



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT & ARBORICULTURAL
METHOD STATEMENT

PINEWOOD
COLGATE
HORSHAM
WEST SUSSEX
RH13 6HU

CLIENT: MR. N. WARNER

JULY 2026

Ref: AIA/AMS 06938 / 2026 0.4

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Project: Proposed application for the demolition of existing dwelling and replacement of a new detached residential property with associated infrastructure & landscaping.

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File ref: AIA/AMS 06938/2026 0.4

Date Issued: 13th July 2024

Report History					
Version	Date	Author	Checked	Comments	Status
0.1	28/01/2026	SCD	HDT		SUPERSEDED
0.2	08/02/2026	SCD	SCD	Client modifications	SUPERSEDED
0.3	15/02/2026	SCD	SCD	Client modifications	SUPERSEDED
0.4	13/07/2026	SCD	SCD	Minor modifications	ISSUE

EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the proposed construction of a replacement dwelling at Pinewood, Colgate, Horsham, RH13 6HU.

The trees on site have been surveyed in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'.

The survey has identified a number of trees growing on and adjacent to the site which enhance the verdant setting of the plot and the amenity of Pinewood. Mr. Warner has expressed a wish to retain all the significant trees and he is committed to ensuring trees are fully protected during the demolition and construction works.

The current scheme site has therefore been designed with Arboricultural input from the start to ensure any impact on trees is kept to a minimum. The footprint of the replacement property is outside of the root protection area of all significant and higher-quality category A & B trees. Two trees to be removed to facilitate the proposed building works are low-grade category 'C' trees with no wider visual amenity value from outside of the property curtilage.

Replacement planting will reinforce the existing tree coverage, creating sustainable, long-term tree cover which will provide seclusion for residents and ensure there is no net loss of tree cover on site arising from the development.

Provided the methodology specified within the Arboricultural Method Statement is followed during the building works I am satisfied that this application can be undertaken without unacceptable harm to the trees and in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction. The application is therefore acceptable as it relates to trees.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at Pinewood, Colgate, Horsham, RH13 6HU.

The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

This report also includes a site-specific Arboricultural Method Statement and Tree Protection Plan which details the steps which will be taken to ensure significant trees can be successfully protected and retained during and on completion of the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees within the tree plan, has been taken from a topographical survey provided by the client. Smaller trees not covered by the survey have been plotted by eye by the Tree Surveyor, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact, but the plan is a fair representation of their locations in relation to the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 28th January 2026 and will expire on 28th January 2028.

The report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate.

This assessment takes account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Horsham District Council website that there are no Tree Preservation Orders affecting Pinewood.

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

Pinewood is not within a Conservation Area.

ANCIENT WOODLAND

Pinewood does not include Ancient Woodland, nor is it within an Ancient Woodland Buffer Zone.

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50 000 scale map records, the bedrock geology for Pinewood is Upper Tunbridge Wells Sand - Sandstone and mudstone.

The clays and mudstones within the Tunbridge Wells Sand Formation generally exhibit plasticity indices in the range of 8% to 19%. Due to this low to intermediate plasticity, these soils are typically expected to have a low volume change potential regarding shrinkage and heave.

While the formation generally has low-intermediate plasticity, other associated Wealden clay members in the region (such as the Wadhurst Clay, which is often beneath the Tunbridge Wells Sand) can exhibit higher, intermediate to high plasticity (PI 20% to 50%).

In view of this, foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

2.4 TREES APPRAISAL

Number of individual trees surveyed:	32
Number of tree groups surveyed:	0
Number of category 'A' trees / groups:	2
Number of category 'B' trees / groups:	9
Number of category 'C' trees / groups:	20
Number of category 'U' trees / groups:	1

Figure 1 - Tree quality summary

2.5 TREE WORKS AND REMOVAL

The following trees will be removed to facilitate the build.

T026	Chinese juniper	Multi-stem fastigate conifer. Broken branches taking out. Poor form.	C2	
T027	Eucalyptus	Swept stem. Etiolated poor form.	C1	

Figure 2 - Schedule for tree removal

2.6 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

The replacement dwelling will be located north of the existing property and further from the public highway. The new dwelling requires the removal of two ornamental trees currently at the rear of the property. These are low category 'C' grade trees being unremarkable trees of very limited merit or such impaired condition, that they do not qualify in higher categories.

Neither of the felled trees has notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

It is recommended that the landscaping for the developed site includes the planting of two new trees of an appropriate size and species to ensure there is no net loss of tree cover on site.

All higher-quality category 'A' and 'B' trees will be retained, and all retained trees will be fully protected during the construction works with the phased installation of Tree Protection Fencing, erected in accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction'.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework panels will be securely fixed. The British Standard 5837:2012 advises the panels should be welded mesh – 'Heras' style fencing which can resist reasonable vehicle impact.

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated the Construction Exclusion Zone and should be isolated from all activity during work on the site.

A new wider pathway to the property will marginally increase the area of hard standing over the root protection area of T002 (Scots pine) The proposed lightweight surface will be of a 'no-dig' construction and porous / free draining to enable tree roots to continue to thrive under this surface on completion of the ground works. The proposed retention of existing outbuildings will ensure the rooting areas of adjacent trees under these structures will remain undisturbed.

On completion of the new development, there will be a good and sustainable gap between the canopies of retained trees (also taking into account their predicted future growth) and the new residential building with no further foreseeable need for further pruning works or tree removal in the future.

2.7 SERVICES

I have not received any drainage or service plans for the site. However, it is anticipated that services will connect outside of the identified rooting areas of the retained trees. Soakaways, where required can be constructed 5m from the new dwelling and outside of the rooting area of all trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.8 CONCLUSIONS

This report demonstrates that an application to redevelop land at Pinewood has been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The proposed dwelling is located outside of the rooting area of all retained trees.

Two small trees are to be removed to facilitate the dwelling. However, all are of low Arboricultural value and would not present a significant constraint to development. Replacement planting is recommended on completion of the building work to maintain tree canopy cover on site.

Retained trees, including all higher-quality category 'A' and 'B' trees will be fully protected during construction with Temporary Tree Protection Fencing installed in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction.

Provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is considered to be acceptable as it relates to trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land at Pinewood during building works to construct a replacement dwelling on the site and demolish the existing property.

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

To ensure a commitment from all parties to the healthy retention of the trees, Tree Protection details – to include the Arboricultural Method Statement and Tree Protection Plan, will be passed to all contractors working on site, so that the practical aspects of the required tree protection is included in their method statements, and financial provision made for these.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site at all times for reference.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place during the build.

A site visit will be held once the Tree Protection Fencing and temporary ground protection is installed as shown on the Phase 1 Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

During active periods of construction, the Arboricultural Consultant will carry out a minimum of two site visits to confirm the protection measures (as approved) remain in situ and fit for purpose.

A site visit will also be made once the new dwelling is constructed and following the relocation of the Tree Protection Fencing and temporary ground protection into the Phase 2 position of the Tree Protection Plan (demolition). The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

A signed copy of the inspection report will be sent to Horsham District Council's Planning Team following each visit.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturist in the event of any related tree problems occurring whether actual or potential.
- The appointed On-Site Tree Supervisor will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

3.4 TREE WORKS

The following tree work will be undertaken prior to the commencement of any building work on site:

Ref:	Species	Works	Cat.
T026	Chinese juniper	Fell and remove stump	C2
T027	Eucalyptus	Fell and remove stump	C1

Figure 3 - Schedule for tree works

3.5 TREE WORKS BEST PRACTICE

- Approved Tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.
- Chippings arising from tree work will not be piled around the bases of trees.
- When carrying out tree works contractors will access site via paths and areas of hard landscaping.
- No vehicles will be driven beyond the existing hard surface surfaces onto unprotected ground at any point during the tree work.

3.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats - Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.7 TREE PROTECTION FENCING

Following the tree works, no further activity in relation to the build will be undertaken, including deliveries, excavation demolition, or construction prior to the Tree Protection Fencing being installed in the Phase 1 position as shown in the Tree Protection Plan (Phase 1 - Construction).

On completion of the construction of the new dwelling, fencing will be repositioned into the Phase 2 positions as per the Tree Protection Plan (Phase 2 - Demolition) immediately prior to the demolition of the original dwelling.

For both specified phases, Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix H).

All-weather signage stating ‘TREE PROTECTION AREA – KEEP OUT’ will be attached to the outer perimeter of the Tree Protection Fencing. A sample sign is attached as Appendix I of this report.

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed On-Site Tree Supervisor will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.8 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all construction activity during work on the site.

Construction Exclusion Zones are to be excluded from all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- There will be no storage, parking, vehicle movement or pedestrian activity relating to the building construction, temporary or otherwise, within the construction exclusion zone at any time.

‘PINWOOD’ WILL BE INHABITED DURING THE CONSTRUCTION OF THE NEW REPLACEMENT DWELLING. RESTRICTIONS RELATING TO THE CONSTRUCTION EXCLUSION ZONES DO NOT RELATE TO USUAL RESIDENTIAL ACCESS OR GARDEN USAGE OF THE DWELLING OCCUPANTS WHICH IS PERMISSIBLE AT ALL TIMES.

3.9 NO-DIG PATHWAY CONSTRUCTION

The sub-base of the new no-dig path will be installed to create suitable access to the build area across the root protection areas of T002 (Scots Pine). The existing crazy-pave pathway will be removed by hand and the existing shed removed. Any surface roots exposed following this work will be immediately covered with a fine layer of topsoil to prevent desiccation. Once clear of vegetation, any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished pathway surface to contain the gravel as per the manufacturer's recommendations. A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

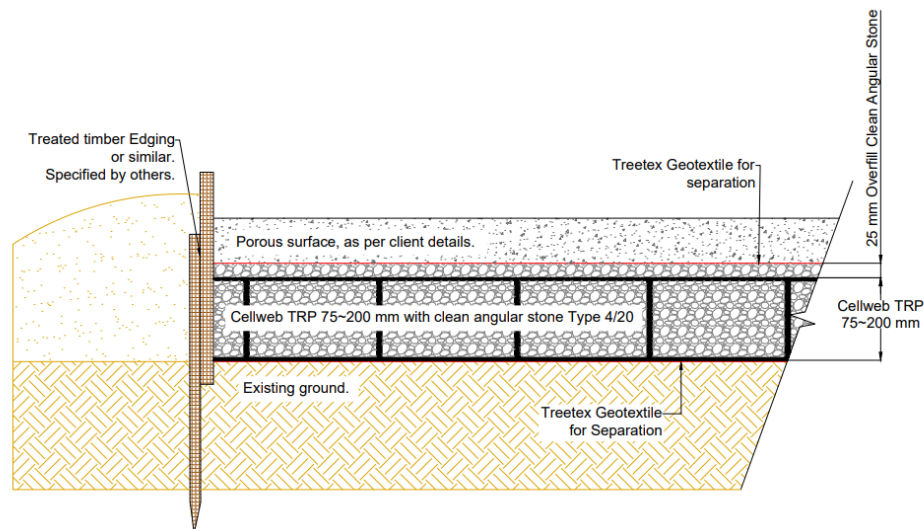


Figure 4 - Indicative no-dig footpath construction using Geosynthetics Cellweb

The open cells will be filled with clean, open graded aggregate with particles between 5 and 45mm, (no fines Type 1 Roadstone of a non-marine source) working toward the tree from the furthest point away and using the filled cells as a platform.

The final surface course will not be laid down until the end of construction because otherwise it would be damaged by construction activity. However, this can leave the geocells vulnerable to wear and tear. Furthermore, mud from construction traffic is likely to be deposited on the unprotected infill which would impair its long-term permeability. To avoid this scenario, the filled cells will be protected with either a) a temporary surface such as heavy-duty plastic or metal road plates or b) by laying a fine terram over the geocells above which a further 50–75mm of ‘surplus’ aggregate / infill material will be laid.

The temporary protective surface will only be removed on completion of all building works and removal of materials from site and at which point the final aesthetic porous gravel surface will be laid. Where necessary, following completion of the development, quality topsoil will be used to grade the edge of the path to meet the adjacent ground levels.

3.10 SERVICES

Water, gas and electricity to the new dwelling will be to those of the original dwelling and outside of the root protection areas of all retained trees.

Soakaways, where required, will be located 5m from the front or rear elevations of the property within the garden area and outside of the rooting areas of all retained trees.

If at any point these routes are found not to be viable, then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to Horsham District Council for approval.

3.11 GENERAL METHODOLOGY FOR TREE PROTECTION WHEN WORKING ON SITE

- Building foundations should be constructed in accordance with the guidelines and recommendations in NHBC Chapter 4.2 taking into account the presence of any potentially shrinkable clay soil and the future growth of existing trees adjacent to the property.
- There shall be no tree works aside from those specified within Section 3.4, of the approved Arboricultural Method Statement without the prior written consent of the Council's Tree Service.
- Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees and low branches making their safe retention impossible.
- No excavation or changes in ground levels is permitted within the rooting areas of trees.
- Storage and disposal of soil, rubble or materials of any other description will be on existing areas of hard standing / parking areas only.
- There shall be no erection or installation of temporary structures of any description on soft landscaped areas where trees may be rooting.
- No fixtures or fittings such as security lighting, signage etc. shall be attached to any part of a tree.
- There will be no open fires on site during the building works.
- No chemicals, fuel, liquids/waste residues of any other description will be stored, disposed of or allowed to run off into soft landscaped areas where trees may be rooting.
- Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained.

3.12 LANDSCAPING

The following rules will be followed during all future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees following completion of the development.
- Tractor-mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas or retained trees.
- Any new permanent fence panels should include holes or gaps at ground level, a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- Where new fencing is proposed within the rooting areas of trees, post holes will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.
- New plants planted within the root protection areas of retained trees should be planted bare root or in small pots no more than 15cm diameter.

3.13 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

- A. Survey Data
- B. Key
- C. Cascade Chart for Tree Quality Assessment
- D. Tree Data
- E. Tree Plans
- F. Phasing of works
- G. Contacts
- H. Tree Protection Fencing
- I. Tree Protection Signage
- J. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Wednesday 8th May 2024 from ground level only.
- The weather conditions were clear. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 32 trees growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction’.
- The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The trees were assessed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available to the adjoining properties.

APPENDIX B - KEY

Ref:	T001 = Tree 1 A001 = Area 1	G001 = Group 1 W001 = Woodland 1
Species:	Common name (Botanical name)	
Height:	Measured with a clinometer (m) where possible or estimated when part of a group	
Stem:	Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters	
Branch spread:	Paced measurements at compass points or with a laser measure.	
Crown clearance:	Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.	
Epics:	Lower canopy created by epicormic growth.	
Age Class:	Newly planted - 3 years following planting. Young - Tree well established but with juvenile crown form Young Mature - Tree in first third of usual life expectancy for species Mature - Tree in second third of usual life expectancy for species Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence. Veteran - Older than usual for species or with historical/ cultural / ecological value	
General Observations:	Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.	
Estimated Remaining Contribution:	Estimated in years - less than 10, 10-20, 20-40, 40+	
BS: 5837:2012 category rating:	In accordance with the guidelines of the British Standard.	
	● Category 'A' tree (Green) ● Category 'C' tree (Grey) ● Category 'B' tree (Blue) ● Category 'U' tree – Fell (Red)	
RPA Area	BS:5837 (2012) Root Protection Area calculation in square metres	
RPA Radius	BS:5837 (2012) Root Protection Area calculation circle radius in metres. ¹	
Ash Dieback:	Based on 'Ash dieback disease: a guide for tree owners' (June 2020) Pub. The Tree Council which grades the extent of dieback into 4 classifications: ▪ CLASS 1 100%–76% of the crown remains ▪ CLASS 2 75%–51% of the crown remains ▪ CLASS 3 50%–26% of the crown remains ▪ CLASS 4 25%–0% of the crown remains	

¹ The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that 'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'

APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those 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.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and / or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable for retention			
Category 'A' Trees of High Quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue)	Trees, groups, or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category 'B' Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality to merit the category 'A' designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little contribution to the wider locality.	Trees with material conservation or other cultural value.
Category 'C' Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees are present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T001	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 15 Stem Diam(mm): 760 Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:3.5 W:5	Restricted access to base due to dense vegetation and garden waste. Historic wounding on trunk. Needle density normal.	B1	Radius: 9.1m. Area: 260 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access
T002	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 14 Stem Diam(mm): 670 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:3 S:4 W:7	Restricted access to base due to dense vegetation and garden waste. Heavily crown lifted. Needle density normal.	B1	Radius: 8.0m. Area: 201 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access
T003	Flowering cherry (<i>Prunus Serrulata</i>)	Tree 3 stems	3 stems, avg.(mm): 200 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:3 S:2 W:2.5	Multi-stem, slender fastigate tree.	C2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T004	Cotoneaster (<i>Cotoneaster sp.</i>)	Tree	Height (m): 6.5 Stem Diam(mm): 500 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:3.5 S:3 W:3.5	Multi-stem small tree. Foliage sparse.	C1,2	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low
T005	Douglas fir (<i>Pseudotsuga menziesii</i>)	Tree	Height (m): 18 Stem Diam(mm): 1200 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7.5 E:7.5 S:7.5 W:7	Large specimen tree. Fair form and vitality.	A1	Radius: 14.4m. Area: 651 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good Inspection Limitations: Dense vegetation
T006	Common beech (<i>Fagus sylvatica</i>)	Tree	Stem Diam(mm): 480 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:4.5 S:4.5 W:4.5	Girdling root. Deeply fluted lower trunk.	A1	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T007	Magnolia (<i>Magnolia sp.</i>)	Tree 3 stems	Height (m): 5.5 3 stems, avg.(mm): 170 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3.5 E:3 S:3 W:3.5	Small ornamental tree. Fair form and vitality.	C2	Radius: 3.5m. Area: 38 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T008	Thuja 'Aurea' (<i>Thuja sp.</i>)	Tree	Height (m): 6 Stem Diam(mm): 310 Crown Clearance (m): 0.3 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Small fastigate ornamental conifer.	C2	Radius: 3.7m. Area: 43 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T009	Rowan (<i>Sorbus aucuparia</i>)	Tree	Height (m): 6 Stem Diam(mm): 260 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:2 S:2 W:2.5	Small ornamental tree, fair form and vitality. 8m from T010	C1	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T010	Atlas cedar 'Glauca' (<i>Cedrus atlantica</i>)	Tree	Height (m): 12 Stem Diam(mm): 470 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:6 S:5 W:4	Fair form, needles slightly sparse.	B1	Radius: 5.6m. Area: 99 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Good
T011	Weeping pear (<i>Pyrus salicifolia</i>)	Tree	Height (m): 4 Stem Diam(mm): 210 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2.5 W:2	Small tree, bark damage on lower trunk.	C2	Radius: 2.5m. Area: 20 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T012	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 16 Stem Diam(mm): 600 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5.5 S:5.5 W:3	Restricted access to base due to dense vegetation. Fluted lower trunk. Needle density normal.	B1	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access
T013	Douglas fir (<i>Pseudotsuga menziesii</i>)	Tree	Height (m): 16 Stem Diam(mm): 660 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:3 S:3 W:5.5	Restricted access to base due to dense vegetation. Needle density normal.	B1	Radius: 7.9m. Area: 196 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access
T014	Douglas fir (<i>Pseudotsuga menziesii</i>)	Tree	Height (m): 17 Stem Diam(mm): 700 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:4 S:5 W:6	Restricted access to base due to dense vegetation Asymmetrical canopy. Needle density normal.	B1	Radius: 8.4m. Area: 222 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access
T015	Purple cherry plum (<i>Prunus cerasifera</i> 'Pissardi')	Tree	Height (m): 7 Stem Diam(mm): 300 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: <10 years	N:3.5 E:3 S:4 W:2.5	Small tree, previous history of branch failure. Foliage sparse, canopy 40% defoliated.	U	No RPA due to Retention Category of U.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low
T016	Apple (<i>Malus sp.</i>)	Tree	Height (m): 7 Stem Diam(mm): 190 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:3 S:3 W:2	Small tree, foliage stunted. Tree lacks vitality.	C2	Radius: 2.3m. Area: 17 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T017	Highclere holly (<i>Ilex x altaclerensis</i>)	Tree 2 stems	Height (m): 5 2 stems, avg.(mm): 90 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Large shrub /small tree.	C1	Radius: 1.5m. Area: 7 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T018	Highclere holly (<i>Ilex x altaclerensis</i>)	Tree	Height (m): 5 Stem Diam(mm): 130 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Large shrub /small tree.	C1	Radius: 1.6m. Area: 8 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T019	Rowan (<i>Sorbus aucuparia</i>)	Tree	Height (m): 7 Stem Diam(mm): 250 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3.5 E:3.5 S:3 W:2.5	Small ornamental tree, fair form and vitality.	C1	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T020	Photinia (<i>Photinia sp.</i>)	Tree 3 stems	Height (m): 7 3 stems (mm): 100,50,30 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:2.5 S:2.5 W:2.5	Small multi-stem ornamental tree, etiolated form, reasonable vitality.	C1	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T021	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 11 Stem Diam(mm): 190 Crown Clearance (m): 3.5 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:3 E:3.5 S:3 W:2.5	Etiolated form, minor deadwood in lower crown. Fair form and vitality.	B1	Radius: 2.3m. Area: 17 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T022	Atlas cedar 'Glaucua' (<i>Cedrus atlantica</i>)	Tree	Height (m): 16 Stem Diam(mm): 690 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5.5 E:5.5 S:5.5 W:5.5	Swept lower trunk. Fair form, needles slightly sparse.	B1	Radius: 8.3m. Area: 216 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Good
T026	Chinese juniper (<i>Juniperus chinensis</i>)	Tree 5 stems	Height (m): 12 5 stems (mm): 400,200,100,300,100 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 10+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Multi-stem fastigate conifer. Broken branches taking out. Poor form.	C2	Radius: 6.7m. Area: 141 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low
T027	Eucalyptus	Tree	Height (m): 10 Stem Diam(mm): 460 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 10+ Years	N:5.5 E:8 S:3 W:0	Swept stem. Etiolated poor form.	C1	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low
T028	Pear (<i>Pyrus sp.</i>)	Tree	Height (m): 8 Stem Diam(mm): 240 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3.5 S:2.5 W:3	Fruit tree	C2	Radius: 2.9m. Area: 26 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T029	Apple (<i>Malus sp.</i>)	Tree	Height (m): 8 Stem Diam(mm): 400 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:3.5 W:6	Fruit tree	C2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low
T030	Apple (<i>Malus sp.</i>)	Tree	Height (m): 6.5 Stem Diam(mm): 260 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:2.5 S:3 W:4	Fruit tree	C2	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low
T031	Apple (<i>Malus sp.</i>)	Tree	Height (m): 3.5 Stem Diam(mm): 120 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:2.5 W:2.5	Fruit tree	C2	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low
T032	Pear (<i>Pyrus sp.</i>)	Tree	Height (m): 2.5 Stem Diam(mm): 70 Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Fruit tree	C2	Radius: 0.8m. Area: 2 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low
T033	Pear (<i>Pyrus sp.</i>)	Tree	Height (m): 7 Stem Diam(mm): 260 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:3 S:3.5 W:3	Fruit tree	C2	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low
T034	Apple (<i>Malus sp.</i>)	Tree	Height (m): 5 Stem Diam(mm): 270 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3.5 S:2.5 W:2.5	Fruit tree	C2	Radius: 3.2m. Area: 32 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low
T035	Common walnut (<i>Juglans regia</i>)	Tree	Height (m): 8 Stem Diam(mm): 360 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:5 S:4.5 W:3.5	No significant defects.	B1,2	Radius: 4.3m. Area: 58 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate

APPENDIX E – TREE DOCUMENTS

Attached as separate pdf documents

- Tree Constraints Plan

Ref: [PINEWOOD TCP 06938 2024](#)

- Tree Protection Plan (Phase 1)

Ref: [PINEWOOD TPP 06938 2026 PHASE 1 CONSTRUCTION 0.3](#)

- Tree Protection Plan (Phase 2)

Ref: [PINEWOOD TPP 06938 2026 PHASE 2 DEMOLITION 0.3](#)

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

TREE WORKS



INSTALLATION TREE PROTECTION FENCING
INTO THE PHASE 1 – CONSTRUCTION LOCATION



SITE MEETING TO SIGN OFF TREE PROTECTION FENCING
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)



STAGE 2 (DEMOLITION & CONSTRUCTION)

INSTALLATION OF SUBBASE OF NEW NO-DIG PATH



CONSTRUCTION OF NEW DWELLING



TREE PROTECTION MEASURES TO REMAIN RIGID AND INTACT
THROUGHOUT BUILD WORKS.



STAGE 3 (POST DEVELOPMENT)

INSTALLATION TREE PROTECTION FENCING
INTO THE PHASE 2 – DEMOLITION LOCATION



SITE MEETING TO SIGN OFF TREE PROTECTION FENCING
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)



DEMOLITION OF ORIGINAL DWELLING



REMOVE TREE PROTECTION MEASURES
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)



TREE PLANTING / LANDSCAPING WORKS



LAY FINAL AESTHETIC, POROUS SURFACE ONTO THE
NEW, NO-DIG FOOTPATH

APPENDIX G – CONTACTS

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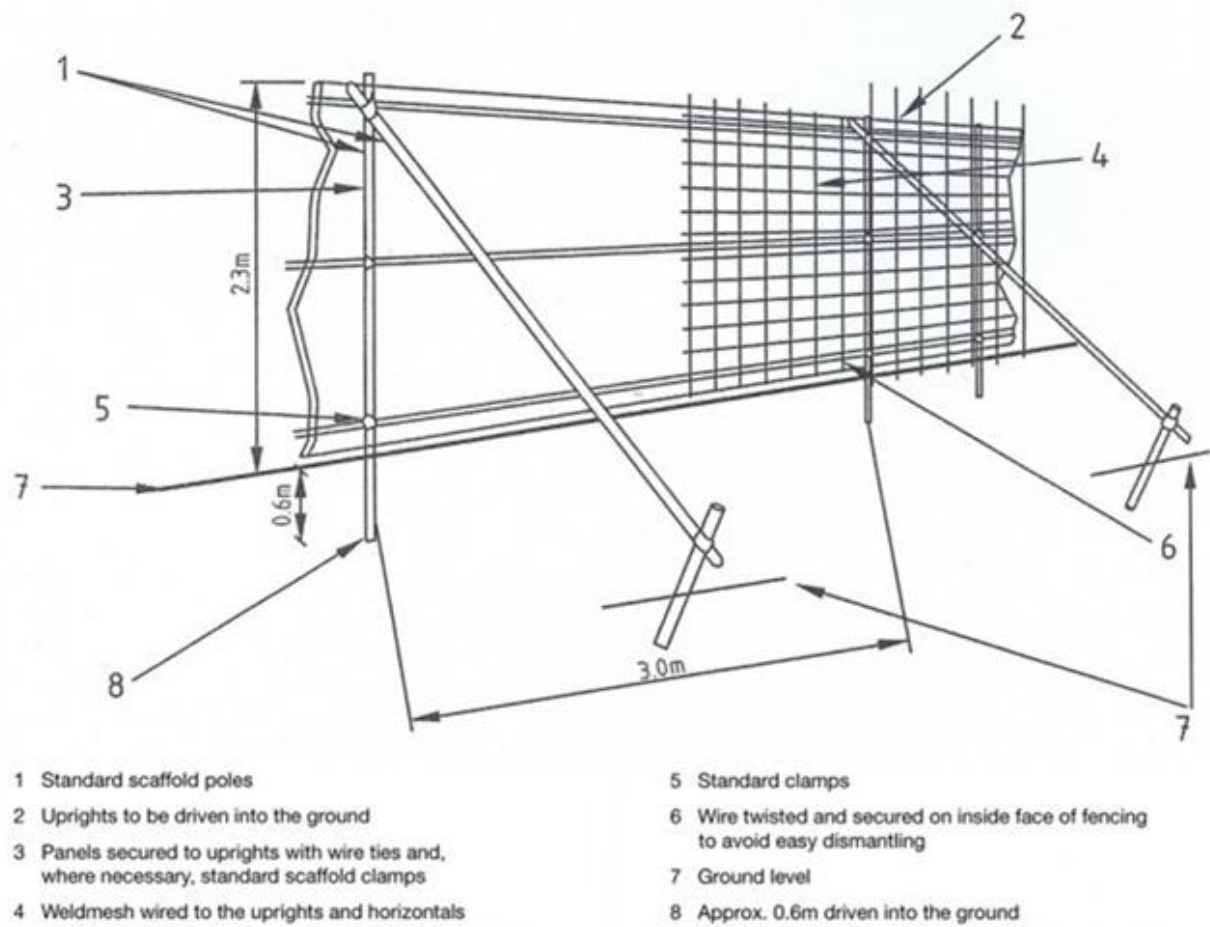
Local Planning Authority

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E: planning@horsham.gov.uk

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APPENDIX H - TREE PROTECTION FENCING





**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF
A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION.**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY.**

APPENDIX J - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 20 years' experience working in the field of Arboriculture and for the past 17 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.