PAUL DAVIDS
ARBORICULTURAL
CONSULTANCY LTD

ARBORICULTURAL IMPACT ASSESSMENT

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Report Reference:	2026-041-Chestnut_Lodge-Horsham-AIA
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Table of Contents

1. Introduction 4
   1.1 Instruction 4
   1.2 Scope of Report 4
   1.3 Information Provided 4
2. Caveats & Limitations 5
3. Site Description 5
   3.1 Topography and Soils 6
4. Statutory Protection 6
   4.1 Tree Preservation Orders 6
   4.2 Conservation Area 6
   4.3 Felling Licence 6
   4.4 Wildlife Legislation 6
5. Survey Method 7
   5.1 Tree Categorisation 7
   5.2 Root Protection Areas 8
6. Survey Findings 8
   6.2 Notable Trees 9
7. Proposed Development 9
8. Arboricultural Impact Assessment 10
   8.1 Tree Removals 10
   8.3 Protected Trees on the Front Boundary (T4, T6 and T7) 11
   8.4 English Yew Hedge (H18) 11
   8.5 Pruning 11
   8.6 Demolition 12
   8.7 Construction Access, Storage and Site Facilities 12
   8.9 Underground Services and Drainage 13
   8.10 Hard Surfacing and Changes in Levels 13
   8.11 Summary of Impacts 14
9. Tree Protection and Mitigation 14
10. Replacement Planting and Landscaping 15
11. Conclusion 15
12. Appendix 1 – Site Map and Tree Location Plan 16
13. Appendix 2 – Tree Survey Schedule 17

14. Appendix 3 – Tree Protection Plan 20
15. Appendix 4 – Photographic Evidence 21
16. References 27

1. Introduction

1.1 Instruction

Paul Davids Arboricultural Consultancy Ltd have been appointed by Ms. Yasmin Butt to carry out a tree survey in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS 5837) and to prepare an Arboricultural Impact Assessment (AIA), tree protection plan (TPP) and Arboricultural Method Statement (AMS) for the proposed redevelopment of Chestnut Lodge, Pondtail Road, Horsham, RH12 2NJ.

The survey was carried out on Friday 6th November 2026.

1.2 Scope of Report

This report:

- records the trees and hedges on, and immediately adjacent to, the site that could be affected by the proposed development;
- categorises each tree according to its quality and value, in line with Table 1 of BS 5837;
- identifies the Root Protection Area (RPA) of each tree, and other constraints the trees place on the development;
- assesses the likely impact of the proposed development on the trees, with particular regard to the trees protected by Tree Preservation Orders (TPOs);
- sets out, in outline, the measures needed to protect the retained trees. These are detailed in the accompanying Arboricultural Method Statement (AMS).

1.3 Information Provided

The following information has been used in preparing this report:

- Topographical survey produced by Wardell Survey Partnership – 2665, dated 24th July 2026.
- Site plan PR476/02 rev. D produced by AEH Architects produced March 2026.
- Planning application reference DC-26-1344 and the comments by Andy Clout, Assistant Arboricultural Officer made 9th October 2026.

2. Caveats & Limitations

Trees are living organisms, and as such their condition can change over time or after weather events (e.g., storms, flooding, drought, etc.). This report reflects the trees' conditions at the time of the survey and cannot cover unforeseeable events or circumstances.

This survey has been carried out for planning and development purposes in accordance with BS5837. It is not a full tree safety (hazard) inspection, although obvious defects observed at the time of the survey have been recorded together with preliminary management recommendations. No internal decay detection equipment, root investigation or soil analysis has been used.

Root Protection Areas are calculated in accordance with BS 5837 and are shown as theoretical circles. The actual spread of roots will be influenced by site conditions such as existing buildings, hard surfaces, services and soil type.

Trees T13 and T15 are located off site and were assessed from within the site boundary. Where access was restricted, measurements have been estimated and are marked "#" in the tree schedule.

The assessment of impacts is based on the drawings listed in section 1.3. Any changes to the proposed layout may alter the conclusions of this report and should be reviewed by the arboricultural consultant.

The surveyor's qualifications are outlined below:

- Level 4 Diploma in Arboriculture (ABC Awards)
- Professional Tree Inspection (LANTRA Awards)
- Quantified Tree Risk Assessment (QTRA) registered user (licence no. 9932)
- Technical Member of Arboricultural Association

The tree survey data within this report is valid for 12 months from the date of the survey, or until there is a significant change in site conditions.

3. Site Description

Chestnut Lodge is located on Pondtail Road, Horsham. The site is occupied by existing buildings with associated driveway, parking area and gardens. The south-eastern (front) boundary adjoins Pondtail Road, with residential properties to the south-west and west. The north-eastern boundary is defined by an English yew hedge (H18) with an adjacent building beyond.

The most prominent trees are the Holm oak (T6) and the two Sycamores (T4 and T7) on the front boundary, which are clearly visible from Pondtail Road and make a significant contribution to the character of the street scene.

3.1 Topography and Soils

The site is fairly level, with the trees and shrubs on the front boundary in a slightly raised bed.

The UKSO website (UK Soil Observatory n.d.), checked on 8th November 2026, describes the soil texture is silty loam.

4. Statutory Protection

4.1 Tree Preservation Orders

The Local Planning Authority is Horsham District Council. A check of the local authority website on 7th November 2026 shows that the Sycamores (T4 and T7) and the Holm oak (T6) on the front boundary have been protected by a provisional Tree Preservation Order (TPO) reference TPO/1627 served on 7th October 2026.

It is a criminal offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a protected tree without the consent of the Local Planning Authority. This includes damage to the roots. Works to protected trees that are necessary to implement a full planning permission are exempt from the need for TPO consent, but only to the extent that the works are necessary to carry out the approved development. Any other works to these trees will require a separate TPO application.

4.2 Conservation Area

The property is not within a conservation area on the local authority website.

4.3 Felling Licence

Since the property is a private dwelling with a garden (felling licence exemption applies) so a felling licence from the Forestry Commission is not required.

4.4 Wildlife Legislation

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. Tree works and site clearance should avoid the main bird nesting season (March to August inclusive) where possible, and trees must be checked for nesting birds and bat roosting features before any works start.

5. Survey Method

The survey was carried out in accordance with BS 5837. All trees with a stem diameter of 75 mm or more on the site, and off-site trees that could be affected by the development, were included. Inspections were carried out from ground level using the Visual Tree Assessment method (Mattheck, Bethge and Weber, 2015). A sounding hammer was used where necessary.

Trees and hedges were plotted on digital mapping overlaid on the proposed site plan. Appendix 1 shows the site map and tree location plan. Measurements and survey notes were recorded into the OTISS web-based survey software via a mobile device. The survey data is shown in the tree schedule in Appendix 2.

Table 1: Key to tree schedule

Ref:	Unique tree number. Prefixes: T – tree, H – hedge, G – group
Species:	Common and scientific names
Height:	Height in metres
Stem diameter:	Measured at 1.5 m above ground level in millimetres (mm), in accordance with Annex C of BS 5837. For multi-stemmed trees each stem is listed, followed by the combined diameter used to calculate the RPA.
Crown spread:	Branch spread in metres towards the four cardinal points (N, E, S, W)
Crown clearance / first branch:	Height of the crown above ground level, and height and direction of the first significant branch, in metres
Life stage:	Young, Semi-mature, Early mature, Mature, Over-mature, Veteran
Condition:	Physiological (health and vitality) and structural (stability and defects) condition: Good, Fair, Poor, Dead
Est. remaining contribution:	Estimated remaining contribution in years: <10, 10+, 20+, 40+
Category:	Retention category in accordance with Table 1 of BS 5837 (see Table 2)
RPA:	Root Protection Area radius (m) and area (m^2)
#:	Estimated measurement

5.1 Tree Categorisation

Each tree has been placed into one of four categories, based on Table 1 of BS 5837. Categories A, B and C are further divided into sub-categories which show where the value of the tree lies: 1 – mainly arboricultural qualities; 2 – mainly landscape qualities; 3 – mainly cultural values, including conservation.

Table 2: BS 5837 tree retention categories

Category	Description
A – High	Trees of high quality with an estimated remaining life expectancy of at least 40 years.
B – Moderate	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
C – Low	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
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.

Category A and B trees should be retained and are a material consideration in the design of the development. Category C trees should not normally be a constraint on development, although they may be retained where they can be. Category U trees should be removed for reasons of sound arboricultural management, irrespective of the development.

5.2 Root Protection Areas

The Root Protection Area (RPA) is the minimum area around a tree that is 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. In accordance with section 4.6 of BS 5837, the RPA has been calculated as a circle with a radius of 12 times the stem diameter. For trees with two to five stems, the combined stem diameter has been used. The RPA is capped at 707 m^2, equivalent to a circle with a 15 m radius.

For hedges, the RPA has been plotted as a strip either side of the hedge line.

The RPAs of the Sycamore (T4) and the Holm oak (T6) have been adjusted in accordance with clause 4.6.2 of BS 5837 to reflect the likely distribution of their roots. Pondtail Road lies to the south-east of both trees, and the construction of the carriageway is likely to have restricted root growth in that direction. The existing building also lies within the RPA of T6. As the building was likely constructed after the tree had become established, and before current guidance on building near trees, root growth beneath its footprint is likely to be limited, although roots may still be present along the footings and drainage runs. The area excluded has been redistributed around the remainder of each tree, where conditions are more favourable for rooting, so that each adjusted RPA retains the same area as the circular RPA (T4: 129 m^2; T6: 565 m^2). The adjusted RPAs are shown in Appendix 1.

6. Survey Findings

A total of 17 individual trees and three hedges were surveyed. The full survey data is shown in Appendix 2. A summary of the retention categories is shown below.

Table 3: Summary of retention categories

Category	No. of Trees / Hedges	Reference
A	1	T6
B	15	T1, T2, T4, T5, T7, T9, T11, T12, T13, T14, T15, T17, H18, H19, H20
C	4	T3, T8, T10, T16
U	0	
Total	**20**	

6.2 Notable Trees

Holm oak (T6) – Category A1, TPO. This is the most significant tree on the site. It is a large, mature, multi-stemmed tree approximately 21 m tall with a crown radius of up to 10 m, in good physiological and structural condition. It has high public amenity value and an estimated remaining contribution of more than 40 years. Its RPA is substantial at 565 m^2 (13.4 m radius) and is the main below-ground constraint on the site.

Sycamore (T4) – Category B2, TPO. A mature Sycamore approximately 18 m tall, located close to the eastern corner of the site, in good condition with high public amenity value. Its crown is weighted towards the east (8 m) and north (6 m).

Sycamore (T7) – Category B2, TPO. A mature Sycamore approximately 16 m tall in the front garden. It has a bark wound on the south side with exposed heartwood and has previously been reduced, with some cambial dieback. Structural condition is fair. It has moderate amenity value since it is partially obscured by Holm Oak (T6).

English yew hedge (H18). A mature, 3 m tall yew hedge approximately 27 m long, forming the north-eastern boundary. It is in fair physiological condition, with sections of sparse foliage where it has recently been trimmed. It provides important screening between Chestnut Lodge and the neighbouring building.

Portugal laurel (T10) – Category C2. The southern stem has a concave form at its base, suggesting a third stem has previously failed. There are bark exudates on both stems, insect bore holes and frass on the southern stem, and a distinct change in tone when tapped with a sounding hammer. A probe was inserted 10 cm into the southern stem with little resistance, indicating internal decay. Removal of the southern stem to ground level is recommended regardless of the development.

Off-site trees (T13 and T15). The Cherry plum (T13) and Lawson cypress (T15) are in the neighbouring property. The bases could not be inspected and their measurements are estimated.

7. Proposed Development

The proposal is understood to comprise the demolition of the existing building and the construction of a replacement building in a similar location to the existing building but positioned closer to the English yew hedge (H18) on the north-eastern boundary.

The replacement building will also be a single storey building with an additional hard surface to the south to access new mobility scooter storage. No details of foundation type, drainage and service routes have been provided.

The RPAs of trees T4, T6 and T7 cover the whole of the front garden south of the existing and proposed developments, so this area should not be used for storage of materials or equipment.

The new building will be approximately 1.5m from H18, and within the RPA of T6. The mobility scooter access will be within the RPA of T6 and T7.

8. Arboricultural Impact Assessment

The tree constraints (RPAs) have been overlaid on the proposed layout. The Tree Constraints Plan is shown in Appendix 3. The potential impacts of the development on the trees are assessed below.

8.1 Tree Removals

The following trees will need removal to facilitate the proposed development:

Tree No.	Species	Retention Category	Impact
T3	Juniper (*Juniperus sp.*)	C2	Low. Small tree with minimal visibility from outside the property. Removal required for mobility scooter access.
T8	Laburnum (*Laburnum sp.*)	C2	Low. Small tree with minimal visibility from outside the property. Removal required for mobility scooter access.
T9	Magnolia (*Magnolia sp.*)	B2	Moderate. Visible on front boundary but crown unbalanced due to previous pruning over the driveway. Removal required for revised driveway layout.
T10	Portugal laurel (*Prunus lusitanica*)	C2	Moderate. Visible from front boundary. Southerly stem needs removing due to structural condition leaving an unbalanced northern stem. Loss of screening from neighbouring property but also encroaching onto adjacent buildings. Removal required for revised driveway layout.
T11	Portugal laurel (*Prunus lusitanica*)	B2	Moderate. Screened by T10. Loss of screening from neighbouring property. Removal required for revised driveway layout.
T12	Portugal laurel (*Prunus lusitanica*)	B2	Moderate. Screened by T10 and T11. Loss of screening from neighbouring property. Removal required for revised driveway layout.

The southern stem of the Portugal laurel (T10, Category C) is recommended for removal for arboricultural reasons, irrespective of the development. No TPO consent is required as T10 is not protected.

No other trees are to be removed to facilitate the development.

8.3 Protected Trees on the Front Boundary (T4, T6 and T7)

The Holm oak (T6) and the Sycamores (T4 and T7) are protected by a TPO, have high or moderate amenity value, and are the most important trees on the site. The development must be designed so that these trees can be retained without damage to their roots or crowns.

Based on the tree location plan, the 13.4 m RPA of the Holm oak (T6) is likely to extend towards the existing building, driveway and parking area. Moving the new building towards the north-eastern boundary also brings it closer to the Sycamore (T4) at the eastern corner of the site. There is therefore potential for conflict between the new building and the RPAs of T4 and T6, as well as from the construction access, which is expected to use the existing driveway within the RPAs of T6 and T7.

Working from the plans provided, the proposed structure is approximately 6m^2 smaller than the existing building. The new location only overlaps the old footprint by about 34 m^2, just over half of it. That leaves about 28 m^2 of the new building on ground that isn't under the existing building. About 36 m^2 of the old footprint will no longer be built on, which would compensate for the loss of rooting area if it became garden.

However, the proposed building is still within the RPA of T6, so trench foundations will be unacceptable, and alternative methods should be investigated.

8.4 English Yew Hedge (H18)

The new building will be positioned closer to the English yew hedge (H18) than the existing building. The hedge has a calculated RPA of 1.2 m either side of the hedge line, and a crown spread of 0.5 m on the western (site) side and 2 m on the eastern side. Excavation for the foundations, scaffolding and access around the building could damage the roots of the hedge and lead to pressure for the hedge to be cut back hard on the site side.

Yew responds well to hard pruning, and light formative trimming of the site side of the hedge to allow scaffolding is unlikely to harm the hedge. However, the root system should be protected. Any excavation within the RPA of H18 should be carried out by hand under arboricultural supervision, as set out in the AMS.

The new building will be approximately 1.5m from the hedge line. While the new building is outside the RPA of H18, it is very close so trench foundations are not suitable.

8.5 Pruning

The only trees that would have required pruning for vehicle access are the Magnolia T9 and the Portuguese Laurel T10. However, both trees will be need removing if the proposed driveway layout is to be followed.

Due to internal decay, the southern stem of T10 is to be removed, even if the remainder is retained. This would be sufficient to facilitate vehicle access.

The client expressed a desire to retain the Magnolia, and if it is to be retained then it may require removing a main stem on the western (driveway) side. This would not be in accordance with BS3998 and is likely to leave the crown unbalanced and unsightly, so removal and replacement would be a better option.

No other pruning is needed.

8.6 Demolition

The demolition of the existing building and removal of existing hard surfaces within or close to the RPAs could damage roots and soil structure. Demolition should be carried out after the tree protection measures are installed, with machinery operating from outside the RPAs or from the existing hard surfaces, which should be retained as ground protection for as long as possible. Material should be pulled back away from the trees and not pushed towards them.

Since the existing structure is within the RPA of T6, demolition should be 'top-down, pull-back' methodology. Machinery must be positioned entirely outside the RPA or on top of the slab to be removed. Structural elements must be carefully pulled inward toward the centre of the building's footprint, ensuring no architectural debris falls outward onto unshielded RPA ground or impacts tree stems/canopies.

The existing concrete floor slab and sub-surface foundations within the RPA shall be retained in situ for as long as possible during the demolition phase to act as a natural protective barrier. When its final removal is required, it must be executed with extreme care under direct arboricultural supervision:

a) Only tracked excavators equipped with smooth, toothless grading buckets shall be utilized, or alternatively, work must proceed using hand-held pneumatic tools and manual labour.

b) The excavator must operate from outside the RPA or directly from the remaining slab surface, systematically working backward away from the tree.

c) Slabs and foundations must be broken up into manageable fragments and lifted vertically upward. Under no circumstances shall sub-base materials be scooped or dragged horizontally across the ground, as this risks stripping or ripping underlying structural root systems.

8.7 Construction Access, Storage and Site Facilities

The site is accessed from Pondtail Road, and construction traffic is likely to pass close to the protected trees on the front boundary. The survey identified the need for protective barriers around T2, T4, T6, T7, and H18, and ground protection within the RPAs of T2, T6 and T7. Site compounds, material storage, cement mixing, washing-out areas and welfare facilities must be located outside the RPAs.

The proposed construction access route will utilise the existing driveway.

8.9 Underground Services and Drainage

The routes of new and existing services (water, gas, electricity, telecoms, drainage and soakaways) are not known. Where services must cross an RPA, trenchless techniques (e.g. directional drilling) or hand digging will be used in accordance with NJUG Volume 4 and BS 5837 clause 7.7. If the service routes have yet to be designed, they should be designed to avoid RPAs.

8.10 Hard Surfacing and Changes in Levels

The proposed access path to the mobility scooter storage runs through the RPAs of TT2, T6, and T7, while the amended driveway layout is within the RPAs of T6 and T7.

The proposed plan for the revised driveway extends almost to the stem of T7, covering a large portion of the RPA. This could have detrimental effects, so the revised drive layout should not be extended further than the existing border in this area.

Any new permanent hard surfacing within an RPA should be of a no-dig, permeable construction (e.g. a three-dimensional cellular confinement system), so that the soil is not excavated or compacted and water and air can reach the roots. Where possible, the existing driveways sub-base should be retained and the new surface laid on top.

Changes in ground levels within the RPAs should be avoided.

8.11 Summary of Impacts

Table 4: Summary of arboricultural impacts

Ref.	Species	Cat.	TPO	Potential Impact	Mitigation
T2	Juniper	B2	No	Construction access within RPA. Proposed access path through RPA.	Protective barriers; ground protection; no-dig surfacing
T3	Juniper	C2	No	Removal required for installation of access path	Small tree with low amenity value
T4	Sycamore	B2	Yes	Proximity of new building; construction access.	Protective barriers
T6	Holm oak	A1	Yes	RPA incursion from building, driveway and construction access. Approximately 28m^2 incursion into RPA although removal of the existing building frees up 36m^2. Proposed access path through RPA.	Protective barriers; ground protection; no-dig surfacing; supervision
T7	Sycamore	B2	Yes	Construction access within RPA. Proposed access path and revised driveway layout through RPA.	Protective barriers; ground protection; no-dig surfacing
T8	Laburnum	C2	No	Removal required for installation of access path	Small tree with low amenity value
T9	Magnolia	B2	No	Removal required for proposed revised driveway layout	Moderate amenity value. Pruning likely for vehicle access leaving unbalanced form.
T10	Portugal laurel	C2	No	Removal required for proposed revised driveway layout	Removal of southern stem required for arboricultural reasons. Remaining stem would have poor form and low amenity value.
T11	Portugal laurel	B2	No	Removal required for proposed revised driveway layout	Low amenity value with low visibility from front of property
T12	Portugal laurel	B2	No	Removal required for proposed revised driveway layout	Low amenity value with low visibility from front of property
H18	English yew hedge	B2	No	New building closer to hedge; foundations close to RPA and scaffolding within RPA	Hand digging under supervision; root pruning protocol; foundation design

9. Tree Protection and Mitigation

The retained trees will be protected during demolition and construction in accordance with BS 5837. The measures are shown on the Tree Protection Plan (Appendix 3) and set out in full in the accompanying Arboricultural Method Statement. In summary:

- A pre-commencement site meeting will be held between the site manager and the arboricultural consultant before any works start on site.
- Tree protection barriers will be installed before any demolition, site clearance or construction starts, and will remain in place until all construction is complete. The fenced areas will form Construction Exclusion Zones.
- Ground protection will be installed where construction access, scaffolding or working space is needed within an RPA.

- Any excavation within an RPA will be carried out by hand under arboricultural supervision.
- Specialist foundation and no-dig surfacing designs will be used where they are needed within the RPAs.
- Arboricultural supervision and monitoring will be carried out at key stages of the development.

10. Replacement Planting and Landscaping

Relocating the building further to the northeast will enable landscaping and replacement planting in the vacated space. Any selected tree species should be small to medium crown size at maturity to avoid future conflicts with buildings, excessive shading and pruning pressures.

11. Conclusion

The site contains 17 trees and three hedges, the most important of which are the TPO-protected Holm oak (T6) and Sycamores (T4 and T7) on the front boundary, and the English yew hedge (H18) on the north-eastern boundary.

The replacement building is to be located in a similar position to the existing building but closer to H18. The main arboricultural issues are the protection of the RPAs of T4, T6 and T7 during demolition and construction, the protection of the roots of H18 during the construction of the foundations, and the long-term relationship between the new building and the Holm oak (T6).

Provided the tree protection measures set out in this report and the Arboricultural Method Statement are followed, the development can be carried out without harm to the protected trees or the character of the area.

Any tree works arising from this report should be carried out by suitably qualified persons and in accordance with British Standard 3998:2010 'Tree Work – Recommendations'.

Should you require any further information regarding items in this report, please do not hesitate to contact me.



Signed

Paul Davids TechArborA

Date: 16/11/2026

Arboricultural ASSOCIATION Technician Member

12. Appendix 1 – Site Map and Tree Location Plan

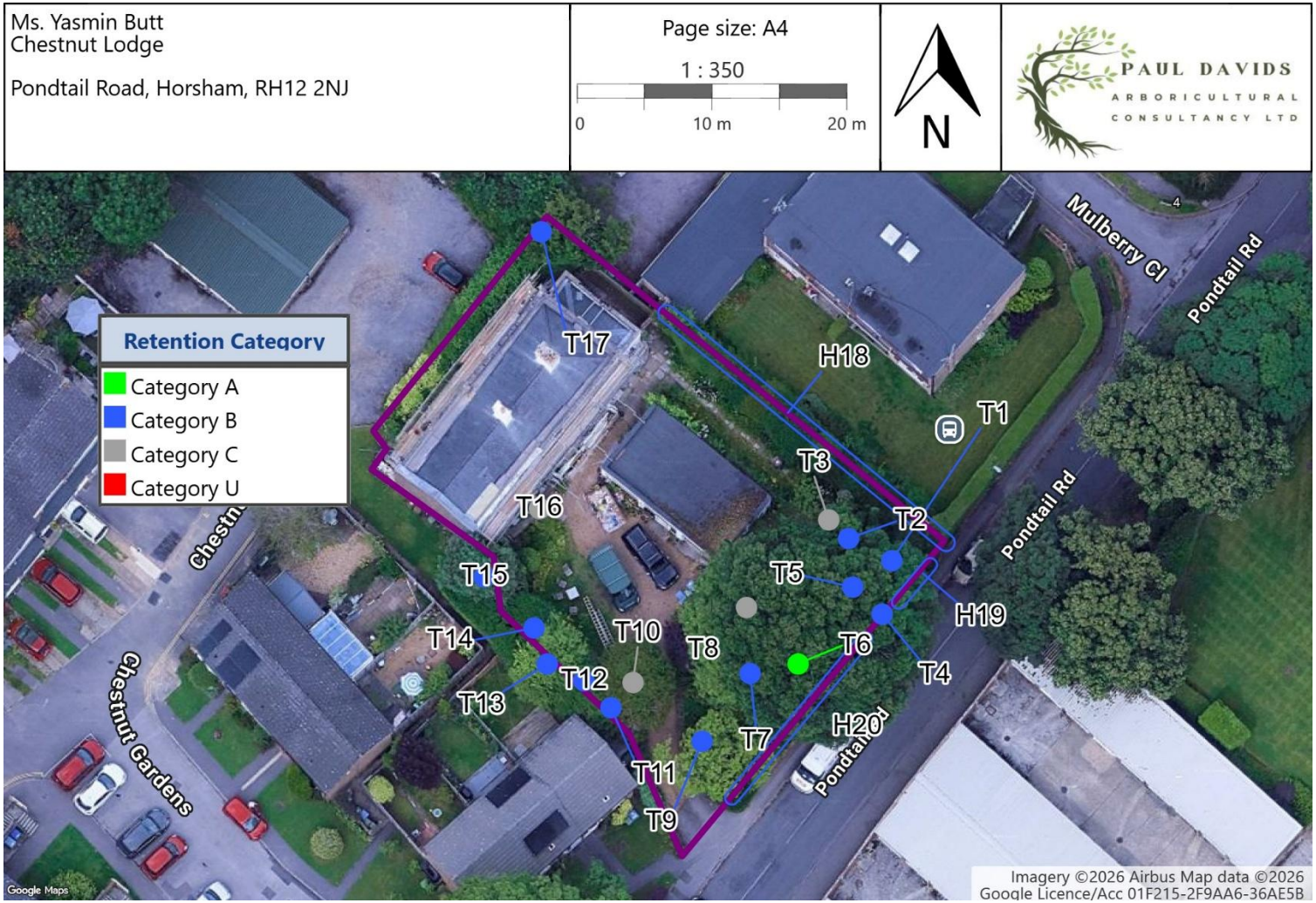


Figure 1: Site Map and Tree Location Plan

13. Appendix 2 – Tree Survey Schedule

Table 5: Tree survey schedule (BS 5837:2012)

Ref.	Species	Ht (m)	Stem dia. (mm)	Crown spread (m)	Crown clear. / 1st branch (m)	Life stage	Phys. cond.	Struct. cond.	Observations	Est. rem. contrib.	Cat.	RPA radius (m) / area (m^2)	Preliminary recommendations
T1	Holly *(Ilex sp.)*	2	190, 130 (comb. 230)	N: 1 E: 1 S: 1 W: 1	1 / 1 (S)	Mature	Good	Good	Recently topped to reform as part of front boundary hedge	30+ Years	B2	2.8 25 m^2	No action required.
T2	Juniper *(Juniperus sp.)*	7	280	N: 1 E: 1 S: 1 W: 1	0 / 0 (Multiple)	Mature	Good	Good	–	20+ Years	B2	3.4 36 m^2	During: Protect trees with protective barriers as shown on plans. Ground protection to be installed until mobility scooter access is installed
T3	Juniper *(Juniperus sp.)*	5	130	N: 1 E: 0 S: 0 W: 1	0 / 0.5 (W)	Early Mature	Good	Fair	–	20+ Years	C2	1.6 8 m^2	Pre: Removal for installation of new mobility scooter access.
T4	Sycamore *(Acer pseudoplatanus)*	18	530	N: 6 E: 8 S: 3 W: 3#	5 / 6 (N)	Mature	Good	Good	Subject to TPO. RPA adjusted (see section 5.2 and Appendix 1).	40+ Years	B2	6.4 129 m^2 (adjusted)	During: Protect trees with protective barriers as shown on plans.
T5	Western red cedar *(Thuja plicata)*	7	130	N: 1 E: 1 S: 0 W: 0	0.5 / 1 (Multiple)	Semi Mature	Good	Good	Zebrina cultivars. Crown biased towards N and E due to adjacent Sycamore and Holm Oak	20+ Years	B2	1.6 8 m^2	No action required.
T6	Holm oak *(Quercus ilex)*	21	750, 830 (comb. 1119)	N: 7 E: 7 S: 10 W: 7	1 / 3 (Multiple)	Mature	Good	Good	Twin stemmed from 1m. Diameter of stems above 1m are 750mm and 830mm. Subject to TPO. RPA adjusted (see section 5.2 and Appendix 1).	40+ Years	A1	13.4 565 m^2 (adjusted)	During: Protect trees with protective barriers as shown on plans. Ground protection to be installed until mobility scooter access is installed

Ref.	Species	Ht (m)	Stem dia. (mm)	Crown spread (m)	Crown clear. / 1st branch (m)	Life stage	Phys. cond.	Struct. cond.	Observations	Est. rem. contrib.	Cat.	RPA radius (m) / area (m^2)	Preliminary recommendations
T7	Sycamore *(Acer pseudoplatanus)*	16	600	N: 7 E: 2 S: 5 W: 7	5 / 6 (S)	Mature	Good	Fair	Bark wound near south with exposed heartwood. Previously reduced with some cambial die back Subject to TPO.	30+ Years	B2	7.2 163 m^2	During: Protect trees with protective barriers as shown on plans. Ground protection to be installed until mobility scooter access is installed
T8	Laburnum *(Laburnum sp.)*	3	100, 110, 110 (comb. 185)	N: 2 E: 1 S: 1 W: 1	2 / 2 (Multiple)	Early Mature	Good	Fair	Multi-stemmed from ground level. Height previously reduced.	10+ Years	C2	2.2 15 m^2	Pre: Removal for installation of new mobility scooter access.
T9	Magnolia *(Magnolia sp.)*	6	350	N: 2 E: 5 S: 7 W: 4	2 / 2 (S)	Mature	Good	Good	Crown biased towards south	20+ Years	B2	4.2 55 m^2	Pre: Removal for new driveway layout and access.
T10	Portugal laurel *(Prunus lusitanica)*	7	300, 420 (comb. 516)	N: 4 E: 4 S: 4 W: 4	1 / 2 (W)	Mature	Fair	Poor	Concave form at base of stems suggestive of a third stem which may have failed. Bark exudates on both stems. Insect bore holes and frass on southern stem. Distinct change in tone when southern stem tapped with sounding hammer indicative of internal decay. Probe inserted 10cm into southern stem with little resistance. Die back in crown of southern stem. Crown lifted over driveway	<10 years	C2	6.2 121 m^2	Pre: Removal for new driveway layout and access.
T11	Portugal laurel *(Prunus lusitanica)*	7	220	N: 2 E: 3 S: 3 W: 3#	1 / 2 (Multiple)	Mature	Good	Good	Crown biased towards west over neighbouring property	20+ Years	B2	2.6 21 m^2	Pre: Removal for new driveway layout.
T12	Portugal laurel *(Prunus lusitanica)*	6	320	N: 2 E: 2 S: 2 W: 3	1.5 / 2 (N)	Mature	Good	Good	Good overall Physiological and Structural condition.	20+ Years	B2	3.8 45 m^2	Pre: Removal for new driveway layout.

Ref.	Species	Ht (m)	Stem dia. (mm)	Crown spread (m)	Crown clear. / 1st branch (m)	Life stage	Phys. cond.	Struct. cond.	Observations	Est. rem. contrib.	Cat.	RPA radius (m) / area (m^2)	Preliminary recommendations
T13	Cherry plum *(Prunus cerasifera)*	9	200#	N: 4 E: 2 S: 3 W: 4#	2 / 2 (W)	Mature	Good	Good	Off site tree. Base not inspected due to fencing Good overall Physiological and Structural condition. Ivy growing into upper crown	20+ Years	B2	2.4 18 m^2	No action required.
T14	Portugal laurel *(Prunus lusitanica)*	6	300# (comb. 424)	N: 2# E: 4# S: 3# W: 3#	1 / 2 (Multiple)	Mature	Good	Good	Good overall Physiological and Structural condition.	20+ Years	B2	5.1 82 m^2	No action required.
T15	Lawson cypress *(Chamaecyparis lawsoniana)*	10	250#, 250#, 250# (comb. 433)	N: 2# E: 2# S: 2# W: 2#	2# / 2# (Multiple)	Mature	Good	Good	Off site tree. Good overall Physiological and Structural condition.	30+ Years	B2	5.2 85 m^2	No action required.
T16	Fig *(Ficus carica)*	4	100 (comb. 141)	N: 1 E: 2 S: 2 W: 2	1 / 1 (Multiple)	Semi Mature	Good	Good	Good overall Physiological and Structural condition.	20+ Years	C2	1.7 9 m^2	No action required.
T17	English yew *(Taxus baccata)*	10	300, 300, 300 (comb. 520)	N: 5# E: 6# S: 2 W: 3	2 / 2 (Multiple)	Mature	Good	Good	Dense ivy cover on lower stem and into upper crown.	40+ Years	B2	6.2 121 m^2	No action required.
H18	English yew x20 *(Taxus baccata x20)*	3	20 stems, avg. 100	E: 2 W: 0.5		Mature	Fair	Good	Sections of face with sparse foliage where hedge has recently been trimmed Hedge length 26.79 m.	20+ Years	B2	1.2 69 m^2	During: Protect trees with protective barriers as shown on plans.
H19	Common holly x10 *(Ilex aquifolium x10)*	2	10 stems, avg. 100	N: 1 S: 1		Mature	Good	Good	Recently topped. Good overall Physiological and Structural condition. Hedge length 3.62 m.	20+ Years	B2	1.2 13 m^2	No action required.
H20	Mixed shrubs *(Mixed species)*	3	15 stems, avg. 100	N: 1# S: 1#		Mature	Good	Good	Good overall Physiological and Structural condition. Hedge length 15.38 m.	20+ Years	B2	1.2 41 m^2	No action required.

14. Appendix 3 – Tree Protection Plan

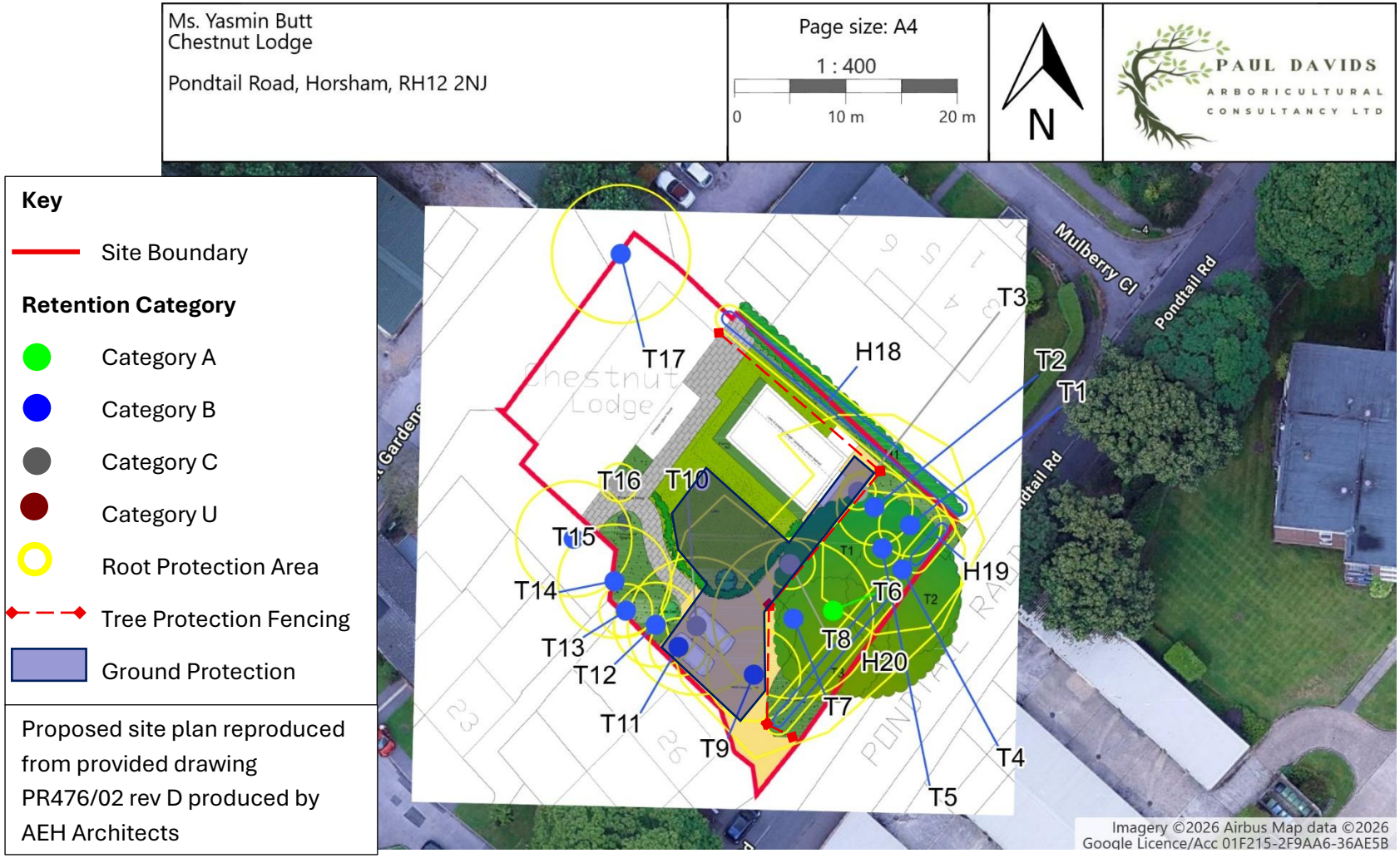


Figure 2: Tree Protection Plan

15. Appendix 4 – Photographic Evidence

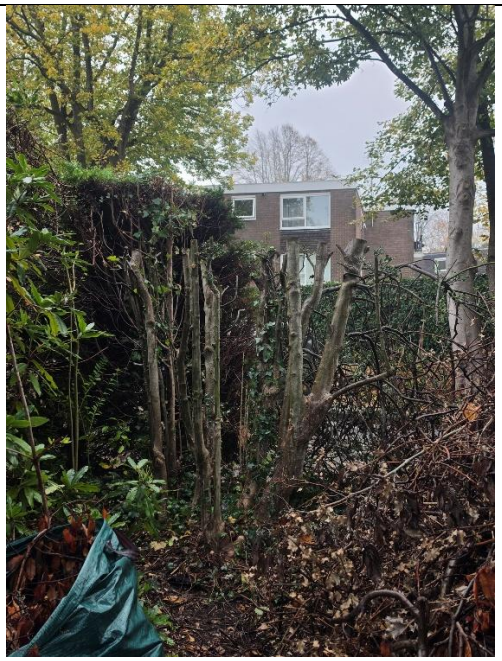


Figure 3: T1 – Holly



Figure 4: T2 - Juniper



Figure 5: T3 - Juniper



Figure 6: T4 - Sycamore



Figure 7: T5 – Western Red Cedar



Figure 8: T6 - Holm Oak viewed from NE



Figure 9: T6 - Holm Oak viewed from Pondtail Rd



Figure 10: T7 - Sycamore



Figure 11: T7 – bark wound



Figure 12: T7 – cambial die back at pruning wound

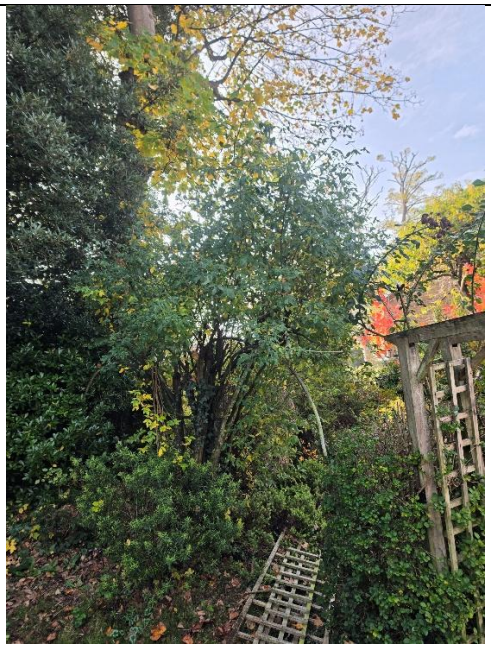


Figure 13: T8 - Laburnum



Figure 14: T9 - Magnolia



Figure 15: T10 – Portuguese Laurel



Figure 16: T10 – basal decay



Figure 17: T10 – bore holes and insect frass

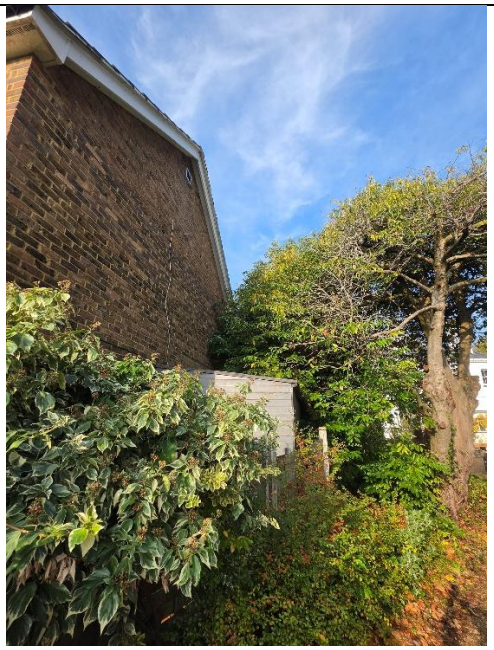


Figure 18: T11 – Portuguese Laurel

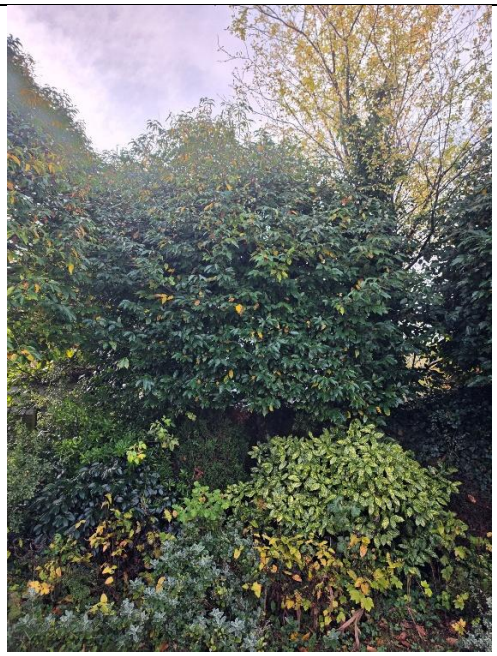


Figure 19: T12 – Portuguese Laurel



Figure 20: T13 – Cherry Plum



Figure 21: T14 – Portuguese Laurel



Figure 22: T15 – Lawson Cypress



Figure 23: T16 - Fig



Figure 24: H18 – Yew hedge



Figure 25: H19 – Holly hedge

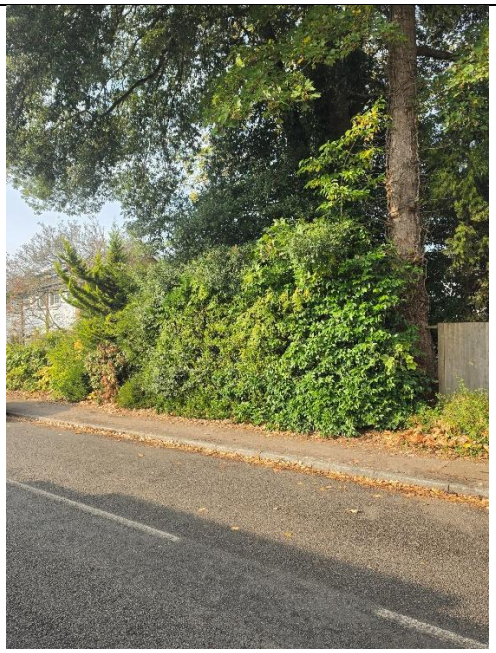


Figure 26: H20 – Mixed species hedge

16. References

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