MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION Professional Member

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For the proposed change of land use at Harleydene, Sandgate Lane, Storrington, RH20 3HJ

Prepared For:	Mr J Casey
Local Authority:	Horsham District Council (HDC)
Document reference:	MDJAC-BS24137-AIAPMS-01
Date:	7 November 2024
Revision:	A – 8 January 2025
Author:	Matthew Jones BSc (Hons), 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 Statutory controls 5

2.1 Tree Preservation Orders (TPOs) 5

2.2 Conservation Areas (CAs) 5

3 Impact assessment methodology 6

4 Site assessment 6

4.1 Site visit and tree inspection 6

4.2 Description of site 7

4.3 Existing tree stock 8

4.4 Principal Arboricultural Features (PAFs) 8

5 Arboricultural impact assessment 9

5.1 Trees to be removed 9

5.2 Trees to be pruned 10

5.3 Root Protection Area (RPA) conflicts 10

5.4 Post-occupation pressure on trees 15

6 Conclusions and recommendations 15

6.1 Conclusions 15

6.2 Recommendations 16

7 REFERENCES 17

© MDJ Arboricultural Consultancy Limited, 2025.

This document has been prepared for the sole use of Mr J Casey 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 Casey; the owner of the subject property and associated land, Harleydene, Sandgate Lane, Storrington, West Sussex, RH20 3HJ..

S2. The property benefits from an extant planning consent (ref. DC/24/0593) which permits a new driveway into the property from Sandgate Lane which is to be constructed using an engineering solution so as to avoid significant excavation and tree root disturbance, a new double garage and a retaining wall. All arboricultural matters associated with the existing consent are outside the agreed scope of work and are not discussed in this report.

S3. The amended scheme to which this report relates seeks to change the use of the land between Harleydene and Water Lane to the west, and to incorporate this into the residential curtilage of the property. Further, the newly consented garage is now proposed to be moved south-westwards towards the tree in light of the new property boundaries. These principles were received positively by Horsham District Council during the pre-application advice stage, subject to the impact on retained trees.

S4. This report is intended to be submitted to Horsham District Council (HDC) 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'*.

S5. I have consulted the Horsham District Council website's online list of confirmed TPOs (Horsham District Council, 2024), and this suggests that no TPO is in force on the site at the time of writing. The site is not within a designated conservation area.

S6. A total of three individual trees and a section of beech hedge will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected effectively throughout the proposed works. The removal of the trees identified 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.

S7. As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

S8. 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**.

S9. The proposed change of land use and associated development represents a very minor change to the juxtaposition consented under planning reference DC/24/0593. Accordingly, I do not consider that

considerable future pressure to prune or fell the retained trees will result as routine canopy management works to maintain suitable distances between the canopies and the new garage will be minor in extent, and intermittent in nature. Moreover, the shade cast by the retained trees is unlikely to have a significantly detrimental impact.

S10. 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 Casey; the owner of the subject property and associated land, Harleydene, Sandgate Lane, Storrington, West Sussex, RH20 3HJ.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The property benefits from an extant planning consent (ref. DC/24/0593) which permits a new driveway into the property from Sandgate Lane which is to be constructed using an engineering solution so as to avoid significant excavation and tree root disturbance, a new double garage and a retaining wall. All arboricultural matters associated with the existing consent are outside the agreed scope of work and are not discussed in this report.

1.2.2 The amended scheme to which this report relates seeks to change the use of the land between Harleydene and Water Lane to the west, and to incorporate this into the residential curtilage of the property. Further, the newly consented garage is now proposed to be moved south-westwards towards the tree. The entrance approved under DC/24/0593 remains as shown previously, but new brick piers are to be installed to act as gate posts. These principles were received positively by Horsham District Council during the pre-application advice stage, subject to the impact on retained trees.

1.3 TERMS OF REFERENCE (TOR)

1.3.1 This report is intended to be submitted to Horsham District Council (HDC) 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; and

2. 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:

- The tree survey schedule (ref. MDJAC-BS24137-TSS-01) [**Appendix 1**]; and
- The tree protection plan (ref. MDJAC- BS24137-TPP-01A) [**Appendix 2**].

1.4 AUTHOR

1.4.1 I am Matthew Jones BSc (Hons), MArborA, the Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited.

1.4.2 I hold a Bachelor of Science Degree with Honours in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan) in 2022. This is a top up degree following successful completion of a Foundation Degree in Arboriculture, also awarded by UCLan in 2020. I have also completed the National Diploma (RQF Level 3) in Arboriculture and Forestry at Merrist Wood College, Guildford in 2009.

1.4.3 During the course of my career I have attended various CPD events and courses. I hold the Professional Tree Inspection accreditation awarded by LANTRA and have previously been a registered user of The International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology.

1.4.4 I am a Professional Member of the Arboricultural Association (The AA) and 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 tree management recommendations as necessary during the course of these instructions.

2 STATUTORY CONTROLS

2.1 TREE PRESERVATION ORDERS (TPOS)

2.1.1 I have consulted the Horsham District Council website's online list of confirmed TPOs (Horsham District Council, 2024), and this suggests that no TPO is in force on the site at the time of writing.

2.2 CONSERVATION AREAS (CAS)

2.2.1 The site is not within a designated conservation area.

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 Monday 28 October 2024.

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 where necessary. 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 which lies broadly in the centre of the triangular shaped plot, and which is undergoing construction work associated with the extant planning consent. The property is surrounded on all sides by the private garden. Beyond the rear garden to the north are two private properties, Silver Birches and Brookside; both of which share the boundary. The east boundary of the site abuts Sandgate lane, whilst the south-west boundary abuts the area of current open space to be included in the residential curtilage, and Water Lane.

4.2.2 The topography of the site slopes down from both the south and east boundaries and as such, the dwelling itself is largely screened by the existing tree stock.

Photograph 1: (below left), looking northwards towards from Water Lane at the tree belt that screens the property from the highway; and

Photograph 2: (below right), looking eastwards from Water Lane, showing the tree belt and Sandgate Lane extending along the eastern boundary.





Photograph 3: (below left), looking westwards along Sandgate Lane towards the junction with Water Lane; and



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 BS 5837:2012; 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 Four trees (T6, T8, T9 and T14) have 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 Six individuals and one group of trees 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 The tree survey schedule at **Appendix 1** contains 14 individual trees, one group of trees and one hedge. 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
T5-T6	English oak	Significant landscape trees located within Sandgate Park and lining Sandgate Lane. Significant and essential components of the immediate area.	**A and B**
T8-T14	English oak and common beech	Significant landscape trees located adjacent to Water Lane. Significant and essential components of the immediate area.	**A and B**

4.4.2 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

5.1 TREES TO BE REMOVED

5.1.1 The proposed re-development will require the removal of three individual trees, either because they are located within the footprint of the proposed buildings and areas of hard surfacing, or because the proximity of the proposals to the trees is likely to significantly damage them and increase the likelihood of premature failure or mortality. The proposed tree removals are shown at **Table 3** below.

Table 3: trees to be removed.

Tree no.	Species	Trunk diameter [mm]	Age class	Category
T2	Common walnut	145	Semi-mature	C1
T3	Common beech	330	Semi-mature	C1
T4	English oak	255	Semi-mature	C1

5.1.2 All of the category 'A' and 'B' trees will be retained and protected throughout the proposed re-development.

5.1.3 The three category 'C' trees to be removed are either of low value, have a limited life expectancy remaining, are young trees with trunk diameters below 150mm, grow in groups without conferring any significance to the local landscape, or provide only low or temporary landscape benefits. 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.

5.1.4 In addition, a section of the existing beech hedge (H1) will be removed to facilitate the new garage location. The hedge is comprised of individual trees that are readily replaceable and as such, subject to appropriate re-planting, their removal will not cause significant or irreversible arboricultural impacts.

5.1.5 A total of three individual trees and a section of beech hedge will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected effectively throughout the proposed works. The removal of the trees identified 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.

5.2 TREES TO BE PRUNED

5.2.1 None of the retained trees will require pruning as part of the proposed re-development of the site, as shown below.

5.3 ROOT PROTECTION AREA (RPA) CONFLICTS

5.3.1 The shape of the root protection areas of the trees along Water Lane have been modified to take account of potential restrictions to lateral root growth towards the road, whilst maintaining the minimum areas recommended by BS5837:2012; these modified RPAs are shown by **continuous magenta lines** on the TPP.

5.3.2 Two trees identified for retention will be impacted by the proposals, as detailed at below.

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

Tree no.	Species	Cause of incursion	% of modifed RPA
T11	English oak	Amended garage and retaining wall footprint	<1%
T12	Common beech		<1%

5.3.3 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 trunk of the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance (Matheny & Clark, 1998);
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
T11	English oak	3	3	4	2	3	**15**
T12	Common beech	2	4	4	2	3	**15**

Explanatory notes

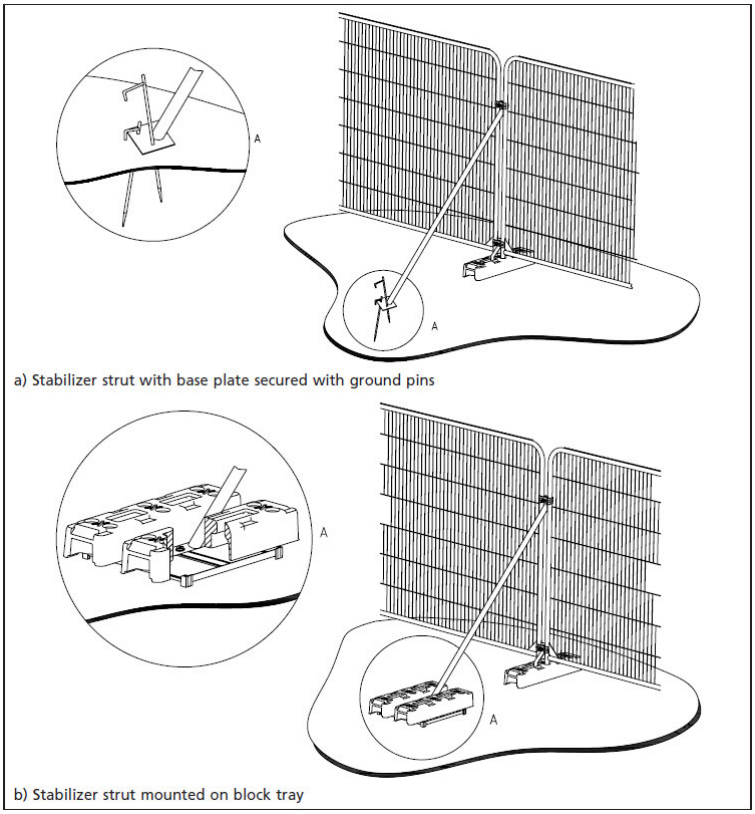
- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.
- **Biological.** Veteran or over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological 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.
- **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.

5.3.4 The impacts identified at **Tables 4 and 5** above affect three trees, resulting in a maximum indicative incursion of <1% of the trees' modified RPAs. The cumulative factor impact assessment (**Table 5**) results in a total lowest score of 15 out of a possible 20 points and as such, these trees could likely be retained subject to suitable working methods and protection measures. My suggested methods of protection are therefore set out below.

Tree Protection Fencing (TPF)

5.3.5 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 (The British Standards Institution, 2012) and set out below. These locations are denoted by bold red lines on the appended TPP.

Figure 1: alternative fencing specification for protective barrier (The British Standards Institution, 2012).



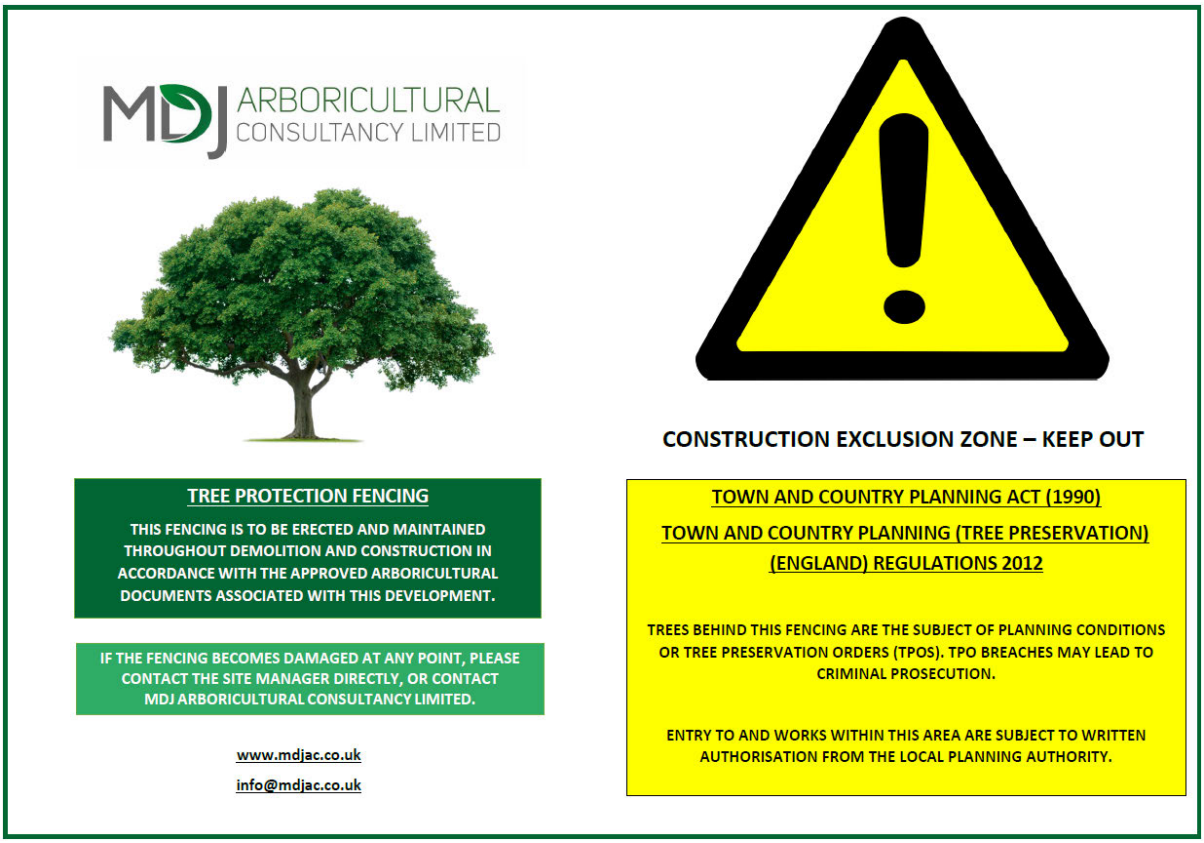
5.3.6 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from 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.

5.3.7 Existing vegetation will be removed by hand to enable the location of the TPF to be accurately set out by an appropriately qualified engineer.

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

5.3.9 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 2: example protective fencing signage.



Construction Exclusion Zones (CEZs)

5.3.10 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.

Temporary Ground Protection (TGP)

5.3.11 The areas between the tree protection fencing (TPF) and root protection areas (RPAs) of retained trees will be safeguarded by the placement of suitable temporary ground protection, as shown by cyan hatching on the TPP. For areas of existing soft landscaping, this protection should take the form of a series of interlocking boards secured in place.

5.3.12 It is anticipated that the small areas of ground protection need only protect the rooting environments from pedestrian and operative footfall, and potentially that of small plant with a maximum

weight of 2.5 tonnes. Such ground protection is readily available from various suppliers to suit the required load bearing capacity required and should be placed upon a geotextile membrane and compressible layer of woodchip or similar. In this instance, a basic example is included below.

Figure 3: examples of temporary ground protection boards to protect against footfall and light plant (Ground Guards, 2022).



5.3.13 Ground protection is to be laid following erection of the TPF but prior to the commencement of works, and will remain in place for the duration of the project. It will be removed immediately prior to the landscaping phase once all heavy plant has been removed from site.

Sensitive excavation

5.3.14 To prevent heavy machinery causing extensive damage to roots, excavation for foundations, fence post holes and the brick piers to act as gate posts, will be undertaken manually by default; these areas are shown in **orange hatching** on the TPP. Where the consultant considers it feasible and necessary, excavation may be aided by the use of a compressed air soil pick or a suitably sized excavator fitted with a toothless bucket.

5.3.15 A summary of the sensitive excavation methodology to be used is presented below.

- If roots with a diameter of less than 25mm are encountered they will be cut back to the face of the excavation using a handsaw, irrespective of the number and distribution of the roots.
- If roots in excess of 25mm diameter are encountered, the arboricultural consultant will consider the number, sizes, depths and condition of the roots, and whether their pruning is likely to lead to a significant adverse impact on the tree's ability to complete its biological processes. If it is

deemed that the cutting of roots is likely to be tolerated by the trees, they will be cut back cleanly to the face of the excavation and protected as outlined above. Such roots they will be protected from direct sunlight by wrapping the exposed ends in hessian sacking; during periods of prolonged dry weather, the hessian sacking will be irrigated periodically to prevent the roots from drying out.

5.3.16 On completion of 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.

5.3.17 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 in Section 5.3, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

5.4 POST-OCCUPATION PRESSURE ON TREES

5.4.1 The proposed change of land use and associated development represents a very minor change to the juxtaposition consented under planning reference DC/24/0593. Accordingly, I do not consider that considerable future pressure to prune or fell the retained trees will result as routine canopy management works to maintain suitable distances between the canopies and the new garage will be minor in extent, and intermittent in nature. Moreover, the shade cast by the retained trees is unlikely to have a significantly detrimental impact.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

6.1.1 A total of three individual trees and a section of beech hedge will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected effectively throughout the proposed works. The removal of the trees identified 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.

6.1.2 As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

6.1.3 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**.

6.1.4 The proposed change of land use and associated development represents a very minor change to the juxtaposition consented under planning reference DC/24/0593. Accordingly, I do not consider that considerable future pressure to prune or fell the retained trees will result as routine canopy management works to maintain suitable distances between the canopies and the new garage will be minor in extent, and intermittent in nature. Moreover, the shade cast by the retained trees is unlikely to have a significantly detriment

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

6.2 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.

[redacted]

Matthew Jones, BSc (Hons), MArborA
Director & Arboriculturist

First Issue: 7 November 2024
Rev. A: 8 January 2024

7 REFERENCES

Ground Guards, 2022. *Tougher Tree Protection.* [Online]
Available at: https://www.ground-guards.co.uk/
[Accessed 28 September 2022].

Horsham District Council, 2024. *Tree Preservation Order Mapping.* [Online]
Available at:
https://horsham.maps.arcgis.com/apps/webappviewer/index.html?id=adef72243c0f4cd2bd839174098ccdb6
[Accessed 7 November 2024].

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.

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

The British Standards Institution, 2012. *British Standard BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations',* s.l.: BSI Standards Limited,

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

The Royal Borough of Kensington and Chelsea Council, 2023. *Trees.* [Online]
Available at: www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/trees
[Accessed 4 February 2023].

UK Government, 2014. *Guidance: Tree preservation orders and trees in conservation areas.* [Online]
Available at: https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general
[Accessed 2021 April 18].

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

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

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: Harleydene, Sandgate Lane, Storrington, RH20 3HJ

Prepared For: Mr J Casey

Reference: MDJAC-BS24137-TSS-01

Survey date: 28 October 2024

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 Casey
Site: Harleydene, Sandgate Lane, Storrington, RH20 3HJ
Reference: MDJAC-BS24137-TSS-01
Survey date: 28/10/2024

MDJ ARBORICULTURAL CONSULTANCY LIMITED

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 Monday 28 October 2024; deciduous trees were in partial 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 Casey
Site: Harleydene, Sandgate Lane, Storrington, RH20 3HJ
Reference: MDJAC-BS24137-TSS-01
Survey date: 28/10/2024

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	10	365	N3.75m E4m S0.5m W1.5m	4	4	Semi-mature	Fair	Fair	Heavily reduced boundary tree. Of moderate quality and landscape value.	B (2)	4.38
T2	Common walnut	5	145	N2.5m E2.5m S1.25m W2.25m	1.5	1	Semi-mature	Fair	Fair	Small ornamental. Of moderate quality but of low landscape value.	C (1)	1.74
T3	Common beech	7	330	N2.75m E2m S1.25m W2m	4	4	Semi-mature	Good	Fair	Heavily reduced boundary tree. Of moderate quality but of low landscape value.	C (1)	3.96
T4	English oak	7	255	N1.75m E1m S1m W2m	3	3	Semi-mature	Good	Fair	Heavily reduced boundary tree. Of moderate quality but of low landscape value.	C (1)	3.06
T5	English oak	18	450	N9m E5m S1m W2.75m	5	3.5	Mature	Good	Fair	Off-site tree within Sandgate Park. Suppressed by adjacent oak. Of moderate quality and landscape value.	B (2)	5.4
T6	English oak	22	840	N12m E7m S11m W10m	6	5	Mature	Good	Good	Off-site tree within Sandgate Park. Large example of species. Of high quality and landscape value.	A (12)	10.08
T7	Common beech	5	125	N1.5m E1.5m S1.5m W1.5m	1.25	1.5	Young	Good	Fair	Small self-seeded tree. Previously cut back from overhead utility lines. Of moderate quality but currently of low landscape value due to small size.	C (1)	1.5
T8	Common lime	23	335 305 820	N8.75m E6.25m S6.5m W7.5m	4	4	Mature	Good	Fair	Basal suckers restrict basal assessment. Three-stemmed. Dominant canopy. Of at least moderate quality but of high landscape value.	A (2)	11.24
T9	English oak	21	625	N3.25m E1m S8.75m W8m	5	6	Mature	Good	Good	Trunk leans to W. Asymmetrical canopy biased towards Water Lane. Essential component of the belt of trees in which it stands. Of moderate quality but of high landscape value.	A (2)	7.5

(est.) denotes estimated dimensions

Client name: Mr J Casey
Site: Harleydene, Sandgate Lane, Storrington, RH20 3HJ
Reference: MDJAC-BS24137-TSS-01
Survey date: 28/10/2024

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]
T10	English oak	17	405	N2m E3.25m S2m W7m	9	10	Early-mature	Good	Fair	Becoming suppressed. High canopy. Significant component of the belt of trees in which it stands. Of moderate quality and landscape value.	B (2)	4.86
T11	English oak	19	595	N4m E5m S4.25m W6m	5	7	Mature	Good	Good	Dominant canopy. Significant component of the belt of trees in which it stands. Of moderate quality and landscape value.	B (12)	7.14
T12	Common beech	19	390 390	N4.25m E6m S5.5m W6m	3	1.5	Early-mature	Good	Fair	Twin-stemmed from base. Significant component of the belt of trees in which it stands. Of moderate quality and landscape value.	B (2)	6.62
T13	English oak	19	645	N6m E6.25m S1.5m W8.5m	3	4	Mature	Good	Good	Asymmetrical canopy. Significant component of the belt of trees in which it stands. Of moderate quality and landscape value.	B (12)	7.74
T14	English oak	22	850	N12m E10m S9m W10.5m	4	7	Mature	Good	Good	Off-site tree within Sandgate Park. Large example of species. Of high quality and landscape value.	A (12)	10.2
Groups of trees												
G1	English oak	18 (est.)	700 (est.)	N6.5m (est.) E6.5m (est.) S6.5m (est.) W6.5m (est.)	4 (est.)	4 (est.)	Mature	Fair	Fair	Group of mature tree belt specimens, similar in size and appearance to the remainder of the belt. Of moderate quality and landscape value.	B (12)	8.4
Hedges												
H1	Common beech	2.5 (est.)	35-65 (est.)	N1m (est.) E1m (est.) S1m (est.) W1m (est.)	0.25 (est.)	0.25 (est.)	Young	Good	Fair	Readily replaceable boundary hedge. Regularly maintained. Of moderate quality but of low landscape value. Effective boundary screening.	C (1)	0.9

(est.) denotes estimated dimensions

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION
Professional Member

APPENDIX 2:
TREE PROTECTION PLAN

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

2.4m

Ref. G1

Ref. H1

Ref. T13
Common Oak

Ref. T2

Ref. T1
Common Oak

Excavation for new garage foundations to be undertaken manually under arboricultural supervision

CEZ

Ref. T12
Common Oak

Ref. T4

Ref. T3

Ref. T5
Common Oak

Ref. T6
Common Oak

Ref. T11
Common Oak

CEZ

Ref. T10
Common Oak

Ref. T7
Common Beech

New driveway and garage location approved under planning ref. DC/24/0593. Engineered solution to avoid significant excavation to be used.

New brick piers to act as gate posts (location TBC). Excavation to be undertaken by hand in conjunction with the root treatment methodology within the AIAPMS.

Ref. T9
Common Oak

Temporary Ground Protection; see inset panel

WATER LA

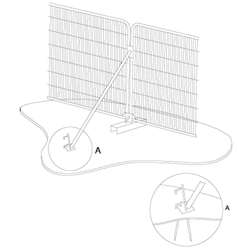
Ref. T8
Common Oak

Ref. T14
Common Oak

0 5 10 20m

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.



Temporary Ground Protection (TGP)

Exposed areas between the tree protection fencing and the edge of the RPAs of retained trees will be protected using temporary ground boarding selected to protect against anticipated loading.







https://www.ground-guards.co.uk/

- Trees to be removed
- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree
- Root Protection Areas (RPAs)
- Modified RPAs
- Tree Protection Fencing (TPF)
- Sensitive Excavation
- Temp. Ground Protection

N

Drawing History

Rev	Date	Comments
A	08/01/2024	LPA Officer Comments

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Copyright: MDJ Arboricultural Consultancy Ltd 2024

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:	Harleydene, Sandgate Lane, Storrington, RH20 3HJ
Client:	Mr J Casey
Title:	Tree Protection Plan (TPP)
Date:	November 2024
Dwg No:	MDJAC-BS24137-TPP-01A
Scale:	1:100 @ A2