

DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT &
METHOD STATEMENT

ST JOHNS FARM
TROUT LANE
BROOKS GREEN
WEST SUSSEX
RH13 0JN

CLIENT: CHIDHURST LTD.

DECEMBER 2025

Ref: AIA/AMS 06660 / 2025 0.2

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Project: Redevelopment of existing brownfield site and the construction of four new residential properties following the demolition of the existing agricultural buildings.

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File ref: AIA/AMS 06660/2025 0.2

Date Issued: 17th December 2025

Report History					
Version	Date	Author	Checked	Comments	Status
0.1	01/12/2025	SCD	HDT		SUPERSEDED
0.2	17/12/2025	SCD	SCD	Minor amendments	ISSUE

EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the proposed redevelopment of St Johns Farm, Trout Lane, West Sussex, RH13 0JN.

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

The site adjoins Ancient Woodland, and a number of the existing barns and buildings are within the Ancient Woodland Buffer Zone. Ancient Woodland is protected under national planning policy. The proposed residential layout of four detached new dwellings has therefore been designed with arboricultural input from the start to achieve a development which is sympathetic to the arboricultural constraints of the site.

The proposed residential scheme reduces development within the Ancient Woodland buffer zone by utilising existing building footprints and hard landscaped surfaces. The development will improve the ecological quality of the buffer zone through soil decompaction and new planting.

Retained trees can be successfully protected during demolition and construction, subject to adherence to the Arboricultural Method Statement and Tree Protection Plan included within this report.

Three trees (T009 Elder, T010 Field Maple, and T026 Oak) require removal to facilitate development; two are low-quality category C trees and one (T026, a category B Oak) is in an unsustainable location adjacent to existing buildings. Proposed replacement planting as part of the enhanced landscaping scheme will mitigate any loss of canopy cover.

With appropriate tree protection measures and mitigation planting, I am satisfied the proposed development can be completed without harm to the retained trees and Ancient Woodland, while offering opportunities for ecological enhancement and amenity enhancement within the site.

CONTENTS

1.	INTRODUCTION	6
1.1	INSTRUCTION	6
1.2	SCOPE.....	6
1.3	DOCUMENTS.....	6
1.4	CAVEATS	7
2.	PLANNING CONSTRAINTS	8
2.1	TREE PRESERVATION ORDERS	8
2.2	CONSERVATION AREA.....	8
2.3	ANCIENT WOODLAND	8
3.	ARBORICULTURAL IMPACT ASSESSMENT.....	9
3.1	INTRODUCTION	9
3.2	SITE DESCRIPTION	9
3.3	SOIL	9
3.4	TREES APPRAISAL.....	9
3.5	TREE WORKS AND REMOVAL	10
3.6	APPLICATION ASSESSMENT	12
3.7	SUSTAINABILITY	12
3.8	TREE PROTECTION DURING BUILDING WORKS	13
3.9	SERVICES	13
3.10	CONCLUSIONS	13
4.	ARBORICULTURAL METHOD STATEMENT (AMS)	14
4.1	INTRODUCTION	14
4.2	SITE SUPERVISION AND MONITORING	14
4.3	ON SITE TREE SUPERVISOR	15
4.4	TREE WORKS	15
4.5	TREE WORKS BEST PRACTICE.....	15
4.6	PROTECTED SPECIES	16
4.7	TREE PROTECTION FENCING.....	16
4.8	TEMPORARY GROUND PROTECTION	17
4.9	CONSTRUCTION EXCLUSION ZONE.....	17
4.10	DEMOLITION OF EXISTING STRUCTURES	17
4.11	SERVICES	18
4.12	GENERAL CONSIDERATIONS.....	18
4.13	LANDSCAPING	18
4.14	UNFORESEEN CIRCUMSTANCES	19
	APPENDICES.....	20
	APPENDIX A - SURVEY DATA.....	21
	APPENDIX B - KEY	22
	APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT.....	23
	APPENDIX D - TREE DATA	24
	APPENDIX E – TREE DOCUMENTS	32
	APPENDIX F – PHASING OF WORKS.....	33
	APPENDIX G – CONTACTS	34
	APPENDIX H - TREE PROTECTION FENCING	35
	APPENDIX I – TREE PROTECTION SIGNAGE	36
	APPENDIX J - QUALIFICATIONS	37

1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at St Johns Farm, Trout Lane, West Sussex, RH13 0JN.

Trees growing on and adjacent to the site have been surveyed in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the proposed construction of 4 new residential units.

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

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

1.2 SCOPE

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

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

1.3 DOCUMENTS

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

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

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 1st December 2025 and will expire on 1st December 2027.

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

The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The trees were assessed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available to the adjoining properties.

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

2. PLANNING CONSTRAINTS

2.1 TREE PRESERVATION ORDERS

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

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

2.2 CONSERVATION AREA

St Johns Farm is not within a Conservation Area.

2.3 ANCIENT WOODLAND

The area to the northeast and northwest of St Johns Farm is classified as ancient woodland.

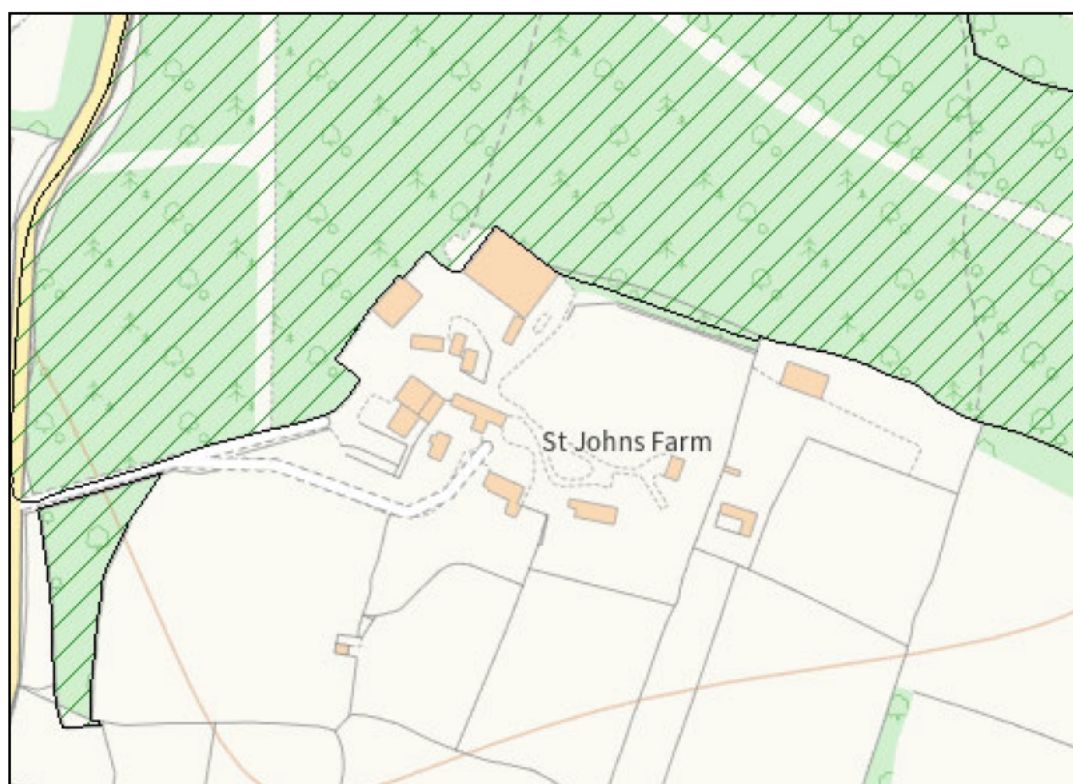


Figure 1 - Detail from MAGiC Ancient Woodland Map

Ancient woodland is afforded strong protection under the National Planning Policy Framework (NPPF). In line with Natural England and the Forestry Commission standing advice, a minimum 15-metre buffer zone must be provided between the ancient woodland and any proposed development.

No new encroachment or construction should occur within this protected area, and care must be taken to avoid indirect impacts through adverse construction practices.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 INTRODUCTION

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

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

3.2 SITE DESCRIPTION

The proposed development site is a brown field site of approximately 1.75 acres within a rural setting. The site consists of several barns and workshops/sheds totalling over 1,300 sqm gross external area and is currently operated under commercial uses.

The centre of the site contains an existing dwelling (Sussex Barn), a non-designated heritage asset which is not included in the application site.

The site borders an Ancient woodland to the north and west and open fields to the east.

3.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for St Johns Farm is Weald Clay Formation - Mudstone.

Where clay is present the nutrient levels may be higher and the water holding capacity greater. Clay can also give the soil capacity to shrink and swell with changing moisture levels which can lead to property subsidence damage.

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

3.4 TREES APPRAISAL

Number of individual trees surveyed:	58
Number of tree groups surveyed:	1
Number of category 'A' trees / groups:	3
Number of category 'B' trees / groups:	25
Number of category 'C' trees / groups:	27
Number of category 'U' trees / groups:	4

Figure 2 - Tree quality summary

3.5 TREE WORKS AND REMOVAL

The following trees are to be removed to facilitate the proposed development.

Ref:	Species	Comments	Cat.
T009	Elder (<i>Sambucus nigra</i>)	Swept low stem. No access to tree. Foliage density normal.	C2
T010	Field maple (<i>Acer campestre</i>)	1.6m from building. Debris around base. Low branches resting on building roof. Localised deadwood in crown. Foliage density normal.	C2
T026	Oak (<i>Quercus robur</i>)	1.6m from building. Debris around base. Low branches resting on building roof. Localised deadwood in crown. Foliage density normal.	B1

Figure 3 - Schedule for facilitative tree removal

Of the trees to be removed, T026 is a mature category 'B1' Oak. The tree is growing 1.6m from an adjacent barn unit.

The location of T026 is unsustainable even within the context of the existing development due to damage to the existing buildings caused by low branches and the future predicted growth of the tree. T026 (Oak) is not visible from a public viewpoint therefore its removal would not therefore detract from the amenity provided by trees within the local area.

It is recommended that the removal of T026 be mitigated with replacement planting of two standard Oaks elsewhere on site.

Other trees to be removed are lower-grade category 'C' trees being unremarkable trees of very limited merit or such impaired condition, such that they do not qualify in higher categories.



Photo T026 (Oak)



3.6 APPLICATION ASSESSMENT

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

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

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

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

The existing site consists of several barns and workshops/sheds. Due to the proximity to Ancient Woodland, much of the site falls within the Ancient Woodland Buffer Zone. The existing building footprints have therefore been used as a guide for positioning the four new dwellings, to ensure there is no new development or increase in hard landscaping within the Ancient Woodland Buffer Zone.

The proposed new residential development is smaller in volume than the existing buildings and the scheme greatly reduces the extent of construction and areas of hard landscaping within the Ancient Woodland Buffer Zone.

The new dwellings occupy a much smaller footprint than the existing structures and have been pulled forward into the site in order to create sufficient separation between the new residential buildings and the adjacent trees and woodland for the improvement and benefit of both.

The residential garden areas attached to each property are also contained within the footprints of the original buildings or existing areas currently used for parking or under hard landscaping. The decompaction of soils and new landscape planting within such areas will soften the woodland edge and greatly improve the ecological value of the Ancient Woodland Buffer Zones.

3.7 SUSTAINABILITY

To ensure a sustainable relationship between the new properties and the adjacent woodland, there will be clear and distinct boundaries between the residential gardens and the woodland beyond to prevent encroachment.

All activities intrinsic to residential gardens on completion of development including placement of sheds, outhouses, play equipment, bonfires etc. will be kept within the residential gardens (which are within the footprint of the original buildings / parking areas to avoid harm to the trees and offsite woodland areas.

On completion of the building works there will be a good and sustainable gap between the trees' canopies and the new dwellings to allow for future tree growth of the trees without the foreseeable need for remedial pruning works.

3.8 TREE PROTECTION DURING BUILDING WORKS

Trees and Woodland Areas will be protected with fit for purpose Tree Protection Barriers & Temporary Ground Protection, installed in accordance with BS:5837 (2012).

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

3.9 SERVICES

I have not received any drainage or service plans for the site. Open trenching is not possible via the access drive due to the impact it would have on tree roots adjacent to the access road. If new connections are required, consideration should be given to using directional drilling to install service runs to avoid the need for open trenching or excavation along the access drive where trees may be rooting.

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

3.10 CONCLUSIONS

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

The proposed residential development at St Johns Farm has been planned with appropriate consideration for the arboricultural constraints present on site, particularly the proximity of adjacent Ancient Woodland.

The removal of three trees—T009 (Elder), T010 (Field Maple), and T026 (Oak)—is necessary to facilitate the proposed layout. These trees are either of low arboricultural value or, in the case of T026, growing in an unsustainable location adjacent to existing buildings. Mitigation through replacement planting elsewhere on the site will ensure there is no net loss of tree canopy cover on site.

The development has been sensitively designed to reduce construction impacts within the Ancient Woodland Buffer Zone. The reduction of building footprints and areas of parking / hard landscaping will enhance the Ancient Woodland Buffer Zone and other ecologically sensitive areas. Adequate separation distances between trees and woodland to the new dwellings will minimise future conflicts / unnecessary pruning.

Retained trees will be protected in accordance with BS 5837:2012, with Construction Exclusion Zones maintained throughout the build. Further detail on services will be required to ensure below-ground works do not encroach upon tree root protection areas.

Overall, the development will reduce development and improve the setting of the Ancient Woodland. The demolition of existing structures and construction of the residential dwellings can be delivered without undue impact on the retained tree stock and the adjacent Ancient Woodland. The proposed development is therefore acceptable as it relates to trees.

4. ARBORICULTURAL METHOD STATEMENT (AMS)

4.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land at St Johns Farm during works to construct 4 new residential units on the site.

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

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

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

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

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

4.2 SITE SUPERVISION AND MONITORING

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

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

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site.

If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

In addition, all tree protection measures shall also be routinely monitored by an appointed and suitably qualified Arboricultural Advisor at roughly 8-10-week intervals for the duration of all works. A signed copy of the inspection report will be sent to Horsham District Council's Planning Department following each visit.

4.3 ON SITE TREE SUPERVISOR

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

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

4.4 TREE WORKS

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

Ref:	Species	Works	Cat.
T009	Elder (<i>Sambucus nigra</i>)	Fell to ground level and remove stump	C2
T010	Field maple (<i>Acer campestre</i>)	Swept low stem. No access to tree. Foliage density normal.	C2
T026	Pedunculate oak (<i>Quercus robur</i>)	1.6m from building. Debris around base. Low branches resting on building roof. Localised deadwood in crown. Foliage density normal.	B1

Figure 4 - Schedule for tree works

4.5 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

4.6 PROTECTED SPECIES

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

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

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

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

4.7 TREE PROTECTION FENCING

Following the initial tree works, no further work in relation to the build will be undertaken, including demolition, deliveries, excavation or construction, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

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

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

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

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

4.8 TEMPORARY GROUND PROTECTION

No works will commence, including construction or excavation, prior to the additional areas of ground protection being installed across the site access as identified in the Tree Protection Plan.

The temporary ground protection will be installed to provide a suitable pedestrian workspace in soft landscaped areas where trees may be routing (as indicated in the magenta hatch on the Tree Protection Plan).

The temporary ground protection will be constructed from rigid load bearing temporary roadway sheets such as 'euroboards' or similar or ply sheets a minimum of 15mm thick.

4.9 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

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

4.10 DEMOLITION OF EXISTING STRUCTURES

A number of buildings and areas of hard landscaping are to be removed. These structures can be broken up using an extendable bucket from an excavator working from within the site and outside the rooting areas of all trees. buildings will be dropped into their own footprint and debris arising from the work will then be pulled forward into the site, away from the peripheral trees.

4.11 SERVICES

It is assumed that services will be able to connect with those of the existing properties and buildings on site. There should be no open trenching within the identified Root Protection Areas of trees on site or along the access drive without consultation with the Arboricultural Consultant and Horsham District Council.

4.12 GENERAL CONSIDERATIONS

Building foundations should be constructed in accordance with the guidelines and recommendations in HNBC Chapter 4.2 taking into account the presence of any potentially shrinkable clay soil and the future growth of existing trees adjacent to the property.

All storage and preparation of materials, parking, skips etc. in relation to the build will be on the existing areas of hard landscaping and outside of the Ancient Woodland Buffer Zone and the identified Root Protection Areas of trees.

Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown or deposited into the woodland areas.

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane on existing areas of hard landscaping and outside of the rooting areas of all trees.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained.

There will be no open fires on site during the building works.

4.13 LANDSCAPING

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

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees or the Ancient Woodland Buffer Zone during or following completion of the development.
- Any new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals to traverse and forage within the site.
- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

4.14 UNFORESEEN CIRCUMSTANCES

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

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

APPENDICES

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

APPENDIX A - SURVEY DATA

- The trees were surveyed on Saturday 26th April 2025 from ground level only.
- The weather conditions were clear. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 58 trees and 1 tree group growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – 'Trees in Relation to Design, Demolition and Construction'.

APPENDIX B - KEY

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

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

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

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

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
H001	Monterey cypress x7 (Cupressus macrocarpa)	Hedge 7 trees	Height (m): 7 7 stems, avg.(mm): 350 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:3 S:3 W:2	Linear group of trees, lapsed hedgerow on raised earth bank. Trees to topped 6m above ground level.	C1,2	Radius: 4.2m. Area: 150 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Low
T001	Common ash (Fraxinus excelsior)	Tree 2 stems	Height (m): 7 2 stems, avg.(mm): 60 Crown Clearance (m): 2 Life Stage: Young Rem. Contrib.: 20+ Years	N:1 E:1.5 S:2 W:2	Small tree. Stem forks 2m above ground level. No wider visual amenity value. Pests and Diseases: Ash Health Class 1 - 100%-75% remaining canopy	C2	Radius: 1.0m. Area: 3 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T002	Pedunculate oak (Quercus robur)	Tree	Height (m): 18 Stem Diam(mm): 1250 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2.5 E:13 S:10 W:11	One of two prominent mature oaks.	A2	Radius: 15.0m. Area: 707 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: High Inspection Limitations: Ivy
T003	Pedunculate oak (Quercus robur)	Tree	Height (m): 18 Stem Diam(mm): 1250 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:13 E:6 S:2 W:12	One of two prominent mature oaks.	A2	Radius: 15.0m. Area: 707 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: High Inspection Limitations: Ivy
T004	False acacia (Robinia pseudoacacia)	Tree	Height (m): 6 Stem Diam(mm): 50 Crown Clearance (m): 2 Life Stage: Young Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Small tree. No wider visual amenity value.	C2	Radius: 0.6m. Area: 1 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T005	Elder (Sambucus nigra)	Tree 3 stems	Height (m): 5 3 stems, avg.(mm): 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:4.5 S:0.5 W:1.5	Large shrub / small multi-stem tree. Ivy clad offsite small tree	C2	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access
T006	Wild cherry (Prunus avium)	Tree	Height (m): 9 Stem Diam(mm): 300 Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2 E:3 S:1 W:1		C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T007	False acacia (Robinia pseudoacacia)	Tree	Height (m): 11 Stem Diam(mm): 400 Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Ivy clad offsite small tree. Directly adjacent to outbuilding.	C2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access
T008	Corsican pine (Pinus nigra laricio)	Tree	Height (m): 12 Stem Diam(mm): 350 Crown Clearance (m): 5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	N:3 E:2 S:3 W:2.5	Offsite conifer.	B2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access
T009	Elder (Sambucus nigra)	Tree	Height (m): 5 Stem Diam(mm): 200 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0 E:2 S:2.5 W:1	Large shrub / small multi-stem tree.	C2	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access
T010	Field maple (Acer campestre)	Tree	Height (m): 9 Stem Diam(mm): 300 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:4.5 S:2.5 W:3	Swept low stem. No access to tree. Foliage density normal.	C2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access
T011	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 800 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:7 S:7 W:8	Offsite tree. 4m off driveway.	A1	Radius: 9.6m. Area: 290 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good Inspection Limitations: Access
T012	Pedunculate oak (Quercus robur)	Tree	Height (m): 6.5 Stem Diam(mm): 350 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 10+ Years	N:1 E:2.5 S:4 W:1	Snapped stem. Habitat holes on trunk. 2m from T011.	C1	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Decaying Public Amenity Value: Low Inspection Limitations: Access
T013	Pedunculate oak (Quercus robur)	Tree	Height (m): 9 Stem Diam(mm): 400 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3.5 E:3.5 S:2 W:1.5	Offsite tree. 8m off driveway. 3.5m from T012. Stag headed in upper crown.	C1	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Low Inspection Limitations: Access
T014	Elder (Sambucus nigra)	Tree	Height (m): 6 Stem Diam(mm): 200 Crown Clearance (m): 1 Life Stage: Over Mature Rem. Contrib.: 10+ Years	N:5 E:2 S:1 W:2	Large shrub / small multi-stem tree. 3.5m from edge of driveway. Dieback in crown.	U	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T015	Pedunculate oak (Quercus robur)	Tree	Height (m): 14 Stem Diam(mm): 650 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:6.5 S:6 W:6	Offsite tree. Asymmetrical crown.	B1	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access
T016	Pedunculate oak (Quercus robur)	Tree	Height (m): 15 Stem Diam(mm): 540 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:5.5 S:6 W:7	Ivy clad tree.	B1	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Dense vegetation
T017	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 520 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:4 S:9 W:6	5m from t016, 4.2m from boundary. Ivy clad tree. Asymmetrical crown.	B1	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Dense vegetation
T018	Pedunculate oak (Quercus robur)	Tree	Height (m): 14 Stem Diam(mm): 560 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:5.5 S:6.5 W:2	Superficial bark wounds on trunk. Canopy sparse and lacking vitality.	C1	Radius: 6.7m. Area: 141 sq m.	Physiological Condition: Poor Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T019	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 570 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:7 S:4.5 W:5	Superficial bark wounds on trunk. Epicormic shoots from trunk and branches in canopy.	B1	Radius: 6.8m. Area: 145 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Dense vegetation
T020	Pedunculate oak (Quercus robur)	Tree	Height (m): 12 Stem Diam(mm): 540 Crown Clearance (m): 4.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:6 S:4 W:5	Superficial bark wounds on trunk. Canopy sparse and lacking vitality.	C1	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Poor Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T021	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 700 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:8 S:8 W:7	Superficial bark wounds on trunk. Foliage slightly sparse. Tree lacks vitality.	B1	Radius: 8.4m. Area: 222 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T022	Pedunculate oak (Quercus robur)	Tree	Height (m): 15 Stem Diam(mm): 470 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:6 S:4.5 W:2	Superficial bark wounds on trunk. Epicormic shoots from trunk and branches in canopy.	B1	Radius: 5.6m. Area: 99 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Dense vegetation

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T023	Pedunculate oak (Quercus robur)	Tree	Height (m): 15 Stem Diam(mm): 470 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:5 S:4 W:4	Superficial bark wounds on trunk. Suppressed form. Asymmetrical crown. 2.5m from T022	B1	Radius: 5.6m. Area: 99 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Dense vegetation
T024	Field maple (Acer campestre)	Tree 3 stems	Height (m): 6 3 stems, avg.(mm): 150 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2.5 S:2 W:0	Multi-stem small tree. Holly at base within group. 3m from T022, 2m from t023	C2	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Low canopy / dense vegetation
T025	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 600 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:7 S:4.5 W:3	7m from t021. No access to base. Late into leaf. Foliage density normal.	B1	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access
T026	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 600 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:5 S:5 W:6	1.6m from building. Debris around base. Low branches resting on building roof. Localised deadwood in crown. Foliage density normal.	B1	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access
T027	Common ash (Fraxinus excelsior)	Tree 3 stems	Height (m): 14 3 stems, avg.(mm): 320 Crown Clearance (m): 6 Life Stage: Over Mature Rem. Contrib.: 10+ Years	N:3 E:5.5 S:3 W:2	Multi-stem tree. Significant dieback in canopy. Deadwood in crown. Pests and Diseases: Ash Health Class 3 - 50%-25% remaining canopy	U	Radius: 6.6m. Area: 137 sq m.	Physiological Condition: Diseased Structural Condition: Fair Public Amenity Value: Low
T028	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 460 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:6 S:5 W:3	3m from building. Ivy clad oak on edge of woodland. Foliage density normal.	B2	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate
T029	Common ash (Fraxinus excelsior)	Tree	Height (m): 14 Stem Diam(mm): 320 Crown Clearance (m): 7 Life Stage: Mature Rem. Contrib.: 10+ Years	N:1 E:6 S:0 W:0	Edge of woodland. Tree growing on raised Bank. Swept stem over barn. Dieback in canopy. Pests and Diseases: Ash Health Class 3 - 50%-25% remaining canopy	C1,2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Diseased Structural Condition: Fair Public Amenity Value: Low
T030	Common ash (Fraxinus excelsior)	Tree	Height (m): 14 Stem Diam(mm): 260 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 10+ Years	N:1 E:6 S:0 W:0	Edge of woodland. Tree growing on raised Bank. Swept stem and low crown over barn. Dieback in canopy. 0.4m from T029. Pests and Diseases: Ash Health Class 3 - 50%-25% remaining canopy	C1,2	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Diseased Structural Condition: Fair Public Amenity Value: Low

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T031	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 400 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:5 S:2 W:1	1.6m from building. Ivy clad oak on edge of woodland. Foliage density normal.	B2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate
T032	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 400 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:6 S:3 W:1	1.8m from corner of building. Mature oak on edge of woodland. Deadwood in crown. Foliage density normal.	B2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate
T033	Wild cherry (Prunus avium)	Tree 2 stems	Height (m): 11 2 stems (mm): 320,210 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0 E:5 S:2 W:0	Swept low stems over barn. Suppressed, asymmetrical crown.	C1,2	Radius: 4.6m. Area: 66 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access
T034	Pedunculate oak (Quercus robur)	Tree	Height (m): 15 Stem Diam(mm): 650 Crown Clearance (m): 4 Life Stage: Dead	N:5 E:5 S:5 W:5	Standing dead tree.	U	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Dead Structural Condition: Decaying Public Amenity Value: Low Inspection Limitations: Dense vegetation
T035	Common ash (Fraxinus excelsior)	Tree	Height (m): 16 Stem Diam(mm): 400 Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 10+ Years	N:4 E:4 S:4 W:4	Cavity and decay on lower trunk. Trunk hollow. Habitat value. Significant dieback in crown. Foliage sparse. Nesting birds in trunk	U	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Diseased Structural Condition: Decaying Public Amenity Value: Low
T036	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 500 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6.5 E:4 S:4 W:4	2.6m from T035. Ivy clad oak on edge of woodland. Deadwood in crown. Foliage density normal.	B2	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Ivy
T037	Hazel (Corylus avellana)	Tree 2 stems	Height (m): 5 2 stems, avg.(mm): 150 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:4.5 W:2.5	Coppice stool.	C2	Radius: 2.5m. Area: 20 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T038	Hazel (Corylus avellana)	Tree	Height (m): 4 Stem Diam(mm): 250 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Coppice stool.	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T039	Pedunculate oak (Quercus robur)	Tree	Height (m): 15 Stem Diam(mm): 790 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:5.5 S:6.5 W:7	Ivy clad tree. Foliage slightly sparse. Deadwood throughout canopy.	B1,2	Radius: 9.5m. Area: 284 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Vegetation.
T040	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 340 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:5.5 S:1 W:2	Suppressed tree. Asymmetrical crown low over containers.	C1,2	Radius: 4.1m. Area: 53 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T041	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 300 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:5 S:1 W:3	Suppressed tree. Asymmetrical crown low over containers.	C1,2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T042	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 530 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:2 S:6 W:4	Ivy clad offsite tree. Suppressed, asymmetrical crown. Localised deadwood in crown.	B1,2	Radius: 6.4m. Area: 129 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy
T043	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 670 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:9 E:7 S:8 W:3	Ivy clad offsite tree. Suppressed, asymmetrical crown. Localised deadwood in crown.	B1,2	Radius: 8.0m. Area: 201 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy
T044	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 500 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:7 E:6 S:5 W:4	Offsite tree. Stem decay. Asymmetrical crown. Localised deadwood in crown.	C1,2	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy
T045	Plum (Prunus domestica)	Tree	Height (m): 8 Stem Diam(mm): 280 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:3 S:3.5 W:1.5	Swept stem, asymmetrical crown.	C2	Radius: 3.4m. Area: 36 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Dense vegetation
T046	Plum (Prunus domestica)	Tree 2 stems	Height (m): 8 2 stems, avg.(mm): 200 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3.5 E:2 S:1 W:3.5	Swept stem, asymmetrical crown.	C2	Radius: 3.4m. Area: 36 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Dense vegetation

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T047	Plum (Prunus domestica)	Tree 2 stems	Height (m): 8 2 stems, avg.(mm): 100 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Swept stem, asymmetrical crown.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Dense vegetation
T048	Plum (Prunus domestica)	Tree 4 stems	Height (m): 8 4 stems, avg.(mm): 150 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Ivy clad multi-stem small tree. Swept stem, asymmetrical crown.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Ivy
T049	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 530 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:4 S:8 W:4	Ivy clad offsite tree. Suppressed, asymmetrical crown. Low branches touching shed.	B1,2	Radius: 6.4m. Area: 129 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy
T050	Pedunculate oak (Quercus robur)	Tree	Height (m): 12 Stem Diam(mm): 360 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:4 S:6 W:3	Historic wound on trunk. Dieback in upper crown. Suppressed, asymmetrical crown. Low branches resting on adjacent shed.	B1,2	Radius: 4.3m. Area: 58 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T051	Pedunculate oak (Quercus robur)	Tree	Height (m): 18 Stem Diam(mm): 680 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:7 S:7 W:7	Offsite tree. Swept lower trunk. Foliage chlorotic and clustered - lacking vitality. Deadwood in crown.	B1,2	Radius: 8.2m. Area: 211 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Moderate
T052	Pedunculate oak (Quercus robur)	Tree	Height (m): 11 Stem Diam(mm): 650 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:5 S:5 W:5	Offsite tree. Ivy clad tree. Limited tapering on trunk. Foliage slightly sparse and clustered - lacking vitality. Deadwood in crown.	B1,2	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate
T053	Common hawthorn (Crataegus monogyna)	Tree 3 stems	Height (m): 8 3 stems, avg.(mm): 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Multi-stem small tree on edge of woodland.	C2	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access
T054	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 390 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:6 S:6 W:3	Asymmetrical crown. Foliage density normal.	B1,2	Radius: 4.7m. Area: 69 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T055	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 460 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:4 S:6 W:4	Asymmetrical crown. Foliage density normal.	B1,2	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate
T056	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 460 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:4.5 S:6 W:2	Ivy clad mature tree. Asymmetrical crown. Foliage density normal.	B1,2	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate
T057	Pedunculate oak (Quercus robur)	Tree	Height (m): 15 Stem Diam(mm): 600 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:6 S:7.5 W:6	Superficial bark wounds. Asymmetrical crown. Foliage density normal.	B1,2	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good
T058	Common ash (Fraxinus excelsior)	Tree	Height (m): 14 Stem Diam(mm): 260 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 10+ Years	N:1 E:6 S:0 W:0	Edge of woodland. Tree growing on raised Bank. Swept stem and low crown over barn. Dieback in canopy. 0.4m from T029. Pests and Diseases: Ash Health Class 3 - 50%-25% remaining canopy	C1,2	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Diseased Structural Condition: Fair Public Amenity Value: Low

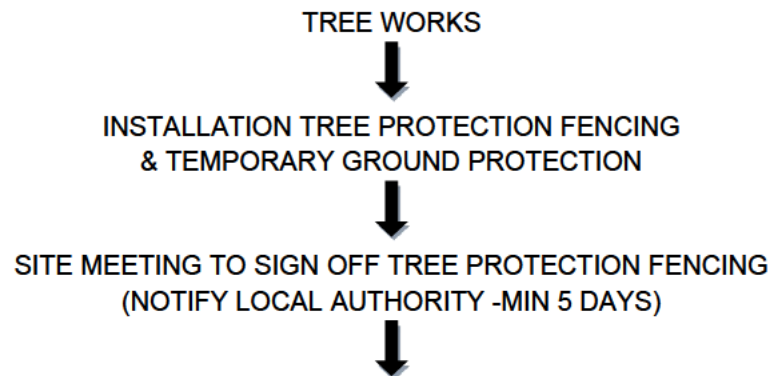
APPENDIX E – TREE DOCUMENTS

Attached as separate pdf documents

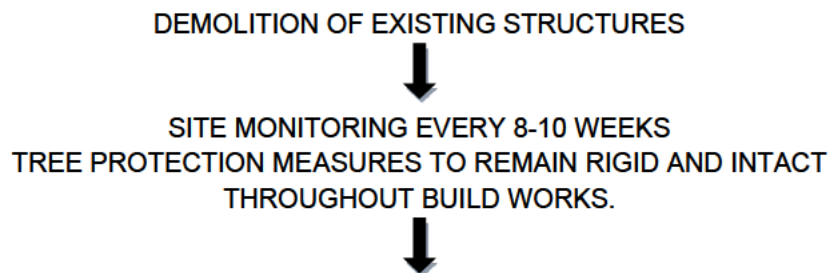
- Tree Survey ref: [ST JOHNS FARM Tree Survey 06660/2025](#)
- Tree Constraints Plan ref: [ST JOHNS FARM TCP 06660/2025](#)
- Tree Protection Plan ref: [ST JOHNS FARM TPP 06660/2025 0.2](#)

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (DEMOLITION & CONSTRUCTION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX G – CONTACTS

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APPENDIX H - TREE PROTECTION FENCING

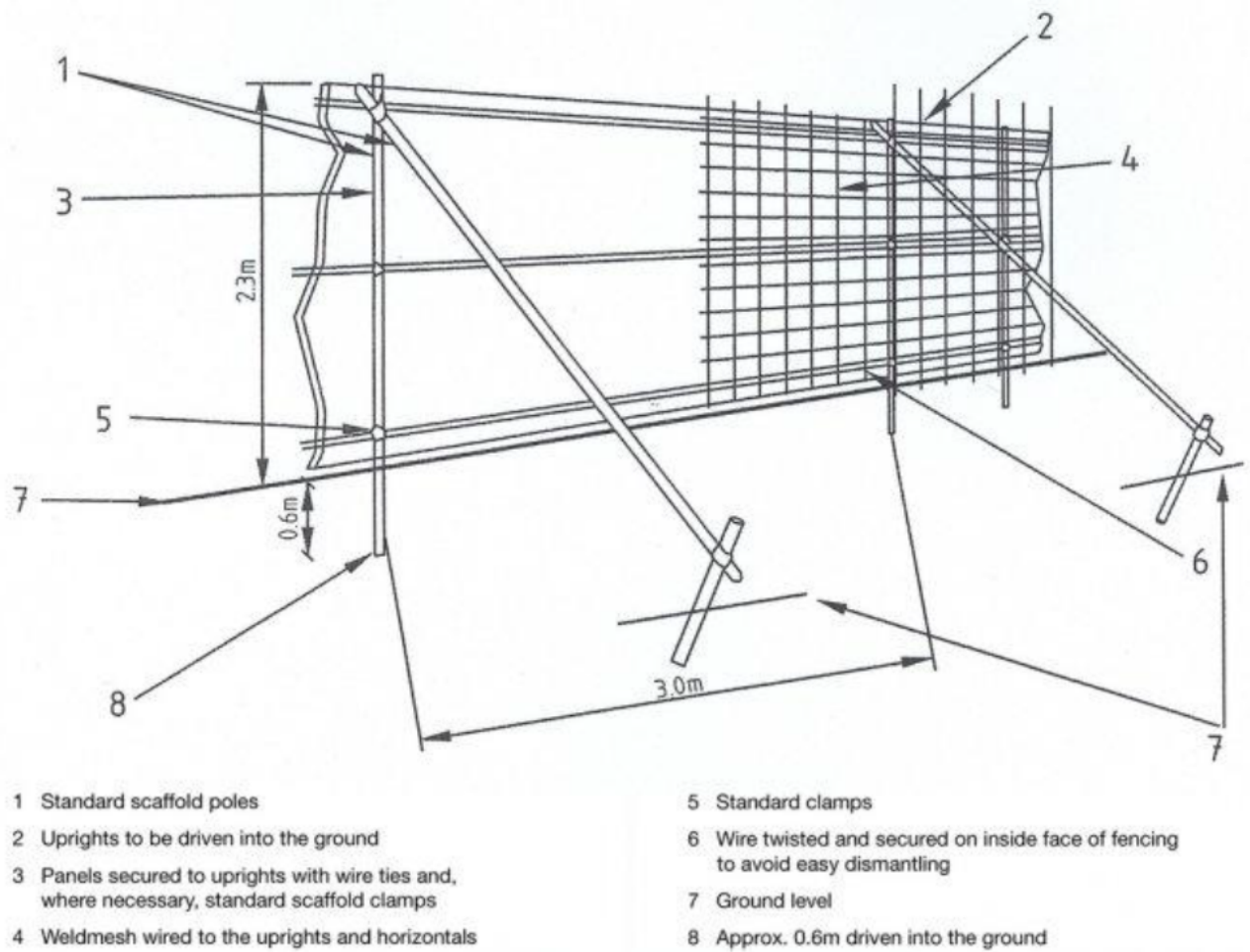


Figure 2. – Protective fencing for RPA

APPENDIX I – TREE PROTECTION SIGNAGE



TREE PROTECTION AREA KEEP OUT !

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

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

APPENDIX J - QUALIFICATIONS

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

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

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

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