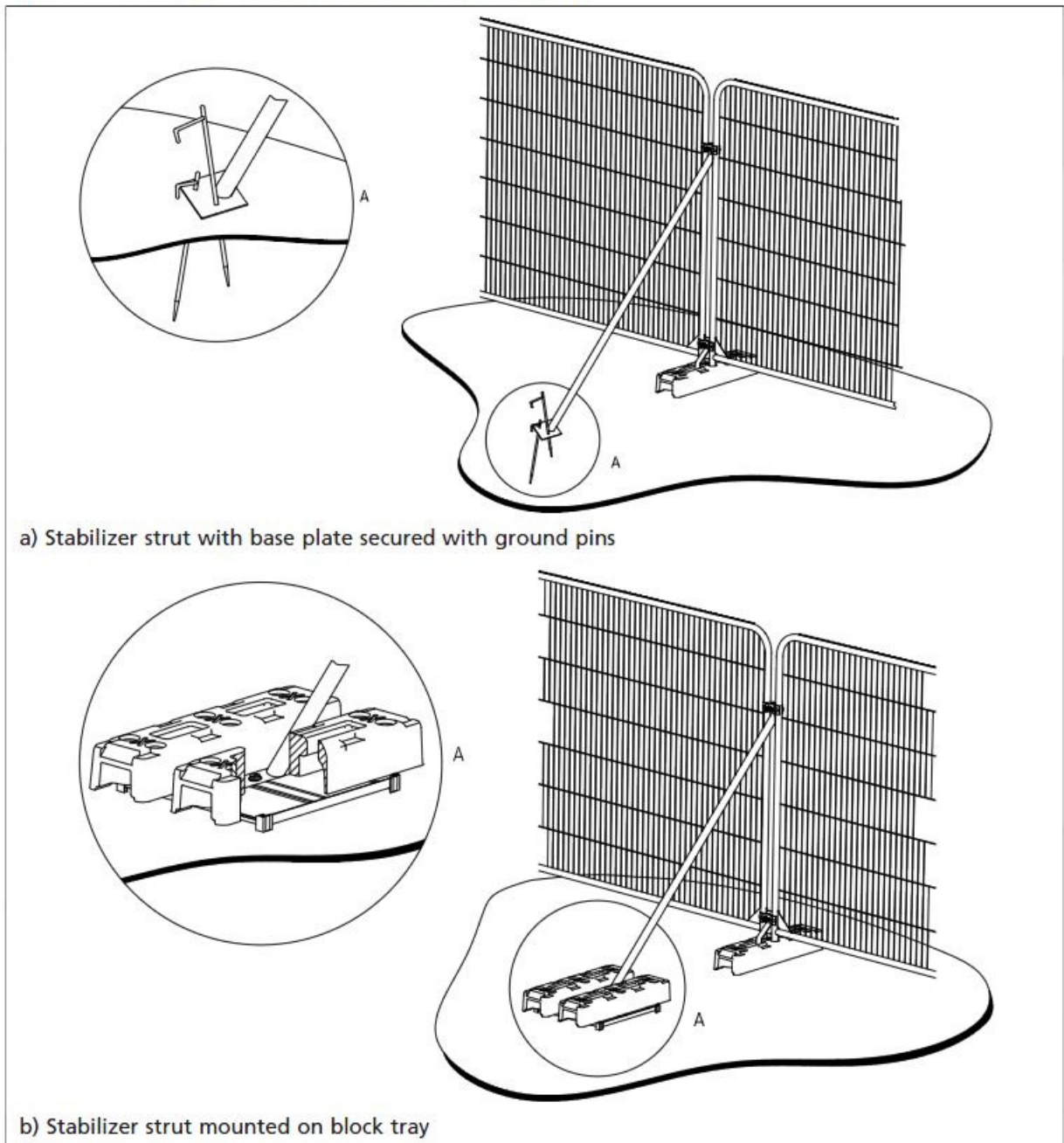


Figure 3 Examples of above-ground stabilizing systems





Illustrative example of strengthened tree RPA ground protection set forward of protective barrier.

An adaptation of BS 5837: 2005 Trees in Relation to Construction (Figure 3.)

Installation by Tree Projects 2008.



APPENDIX D

Appendix D

1.0 Glossary of Terms

Canker	Disease damaged area of a tree, usually caused by fungus or bacteria.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Crown Lift	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduce	The reduction of a tree's height or spread while preserving its natural shape.
Crown thin	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood	The removal of all dead, dying and diseased branches from a tree. Also, wood which is dead.
Dieback	Where branches are beginning to show signs of death usually at the tips in the crown.
Epicormic shoots	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
Formative pruning	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
Included bark	Where the bark on two adjoining branches or stems is growing tightly together, forming a joint with limited physical strength.
Pollarding	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.
Topping	Topping is a form of pruning that removes terminal growth leaving a 'stub' cut end. Topping causes serious health problems to a tree.

2.0 General Guidelines

- 2.1 All work must be to BS 3998:2010 – Tree work - Recommendations
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of the designated arboriculturist.
- 2.5 It is advisable to have trees inspected by designated arboriculturist regularly.

APPENDIX E

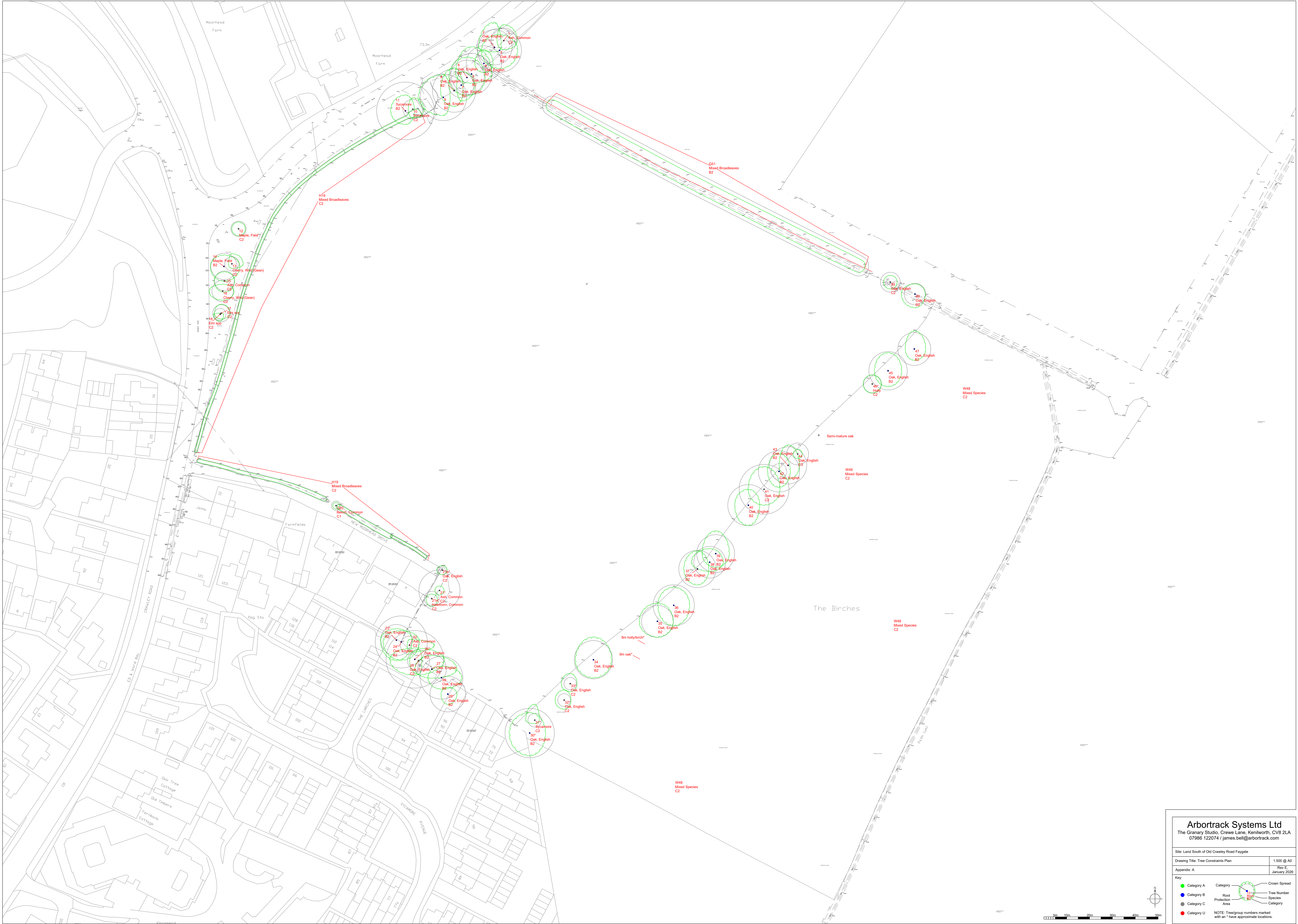
Appendix E

'No Dig' Construction-Guidance Notes

- Install F4M Geotextile Separation Fabric over cleared levelled ground surface N.B. ensure that existing material is carefully removed and levels altered minimally: infill with salt free sharp sand where necessary.
- The cellular confinement system (e.g. 1 x 100 mm 'ProtectaWeb' (or equivalent) cellular confinement system subject to site requirements & manufacturer's recommendations) is then laid on the membrane and adjacent panels are stapled together. Place staking pins to maintain 'ProtectaWeb' cells open.
- Panels are then backfilled with 100mm depth of no-fines 20-40mm particle size stone (clean granular fill).
- The construction should ideally be undertaken between May and October when the ground is sufficiently dry to prevent compaction occurring. The sub-base should be flat, that is to say any small hollows should be filled with sharp sand to bring up to surrounding levels.
- The geotextile should be laid out and not trafficked across at any time.
- The 'ProtectaWeb' confinement system should be laid out and worked on as the contractor progresses across the length of the area. The panels are sequentially filled with the no-fines aggregate, each serving as a platform for the next section.
- There is no need at any time for the ground to be crossed by heavy traffic. The particles/gravel pieces are transported from the on site storage area over the freshly-laid confinement system BY WHEELBARROW and installed BY HAND. There will be no trespass on to the root protection area beyond the installation of the confinement system itself.
- The infill can then be rolled to compact the particles and create a tight interlock across the cells. The finished surface can then be laid on top. Again no fines material to be used: porous tarmac is recommended for this site given the level changes that are required.
- New kerb lines may be cast into the ProtectaWeb cells.
- During the main construction phase a wearing course should be placed over the 'Protectaweb' system.
- For technical data on the ProtectaWeb system always refer to the manufactures guidelines for design and implementation.

Further technical advice can be gained from the manufacturer(s) including Wrekin Products, Geosynthetics or Core LP.

APPENDIX F



Arbortrack Systems Ltd

The Granary Studio, Crewe Lane, Kenilworth, CV8 2LA

07986 122074 / james.bell@arbortrack.com

Site: Land South of Old Crawley Road Flygate

Drawing Title: Tree Constraints Plan

Appendix: A

1:500 @ A0

Rev E

January 2026

Key

Category A

Category B

Category C

Category U

Category

Tree Number

Species

Category

Crown Spread

Root Protection Area

NOTE: Treegroup numbers marked with an * have approximate locations.