MDJ ARBORICULTURAL CONSULTANCY LIMITED

AA Registered CONSULTANT trees.org.uk

Arboricultural ASSOCIATION Professional Member

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For sub-division and construction of a new dwelling at The Doubles, Lording Lane, West Chiltington, RH20 2QU

Prepared For:	Mr J Trees
Local Authority:	Horsham District Council (HDC)
Document reference:	MDJAC-BS25133-AIAPMS-01
Date:	3 September 2025
Revision:	First Issue
Author:	Matthew Jones BSc (Hons), RCArborA, MArborA

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No. (England & Wales): 13900533

EXECUTIVE SUMMARY *2*
1 Introduction *4*
1.1 Instruction 4
1.2 Description of proposals 4
1.3 Terms of Reference (ToR) 4
1.4 Author 5
2 Planning context and legislation *6*
2.1 National planning guidance 6
2.2 Local planning policy 6
2.3 Summary of policy context 7
2.4 Tree Preservation Orders (TPOs) and Conservation Areas (CAs) 8
3 Impact assessment methodology *8*
4 Site assessment *8*
4.1 Site visit and tree inspection 8
4.2 Description of site 9
4.3 Existing tree stock 10
4.4 Principal Arboricultural Features (PAFs) 10
5 Arboricultural Impact Assessment (AIA) *11*
5.1 Trees to be removed 11
5.2 Trees to be pruned 11
5.3 Root Protection Area (RPA) conflicts 12
5.4 Post-occupation pressure on trees 14
6 Preliminary Method Statement (PMS) *15*
6.1 Arboricultural pre-requisites 15
6.2 Sequencing of works 15
6.3 Tree removal 16
6.4 Tree Protection Fencing (TPF) 16
6.5 Construction Exclusion Zones (CEZs) 18
6.6 Pre-Commencement Meeting (PCM) 18
6.7 Excavation for underground services 19
6.8 Sensitive excavation for driveway construction 21
6.9 Management of variations and incidents 21
7 Conclusions and recommendations *22*
7.1 Conclusions 22
7.2 Recommendations 23
8 REFERENCES *24*

© MDJ Arboricultural Consultancy Limited, 2025.

This document has been prepared for the sole use of the named client in accordance with the terms of my instruction. Views expressed or implied may not be relied upon by any third-party without the written consent of MDJ Arboricultural Consultancy Limited (MDJAC). The report remains the property of MDJAC and may not be redistributed in whole or in part, lent, hired or copied, without the written consent of MDJAC.

EXECUTIVE SUMMARY

S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr J Trees, the owner of the subject property, The Doubles, Lording Lane, West Chiltington, RH20 2QU.

S2. The proposals comprise the subdivision of the existing plot, split north and south, and the construction of a new dwelling at the southern end of the current plot. The proposed dwelling will have a dedicated vehicular entrance leading from the existing driveway to The Doubles. The proposal also includes associated hard surfacing and landscaping matters. The topography of the site rises up from the lowest point at the northern boundary (circa. 45.70 AOD), towards the property, which is some 3-4m higher in places at circa. 49.40 AOD. The additional property is proposed to be founded at approximately 46.55 AOD and therefore, retaining structures will be necessary at the southern end of the newly divided plot, as shown on the appended plans.

S3. This report is intended to be submitted to Horsham District Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*.

S4. I have consulted the Horsham District Council website's TPO Mapping system, and this suggests that no TPO is in force on the subject property at the time of writing, and that the property itself is not located within a designated conservation area. Several trees within the curtilage of Clumbers, two houses to the west, are protected by a TPO; but these are remote from the development proposals and therefore, have not been included in my assessment.

S5. Tree removals are limited to a section of understorey laurel and holly specimens that currently provide effective boundary screening, and which could readily be replaced as part of the landscaping phase of the project; this element can be required by planning conditions if deemed necessary by the local planning authority. None of the individual overstorey trees, including those classified as principal arboricultural features (**Table 2**), will require removal, and these will be protected effectively throughout construction. The removal of the trees identified as such will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site. Therefore the proposal complies with national planning guidance and local planning policy in regard to the retention of visually important trees.

S6. The proposed pruning of the English oak (T1) is minor in extent, within the tolerable limits of the species affected, and will not have a significant adverse impact on the physiology, morphology or stability of the tree. All work will be undertaken in accordance with the recommendations set out in British Standard

BS3998:2010 '*Tree work – Recommendations*'. The pruning will go largely unnoticed from the surrounding publicly accessible locations and will be screened by either the remainder of the tree's canopy, or the canopies of the surrounding specimens.

S7. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.

S8. In light of the assessments set out above, there are no arboricultural reasons to suggest that the construction the additional dwelling and its associated private gardens will result in an unsustainable relationship with the retained tree stock, despite their proximity.

S9. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr J Trees, the owner of the subject property, The Doubles, Lording Lane, West Chiltington, RH20 2QU.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposals comprise the subdivision of the existing plot, split north and south, and the construction of a new dwelling at the southern end of the current plot. The proposed dwelling will have a dedicated vehicular entrance leading from the existing driveway to The Doubles. The proposal also includes associated hard surfacing and landscaping matters. The topography of the site rises up from the lowest point at the northern boundary (circa. 45.70 AOD), towards the property, which is some 3-4m higher in places at circa. 49.40 AOD. The additional property is proposed to be founded at approximately 46.55 AOD and therefore, retaining structures will be necessary at the southern end of the newly divided plot, as shown on the appended plans.

1.3 TERMS OF REFERENCE (TOR)

1.3.1 This report is intended to be submitted to Horsham District Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 **The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.**

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS5837:2012;
2. To produce a package of documents to enable the design team to produce a site layout that respects the above and below ground constraints associated with the existing tree stock; and

3. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

Appendix 1. The tree survey schedule (ref. MDJAC-BS25133-TSS-01); and
Appendix 2. The tree protection plan (ref. MDJAC- BS25133-TPP-01).

1.4 AUTHOR

1.4.1 I am Matthew Jones the Managing Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited. Following completion of the National Diploma (RQF Level 3) in Arboriculture and Forestry at Merrist Wood College, I have worked exclusively within the arboriculture industry, initially as a climbing arborist, before moving into the role of Site Foreman responsible for a three-man team and all associated management tasks.

1.4.2 In 2014 I transitioned into private consultancy working for a number of established and well-respected companies. During this time, I completed the Bachelor of Science Degree with Honours (RQF Level 6) in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan) in 2022.

1.4.3 I have been a member of the Arboricultural Association since 2017. I have been a Professional Member (MArborA) since 2020 and in 2025 I was awarded Registered Consultant Status (RCArborA). Registered Consultants have attained a recognised standard of knowledge and experience, and have demonstrated the ability to practise as an arboricultural consultant in the most complex and demanding situations. This is evidenced by a rigorous assessment and professional interview conducted by expert industry assessors. The aim of the scheme is to recognise excellence in the field of tree consultancy, and it is promoted by the Arboricultural Association as establishing the highest level of attainment available within the UK.

1.4.4 I am also an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

1.4.5 I am regularly instructed to carry out appraisals of various sizes of tree stocks in relation to development, health and safety considerations, and the potential impact of trees on the built environment; and I am required to provide considered and impartial tree management recommendations as necessary during the course of these instructions.

2 PLANNING CONTEXT AND LEGISLATION

2.1 NATIONAL PLANNING GUIDANCE

The National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) (December 2024) sets out the principles against which LPAs should determine planning applications.

2.1.2 Section 12 'Achieving well-designed places' states at paragraph 136:

> ***'136. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'***

2.1.3 Section 15 'conserving and enhancing the natural environment' also states at paragraph 187:

> ***'187. Planning policies and decisions should contribute to and enhance the natural and local environment by:***
>
> ***(b). recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'***

2.1.4 Furthermore, Paragraph 193 states:

> ***'193. When determining planning applications, local planning authorities should apply the following principles:***
>
> ***(c). Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'***

2.2 LOCAL PLANNING POLICY

The Horsham District Planning Framework (HDPF)

2.2.1 Arboricultural-specific policies from the above document are outlined below for context.

2.2.2 Policy 31 'Green Infrastructure and Biodiversity' states:

> ***'1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.***

2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with suitable species will be required.

4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

i. Special Protection Area (SPA) and Special Areas of Conservation(SAC)

ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and,

ii. That appropriate mitigation and compensation measures are provided.

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.'

2.2.3 Policy 33 'Development Principles' states:

'In order to conserve and enhance the natural and built environment developments shall be required to:

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.'

2.3 SUMMARY OF POLICY CONTEXT

2.3.1 The above national and local planning policy requirements must be met in order for the application to be considered as non-detrimental in arboricultural terms. The most prevalent of these requirements are to:

- ensure that trees that make an important contribution to the character and quality of urban environments are retained and protected; and

- ensure that space for replacement tree planting is included within the proposal to enable enhancement of the existing context.

2.4 Tree Preservation Orders (TPOs) and Conservation Areas (CAs)

2.4.1 I have consulted the Horsham District Council website's TPO Mapping system[1], and this suggests that no TPO is in force on the subject property at the time of writing, and that the property itself is not located within a designated conservation area. Several trees within the curtilage of Clumbers, two houses to the west, are protected by a TPO; but these are remote from the development proposals and therefore, have not been included in my assessment.

3 Impact Assessment Methodology

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely, post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme as detailed within this report is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 Site Assessment

4.1 Site Visit and Tree Inspection

4.1.1 I undertook a site inspection and tree survey on Tuesday 1 April 2025. Weather conditions at the time were clear, dry and bright and deciduous trees were still in their dormant stage.

[1] (Horsham District Council, 2025)

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects. The information contained within this document does not constitute a full hazard or risk assessment, and therefore I (MDJ Arboricultural Consultancy Limited) make no guarantee of their stability of safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 2**.

4.2 DESCRIPTION OF SITE

4.2.1 The site is formed by the existing property, a detached bungalow set within generous grounds. An access driveway leads from north to south, from Lordings Lane to the existing property which is broadly central within the plot. The plot is flanked by properties of similar types, with Cabana to the east and Careys to the west.

4.2.2 The topography of the site rises up from the lowest point at the northern boundary (circa. 45.70 AOD), towards the property, which is some 3-4m higher in places at circa. 49.40 AOD.

4.2.3 A number of mature trees, predominantly English oak, exist along the northern and western boundaries.

Photograph 1: below left, looking northwards from the existing parking area, showing trees T1-T4 along the boundary; and Photograph 2: below right, looking westwards from the existing parking area, showing off-site trees T5 and T6.





4.3 EXISTING TREE STOCK

4.3.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS5837:2012; justification for the categorisation is provided within the comments for each tree in the tree survey schedule at **Appendix 1**.

4.3.2 None of the surveyed trees have been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.3.3 One oak tree (T4) has been assessed as category 'A'. These are trees of high quality and an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.3.4 Four individual trees (T1, T2, T5 and T6) have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.3.5 The remaining trees have been assessed as category 'C', being of either low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees without conferring any significance to the collective landscape; or those providing low or temporary landscape benefits.

4.4 PRINCIPAL ARBORICULTURAL FEATURES (PAFS)

4.4.1 Veteran trees are automatically classified as principal arboricultural features of any site. However in this instance, none of the trees present have been classified as veteran. The definition of a veteran tree[2] is: ***'Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'***

[2] (Ministry of Housing, Communities & Local Government, 2024)

4.4.2 The tree survey schedule at **Appendix 1** contains six individuals and three groups of trees. Of these, I consider the trees identified below to be the principal arboricultural features (PAFs):

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	Species	Contribution to landscape	BS5837 category
T1	English oak	Prominent front garden tree that is readily visible from and makes a significant contribution to public amenity to Lordings Lane and Haglands Lane.	B1
T2	English oak		B2
T4	English oak		A2
T5	English oak	Off-site trees within the curtilage of Careys to the west of the application site, which make a significant contribution to public amenity from the surrounding properties, though slightly screened from the surrounding public viewpoints.	B1
T6	Scots pine		B1

4.4.3 The trees identified above should be treated as the most valuable trees within the context of a proposed re-development of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 ARBORICULTURAL IMPACT ASSESSMENT (AIA)

5.1 TREES TO BE REMOVED

5.1.1 The proposed re-development will require the removal of a section of understorey trees along the western boundary comprising predominantly laurel specimens, interspersed with holly. None of the existing overstorey trees will be removed and they will all be protected effectively as detailed elsewhere in this report. The trees to be removed are highlighted in red on the appended TPP.

5.1.2 These are category 'C' trees of low value which grow in groups without conferring any significance to the local landscape, other than low-level boundary screening. Consequently, their removal will not have a significant adverse impact on the quality or value of the surrounding arboricultural landscape and complies with local planning policies.

5.2 TREES TO BE PRUNED

5.2.1 One tree (T1) is likely to require pruning as part of the proposed re-development of the site, to provide space for the temporary erection of scaffolding during the course of works. A proposed pruning specification is provided below.

Table 3: proposed tree pruning.

Tree no.	Species	Pruning specification	BS5837 Category
T1	English oak	Cut back lateral branches on the south and south-west sides by up to 2m to provide space for scaffold erection.	B1

Photograph 3: showing sympathetic lateral reduction of low branches of T1 to facilitate scaffold erection. Existing canopy extents shown in cyan, proposed canopy extents shown in yellow.



5.2.2 The proposed pruning is minor in extent, within the tolerable limits of the species affected, and will not have a significant adverse impact on the physiology, morphology or stability of the tree. All work will be undertaken in accordance with the recommendations set out in British Standard BS3998:2010 '*Tree work – Recommendations*'. The pruning will go largely unnoticed from the surrounding publicly accessible locations and will be screened by either the remainder of the tree's canopy, or the canopies of the surrounding specimens.

5.3 Root Protection Area (RPA) conflicts

5.3.1 Whilst all of the proposed built form is located outside of the RPAs of the retained trees, a reasonable degree of working space of 1m would suggest that a small incursion into the RPA of T1 will result, as outlined below.

Table 4: RPA conflicts, cause and percentage of total RPA affected.

Tree no.	Species	Cause of incursion	% of total RPA
T1	English oak	Construction of the proposed driveway and associated earthworks.	3%

5.3.2 Section 5.3 of BS5837:2012 recommends that the default position of structures should be outside of the defined RPAs, and further recommends that justification for demolition or construction work abutting or within the RPAs should be provided if the default position cannot be accommodated. The successful retention and protection of retained trees is dependent upon several factors. I have therefore developed a systematic scoring system to aid in the calculation of cumulative impacts within the RPAs of retained trees, based on the following factors:

1. **Distance.** The distance of construction activities from the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance[3];
3. **Extent of impact.** The extent of the RPA affected by construction activities, given as a percentage of the total area;
4. **Construction intensity.** Consideration of the likely depth and nature of any excavations; and
5. **Mitigation.** Consideration of existing root barriers and associated alterations to likely root morphology, and the availability or appropriateness of contiguous areas into which the construction impacts can be mitigated; or the application of improvements.

Table 5: cumulative-factor impact assessment.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
T1	English oak	2	3	4	3	4	**16**

Explanatory notes

- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.
- **Biological.** Veteran trees are excluded from this assessment. Over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological condition merit 3 points; other age classes with good or fair physiological condition merit 4 points.
- **Extent.** If more than 20% of the total RPA is affected, 0-2 points are awarded; if 10-20% of the total RPA is affected, 3 points are awarded; if less than 10% of the RPA is affected, 4 points is awarded.
- **Intensity.** Extensive excavation to depths beyond 1m from existing ground level or through the entire rooting profile merits 0-2 points; moderate excavation to 500mm, or approximately 50% of the rooting profile merits 3 points; minor excavation to less than 250mm or 'no-dig' solutions merit 4 points.
- **Mitigation.** If up to 50% of the RPA is unaffected and available for mitigatory works but no contiguous soft landscaping exists 0-2 points is awarded; if more than 50% of the RPA is available for improvement and contiguous soft landscaping exists 3 points are awarded; if 100% of the RPA is available for improvement and contiguous soft landscaping exists 4 points are awarded.

[3] (Matheny & Clark, 1998)

- **Total.** Trees cumulating less than 10 points are unlikely to be suitable for retention. Trees cumulating 11-20 points could be retained subject to appropriate protection measures.

5.3.3 The impacts identified at **Tables 4 and 5** above affect one tree, resulting in a maximum incursion of around 3% of the tree's RPA. The cumulative factor impact assessment (**Table 5**) results in a total score of 16 out of a possible 20 points and as such, the tree could likely be retained subject to suitable working methods and protection measures, as detailed at Section 6 of this report.

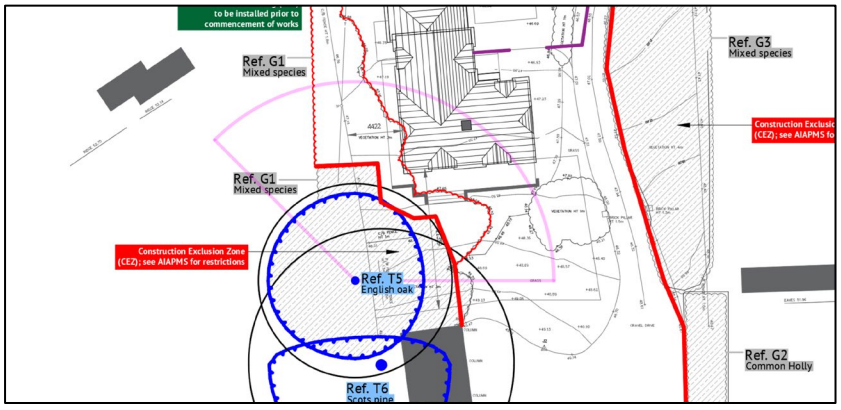
5.4 POST-OCCUPATION PRESSURE ON TREES

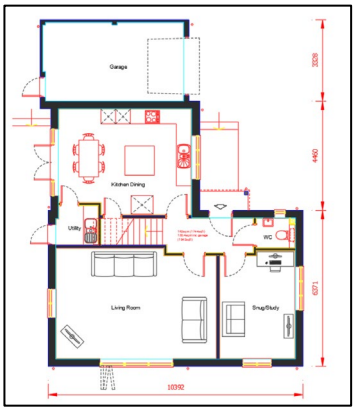
5.4.1 Whilst the proposed dwelling has been designed to take account of the trees to be retained, it is located within the shadow pattern of the retained oak tree (T5). The shadow pattern is used to indicate the likely shade a tree will cause during the main part of the day by drawing an arc from north-west to east of the trunk, at a distance equivalent to the current height of the tree[4].

5.4.2 The shadow pattern only affects the south-west corner of the dwelling as shown by the magenta arc below.

Figure 1: below left, showing a screen print of the TPP, showing the extent of shadowing caused by T5; and

Figure 2: below right, showing the proposed floor plan and window locations.





5.4.3 To overcome excessive shading, the floorplan of the dwelling has been designed to maximise natural light ingress by incorporating dual fenestration within the living room on the ground floor. The primary windows will also be orientated towards the south, giving unimpeded views past the tree and towards The Doubles. Similarly, Bedroom 2, whilst not a main habitable room, benefits from a large window orientated south, and this will be supplemented by a window on the landing.

[4] (The British Standards Institution, 2012)

5.4.4 As the oak is also a deciduous species, it will be dormant for a significant proportion of the year and sunlight will also be able to spill through the branch framework when the sun appears lower in the sky. The combination of these factors will likely result in satisfactory levels of light ingress into the rooms on the south-west corner of the property throughout the year, and no material additional apprehension regarding the proximity of the trees should result.

5.4.5 The size and orientation of the proposed private rear garden, which wraps around the west and south elevations, is such that it will not be overhung by the canopy to such an extent that it will become problematic or lead to an increased likelihood of applications being made for its heavy or otherwise unacceptable pruning.

5.4.6 Access to direct sunlight is likely to be available throughout the day as the location of the sun, and therefore the shade cast, changes. During the mornings, the southern section of the garden will be unobstructed by trees, whereas in the evening, the western section of the garden will benefit from direct sunlight.

6 PRELIMINARY METHOD STATEMENT (PMS)

6.1 ARBORICULTURAL PRE-REQUISITES

6.1.1 An arboriculturist will be retained to provide technical support for the duration of the proposed works, and to carry out the proposed programme of monitoring and supervision set out below. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the proposed context. The project arboriculturist will oversee the following elements:

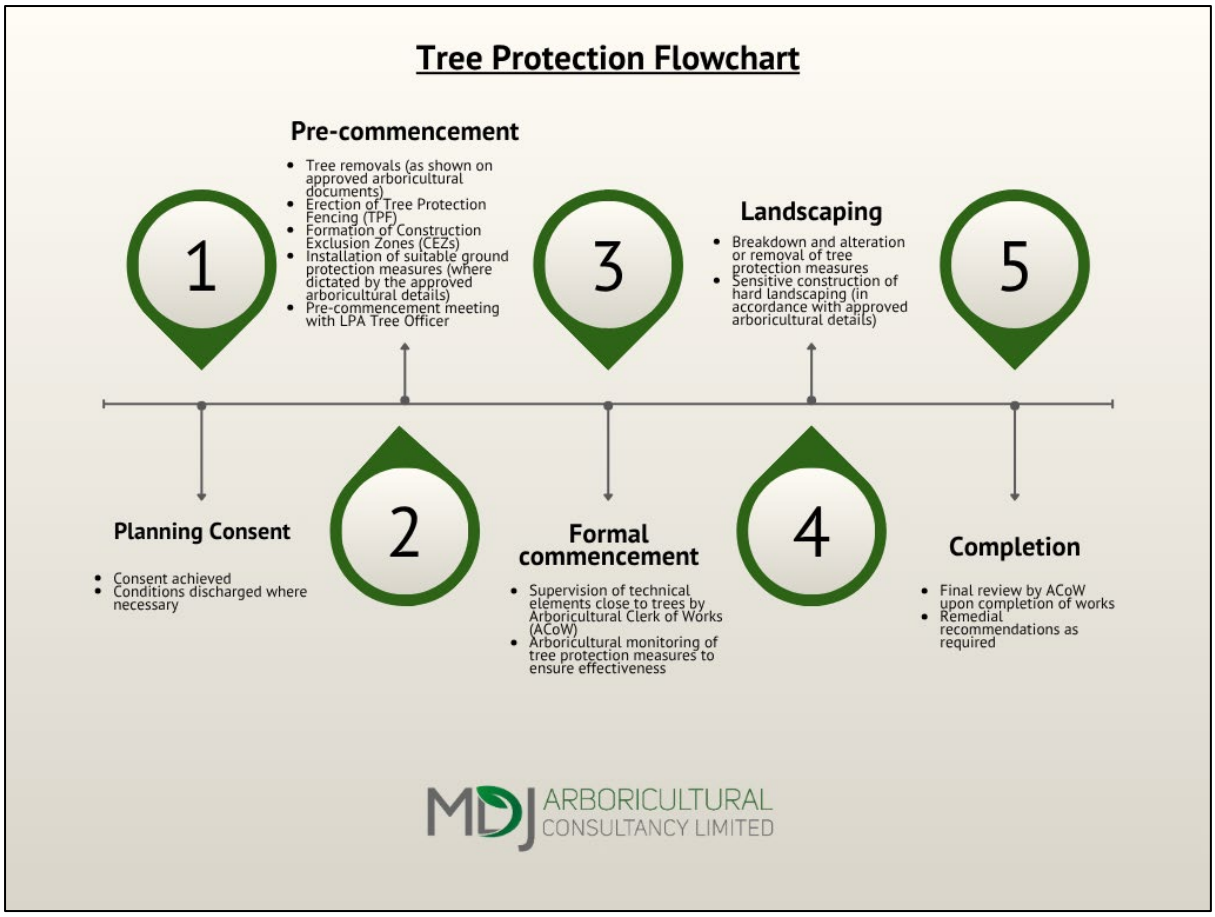
- The holding of a pre-commencement meeting;
- Site-based monitoring of protective measures on a monthly basis or similar; and
- Site-based supervision of technical elements in proximity to retained trees.

6.1.2 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

6.2 SEQUENCING OF WORKS

6.2.1 The sequencing of works as far as the tree protection measures relate, comprise pre-commencement operations, the main construction phase, and the landscaping phase. A summary of this process is provided below. The remainder of this document follows the process outlined below for ease of reference.

Figure 3: summary of the sequencing of works to implement effective tree protection.



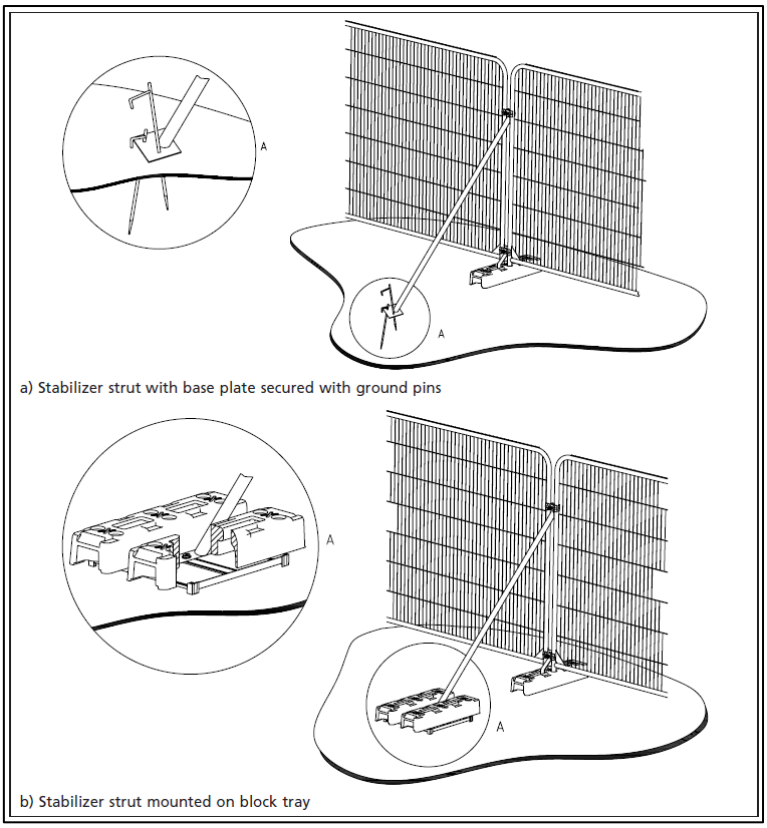
6.3 TREE REMOVAL

The first stage of site preparation will be to clear the site of the trees identified for removal, as shown in red on the tree protection plan. To ensure that the appointed arboricultural contractor holds the necessary knowledge, expertise and insurance, I recommend that an Arboricultural Association Approved Contractor is used; a directory of such contractors is available at: https://www.trees.org.uk/ARB-Approved-Contractor-Directory.

6.4 TREE PROTECTION FENCING (TPF)

6.4.1 Prior to the commencement of works, including soil stripping, the rooting environments of trees identified for retention will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS5837:2012 and set out below. These locations are denoted by bold red lines on the appended TPP.

Figure 4: alternative fencing specification for protective barriers.



6.4.2 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

6.4.3 The TPF will remain in place to serve as physical protection for retained trees for the duration of the construction activities and will only be removed immediately prior to the landscaping phase once all large plant and machinery have been removed from site.

6.4.4 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING – KEEP OUT'** or similar, as shown below.

Figure 5: example protective fencing signage.



6.5 Construction Exclusion Zones (CEZs)

6.5.1 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;
- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

6.6 Pre-Commencement Meeting (PCM)

6.6.1 Upon initial installation, and if required, a contractor-only pre-commencement meeting will be held on site when the project arboriculturist will review the protection measures. Alterations, where necessary, will be made.

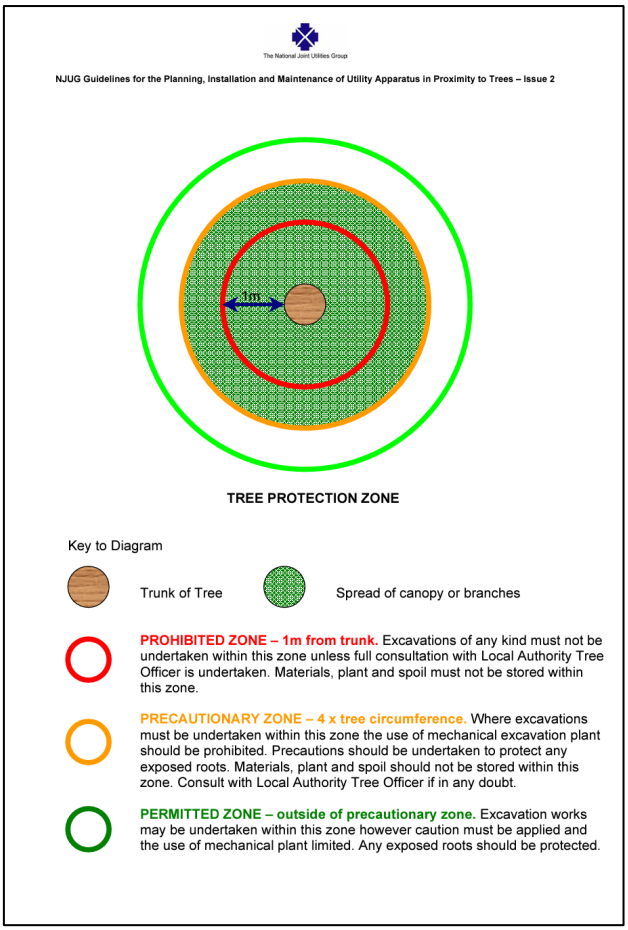
6.6.2 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained trees, and the local authority tree officer will be invited to attend.

6.7 EXCAVATION FOR UNDERGROUND SERVICES

6.7.1 The location of new or upgraded incoming services has not been provided at the time of writing. These will be finalised at the detailed design stage once additional site surveys have been conducted. However, in the interests of demonstrating feasibility of a low-impact solution from an arboricultural perspective, an indicative service route has been provided.

6.7.2 Underground services will be designed and implemented at the necessary time in accordance with The National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4)[5], as summarised below.

Figure 6: excerpt of NJUG guidelines, showing general principles for works close to trees (The National Joint Utilities Group, 2007).



[5] (The National Joint Utilities Group, 2007)

Figure 7: additional guidance on working close to trees (The National Joint Utilities Group, 2007).

The National Joint Utilities Group

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2

DAMAGE TO TREES

Tree roots keep a tree healthy and upright. Most roots are found in the top 600mm of soil and often grow out further than the tree's height. The majority of these roots are very fine; even close to a tree few will be thicker than a pencil. Most street tree roots grow under the footway but may also extend under the carriageway. If roots are damaged the tree may suffer irreversible harm and eventually die.

PROTECTING ROOTS - DO'S and DON'TS

There are three designated zones around a tree each of which has its own criteria for working practices.

THE PROHIBITED ZONE

Don't excavate within this zone.

Don't use any form of mechanical plant within this zone

Don't store materials, plant or equipment within this zone.

Don't move plant or vehicles within this zone.

Don't lean materials against, or chain plant to, the trunk.

Do contact the local authority tree officer or owner of the tree if excavation within this zone is unavoidable.

Do protect any exposed roots uncovered within this zone with dry sacking.

Do backfill with a suitable inert granular and top soil material mix as soon as possible on completion of works.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PRECAUTIONARY ZONE

Don't excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques.

Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Don't repeatedly move / use heavy mechanical plant except on hard standing.

Don't store spoil or building material, including chemicals and fuels, within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non highway sites backfill only with excavated soil.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PERMITTED ZONE

Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Do use caution if it is absolutely necessary to operate mechanical plant within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.

6.8 SENSITIVE EXCAVATION FOR DRIVEWAY CONSTRUCTION

6.8.1 Within the areas denoted by **orange hatching** on the TPP, the following excavation methods will be observed.

i. Excavation will be carried out under the control and supervision of the project arboriculturist;
ii. Prior to commencement, the area to be excavated will be set out using biodegradable spray paint or similar by an engineer;
iii. The first 750mm of excavation (where necessary), will be carried out using hand tools only such as spades, shovels, pickaxes and hand trowels, so as to expose any significant roots;
iv. All roots encountered will be cut back to the face of the excavation using a handsaw, irrespective of the number, size and distribution of the roots. Where dense masses of fibrous roots under 25mm diameter exist, a sheet of hessian sacking or similar will be used to line the face of excavation, and will be kept moist during periods of sustained dry weather to avoid root desiccation. Alternatively, where roots of 25mm diameter of greater are found, they will be wrapped individually to prevent desiccation; and
v. Prior to the pouring of concrete (if required) a suitable heavy gauge membrane will be used to line the excavated face (both side and bottom), to ensure that wet concrete does not come into direct contact with roots, or leech into the surrounding soil, due to its toxic properties to tree roots.

6.8.2 On completion of all manual excavation, the arboricultural consultant will compile a brief supervision report summarising the findings, and this will be kept on file for future reference and forwarded to the relevant parties.

6.9 MANAGEMENT OF VARIATIONS AND INCIDENTS

Variations to approved documents

6.9.1 There will be no variation to the tree protection measures set out within this report without the prior authorisation by the local planning authority.

6.9.2 Should variations become necessary for unforeseeable reasons, they will be dealt with in the following way:

i. Site Manager to contact arboriculturist to explain the need for variation;
ii. Arboriculturist to provide preliminary advice on technical aspects where necessary;
iii. Arboriculturist to visit the site as necessary to collect the relevant information to enable a revised method statement or protection strategy to be drawn up;
iv. Production of updated method statement and tree protection plan;
v. Updated package of document to be sent to the local authority for approval;
vi. Consent received; and
vii. Variations to be implemented on site.

6.9.3 Under no circumstances will varied protection measures, whether pertaining to the specification for temporary trunk or ground protection, or the frequency of arboricultural monitoring visits, proceed without the prior approval from the local planning authority.

Accidents and incidents

6.9.4 Where accidents or incidents result in damage to the protective measures prescribed above, the project arboriculturist will be informed within 48 hours. The Site Manager will compile a brief record of the incident and the extent of damage, together with any adverse impacts on the retained tree stock and send this via email to the project arboriculturist. The arboriculturist will review and advise, as necessary.

6.9.5 Should the temporary trunk or ground protection measures become damaged, they will be repaired or replaced within 48 hours of the incident.

6.9.6 The project arboriculturist will forward the Site Manager's record, together with a detailed list of actions taken to minimise damage and remedial works (where necessary) to the local authority.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

7.1.1 Tree removals are limited to a section of understorey laurel and holly specimens that currently provide effective boundary screening, and which could readily be replaced as part of the landscaping phase of the project; this element can be required by planning conditions if deemed necessary by the local planning authority. None of the individual overstorey trees, including those classified as principal arboricultural features (**Table 2**), will require removal, and these will be protected effectively throughout construction. The removal of the trees identified as such will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site. Therefore the proposal complies with national planning guidance and local planning policy in regard to the retention of visually important trees.

7.1.2 The proposed pruning of the English oak (T1) is minor in extent, within the tolerable limits of the species affected, and will not have a significant adverse impact on the physiology, morphology or stability of the tree. All work will be undertaken in accordance with the recommendations set out in British Standard BS3998:2010 '*Tree work – Recommendations*'. The pruning will go largely unnoticed from the surrounding publicly accessible locations and will be screened by either the remainder of the tree's canopy, or the canopies of the surrounding specimens.

7.1.3 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 2**.

7.1.4 In light of the assessments set out above, there are no arboricultural reasons to suggest that the construction the additional dwelling and its associated private gardens will result in an unsustainable relationship with the retained tree stock, despite their proximity.

7.1.5 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

7.2 RECOMMENDATIONS

1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.

Matthew Jones

Matthew Jones, BSc (Hons), RCArborA, MArborA
Arboricultural Association Registered Consultant

3 September 2025

Licence No. RC207 | No. PR5437 | No. 782057

8 REFERENCES

Horsham District Council. (2025). *Tree Preservation Order Mapping*. Retrieved September 2, 2025, from https://horsham.maps.arcgis.com/apps/webappviewer/index.html?id=adef72243c0f4cd2bd839174098ccdb6

Matheny, N., & Clark, J. R. (1998). *Trees and Development: a technical guide to preservation of trees during land development*. Champaign, Illinois, USA: International Society of Arboriculture.

Ministry of Housing, Communities & Local Government. (2024, 12 12). *National Planning Policy Framework*. Retrieved September 2, 2025, from https://www.gov.uk/guidance/national-planning-policy-framework

Roberts, J., Jackson, N., & Smith, M. (2006). *Tree roots in the built environment* (Fourth impression ed.). Arboricultural Association.

The British Standards Institution. (2012). BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations. London: BSI Standards Limited.

The National Joint Utilities Group. (2007). *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* (Issue 2 ed.).

Urban, J. (2008). *Up by roots. Healthy soils and trees in the built environment*. International Society of Arboriculture.

MDJ ARBORICULTURAL CONSULTANCY LIMITED

AA Registered CONSULTANT trees.org.uk

Arboricultural ASSOCIATION Professional Member

APPENDIX 1:
TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION Professional Member

TREE SURVEY SCHEDULE

Site Address: The Doubles, Lordings Lane, West Chiltington, RH20 2QU

Prepared For: Mr J Trees

Reference: MDJAC-BS25133-TSS-01

Survey date: 1 April 2025

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

Client name: Mr J Trees
Site: The Doubles, Lordings Lane, West Chiltington, RH20 2QU
Reference: MDJAC-BS25133-TSS-01
Survey date: 01/04/2025

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on 01/04/2025; deciduous trees were not in leaf.
The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore MDJ Arboricultural Consultancy Ltd makes no guarantee of their stability of safety.

1. Tree no.
Individual number assigned to the tree for identification, commencing at 1.

2. Species
Common and botanical names are provided. Botanical names are shown in italics.

3. Height
Measured using a clinometer or laser rangefinder, given in metres.

4. Trunk diameter
Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

5. Radial crown spread
Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

6. Crown clearance
Height above ground level of the lowest live branch, in metres.

7. Height to first branch
Height above ground level of the origin of the lowest branch, in metres.

8. Age class
Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;
Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;
Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;
Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;
Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;
Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

9. Physiology
General health and biological function, taking into account a healthy specimen of its size, age, species and location.

10. Structure
Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.
Good: No morphological defects and no fungal or bacterial colonisation;
Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;
Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

11. Comments
Comments have been made where appropriate.

12. BS5837:2012 Category
Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction -*

13. RPA radius
Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
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 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 are 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			**Red**
Trees to be considered for retention				
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
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)	**Green**
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 remediable 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 necessary 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 visual contribution to the wider locality	Trees with material conservation or other cultural value	**Blue**
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 present in groups or woodlands, but without 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	**Grey**

Client name: Mr J Trees
Site: The Doubles, Lordings Lane, West Chiltington, RH20 2QU
Reference: MDJAC-BS25133-TSS-01
Survey date: 01/04/2025

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

No.	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clear-ance [m]	Age class	Physi-ology	Structure	Comments	Cate-gory	RPA Radius [m]
T1	English oak	17	575	N8.5m E8.75m S7.75m W5.25m	4	6	Mature	Fair	Good	Asymmetrical canopy due to suppression from adjacent trees. Of moderate quality and landscape value.	B (1)	6.9
T2	English oak	17	635	N8.5m E2.25m S7.5m W8.5m	6	5.5	Mature	Fair	Fair	Historical branch failures in canopy; storm damage. Of moderate quality and landscape value.	B (2)	7.62
T3	English oak	8	205	N1m E1m S1.5m W5.75m	3.5	3.5	Semi-mature	Fair	Fair	Suppressed tree. Of low quality and landscape value.	C (1)	2.46
T4	English oak	20	525 590	N8.5m E5m S4.75m W7m	4	3.5	Mature	Good	Fair	Twin-stemmed. Readily visible in views from Lordings Road. Of moderate quality but of high landscape value.	A (2)	9.48
T5	English oak	16 (est.)	650 (est.)	N7m E5.5m S6.25m W7m	4	7	Mature	Fair	Fair	Off-site tree. Basal assessment restricted by understorey vegetation. Appears to be of moderate quality and landscape value.	B (1)	7.8
T6	Scots pine	16 (est.)	550 700 (est.)	N2.25m E5.5m S8.75m W9m	4	3	Mature	Good	Fair	Off-site tree. Twin-stemmed. Ivy-covered. Cut back from The Doubles in the past. Appears to be of moderate quality and landscape value.	B (1)	10.68
Groups of trees												
G1	Mixed species	2-7 (est.)	150 (est. avg.)	N1.5m E1.5m S1.5m W1.5m	1	1	Semi-mature	Mixed	Fair	Species include cherry laurel (dominant) and holly. Boundary group of trees forming a screen. Evidence of proactive management in places. Chlorotic foliage at northern end, may be temporary or a symptom of soilborne pathogens e.g. Armillaria spp.	C (1)	1.8
G2	Common holly	2.5 (est.)	125 (est. avg.)	N1.5m E1.5m S1.5m W1.5m	0.25	0.25	Semi-mature	Good	Fair	Regularly trimmed boundary hedgerow.	C (1)	1.5
G3	Common holly, Cherry laurel	2-6 (est.)	75-125 (est.)	N1m E1m S1m W1m	0.25	0.25	Semi-mature	Good	Fair	Species include common holly, cherry laurel and Rhododendron. Group of small trees planted in close proximity and providing effective low level screening.	C (1)	0.9

(est.) denotes estimated dimensions

MDJ ARBORICULTURAL CONSULTANCY LIMITED

AA Registered CONSULTANT trees.org.uk

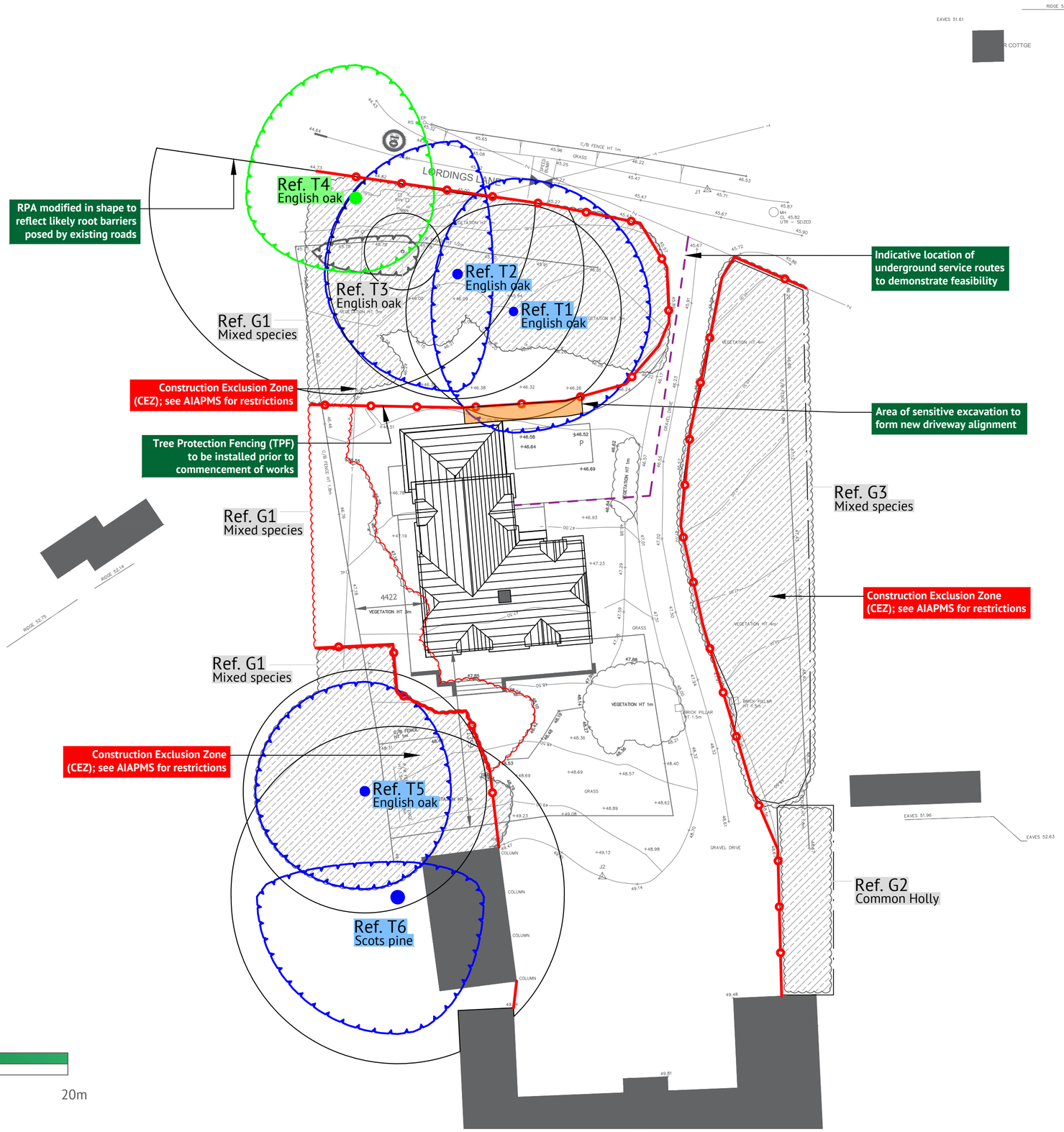
Arboricultural ASSOCIATION Professional Member

APPENDIX 2:
TREE PROTECTION PLAN (TPP)

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

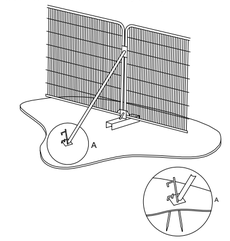
www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533



Tree Protection Fencing (TPF)

The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.



MDJ Arboricultural Consultancy Ltd
Drawing Legend

- Trees to be removed
- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree
- Root Protection Areas (RPAs)
- Tree Protection Fencing (TPF)
- CEZ — Construction Exclusion Zone (CEZ)
- Area of sensitive excavation

Drawing History

Rev	Date	Comments

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Copyright: MDJ Arboricultural Consultancy Ltd 2025

Ownership of this drawing and its intellectual property is retained by MDJ Arboricultural Consultancy Limited and should not be reproduced, copied, or distributed, in whole or in part, without prior written consent.

Site:	The Doubles, Lording Lane, West Chiltington, RH20 2QU
Client:	Mr J Trees
Title:	Tree Protection Plan (TPP)
Date:	September 2025
Dwg No:	MDJAC-BS25133-TPP-01
Scale:	1:200 @ A2