



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT ADDENDUM

SECTION 73 VARIATION OF CONDITIONS APPLICATION RELATING TO THE TREE
PROTECTION MEASURES APPROVED UNDER PLANNING CONSENT REF: DC/25/0944

MERRYHILL MUSHROOMS
MERRYHILL
STORRINGTON ROAD
THAKEHAM
RH20 3ED

CLIENT: KIERAN RUCKLIDGE

APRIL 2026

Ref: 06986 / 2026

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Proposal: Variation of Condition 3 of planning consent Ref. DC/25/0944 to permit the installation of services via trenching.

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File ref: 06986/2026

Date Issued: 20th April 2026

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1. INTRODUCTION

1.1 INSTRUCTION

On 4 November 2025, Horsham District Council granted planning permission (Ref: DC/25/0944) for the erection of a barn for use by Merryhill Mushrooms, including acoustic fencing and alterations to the driveway, subject to conditions.

This report has been prepared to support a Section 73 application to vary Condition 3 of the consent, specifically to allow for the installation of a new service run to serve the approved barn.

The service route has been designed in consultation with the project arboricultural consultant to avoid significant harm to T005, a high-quality Category A Oak located at the front of the site. To facilitate this, two low-quality Category C trees are proposed for removal.

This addendum sets out revisions to the approved Tree Protection Plan and includes a precautionary hand-dig methodology where the service route encroaches into the outer extent of the Root Protection Area (RPA) of T005.

All other measures detailed within the approved Arboricultural Impact Assessment and Method Statement (Ref: Merryhill Mushrooms AIA/AMS 06647/2025) will be adhered to during the construction process.

1.2 PRE-COMMENCEMENT CONDITION

Condition 3 – No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- i. All trees on the site shown for retention on approved drawing number Tree Protection Plan BS:5837, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).*
- ii. Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan BS:5837.*
- iii. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.*
- iv. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing number Tree Protection Plan BS:5837 All works shall be carried out in strict accordance with the approved details.*

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

1.3 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Horsham District Council Tree Preservation Order (TPO) Map that trees at Merryhill Mushrooms are not protected by Tree Preservation Orders.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

CONSERVATION AREA

Merryhill Mushrooms is not within a Conservation Area.

ANCIENT WOODLAND

Merryhill Mushrooms is not located within Ancient Woodland or within an Ancient Woodland Buffer Zone.

2. PROPOSALS

2.1 ARBORICULTURAL IMPACT OF NEW SERVICE ROUTE

Since planning consent was granted, it has been confirmed that the only practicable route for services to the new barn is via trenching along the existing access to a Power Meter Box which is shared with the other buildings at Merryhill.

The route of the service run has been agreed in consultation with the Arboricultural Consultant. The aim of the route is to keep any excavation as far as is reasonably possible outside of the circular BS:5837 root protection area (RPA) of T005 – a high-quality category 'A' Oak tree growing at the front of the site.

To create adequate clearance to T005 (Oak), the trench will be routed closer to low-grade trees (T001 (Oak) & T002 (Sycamore)). The proximity of the trench to T001 (Oak) & T002 (Sycamore) means that woody roots and smaller fibrous roots from these trees will be present in greater numbers, therefore a hand dug trench is not a practical option.

The decision has therefore been made to remove the lower quality trees to allow for practical open trenching whilst permitting greater protection for the higher quality Oak (T005) which is to be retained.

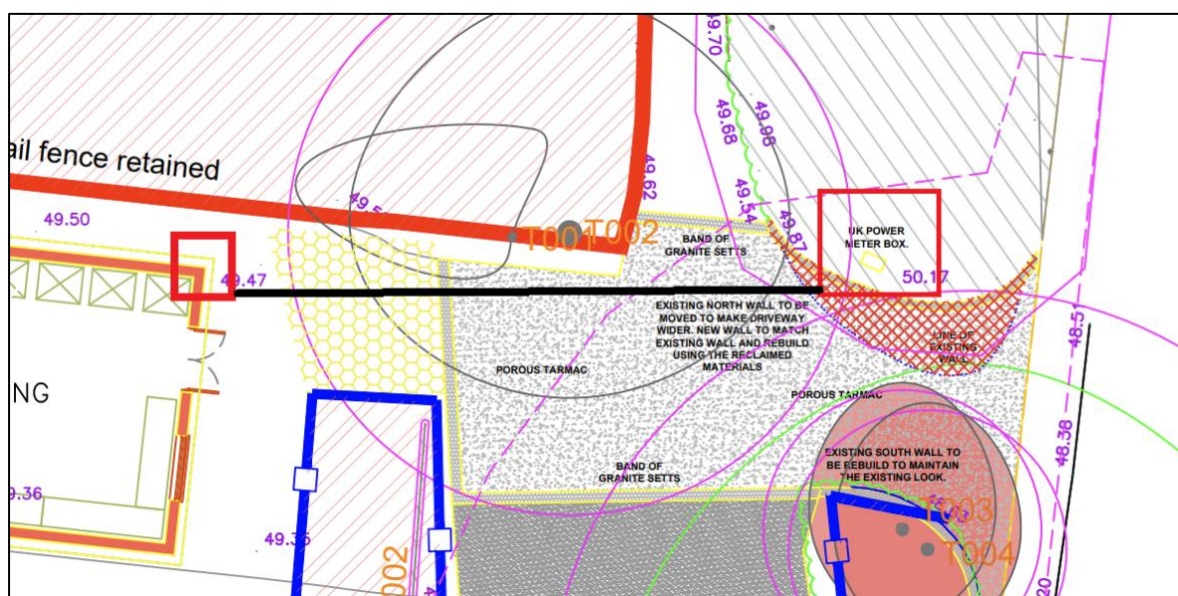


Figure 1 – Annotated planning showing route of proposed service trench

2.2 TREE ASSESSMENT

Two trees on site have been identified for removal to facilitate the proposed service trenching. These trees were recorded as T001 & T002 in the BS:5837 Site Survey.

T001 is a young Oak with a slender trunk and suppressed, asymmetrical crown having grown in close proximity to T002 (Sycamore).

T002 (Sycamore) is a larger tree which also has an asymmetrical crown shared with T001. It is apparent that many roots on the southern and eastern side of T002 have historically been cut close to the trunk. Stub cut roots

are visible and exposed. This root pruning operation will have had a lasting effect on the health of the tree and will also undermine the long-term structure and stability of the tree as it grows.

T001 (Oak) & T002 (Sycamore) are set back from the highway visible in only narrow views from the road and largely screened by adjacent vegetation. Neither tree is subject of a Tree Preservation Order.

Due to the low amenity and defects present, both trees have been classified as 'C1/2' trees being 'Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories' and 'Trees present in groups but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary'.

The removal of both trees will allow the essential services to be routed further north and further from T005 – a high-quality category 'A' Oak growing in a prominent location adjacent to the public highway.

Ref:	Species	Data	Canopy	Description	BS:5837 Category
T001	Pedunculate oak (Quercus robur)	Height (m): 9 Stem Diam(mm): 220 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:0 S:0.5 W:6	Small tree, heavily suppressed, asymmetrical crown.	C1,2
T002	Sycamore (Acer pseudoplatanus)	Height (m): 15 Stem Diam(mm): 640 Life Stage: Mature Rem. Contrib.: 10+ Years	N:6.5 E:6 S:4.5 W:6	Recent ground level changes at base with significant root severance. Asymmetrical crown.	C1,2

Figure 2 – Extract from the BS:5837 Survey Data

2.3 SERVICE TRENCH IN RELATION TO THE RPA OF T005 (OAK)

The British Standard 5837 advises that a Root Protection Area (RPA) should initially be plotted as a circle centered on the base of the stem. However, where pre-existing site conditions or other factors exist which indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.

Trees do not tend to root under the adopted highway where the compacted, dry and anaerobic conditions are not conducive to healthy tree root growth. Roots are likely to be deflected and run parallel adjacent to the highway.

Within the Tree Protection Plan, the RPA of T005 was plotted as both a generic circle and a dashed polygon offset away from the highway to show a more accurate representation of the likely distribution of tree roots.

A short length of the service trench (5m) will be within the offset RPA of T005 (Oak). The trench will be on the far side of the access drive over 12m from the base of the tree in which location few significant woody roots from T005 are likely to be present.

A trench in this location is unlikely to result in any significant adverse impact on the T002 (Oak). However, as a precautionary measure it is recommended that the last 5m at the eastern end of the service trench be excavated by hand to allow any woody roots to be retained and the services fed beneath.

2.4 METHODOLOGY FOR HAND DIGGING WITHIN THE RPA (ROOT PROTECTION AREA) of T005 (OAK)

The following methodology will be adhered to when excavating the easternmost 5m of the service trench where it falls within the offset RPA of T005 (Oak)

1. Pre-commencement
 - The extent of the RPA and the route of the service run will be clearly marked on site.
2. Excavation Method
 - Within the offset RPA, the service trench will be excavated by hand only (no mechanical plant).
 - Surface layers will be removed using hand tools (e.g. trowels, brush, air spade if needed).
 - The ground will be excavated in shallow incremental layers to expose roots without causing damage to bark.
3. Root Protection
 - Roots <25mm can be cut using sharp secateurs or saws.
 - In the unlikely event that Oak roots >25mm diameter are discovered, these will be retained and the earth excavated around them.
 - If this is not possible, work should stop immediately and arboricultural advice sought before proceeding.
 - The trench will be kept to the minimum width required.
 - Any roots exposed during the excavation will be covered with damp hessian to prevent desiccation.
4. Services Installation
 - Services will be installed with minimal ground disturbance feeding pipework under the larger retained tree roots.
5. Backfilling
 - Once installed the service trench will be backfilled immediately with excavated soil or suitable topsoil.
 - The ground will be lightly compacted by hand. Care will be taken not to over-compact the area.
 - The backfilled trench will be watered to improve settlement and reduce air pockets.

2.5 NEW TREE AND SHRUB PLANTING

Since planning permission has been granted, the applicant has planted a number of trees which include:

- 4x small yews on the bank by the oak.
- 1x Yew on the southern border
- 2x Field Maples
- 2x Flowering Cherries

The young trees are healthy and establishing well and will be maintained / irrigated by the client until they are fully established on site.

The new trees will increase net tree numbers on site and when mature these young trees will adequately mitigate the removal of T001 (Oak) and T002 (Sycamore) as proposed.

2.6 CONCLUSIONS

This Arboricultural Report Addendum has been prepared in support of a Section 73 application to vary Condition 3 of planning consent Ref: DC/25/0944, specifically to allow for the installation of essential services via trenching. The revised service route has been carefully designed in consultation with an Arboricultural Consultant to minimise impact on retained trees, most notably T005, a high-quality Category 'A' Oak of significant amenity value.

The assessment demonstrates that the proposed removal of T001 (Oak) and T002 (Sycamore) is justified on arboricultural grounds, given their low quality, structural deficiencies, and limited amenity value. The removal of these two trees enables the service trench to be routed further away from T005 (Oak), thereby prioritising the retention and protection of this more prominent and valuable tree.

Where the service trench encroaches marginally within the offset Root Protection Area of T005, a precautionary hand-dig methodology will be implemented to ensure that any roots encountered are appropriately managed and retained where possible. This approach, combined with strict adherence to the approved Tree Protection Plan and existing Arboricultural Method Statement, will ensure that no significant damage occurs to the retained trees during the works.

Recent planting by the client will provide long-term mitigation for the loss of the two low-quality trees, resulting in a net gain in tree cover and contributing positively to the landscape character of the site over time.

Subject to compliance with the outlined methodology and supervision where required, the proposed variation is therefore considered to be arboriculturally sound and will not compromise the health, stability, or amenity value of retained trees. The development can therefore proceed in accordance with best practice and without conflict with relevant planning policy or BS5837:2012 guidance.

APPENDICES

1. SITE PHOTOS
2. UPDATED TREE PROTECTION PLAN

APPENDIX 1 - SITE PHOTOS



Photo 1 – Base and lower trunks of T001 (Oak) and T002 (Sycamore)



Photo 2 – Historic root damage at the base of T002 (Sycamore)



Photo 3 – Indicative route of services in relation to T005 (Cat 'A' Oak)



Photo 4 – Examples of new tree and shrub planting already undertaken within the site

APPENDIX 2 – TREE PROTECTION PLAN

Attached as separate pdf:

Ref: Merryhill Mushrooms TPP 06986 2026