



Beechdown
Tree Consultancy

Tree survey & report

Brus Lodge, 28 Kingsway, Aldwick
PO21 4DH

Report Ref: B/0634/26

Client: Zoe & Walid El-ogbi

Date: 27th February 2026



Beechdown
Tree Consultancy

Jonathan Rodwell Cert Arb L4(ABC); TechArborA





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1- Tree survey schedule. 2 - Definition of terms. 3 - BS 5837 grading categories. 4 - Tree constraints plan. 5 - Development proposal plan. 6 - Tree protection plan. 7 - Protective barriers. 8- Site visit and arboricultural supervision record.



SUMMARY

- The quality of three trees within potential influence of conditionally permitted development was assessed;
- an arboricultural impact assessment of the development was prepared;
- the permitted development is for new boundary fencing & hedging, two new gates and changes to driveway geometry;
- implementation of the development does not require the removal of any trees so the overall arboricultural characteristics of the site will remain unchanged;
- precautionary measures will be required to protect the retained trees throughout the development process.

Details

- Date of survey - 19th February 2026
- Present at survey - Jonathan Rodwell Cert Arb L4(ABC); TechArborA
- Date of report - 27th February 2026

Contact Details

<u>Local Planning Authority</u>	Arun District Council	
<u>Architects</u>	Folkes Architects	

References

Roberts, J. Jackson, N. Smith, M. (2006). *Tree Roots in the Built Environment*. The Stationery Office
BSI British Standards (2012) BS 5837:2012 *Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI



1.0 Introduction

1.1 I have received instruction from Euan Clark, associate director at Folkes Architects, to report on arboricultural matters in relation to conditionally permitted development at Brus Lodge, 28 Kingsway, Aldwick PO21 4DH.

1.2 The purpose of the instruction was to:

Assess the quality of any trees that could be affected by the proposed development.
Prepare an arboricultural impact assessment evaluating the effects of the development proposal.
Prepare a method statement and tree protection plan.

1.3 The survey was conducted and the report prepared with reference to the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations" and according to good arboricultural practice.

1.4 Contents of the report are exclusively for the use of the client; liability does not extend to any third party without our written consent.

1.5 **Qualifications and experience** – I am a qualified arboriculturist and Technician Member of the Arboricultural Association with more than 35 years' experience working with trees. I have a National Certificate in Arboriculture, the ABC Level 4 Certificate in arboriculture and the LANTRA Professional Tree Inspection Certificate along with certificates of training/attendance including arboricultural consultancy & report writing, veteranisation, valuing & managing veteran trees, subsidence investigation, assessment of tree forks, instrumental tree assessment, mortgage reports and risk assessment for commercial arboriculture.

2.0 Documents Provided

2.1 Drawings provided by Folkes Architects:

25067 -2.01	As proposed plan & street elevation	1:100@A1
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3.0 Survey Format

- 3.1 Trees included in the survey were those with the potential to be affected by the development and with a stem diameter, at 1.5m high, greater than 75mm. The trees were inspected from the ground only and no specialist decay detection was undertaken. Trees were assessed from within the site or from public areas.
- 3.2 The tree identification numbers used are for the purpose of this report and may not reflect numbering used in previous surveys or inspections.
- 3.3 Data was recorded digitally; the individual trees plotted via GPS and their positions marked on the 1:150 @ A3 tree constraints plan (Appendix 4).
- 3.4 A detailed tree survey sheet is shown as Appendix 1 with an explanation of the terms and categories covered as Appendix 2.
- 3.5 The extent of the survey was limited to collecting sufficient data to inform upon the feasibility of the development, it was not a detailed tree hazard or risk assessment and, unless specified, no guarantee, expressed or implied, can be given regarding the safety of the trees or their suitability for safe long-term retention.

4.0 Grading Categories

- 4.1 The quality of the surveyed trees was assessed and they were categorised to reflect the criteria recommended in Table 1 of BS 5837:2012 as detailed at Appendix 3.
- 4.2 The following is a breakdown of the number of trees in each BS category.

Category U	0 trees
Category A	0 trees
Category B	3 trees
Category C	0 trees

5.0 Legislation

- 5.1 **Tree Preservation Orders & Conservation Areas** - Local Planning Authority (LPA) online mapping showed that the application site is within a designated



conservation area and certain trees within Kingsway are subject to tree preservation order number **Bognor No.2**.

- 5.2 **Wildlife legislation** – under Part 1 of the Wildlife and Countryside Act (1981), with only a few exceptions, it is an offence to intentionally take, damage or destroy the nest of any wild bird while the nest is in use or being built. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc.) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. Further specialist investigation may be required before undertaking any recommended works.

6.0 Development Proposal

- 6.1 The permitted development is for new boundary fencing & hedging, two new gates and changes to driveway geometry.

7.0 Site Description

- 7.1 Brus Lodge consists of a detached two-storey dwelling set in broadly-level grounds of around 1700m². Access to Brus Lodge from Kingsway is via two entrance/exits leading to a semi-circular tarmac driveway and parking in front of the house. The permitted development relates to the north of the house and although gardens to the south are extensive, I did not need to inspect any trees there.
- 7.2 The application site is in a private estate of large detached properties. The immediate wider landscape includes individual trees or small groups in long established mature gardens, as roadside trees or within parks and green open spaces.
- 7.3 The British Geological Survey records the site geology as London Clay Formation clay, silt & sand sedimentary bedrock while the superficial geology is described by the UK Soil Observatory (www.ukso.org) as a loamy soil with naturally high groundwater. No detailed analysis of the soil structure, composition or pH was undertaken and these details should not be relied on for design purposes.



8.0 Tree Survey

- 8.1 The recorded trees bordered Kingsway in front of Brus Lodge and 30 Kingsway. Trees and shrubs at the front of the house that were too small to be recorded or beyond influence of the development included a partially uprooted small crab apple with basal decay; a mixed *Griselinia littoralis* & Portuguese laurel hedge on the west boundary; hydrangea, *Pittosporum* and a clipped holm oak & *Pittosporum* border to the east of the driveway.

9.0 Tree Appraisal

- 9.1 Details and comments of individual trees and groups are listed in the appended BS 5837 survey schedule detailed at Appendix 1.



ARBORICULTURAL IMPACT ASSESSMENT

10.0 Below Ground Constraints – Root Protection Area (RPA)

- 10.1 Section 3.7 of BS 5837: 2012 states that – *“The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. ”*
- 10.2 The RPA calculations have been produced using the information gathered from the tree survey and section 4.6.1 of BS 5837:2012. This indicates the RPA in m² and the minimum required all round radial distances for rooting zone protection and allows a view to be taken as to whether the trees can be retained safely without undue damage to their root systems. The RPA calculations are detailed in the appended tree survey and the initial dimensions marked on the 1:150 @ A3 tree constraints plan (Appendix 4).
- 10.3 Tree root morphology can be affected by numerous factors; availability of water, aeration, soil type, temperature and structure, compacted or impervious surfaces and proximity to buildings and other structures all affect the way roots develop and although the RPAs are marked on the plan as uniform polygons the actual root systems will be far more irregular. Root mapping or hand excavation under arboricultural supervision could determine whether structural roots or root masses & likely mycorrhizal associations extend beyond the RPAs and require greater protection in relation to construction or whether it may be possible to develop within the RPA without a significant impact on the rooting environment.
- 10.4 The recorded trees are growing in unsurfaced ground and although proximity to the concrete surface of Kingsway may have had some effect on root development, as a design layout tool the nominal RPAs shown are a reasonable representation.

11.0 Comment

- 11.1 The 1:150 @ A3 development plan (Appendix 5) shows that the position of the new gateposts is outside the nominal RPA of the magnolia (T1) & the sweetgum (T2), as are the works to change driveway geometry and provide improved vehicle movements.
- 11.2 The only potential impact on the RPA will be when erecting the post and wire mesh fence and planting the *Griselinia* hedge. The fence and hedge is located



right at the southern extent of the RPA and the work will not require the use of machinery. With careful hand-digging, putting up the fence and planting the hedge can be completed with no ill-effect to either tree.

- 11.3 New surfacing, repairs and completing the driveway with a tar and chip finish all takes place well-beyond the RPA.
- 11.4 Minor pruning to remove or lift the tips of small-diameter branches in the southern sector of the magnolia's (T1) crown may be required to create space for the fence and planting but will have no more impact on tree condition than the current pruning regime to keep branches clear of Kingsway.
- 11.5 General construction practices have the potential to damage trees if not carefully managed. The key to successful construction with no adverse impact on the condition and health of the retained trees will be a carefully sequenced approach with appropriate tree protection and monitoring.

12.0 Conclusion

- 12.1 With appropriate precautionary measures I consider that the conditionally permitted development at Brus Lodge is feasible, in relation to the recorded trees for the following reasons.

- Completion of the new boundary fencing & hedging, two new gates and changes to driveway geometry does not require the removal of any trees so the overall arboricultural characteristics of the site remain unchanged.
- Basic precautionary measures will prevent damage and adverse effects on the current and long-term health of the retained trees.



ARBORICULTURAL METHOD STATEMENT

- This method statement sets out the procedures to be followed for general construction practices around trees.
- The purpose is to ensure that works are undertaken in a manner that prevents unacceptable damage to tree roots, soil structure and overall tree health.
- The development process must follow a sequence that results in the least risk to the retained trees and with tree protective measures in place as per the tree protection plans (TPP).
- The arboricultural method statement includes the following tree protection plans.

Appendix 6 <i>tree protection plan</i>	1:150@A3	• Tree protection plan showing position of protective barriers and construction exclusion zones.
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13.0 Responsibilities

- 13.1 **Site manager/main contractor** – responsible for implementing this method statement, ensuring all operatives are briefed and that relevant works are carried out under arboricultural supervision.
- 13.2 **Project arboriculturalist** – to be present during any relevant works that impact directly on the RPA and to document compliance.
- 13.3 **Site operatives** – comply with method statement, follow root protection procedures and keep clear of construction exclusion zones.
- 13.4 Sequence of events, tree protection and precautionary measures in relation to phases of development.

Pre-construction:

- Site manager, project arboriculturalist and main contractor to review method statement.



Construction:

- Excavation for post holes & planting pits (under arboricultural supervision).

14.0 Protective Barriers

- 14.1 Prior to the commencement of construction work and before any machinery or materials are brought onto the site, protective barriers, marked as **a green broken line** on the tree protection plans (Appendix 6), must be erected, around the vulnerable Root Protection Area (RPA) to create a construction exclusion zone beyond the working area.
- 14.2 The construction exclusion zone, shown as **light purple shading** on the tree protection plan, will be afforded protection at all times that machinery and plant are being used during the development process; strictly no access, excavation, changes in soil levels, construction activities, mixing materials or storage will be allowed.
- 14.3 The barrier will have weather proof signs attached stating that it is protecting a **construction exclusion zone** and that **no works are permitted** beyond the barrier; the protective barrier must remain in place for the duration of the development process.
- 14.4 The protective barriers must be positioned in accordance with the tree protection plans and would typically be constructed as per figure 2 of BS 5837:2012 (shown at Appendix 7) and consist of a vertical and horizontal scaffold framework, well braced to resist impacts with vertical tubes spaced at a maximum interval of 3m and driven securely into the ground and onto which weld mesh panels would be fixed with wire or scaffold clamps. Care should be taken when locating the vertical and bracing poles to avoid roots; if the presence of roots or hard surfaces precludes the use of driven poles, above ground stabilising using struts mounted on a block tray, constructed as per figure 3 b) of BS 5837:2012 may be used.
- **Construction exclusion zones** - each formed of four weld mesh panels positioned to prevent access to the trees T1 & T2 while machinery is being used during the changes to driveway geometry.
- 14.5 Once the use of machinery on site is no longer required the protective barriers can be removed to allow pedestrian access to erect the fence and plant the hedge.



15.0 Manual Operations within RPA

15.1 Excavation for post holes and planting pits within the RPA must be carried out by hand under arboricultural supervision and the fence posts erected as below:

- Careful use of hand tools will avoid bark damage to roots;
- carefully remove soil from around roots without tearing or levering;
- exposed roots or fibrous root masses that are to be retained must be immediately covered – with hessian or similar - to prevent drying;
- individual roots less than 25mm diameter that need to be removed will be cleanly severed, with secateurs or a pruning saw, far enough back from the edge of the post holes (>100mm) that the effects of uncured cement do not impact tree health;
- the project arboriculturalist will determine whether it is possible to sever roots greater than 25mm diameter or whether the post hole or planting pit should be relocated;
- use of impermeable membranes to line the post holes before the concrete is poured will help prevent damage by the alkaline properties of cement;
- backfill gently with excavated soil and avoid heavy compaction.

16.0 Infrastructure Requirements

16.1 Undisclosed siting of service runs, above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary tree pruning or root loss during or post development. Should any infrastructure requirements become necessary post planning their design should be discussed with the project arboriculturalist and, if necessary, the permission of the local planning authority obtained.

17.0 Additional Precautions

17.1 No storage or mixing of materials to take place within the RPA.

17.2 No storage or mixing of materials will take place in any location where they may leak into the RPA.

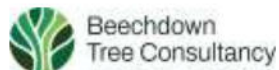
17.3 Materials which may contaminate the soil will not be discharged within 10m of the tree stems or mixed in any location where gradients allow contaminants to run towards RPAs or the buffer zone.



18.0 Supervision and Monitoring

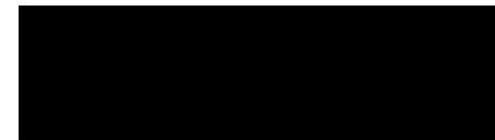
- 18.1 It will be the responsibility of the main contractor to ensure that any conditions attached to the planning consent are adhered to at all times and that a monitoring regime with regard to tree protection on site is adopted.
- 18.2 An arboriculturalist should be appointed to supervise manual excavation works within the RPA and address any arboricultural issues that may arise.
- 18.3 A copy of a site visit and arboricultural supervision record is shown at Appendix 8.
- 18.4 The relatively small scale of the project and low risk of damage to the trees means there is no need for arboricultural monitoring.

Client: Zoe & Walid El-ogbi
Project: Brus Lodge
Survey date: 19th February 2026
Surveyor: Jonathan Rodwell Cert Arb L4(ABC); TechArborA



Beechdown Tree Consultancy

Club Cottage, Top Road
Slindon
Arundel
West Sussex
BN18 0RP



BS5837:2012 Assessment

Tree ID : T1				Tag :				Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb				Bats : No									
Species : Saucer Magnolia <i>Magnolia soulangiana</i>				TPO :				Inspected : 19 February 2026				Cons Area : Yes									
								Next Insp : Not Required													
								1st Branch: 1m; west													
—Stems—				—Health—				—RP—				—Clearance (m)—				—Spread (m)—					
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
6	1	225	Mature	Good	Good	Good	Good	B.1.2	20 to 40 yrs	22.9	2.69	Pre Construction		1.5	1.5	1.2	1.2	2	3	4	4
Survey Comment : Minor pruning likely to be required to allow space for fence post - no more than current pruning regime to maintain access to the driveway and Kingsway.																					

Tree ID : T2				Tag :				Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb				Bats : No									
Species : Sweetgum				TPO :				Inspected : 19 February 2026				Cons Area : Yes									
<i>Liquidamber styraciflua</i>								Next Insp : Not Required													
								1st Branch: 1.2m; west													
—Stems—				—Health—				—RP—				—Clearance (m)—				—Spread (m)—					
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m²)	R (m)	Site Status	Priority	N	E	S	W	N	E	S	W
9	1	255	Mature	Good	Fair	Good	Good	B.1.2	20 to 40 yrs	29.4	3.05	Pre Construction		1.5	1.5	2	2	1.5	4.5	4.5	3
Survey Comment : Minor pruning likely to be required to allow space for fence post - no more than current pruning regime to maintain access to the driveway and Kingsway.																					

BS5837:2012 Assessment

Tree ID : T3

Species : Purple Maple
Acer palmatum 'Atropurpureum'

Estimated Measurements

Tag :
TPO :

Assessor : Jonathan Rodwell Cert Arb L4(ABC); TechArb
Inspected : 19 February 2026
Next Insp : Not Required
1st Branch: 2m; south

Bats : No
Cons Area : Yes

Stems			Health					RP		Clearance (m)				Spread (m)			
H (m)	No	Ø (mm)	Maturity	Crown	Stem	Basal	Phy Con	Cat	ERC	A (m ²)	R (m)	Site Status	Priority	N	E	S	W
6	1	180	Semi-mature	Good	Good	Good	Good	B.1.2	20 to 40 yrs	14.7	2.16	Pre Construction		2.5	2	2	2

Survey Comment :

Appendix 2 – tree survey definition of terms

<u>Tree ID/tag -</u>	Identification number and/or tree tag number.	
<u>Species -</u>	Common and/or scientific name.	
<u>Height (m) -</u>	To the nearest 0.5m below 10m; to the nearest 1m above 10m.	
<u>Ø (mm)/No. of stems -</u>	Stem diameter measured at 1.5m or equivalent with reference to Annex C of BS5837:2012.	
<u>First branch -</u>	Height above ground level and direction of first significant branch.	
<u>Crown spread (m) -</u>	Measured at the cardinal points.	
<u>Canopy height/clearance -</u>	Crown clearance in metres above ground level at the cardinal points.	
<u>RPA -</u>	Root protection area (m ²) and length of radial protection (m).	
<u>Age class:</u>	<i>Young -</i>	Less than approximately 10 years old.
	<i>Semi-Mature -</i>	Less than 1/5 of typical life expectancy.
	<i>Mature -</i>	Between 1/5 and 5/5 of typical life expectancy.
	<i>Over-Mature -</i>	Tree having reached its maximum life span and declining in health and size.
	<i>Veteran -</i>	A tree that is of interest biologically, aesthetically or culturally because of its age, size or condition.
<u>Structural/physiological condition:</u>	General condition of tree crown, stem and basal area structure and form - assessed as:	
	<i>Good -</i>	Good form, structure and vitality; no apparent signs of decay, structural weakness, decline in health, pests or diseases.
	<i>Fair -</i>	Moderate form and structure.
	<i>Poor -</i>	Poor form or structure; significant decay, structural weakness or decline in vitality.
<u>BS 5837 category -</u>	BS grading category detailed at Appendix 3.	
<u>ERC -</u>	Estimated remaining contribution.	

Trees Unsuitable for Retention

Category U	Trees 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 – shown in dark red on plans.
-------------------	--

Trees To Be Considered for Retention

Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years - shown in light green on plans. <u>1 - Mainly arboricultural qualities</u> – trees that are good examples of their species, especially if rare or unusual; or those that are essential components of groups, formal or semi-formal arboricultural features. <u>2 - Mainly landscape qualities</u> – trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. <u>3 - Mainly cultural values, including conservation</u> – trees, groups or woodlands of significant conservation, historical, commemorative or other value.
Category B	Trees of moderate quality with an estimated life expectancy of at least 20 years - shown in mid blue on plans. <u>1 - Mainly arboricultural qualities</u> – trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant but remediable defects) to the extent that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the particular quality necessary for category A designation. <u>2 - Mainly landscape qualities</u> – trees present in numbers, usually growing as groups or woodlands, that attract a higher collective rating than they might as individuals; or groups of trees situated so as to make little visual contribution to the wider locality. <u>3 - Mainly cultural values, including conservation</u> – trees with material conservation or other cultural values.

Appendix 3 – BS 5837 grading categories

Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter under 150mm - shown in grey on plans.
	<u>1 - Mainly arboricultural qualities</u> – unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
	<u>2 - Mainly landscape qualities</u> – trees present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary landscape benefits.
	<u>3 - Mainly cultural values, including conservation</u> – trees with no material conservation or other cultural values.

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Brus Lodge, 28 Kingsway
Appendix 4 - tree constraints plan

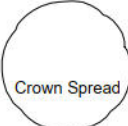
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1 : 150 @ A3

DATE:
27/02/2026

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Beechdown ref: B/0634/26
Brus Lodge - 85 5837 tree survey & report - February 2026

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Crown Spread



Root Protection Area



Shading Arc



Category 'A'



Category 'B'



Category 'C'



Category 'U'

0



12m



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Brus Lodge, 28 Kingsway

Appendix 5 - development plan

SCALE:
1 : 150 @ A3

DATE:
27/02/2026

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Kingsway

Brus Lodge, 28 Kingsway

T1 B

T2 B

T3 B

Legend:

- Application site
- Brus Lodge
- Beds & borders
- New gateposts & gates
- New Griselinia hedging
- Tarmacadam driveway & parking
- Realligned kerb and lawn
- New fence

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Brus Lodge, 28 Kingsway
Appendix 5 - tree protection plan

SCALE:
1 : 150 @ A3

DATE:
27/02/2026

N


Beechdown ref: 8/0634/26
Brus Lodge - 85 5837 tree survey & report - February 2026

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Construction exclusion zone - strictly no access, storage, mixing materials or construction activity permitted.

Arboricultural supervision of hand excavation for post holes and planting pits once driveway works complete and protective barriers removed.

Kingsway

Brus Lodge, 28 Kingsway

Legend:

 Application site

 Brus Lodge

 Construction exclusion zone

 New gateposts & gates

 New Griselinia hedging

 Tarmacadam driveway & parking

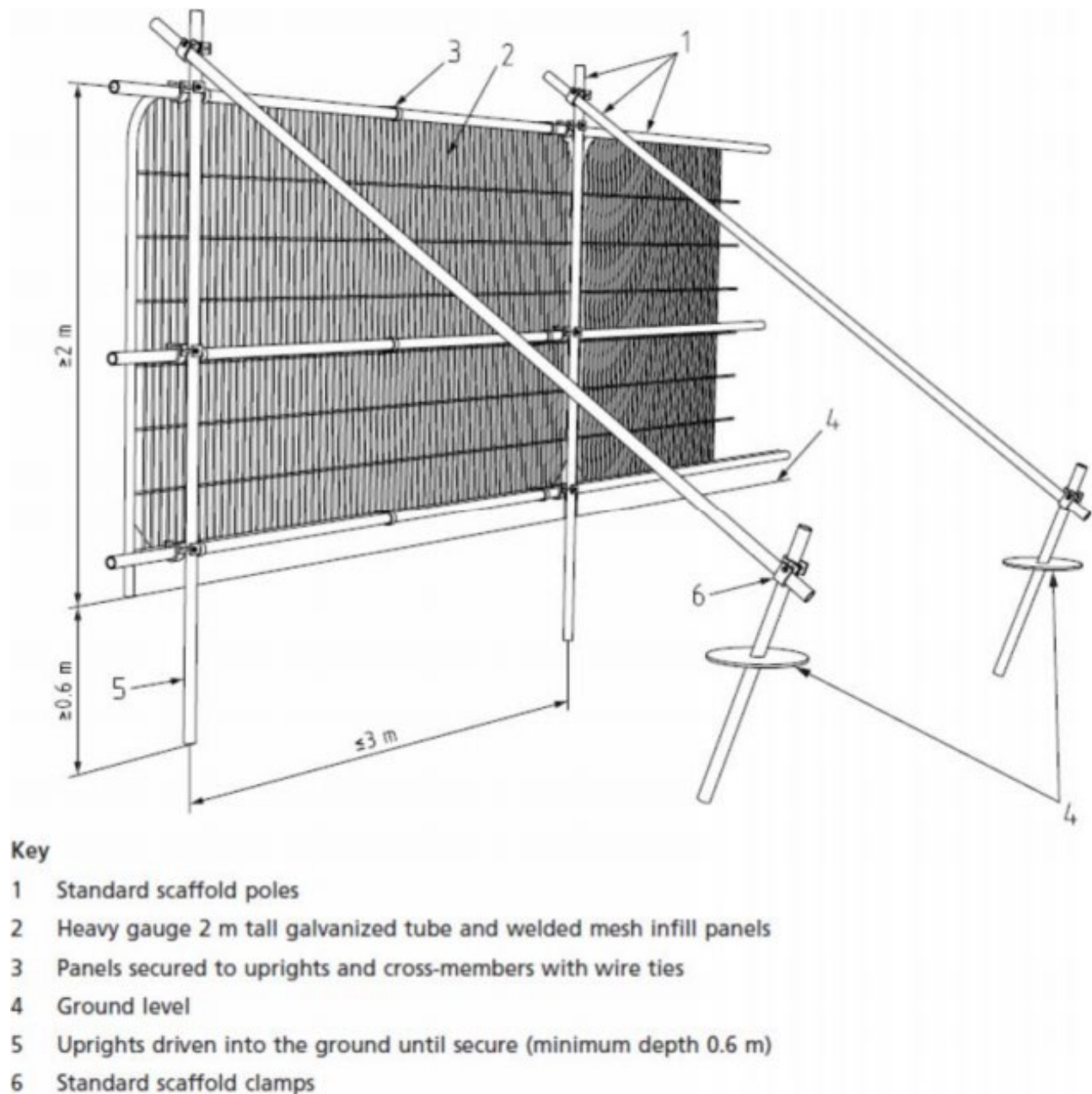
 Realligned kerb and lawn

 Beds & borders

 New fence

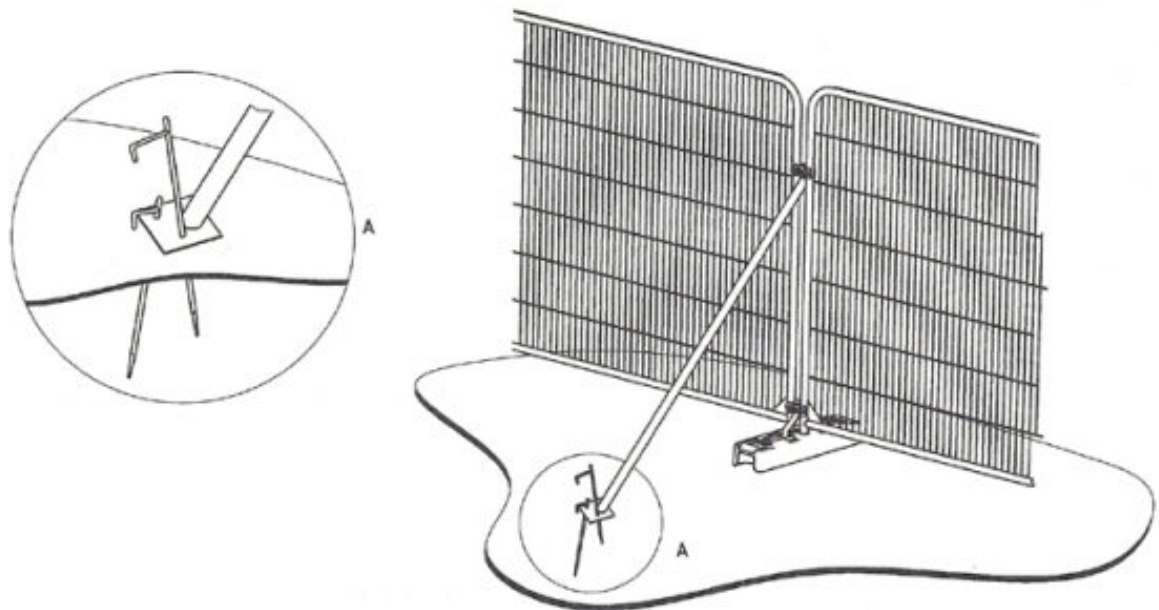
 Protective barriers

Appendix 7 – Protective Barrier

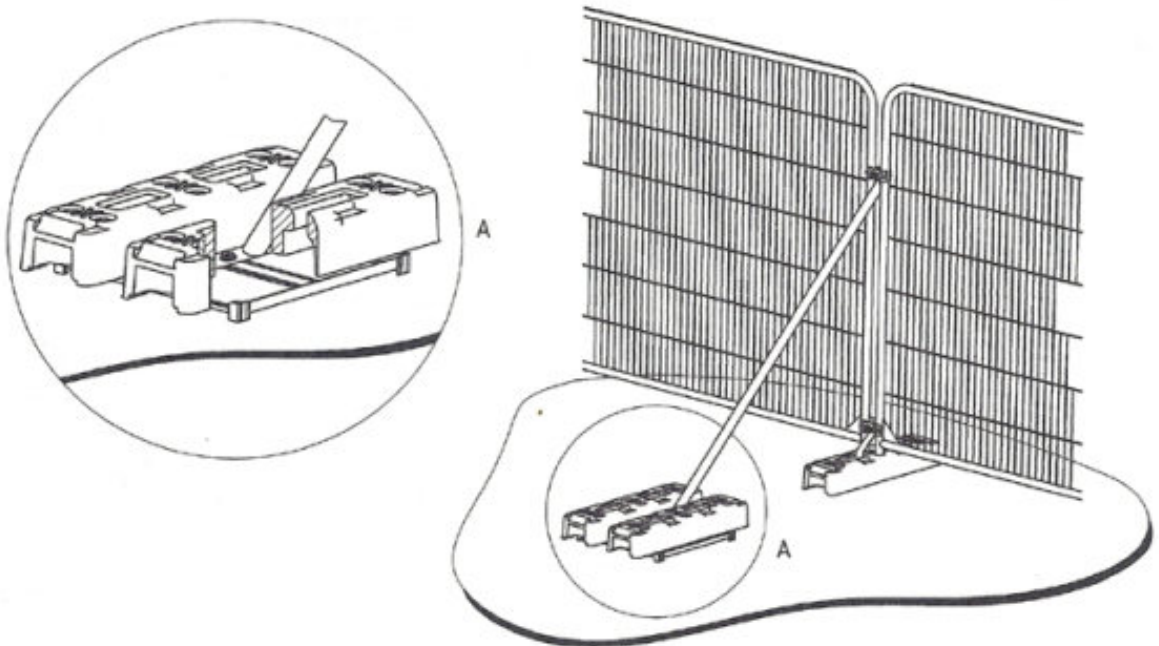


Default specification for protective barrier as per Figure 2 of BS 5837:2012 *Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI

Appendix 7 – Protective Barrier



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Examples of above-ground stabilising systems as per Figure 3 of BS 5837:2012 *Trees in relation to demolition and construction – Recommendations, Fourth (Present) Edition*. BSI

Appendix 8 - Record of Site Visits and Arboricultural Supervision

Client		Address	
Zoe & Walid El-ogbi		Brus Lodge, 28 Kingsway, Aldwick PO21 4DH	
Local planning authority	Arun District Council		
Planning application	AW/266/25/HH		
Development	Creation of new boundary fencing and hedging alongside 2 no. driveway entrance gates, and alterations to the driveway geometry		

Stage of development	Action required
<u>Construction</u>	Arboricultural supervision of hand-excavation for post holes and planting pits within the RPA.

Notes	
-------	--

Arboriculturalist	
Signed	
Date	

NOTE - COPY OF COMPLETED FORM TO BE SCANNED AND SENT TO LPA ARBORICULTURAL OFFICER