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Arboricultural Impact Assessment

& Method Statement:

Land at Northlands Lane
Storrington
West Sussex

REPORT PREPARED FOR:

FCP Land 4 Ltd.
Buncton Barn
Buncton Lane
Bolney
West Sussex
RH17 5RE

REPORT PREPARED BY

James Bell
MSc. (Env). Arbor. A. Tech. Cert.

Ref: jwmb/rpt3/northlandslane/AIAAMS

Date: 8th May 2026

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1.0 Introduction

1.1 Purpose & Use of the Impact Assessment & Method Statement

- 1.1.1 This arboricultural impact assessment & method statement report has been prepared for submission to Horsham District Council (HDC) to accompany an outline planning application for up to 56 dwellings with a policy-compliant (35%) affordable homes at Land at Northlands Lane, Storrington. This statement is intended to demonstrate the feasibility of construction without harm to the retained tree resource on and adjoining the site. See the material accompanying this report for full scheme details. Please note that this report is for planning purposes only and is not a tree risk assessment.
- 1.1.2 This document lays down the methodology for any proposed works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this method statement is observed and adhered to. It is recommended that this document form part of the work schedule and specification issued to the building contractors and can be used to form part of the contract.
- 1.1.3 Copies of this document should be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the designated arboriculturist is replaced.

1.2 Terms of Reference

- 1.2.1 I am instructed by FCP Land 4 Ltd. to prepare an arboricultural impact assessment & method statement report to accompany an outline planning application for up to 56 dwellings with a policy-compliant (35%) affordable homes at Land at Northlands Lane, Storrington with reference to British Standards publication: Trees in relation to design, demolition & construction - Recommendations (BS5837:2012).
- 1.2.2 The tree protection plan at Appendix A is based on:
 - Topographical survey(s) from Marvin & Partners Ltd, Passfield Business Centre, Lynchborough Road, Passfield, Hampshire, GU30 7SB.
 - Illustrative Coloured Masterplan reference 2505/PL.05 from Paul J. Hewett, R.I.B.A. Chartered Architect, 51 Foxdale Drive, The Dell, Angmering, West Sussex, BN16 4HF.

1.3 Tree Survey

- 1.3.1 A BS5837:2012 survey of the trees near the proposals was conducted on 7th July 2017 and updated on 18th February 2025 by James Bell of Arbortrack Systems Ltd. Full tree survey data is provided at Appendix B.
- 1.3.2 Data from the iGeology app from the British Geological Survey suggests that it is likely that the site has a bedrock geology of Fittleworth Member - Sandstone and mudstone and Hythe Formation – Sandstone, with superficial deposits of Head - Clay, silt, sand and gravel. The prevailing soil conditions evidently provide a reasonable medium for tree growth. Any potential for soil compaction (highly deleterious to root function) during development will depend on the proportion of clay present in the upper profile. The presence of clay in this location would appear to be likely but cannot be confirmed. Further to confirmation of the precise soil type present, a structural engineer may be able to advise further on the local geology and its implications, if any, for development.
- 1.3.3 No Ancient Semi-Natural Woodland (ASNW) is present on the site or within 15m of its boundary: see the Department for Environment Fisheries & Rural Affairs (DEFRA) MAGIC website for details at <http://magic.defra.gov.uk/MagicMap.aspx>.
- 1.3.4 The status of surveyed trees has not been established with HDC.

1.4 Development Proposals & Impact Assessment

- 1.4.1 The proposals are for an outline planning application for up to 56 dwellings with a policy-compliant (35%) affordable homes at Land at Northlands Lane, Storrington. See proposals at Appendix A and accompanying material for full details.
- 1.4.2 The proposals require the partial removal of two low-quality groups of trees, i.e. G64 & G82a, one low-quality tree, i.e. tree 87, and the removal of one moderate-quality tree, i.e. tree 74. The loss of these trees is a low and acceptable impact and is likely to have a minimal amenity impact on the surrounding area.
- 1.4.3 Access to the site will be via an approved development on land to the west (approval reference: DC/24/2006), which has recently been purchased by Matthew Homes. The red line through the Matthew Homes site is to facilitate access and is shown for information only – there is no development from SDP in this area.
- 1.4.4 The proposed attenuation basin in the north west corner of the site makes a small encroachment into the root protection area (RPA) of a single small oak within G90. Any impact is likely to be low and acceptable but there is also scope to refine details of the attenuation basin at the Reserved Matters (RM) stage of the application, if necessary.
- 1.4.5 There is good provision of new tree planting which will ensure that the landscape impact of the proposals has the scope to be positive in the medium term.
- 1.4.6 The great majority of site works will take place beyond the RPAs of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012 - see Appendix C for details.

1.5 Sequence of Works

- 1.5.1 The sequence of works should be as follows:

- tree works required to allow or facilitate development – see Appendix B
- erection of tree protection barrier (TPB) on advised line(s) – see Appendix A
- construction of new access followed by main construction phase
- laying of service runs
- removal of TPB
- soft landscaping

1.6 Site Supervision

- 1.6.1 An individual, e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
 - be present on-site for the majority of the time
 - be aware of the arboricultural responsibilities
 - have the authority to stop any work that is causing, or has the potential to cause, harm to any retained tree
 - be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities
 - make immediate contact with the local authority and/or the designated arboriculturist in the event of any tree-related problems occurring, whether actual or potential

1.7 Site Monitoring

- 1.7.1 The site agent will be responsible for monitoring all arboricultural works, inspecting protective fencing and monitoring all on-site works in the context of tree protection. The designated arboriculturist will be available for site visits on a basis to be agreed upon between the client and planning authority when/if appropriate or required, i.e. if required by condition. It is recommended that a record of site visits is maintained for inspection on-site and copies forwarded to the developer/agent and to the local planning authority. A certificate of practical completion can be produced for sites deemed by all parties to merit this.
- 1.7.2 It is the responsibility of the client to advise Arbortrack when the project begins and to forward on the approval notice when published on the planning portal, should supervision requirements be stipulated.
- 1.7.3 Principal contact information: 1/. Mr James Bell. Arbortrack Systems Ltd. Arboricultural Consultant. 07986 122074. 2/. Mr Andrew Bush. HDC Arboricultural Officer. 01403 215100. Andrew.bush@horsham.gov.uk. 3/. Site agent. Details to be advised. 4/. Mr Paul Hewett. Project Architect. 07792 363270. hewett439@btinternet.com. 5/. Mr Paul Carnell. ECE Planning. 01903 248777. PCarnell@eceplanning.com

1.8 Statement Adoption

- 1.8.1 It is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in the execution of the contract and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.
- 1.8.2 If conflicts between any part of a tree and the proposals arise during the course of development, these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly, and the decline and death of such trees can spoil design aims and can, of course, affect saleability, as well as reflecting poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

2.0 Pre-Development Site Preparation

2.1 Arboricultural Works

- 2.1.1 See Appendix B for full details of tree works required to allow or facilitate development or for arboricultural best practice.

2.2 Preparation of Surfaces – n/a

2.3 Installation of Tree Protective Barrier

- 2.3.1 The tree protection barrier (TPB) must be comprised of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels should be securely fixed with wire scaffold clamps: see section 6.2.2 and Figure 2 of BS5837:2012 (Appendix C). The suggested location(s) of the TPB is shown in Appendix A.
- 2.3.2 This TPB is to be erected before any construction work commences on site, is to remain 'in situ' and undamaged for the duration of all work or each phase, and is only to be removed once all work is completed. If any work other than preparatory tree work is deemed necessary prior to the erection of fencing, the designated arboriculturist should be informed to enable his/her presence to oversee the work being carried out.
- 2.3.3 The only other exception is the completion of soft landscaping, but if any excavations, however minor, are to be carried out as part of soft landscaping within RPAs, an arboricultural assessment must be carried out beforehand, and any arboricultural protection measures incorporated. The TPB should carry waterproof warning notices denying access within RPAs.
- 2.3.4 The Tree Protection Plan in Appendix A illustrates where the protective fencing should be located to form the boundary of the Tree Protection Zone (TPZ). The TPZ is an exclusion zone, and suitable steps should be taken to prevent access by pedestrians and vehicles and the storage of any works materials and equipment should be located outside of the TPZ.

2.4 Pre-Development Site Inspection

- 2.4.1 At the instigation of the client/site agent or HDC, upon the erection of the fencing, the designated arboriculturist will meet the relevant local authority member on-site to check the standard of the work(s). If there are any amendments required to the protective fencing, these will be agreed upon at this meeting, confirmed in writing, and undertaken thereafter.

3.0 Development Phase

3.1 General Precautions

- 3.1.1 No fires shall be made on any part of the site or within 10m of the furthest extent of the canopy of any tree or group tree to be retained on-site or on land adjoining.
- 3.1.2 No spilling or pouring of fuels, oils, solvents, or tar shall be made on any part of the site.
- 3.1.3 No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement, will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- 3.1.4 No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- 3.1.5 No storage of materials shall be made within the protective fences.
- 3.1.6 No breaching or moving of the protective fences shall occur without the approval of the designated arboriculturist.
- 3.1.7 Alterations in levels within the tree protection fence areas shall be avoided.

3.2 Root Protection Areas

- 3.2.1 The RPA is a desirable zone of protection around the trees' rooting system, and these have been marked on the plan in Appendix A. The RPAs will lie within the TPZ and, therefore, be fully fenced off (see Appendix A) unless the impact on the RPA is deemed very low and acceptable.

3.3 Site Access, Accommodation & Storage

- 3.3.1 Many site activities are potentially damaging to trees, e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use or while accessing the site.

3.4 Routing & Installation of Services

- 3.4.1 Service runs should avoid RPAs of retained trees where possible. If unavoidable, any trenches within the RPAs of site trees should be hand-dug and kept as narrow as possible. They should not extend to within 1m from the base of any retained tree trunk. Exposed roots larger than 25mm in diameter should be retained with their bark intact and, when exposed, wrapped in dry hessian sacking.
- 3.4.2 Where crown interference with mature trees is a possibility, over-ground services will be routed in an alternative direction. In relation to this, any landscaping taking place should accommodate the presence of over-ground services and take mature tree size into account.

3.5 Demolition Measures – n/a

3.6 Changes in Grade

- 3.6.1 The upper layer of topsoil (top 60cm) contains the majority of a tree's roots, and if this is disturbed by a change in ground level, serious damage can be caused. On this basis, as a minimum, level changes to soil should be avoided within RPAs.
- 3.6.2 If any significant section of ground level requires raising within RPAs, this should be achieved using coarse, granular material such as pebbles. See section 7.4.4.4 of BS5837:2012.
- 3.6.3 If ground levels need to be altered within 1.5 metres of any tree trunk, prior agreement must be sought from and given by the local authority tree officer.

3.7 Construction Measures

- 3.7.1 No specialist construction methods are required for the proposals in terms of trees.

3.8 Removal of Tree Protective Barrier

- 3.8.1 The protective fencing may be removed only upon completion of the development phase when all drainage and service runs have been installed, and any site machinery has been removed.

3.9 Post-Construction Landscaping

- 3.9.1 Following the development phase, retained trees may be subject to either landscaping or seeding beneath their canopies.
- 3.9.2 Any approved landscaping works should avoid the changing of ground levels or deep digging in the vicinity of trees except where already approved. Mechanised cultivation, such as tractor-mounted rotovation, must not be used within the RPA of retained trees.
- 3.9.3 Heavy machinery should not be used in the vicinity of any retained trees unless adequate ground protection is in place.
- 3.9.4 If herbicides are to be used, they should be appropriate to their purpose and not used in such a way as to damage any retained trees or vegetation.
- 3.9.5 Ideally, retained trees should be within a shrub area as this reduces the chances of compaction and disturbance of root systems.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

<u>Impact</u>	<u>Mitigation</u>	<u>Reference</u>	<u>Trees Affected</u>
Passage of machinery and storage of materials over RPAs	Construction of protective fencing to acceptable standards	Sections 2.3. Fencing spec Appendix C, Tree Protection Plan Appendix A	See Appendix A

5.0 Completion

5.1 Completion Meeting

- 5.1.1 Following completion of the approved works on site, the designated arboriculturist can meet with a local authority representative and agree upon any remedial works deemed necessary (if any).
- 5.1.2 Any works agreed upon in the above meeting will be confirmed in writing and should be performed to BS3998:2010.
- 5.1.3 Any work proposed post-development should be checked to avoid a penalty for performing illegal work on a protected tree.

APPENDIX A



Arbortrack Systems Ltd

The Granary Studio, Crewe Lane, Kenilworth, CV8 2LA
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Site: Land at Northlands Lane, Storrington

Drawing Title: Tree Protection Plan

Appendix: A

1:500 @ A0

Rev C,
May 2026

Key:

Category A

Category B

Category C

Category U

Category

Root Protection Area

Crown Spread

Tree Number

Species

Category

NOTE: Tree/group numbers marked with an * have approximate locations.

Tree Proposed for Removal

Tree Protection Fencing

Do not scale from this drawing. Please check all dimensions on site and notify us of any discrepancies.
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APPENDIX B

Site: Northlands Lane Storrington

Date: 18th February 2025

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
37	Oak, English	8	5253	1	300	3.6	Early Mature	Normal	Good	C	2	20+	
38	Oak, English	9.5	3552	1	330	4.0	Early Mature	Normal	Good	C	2	20+	
39	Ash, Common	15	11/6/10/5	4	942	11.3	Mature	Normal	Fair	C	2	10+	Asymmetry (major) Deadwood (minor) throughout crown Perennial bracket @ base; very poor form; vulnerable to chalara ; cavity @ base
40	Oak, English	13	9768	2	760	9.1	Mature	Normal	Good	B	2	20+	Minor deadwood
40a	Ash, Common	25	7/7/11/9	7.5	949	11.4	Mature	Normal	Fair	C	2	10+	Large cavity @ base Inonotus Decay in trunk @ 9/10m; chalara
40b	Ash, Common	11	0644	2.5	420 #	5.0	Early Mature	Moderate	Fair	C	2	10+	Poor form Suppressed by nearby tree Chalara
41	Oak, English	9	3/3/12/0	1	580 #	7.0	Mature	Normal	Fair	C	2	20+	Very poor form

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42	Ash, Common	14	3795	3.5	660 #	7.9	Mature	Moderate	Fair	C	2	10+	Bifurcation @ 2m Tight fork @ 1.5m A sparser than normal canopy with twiggy dieback; chalara ; asymmetry (major)
43	Ash, Common	12	3553	1	290	3.5	Early Mature	Normal	Good	C	2	20+	Vulnerable to chalara Young oak @ base & 2nd ash 1.5m to S
44	Hawthorn, Common	7.5	4343	2	357	4.3	Mature	Normal	Fair	C	2	20+	
46	Oak, English	18	8/8/12/4	1	670	8.0	Mature	Normal	Good	B	2	20+	Asymmetry (major) Deadwood over path
47	Ash, Common	21	11/7/3/10	1.5	750 #	9.0	Mature	Moderate	Fair	C	2	10+	Asymmetry (major) Deadwood (minor) throughout crown Chalara tbc
48	Oak, English	18	4787	2	750 #	9.0	Mature	Normal	Good	B	2	20+	RS Deadwood in lower crown
49	Hazel, Common	9	4384	2.5	349 #	4.2	Mature	Normal	Good	C	2	20+	Multi stem stool

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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
G50	Hazel, Common	9	4	1	240 #	2.9	Mature	Normal	Good	C	2	20+	3 well spaced stools
51	Ash, Common	16	5/9/12/6	1	640	7.7	Mature	Moderate	Fair	C	2	10+	Asymmetry (major) Chalara tbc
52	Oak, English	10	2890	1	590	7.1	Mature	Moderate	Fair	B	2	20+	Very poor form Suppressed by nearby tree
55	Oak, English	18	8/8/12/12	0.5	910	10.9	Mature	Normal	Good	B	2	20+	Broken branch @ 8m Deadwood Understory of hazel stools
56	Oak, English	17	4888	4.5	710	8.5	Mature	Normal	Good	B	2	20+	Decay at trunk base 6 hazel stools to S: 5-11m
57	Oak, English	17	10/7/4/9	4.5	820	9.8	Mature	Normal	Good	B	2	20+	Deadwood Fibre buckling @ 1.75m
58	Oak, English	18	5576	7.5	620	7.4	Mature	Normal	Poor	B	2	20+	Decay at trunk base Poor form Deadwood

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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
59	Oak, English	17	7/9/8910	4.5	850	10.2	Mature	Normal	Good	B	2	20+	Deadwood in lower crown
60	Ash, Common	18	12/19/8/5	6	770	9.2	Mature	Moderate	Fair	C	2	10+	Wire absorbed into trunk Basal suckers Decay @ trunk base; ivy clad; Daldinia on rotten stub; lapsed hedgerow coppice
W61	Mixed Broadleaves	18	7	4	680 #	8.2	Mature	Normal	Fair	B	2	20+	Entry unchanged 180225 Hazel understorey with 5 large post mature gean, field maple & ash; geans are decayed @ base etc: woodland can be surveyed after topo available if required
62	Chestnut, Sweet	13	6443	1.5	390	4.7	Early Mature	Normal	Fair	B	2	20+	Ivy clad
62a	Chestnut, Sweet	13	8472	1.5	700 #	8.4	Mature	Normal	Fair	B	2	20+	RS 4m pollard & reflush; no access-collapsed cypress @ base
63	Oak, English	18	7766	1.5	520	6.2	Mature	Normal	Good	B	2	20+	
G64	Oak, English	9	3.5	0.5	280 #	3.4	Early Mature	Normal	Good	C	2	20+	Bark wound Same age oaks; av SD 200-400; one ash present

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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
66	Oak, English	8	6556	0.5	550	6.6	Early Mature	Normal	Good	B	2	20+	Basal SD recorded
67	Oak, English	7.5	6677	1	570	6.8	Early Mature	Normal	Good	B	2	20+	Basal stem diameter recorded
68	Oak, English	8.5	4.5/5/4.5/4.5	1	590	7.1	Early Mature	Normal	Good	B	2	20+	Basal stem diameter recorded
69	Oak, English	7.5	5576	0	420	5.0	Early Mature	Normal	Good	B	2	20+	Basal stem diameter recorded
G70	Oak, English	7.5	5555	0	590	7.1	Early Mature	Normal	Good	B	2	20+	Oak seedlings all around; 2 trunks 1.5m apart
G71	Mixed Species	17	4.5	1.5	450 #	5.4	Early Mature	Normal	Good	B	2	20+	Remote survey Oak & sweet chestnut with cypress on boundary & yew
G72	Mixed Broadleaves	17	5555	1.5	450 #	5.4	Early Mature	Normal	Good	B	2	20+	RS Ash, sweet chestnut & sycamore with oak & hazel; good field maple NE of Thyme Cottage [P]

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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
73	Maple, Field	14	8687	4	980	11.8	Mature	Normal	Good	B	2	20+	Decent example of the species; basal stem diameter recorded
74	Oak, English	9	5555	0	430	5.2	Early Mature	Normal	Good	B	2	20+	
75	Oak, English	8.5	5566	0.5	519	6.2	Early Mature	Normal	Good	B	2	20+	Basal stem diameter recorded
79	Ash, Common	10	5666	1.5	400	4.8	Early Mature	Moderate	Fair	C	2	10+	Chalara tbc
79a	Ash, Common	10	3/4.5/5/4	3	420	5.0	Early Mature	Poor	Poor	U	2	<10	Crown looks dead
79b	Ash, Common	10	4/2.75/7/4	3	380	4.6	Early Mature	Moderate	Fair	C	2	10+	Asymmetry (major) Chalara tbc
80	Ash, Common	13.5	7877	1.5	510 #	6.1	Early Mature	Moderate	Fair	C	2	10+	Chalara tbc Bud density look good

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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
G81	Elm	8	3	1.5	200 #	2.4	Semi-mature	Normal	Good	C	2	10+	4 trunks in group Average SD recorded One trunk has collapsed since last survey
82	Ash, Common	12	5798	1.5	616 #	7.4	Early Mature	Moderate	Fair	C	2	10+	RS dense brambles around base
G82a	Mixed Broadleaves	8	2.5	1.5	180 #	2.2	Semi-mature	Normal	Good	C	2	10+	RS Intermittent elm, hazel & elder in dense bramble
G83	Larch, European	20	3	7.5	400 #	4.8	Early Mature	Normal	Good	B	2	20+	RS Offsite group
83a	Ash, Common	13	5563	2	480 #	5.8	Early Mature	Moderate	Fair	C	2	10+	RS No access to base Chalara tbc
G84	Ash, Common	14	6	2.5	450 #	5.4	Early Mature	Moderate	Fair	C	2	10+	RS Not possible to establish where these trees stand relative to the boundary of the site; chalara tbc
87	Hawthorn, Common	3	3333	0	241 #	2.9	Early Mature	Normal	Good	C	2	20+	RS

Site: Northlands Lane Storrington

Date: 18th February 2025

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
G88	Hazel, Common	9	4	1	310 #	3.7	Mature	Normal	Good	C	2	20+	Multiple stem stools
89	Ash, Common	24	7/9/13/17	2.5	1000 #	12.0	Mature	Moderate	Fair	C	2	10+	RS Offsite
89a	Oak, English	9	4563	1	370	4.4	Early Mature	Normal	Good	B	2	20+	
G90	Oak, English	9.5	5555	1	330	4.0	Early Mature	Normal	Good	C	2	20+	Large aggregation of same age oak; av SD = 33cm
91	Spruce	25	3.5	1	750 #	9.0	Mature	Poor	Fair	U	2	<10	A sparser than normal canopy Offsite Dying back badly
91a	Oak, English	14	9878	2.5	640 #	7.7	Early Mature	Normal	Good	B	2	20+	RS Offsite
91b	Oak, English	15	7976	2.5	490 #	5.9	Early Mature	Normal	Good	B	2	20+	RS Offsite

Site: Northlands Lane Storrington

Date: 18th February 2025

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
91c	Oak, English	15	7748	4	560 #	6.7	Early Mature	Normal	Good	B	2	20+	RS Offsite
92	Oak, English	12	3334	4.5	400 #	4.8	Early Mature	Normal	Good	B	2	20+	RS
92a	Oak, English	12	2/4.5/5/4.5	3	290 #	3.5	Early Mature	Normal	Good	B	2	20+	RS
93	Oak, English	10	6774	3.5	580 #	7.0	Early Mature	Normal	Good	B	2	20+	Heavily reduced & reflushed
93a	Oak, English	11	4.5/6/4.5/4.5	2.5	530 #	6.4	Early Mature	Normal	Good	B	2	20+	RS Offsite reduced
93b	Oak, English	12	5/3/2.5/4	1	480 #	5.8	Early Mature	Normal	Good	B	2	20+	Reduced
94a	Sycamore	14	4543	4.5	420 #	5.0	Early Mature	Normal	Good	B	2	20+	RS Offsite mature hazel stools with field maple in vicinity

Site: Northlands Lane Storrington
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Appendix B
BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd
07986 122074
Surveyor(s): James Bell
Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
94	Oak, English	13	8/12/7/5	2.5	800 #	9.6	Mature	Normal	Good	B	2	20+	Asymmetry (minor) Crown reduced Crown to S overhangs site by 5m#
95	Sycamore	14	4444	2.5	480 #	5.8	Early Mature	Normal	Good	B	2	20+	RS Offsite heavily reduced
G97	Sycamore	14	3533	2.5	350 #	4.2	Early Mature	Normal	Good	B	2	20+	RS Offsite 3 trees in group; crown reduced; 350, 290 & 400mm

Site: Northlands Lane Storrington

Date: 18th February 2025

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread	BS Cat	Sub Cat	Recommended Works	Comments / Reasons
39	Ash, Common	15	942	11/6/10/5	C	2	Monitor ongoing condition	Asymmetry (major) Deadwood (minor) throughout crown Perennial bracket @ base; very poor form; vulnerable to chalara ; cavity @ base Recommended husbandry 3
40a	Ash, Common	25	949	7/7/11/9	C	2	FInv Monitor ongoing condition	Large cavity @ base Inonotus Decay in trunk @ 9/10m; chalara Recommended husbandry 3
40b	Ash, Common	11	420	0644	C	2	Monitor ongoing condition	Poor form Suppressed by nearby tree Chalara Recommended husbandry 3
42	Ash, Common	14	660	3795	C	2	Monitor ongoing condition	Bifurcation @ 2m Tight fork @ 1.5m A sparser than normal canopy with twiggy dieback; chalara ; asymmetry (major) Recommended husbandry 3
43	Ash, Common	12	290	3553	C	2	Monitor ongoing condition	Vulnerable to chalara Young oak @ base & 2nd ash 1.5m to S Recommended husbandry 3

Site: Northlands Lane Storrington

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Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread	BS Cat	Sub Cat	Recommended Works	Comments / Reasons
46	Oak, English	18	670	8/8/12/4	B	2	DWD	Asymmetry (major) Deadwood over path Recommended husbandry 3
47	Ash, Common	21	750	11/7/3/10	C	2	Monitor ongoing condition	Asymmetry (major) Deadwood (minor) throughout crown Chalara tbc Recommended husbandry 3
48	Oak, English	18	750	4787	B	2	DWD	RS Deadwood in lower crown Recommended husbandry 3
51	Ash, Common	16	640	5/9/12/6	C	2	Monitor ongoing condition	Asymmetry (major) Chalara tbc Recommended husbandry 3
55	Oak, English	18	910	8/8/12/12	B	2	Remove branch @ 8m to S	Broken branch @ 8m Deadwood Understory of hazel stools Recommended husbandry 2

Site: Northlands Lane Storrington

Date: 18th February 2025

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread	BS Cat	Sub Cat	Recommended Works	Comments / Reasons
G64	Oak, English	9	280	3.5	C	2	Remove (partial)	Bark wound Same age oaks; av SD 200-400; one ash present To facilitate development
74	Oak, English	9	430	5555	B	2	Remove	To facilitate development
79	Ash, Common	10	400	5666	C	2	Monitor ongoing condition	Chalara tbc Recommended husbandry 3
79a	Ash, Common	10	420	3/4.5/5/4	U	2	Fell	Crown looks dead Recommended husbandry 2
79b	Ash, Common	10	380	4/2.75/7/4	C	2	Monitor ongoing condition	Asymmetry (major) Chalara tbc Recommended husbandry 3

Site: Northlands Lane Storrington

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Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt3/northlandslane/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread	BS Cat	Sub Cat	Recommended Works	Comments / Reasons
80	Ash, Common	13.5	510	7877	C	2	Monitor ongoing condition	Chalara tbc Bud density look good Recommended husbandry 3
G82a	Mixed Broadleaves	8	180	2.5	C	2	Remove (partial)	RS Intermittent elm, hazel & elder in dense bramble To permit development
83a	Ash, Common	13	480	5563	C	2	Monitor ongoing condition	RS No access to base Chalara tbc Recommended husbandry 3
G84	Ash, Common	14	450	6	C	2	Monitor ongoing condition	RS Not possible to establish where these trees stand relative to the boundary of the site; chalara tbc Recommended husbandry 3
87	Hawthorn, Common	3	241	3333	C	2	Remove	RS To facilitate development

Appendix B

Notes on Tree Survey Schedule:

- **Height** describes the approximate height of the tree measured in metres from ground level.
- The **Crown Spread** refers to the crown radius in metres from the stem centre and is expressed as an average of **NSEW** aspect if symmetrical.
- **Ground Clearance** is the height in metres of crown clearance above adjacent ground level.
- **Clear Stem Height** is the distance between trunk base and first branch separation measured in metres.
- **Stem Diameter** is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. See section 4.6 of BS5837:2012 for details of treatment for multistems.
- **Protection Radius** is a radial distance in metres measured from the trunk centre.
- **Growth Vitality** - **Normal** growth, **Moderate** (below normal), **Poor** (sparse/weak), **Dead** (dead or dying tree).
- **Structural Condition** - **Good** (no or only minor defects), **Fair** (remediable defects), **Poor** - Major defects present.
- **B.S. Category** refers to (British Standard 5837:2012 Table 1) and refers to tree/group quality and value; '**A**' - High, '**B**' - Moderate, '**C**' - Low, '**U**' - Unsuitable for Retention.
- **Sub Cat** refers to the retention criteria values where **1** is mainly **arboricultural** qualities, **2** is mainly **landscape** qualities and **3** is mainly **cultural** values including conservation.
- **Useful Life** is the tree's estimated remaining contribution in years.
- **First Significant Branch (FSB)** is the height of the first significant branch above ground level taken at the trunk separation point.

Notes on Recommended Tree Works:

- **1, 2, 3** Urgent (ASAP), Standard (6-12 months), Non-Urgent (2-3 years)
- **CB** Cut back to boundary/clear from structure
- **CL#** Crown lift to given height in meters
- **CT#%** Crown Thinning by identified %
- **CCL** Crown clean (remove deadwood/crossing & hazardous branches & stubs)
- **CR#%** Crown Reduce by given maximum percentage (of outermost branch & twig length)
- **DWD** Remove deadwood
- **Fell** Fell to ground level
- **FInv** Further Investigation (generally with decay detection equipment)
- **Pol** Pollard or re-pollard
- **Mon** Monitor ongoing condition (annually by staff/owners & every 2-3 years by consultant). Svr Ivy/Clr Bs Sever Ivy/clear base and re-inspect base/stem for concealed defects

APPENDIX C

Appendix C Tree Protective Fencing Detail (from BS5837:2012)

Figure 2 Default specification for protective barrier

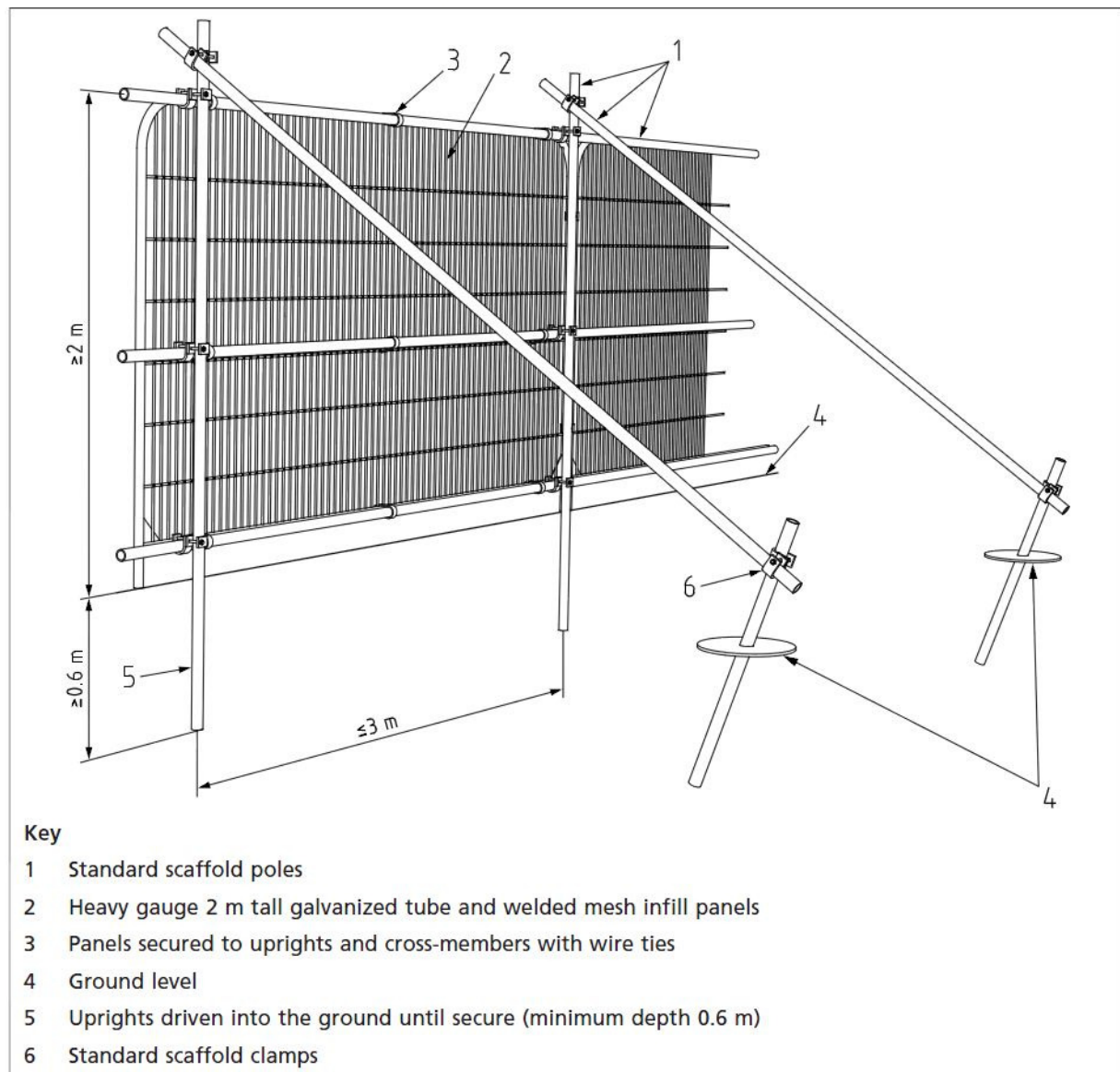
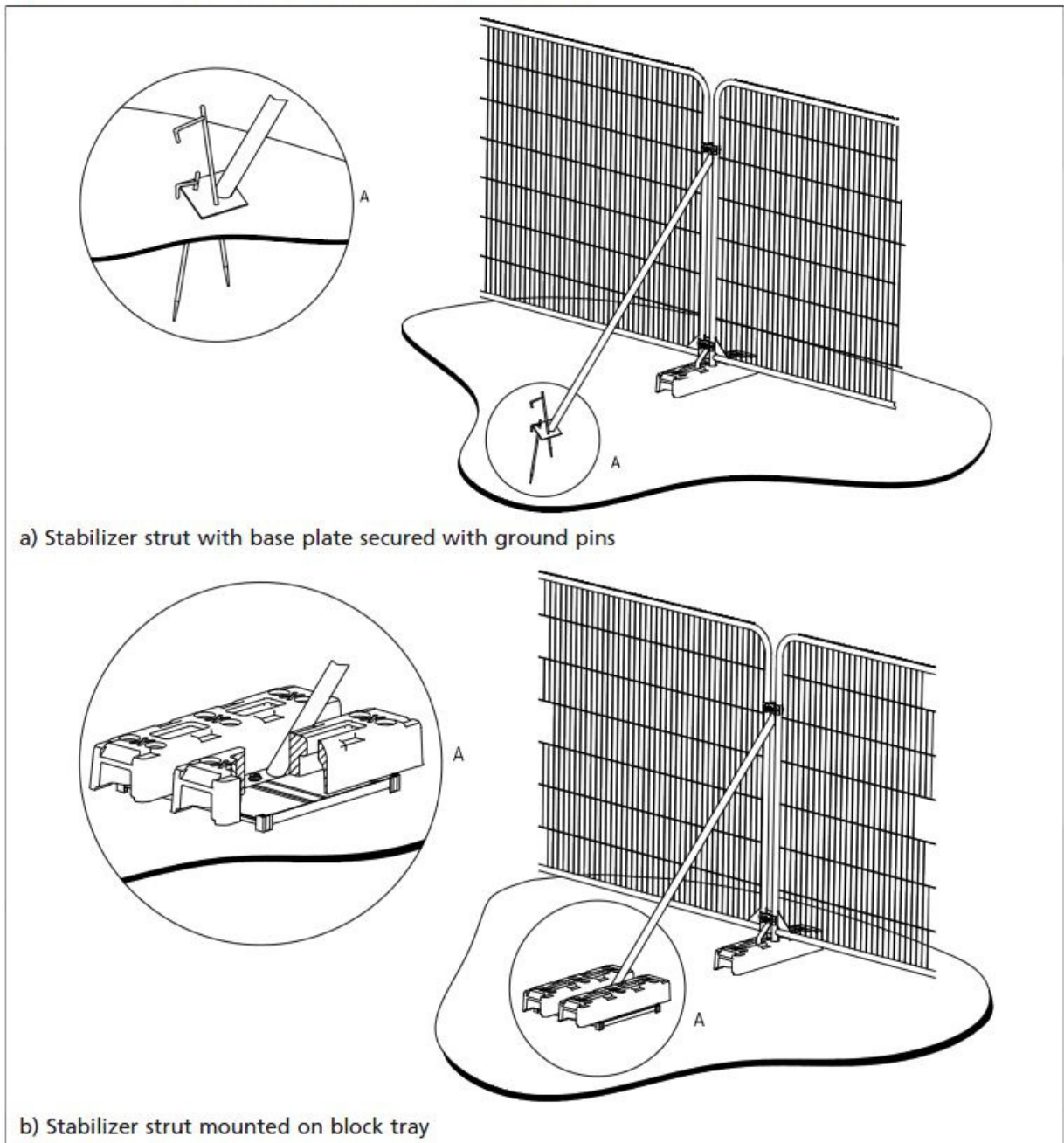


Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray



Illustrative example of strengthened tree RPA ground protection set forward of protective barrier.

An adaptation of BS 5837: 2005 Trees in Relation to Construction (Figure 3.)

Installation by Tree Projects 2008.



APPENDIX D

Appendix D

1.0 Glossary of Terms

Canker	Disease damaged area of a tree, usually caused by fungus or bacteria.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Crown Lift	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduce	The reduction of a tree's height or spread while preserving its natural shape.
Crown thin	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood	The removal of all dead, dying and diseased branches from a tree. Also, wood which is dead.
Dieback	Where branches are beginning to show signs of death usually at the tips in the crown.
Epicormic shoots	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
Formative pruning	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
Included bark	Where the bark on two adjoining branches or stems is growing tightly together, forming a joint with limited physical strength.
Pollarding	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.
Topping	Topping is a form of pruning that removes terminal growth leaving a 'stub' cut end. Topping causes serious health problems to a tree.

2.0 General Guidelines

- 2.1 All work must be to BS 3998:2010 – Tree work - Recommendations
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of the designated arboriculturist.
- 2.5 It is advisable to have trees inspected by designated arboriculturist regularly.

APPENDIX E

