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Arboricultural Report

Including a tree survey, impact assessment and method statement
for development at

Sunny Corner, Copse Lane, Walberton, BN18 0QH

Reference: MW.2608.SCW.AIA

Client: Julia Holden

Date: 11 August 2026

Revision: —

Executive Summary

Trees are a consideration in this planning application for the construction of a single dwelling. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS 5837:2012 compliant tree survey, an arboricultural impact assessment, and a tree protection strategy comprising a method statement and tree protection plan.

To facilitate the proposal, three trees and a section of one group are required to be removed. These comprise two trees and a group of low quality (category C) and one of moderate quality (category B), the latter a young beech of limited current landscape value.

The southern elevation of the proposed dwelling falls within the circular root protection area of a comparatively young oak, as do a section of footpath and a run of drainage. All associated excavation will be undertaken sensitively in accordance with the method statement, and the protection barriers will be extended contiguous to the root protection area in line with the British Standard; this work is not considered to result in significant detriment to the tree. A drainage outfall and headwall to the north of the site fall partially within the root protection area of a small hazel of limited amenity, and the headwall will be constructed predominantly above ground with minimal, sensitive excavation, using gabions wherever possible. All other construction associated with the dwelling falls outside the root protection areas of retained trees.

Tree protection commitments include the erection of protective barriers, including their extension contiguous to the oak's root protection area, together with a pre-start meeting and tree protection audit. Supervision will also be required during excavation for the dwelling foundations, the drainage runs and the headwall construction.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.



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1. Instructions and Terms of Reference

- 1.1** In March 2026, I was instructed by Julia Holden to undertake a tree survey and subsequently, in August 2026, to prepare this Arboricultural Impact Assessment (AIA) in support of a planning application for a single dwelling at Sunny Corner, Copse Lane, Walberton, BN18 0QH.
- 1.2** This report has been prepared in accordance with British Standard BS 5837:2012 – Trees in relation to design, demolition and construction and provides the information required to enable the Local Planning Authority to meet its duty under Section 197 of the Town and Country Planning Act 1990 (as amended).
- 1.3** The purpose of this AIA is to assess the direct and indirect impacts of the proposed development on trees both within the site and on adjacent land. Direct impacts may arise from demolition and construction activities, while indirect impacts can result from the post-development relationship between retained trees and the proposed buildings. Such indirect impacts often include future pressure to prune or remove trees due to shading, debris, or perceived inconvenience arising from poor juxtaposition.
- 1.4** Accordingly, the report demonstrates how tree-related constraints have informed the proposal and identifies where mitigation, compensation, and tree protection measures are required. Where trees are to be retained, the successful implementation of the specified Tree Protection Strategy is critical to ensuring their protection throughout the construction process.
- 1.5** As part of the assessment, consideration is given to the Root Protection Areas (RPAs) of retained trees. RPAs define the minimum area of rooting environment required for tree stability and health and are initially calculated as a circular area. Where appropriate, RPAs are reviewed and adjusted to reflect existing site constraints, such as buildings and hard surfaces, in accordance with BS 5837 guidance.
- 1.6** Documents Supplied
- Proposed drawings: 25021 Sunny Corner Stage 3 (Resubmission) Rev C_100.dwg
 - Drainage: 2026-7031-003 Levels & Drainage Design.dwg
 - Site survey: 24095_SunnyCottage_Final - CAD issue - 12.06.25.dwg

2. Statutory & Other Relevant Constraints

Local Planning Authority	Arun
Tree Preservation Orders	Yes: T5 & T6. Also: woodland to NW.
Conservation Areas	None
Forestry Act (1967)	Gardens are exempt
Felling Licence Applications	None
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	Potwell Copse – adjacent to site (ASNW)
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?v=	None recorded on or within 30 m of the site
Obvious veteran trees	None
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	No
Legal covenants and outstanding planning conditions	Not known
Bedrock: British Geological Survey: https://geologyviewer.bgs.ac.uk/	Lambeth Group-Clay, silt and sand
Soil: Landis SoilScape https://www.landis.org.uk/soilscapes/	Freely draining slightly acid loamy soils
Checked online at the time of writing (information must be verified before any tree work is carried out).	

2.1 Tree Preservation Orders

- 2.1.1** A Tree Preservation Order (TPO) is issued by a local planning authority to protect specific trees, groups of trees, or woodlands for the sake of public amenity. A TPO prohibits actions such as cutting down, topping, lopping, uprooting, or causing intentional damage or destruction to the trees without obtaining written consent from the local planning authority. If consent is granted, it may come with conditions that must be adhered to. This process is regulated by the Town and Country Planning Act 1990.

2.2 The Forestry Act

- 2.2.1** The Forestry Act 1967 governs tree felling in the UK. To fell more than five cubic metres of timber in any calendar quarter, you must obtain a felling licence from the Forestry Commission. There are some exceptions to this requirement, including trees that are located in gardens, churchyards, or orchards.

2.3 Ancient Woodland

- 2.3.1** Ancient and semi-natural woodlands are crucial for protecting biodiversity and supporting rare species. They help maintain ecological balance and carry cultural and historical value as reminders of the original forests that once covered much of the UK.

- 2.3.2** Planning policies commonly protect these woodlands by requiring local authorities to refuse development projects that would harm or destroy them. A development can proceed only if it is clearly demonstrated that its benefits outweigh its losses. This requirement is supported by the National Planning Policy Framework (NPPF).
- 2.3.3** Ancient Semi-Natural Woodland (ASNW) includes native trees that have grown and developed naturally. These woodlands have existed for centuries, remaining wooded since at least 1600 AD in England, Wales, and Northern Ireland, and since 1750 in Scotland. They support a variety of plants, fungi, insects, and other microorganisms, making them rich in biodiversity.
- 2.3.4** Plantations on Ancient Woodland Sites (PAWS) are areas where ancient woodlands were cut down and replanted, often with non-native species, usually conifers. Although these sites have been replanted, they still have a complex soil structure and remnants of the original woodland species. Efforts often focus on restoring these areas to their natural state.
- 2.3.5** Natural England recommends a buffer zone of at least 15 metres between any development and the boundary of ancient woodland. This buffer is intended to protect the woodland from the indirect effects of development, including changes to hydrology, increased light levels, soil compaction, and the introduction of invasive species. Where a development is proposed in close proximity to ancient woodland, the local planning authority will expect the applicant to demonstrate that the integrity of the woodland and its associated habitats will not be compromised. In some circumstances, a wider buffer may be required depending on the sensitivity of the woodland and the nature of the proposed development.
- 2.4 Ecology**
- 2.4.1** The Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to conserving biodiversity when carrying out their functions. This includes protecting trees that provide habitats for wildlife. The Wildlife and Countryside Act 1981 also provides protection for certain species of plants and animals, making it an offence to intentionally damage or destroy their habitats.
- 2.4.2** All UK bat species are European Protected Species under the Conservation of Habitats and Species Regulations 2017, making it a criminal offence to deliberately harm bats, disturb them whilst roosting, or damage, destroy or obstruct access to a roost — whether or not bats are present at the time. This is particularly relevant to tree works, as trees with cavities, loose or fissured bark, split limbs, or dense ivy may provide roost habitat. Where a roost is confirmed or cannot be ruled out, a European Protected Species licence from Natural England may be required before works proceed, and a qualified bat surveyor should be consulted.
- 2.4.3** Wild birds, their active nests, and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981, making it an offence to intentionally damage or destroy a nest in use or being built. Most birds breed between March and August, though this can vary by species. Tree works and vegetation clearance during this period carry a real risk of committing an offence if nests are present. Clients should be aware that responsibility for avoiding disturbance to nesting birds does not rest solely with the contractor, and a pre-

works check by a suitably qualified person is strongly advisable where works are proposed during the nesting season.

3. Survey Scope & Methodology

- 3.1 Tree survey data can be found on the appended plan.
- 3.2 The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 3.3 The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.4 BS 5837:2012 provides a cascade system for assessing and categorising trees according to their quality and estimated remaining life expectancy. All retained trees within this assessment have been assigned a category in accordance with this system.
- 3.5 **Category A trees** are of high quality with a life expectancy of at least 40 years. They are particularly good examples of their species, of special arboricultural or landscape importance, or of significant cultural, historical, or conservation value.
- 3.6 **Category B trees** are of moderate quality with a life expectancy of at least 20 years. They may be downgraded from Category A due to remediable defects or impaired condition, or may simply lack the qualities necessary to merit that designation. Trees present as groups or woodlands, where collective value exceeds individual merit, are also typically assigned to this category.
- 3.7 **Category C trees** are of low quality with a life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. They are generally unremarkable, of limited merit, or of such impaired condition that they do not qualify in a higher category.
- 3.8 **Category U trees** are unsuitable for retention. This designation is applied to trees with serious and irreparable structural defects, those that are dead or in immediate and irreversible decline, or trees infected with pathogens of significance to adjacent trees. A life expectancy of less than 10 years is anticipated, or early loss through structural failure is expected. Category U trees are not a material consideration in the design of the proposed development.
- 3.9 The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method (Mattheck, C. & Breloer, H., 1998).
- 3.10 Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.

- 3.11 Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.12 Tree heights were measured with a clinometer or estimated in relation to those measured.
- 3.13 Trunk diameters are measured at 1.5 m above ground level; where this is not possible, Figure C.1 of the British Standard is followed.
- 3.14 Where tree canopies are markedly asymmetrical, they are measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.15 All estimated dimensions are noted in the data.

4. Arboricultural Impact Assessment

4.1 Proposal

- 4.1.1 It is proposed to build a single dwelling on the site, the layout of which can be seen on the appended plan.
- 4.1.2 The dwelling itself is sited outside the 15 m buffer for the adjacent ancient semi-natural woodland.

4.2 Tree Removals

- 4.2.1 Three trees and a section of one group need to be removed to facilitate this proposal. They are listed on the appended plan and comprise two trees and one group of low quality (category C) and one of moderate quality (category B). With regard to the moderate quality tree, it is a young beech tree with limited current landscape value.

4.3 Tree Surgery

- 4.3.1 There are no plans for any tree surgery work at this stage.

4.4 Construction Impact

- 4.4.1 The southern elevation of the dwelling falls within the circular root protection area of Oak T11, as do the footpath and a run of drainage. To minimise impact upon this comparatively young oak tree, all excavation will be undertaken in a sensitive manner, as detailed in the method statement section of this document. Given the young age of the oak and its reasonable vitality, in conjunction with the extension of the tree protection barriers contiguous to the RPA (in line with the British Standard), it is not considered that this work will result in significant detriment to the tree.
- 4.4.2 All other dwelling construction falls outside the root protection areas of retained trees.
- 4.4.3 A drainage outfall is required and is shown to the north of the proposals on the appended plan. It will outfall at the north-western corner of the site into an existing drainage ditch that runs along the south of the ancient semi-natural woodland. The headwall required falls partially within the Root protection area of a hazel that is

thought to be within the adjacent tree preservation order. This is a comparatively small tree of limited wider amenity, and the headwall is only partially within its circular root protection area. Nonetheless, the headwall will be constructed with minimal excavation, predominantly above ground, outfalling into the existing ditch. Wherever possible, gabions will be used to achieve this. Any excavation will be carried out sensitively as per the method statement section of this document. Sensitive excavation will also be used where the pipework falls within the Root protection areas of trees within the site.

4.5 ASNW Impact

4.5.1 The ancient semi-natural woodland boundary is shown approximately on the appended plan, as is the associated 15 m buffer recommended by Natural England in their current standing advice. Works are necessary to install the drainage and the soakaway within the buffer area. Given that this buffer is already formalised and disturbed as a garden space, it is difficult to see how any of the proposals could result in detriment to the woodland. The dwelling itself has been sited outside of the buffer.

4.5.2 The existing drainage ditch within the ancient semi-natural woodland will be cleaned out and, in some cases, excavated by no more than 150 mm. Considering this is a long-standing ditch and most of the excavation will be within soil and accumulated organic matter, it is not anticipated that any significant roots will be encountered during the works. All of which will be carried out by hand.

4.6 Supervision & Monitoring

4.6.1 Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.

4.6.2 For this project, a pre-start meeting/tree protection audit before demolition starts is proposed. Supervision will also be required during excavation for the dwelling foundations, the drainage runs and the headwall construction.

4.6.3 It is my opinion that regular monitoring visits would not be necessary for this project.

4.7 Summary

4.7.1 Provided the tree protection strategy is implemented as outlined in the following method statement, this application has a low arboricultural impact and is thus acceptable.

Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.

5. Method Statement: Scope and Purpose

- 5.1** This Arboricultural Method Statement (AMS) has been prepared by Mark Welby Consulting Arborists in accordance with the recommendations of BS 5837 Trees in relation to design, demolition and construction and associated guidance. It has been prepared to the current edition of the standard (BS 5837:2012).
- 5.2** The document defines the Construction Exclusion Zone (CEZ) for each retained tree, specifies the tree protection measures to be installed prior to and maintained throughout construction, and identifies the operational methods to be applied where construction activity must take place in proximity to retained trees or their Root Protection Areas (RPAs).
- 5.3** This AMS is binding on all parties engaged in the development, including the principal contractor, all sub-contractors, and any other persons undertaking works on site. It must be read in conjunction with the Tree Protection Plan (TPP) contained in Appendix A. In the event of any conflict between this document and other contract documents, the provisions of this AMS shall take precedence in all matters relating to tree protection.
- 5.4** The arboriculturist is responsible for providing pre-commencement guidance, attending supervision visits as set out in the Schedule of Works and Supervision section of this AMS, and advising on any arboricultural matters that arise during construction. Any proposed deviation from the measures specified in this AMS must be agreed with the arboriculturist and, where required, with the LPA Tree Officer before implementation.
- 5.5** All works within Root Protection Areas shall be subject to arboricultural oversight, the extent and form of which shall be agreed with the arboriculturist prior to works commencing. Written records shall be kept of all works carried out within Root Protection Areas and shall be made available to the LPA or for internal audit purposes as and when required.

6. Statutory and Regulatory Framework

- 6.1** This AMS has been prepared with reference to the following legislation, standards, and guidance:

6.2 Legislation

- Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (Tree Preservation) (England) Regulations 2012
- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)



- Health and Safety at Work etc. Act 1974 and associated regulations

6.3 Standards and Guidance

- BS 5837:2012 Trees in relation to design, demolition and construction — Recommendations
- BS 3998:2010 Tree work — Recommendations
- Street Works UK (formerly NJUG) Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026)

7. Pre-start Requirements

7.1 Pre-start meeting and audit

- 7.1.1** A pre-start meeting shall be held after the completion of any specified tree surgery and tree removals and following the installation of all tree protection measures, but before any other construction works commence. The format of the meeting — whether conducted on site or remotely via discussion with the site manager supported by photographs or video — is at the discretion of the arboriculturist, having regard to the complexity of the scheme and the nature of the works proposed.
- 7.1.2** Where an on-site meeting is held, it shall be attended by the arboriculturist, the principal contractor's site manager, and any other parties with direct responsibility for works in proximity to retained trees.
- 7.1.3** The purpose of the pre-start meeting is to:
- confirm that all specified tree surgery and tree removals have been completed;
 - confirm the location and extent of all tree protection measures required by this AMS and the TPP, and that they have been correctly installed;
 - agree the sequence of subsequent construction works;
 - identify any site-specific constraints or conditions not anticipated at the time of preparation of this AMS; and
 - brief the site manager on the arboricultural induction requirements set out under Site Induction in this section.
- 7.1.4** In all cases, the arboriculturist must be satisfied that tree protection measures have been correctly installed in accordance with this AMS and the TPP before any further works proceed. A written record of the pre-start meeting shall be retained by the arboriculturist.
- 7.1.5** Where a planning condition requires the LPA Tree Officer to be notified of or involved in the pre-start meeting, this shall be arranged accordingly. In practice, the LPA Tree Officer does not routinely attend pre-start meetings in person; written details of the meeting, including confirmation that tree protection



measures are in place, shall be forwarded to the LPA Tree Officer by the arboriculturist promptly following the meeting where required by condition or requested by the authority.

7.2 Site induction

7.2.1 All persons working on site must receive an arboricultural induction before undertaking any works in proximity to retained trees or their RPAs. The induction shall be delivered by the site manager and must cover:

- the location of all retained trees and their RPAs;
- the location, extent, and purpose of all tree protection measures;
- the prohibition on any activity within the CEZ without the prior agreement of the arboriculturist; and
- the reporting procedure for any accidental damage to trees, roots, or protection measures.

7.2.2 The site manager is responsible for ensuring that all new personnel, including sub-contractors arriving on site after the initial induction, receive equivalent briefing before commencing works.

8. Construction Exclusion Zone

8.1 A Construction Exclusion Zone (CEZ) shall be established around all retained trees prior to the commencement of any works on site. The CEZ is defined by the tree protection measures specified in the Tree Protection Measures section of this AMS and shown on the TPP at Appendix A. Protection may take the form of tree protection barriers, ground protection, or a combination of both, depending on the nature of the works and the degree of encroachment into the RPA. The outer boundary of the CEZ shall be positioned at or beyond the edge of the Root Protection Area (RPA) of each retained tree, calculated in accordance with BS 5837:2012, except where this is not achievable due to site constraints, in which case the boundary shall be agreed with the arboriculturist prior to installation.

8.2 The CEZ shall be treated as a sterile zone for the duration of all construction activity. The following are strictly prohibited within the CEZ at all times unless expressly authorised in writing by the arboriculturist:

- entry by personnel, except on foot where specifically agreed;
- operation of vehicles, plant, or machinery;
- storage of materials, soil, spoil, or waste;
- lighting of fires or operation of equipment generating sustained heat;
- mixing, storage, or discharge of cement, concrete, or other chemicals;
- refuelling of vehicles or machinery;



- alteration of existing ground levels, whether by excavation or importation of material; and
- routing of temporary services or drainage.

8.3 The CEZ measures shall not be repositioned, removed, or modified without the prior agreement of the arboriculturist. Any damage to protection measures must be reported to the arboriculturist immediately and rectified before works in the vicinity resume.

8.4 Where site constraints make full RPA exclusion unachievable, the arboriculturist shall specify any additional mitigation measures required, which may include ground protection, supervised hand excavation, or other measures as set out in the Tree Protection Measures and Operational Method Statements sections of this AMS.

9. Tree Protection Measures

9.1 Protection barriers

9.1.1 Tree protection barriers shall be erected at the boundary of the CEZ in the locations shown on the TPP prior to the commencement of any works on site. Three barrier specifications are defined below. The specification or combination of specifications to be used on this project is identified on the TPP and indicated against each tree or group of trees to which it applies. Where different specifications are used in different locations on the same site, the boundaries between them are shown on the TPP. The selection of specification has been made by the arboriculturist having regard to the nature and intensity of the works, the proximity of construction activity to retained trees, and the likely duration of the protection requirement.

9.1.2 All barrier systems shall be signed with clearly visible 'Tree Protection Zone — Keep Out' notices at regular intervals, regardless of the specification used. Barriers shall be inspected regularly throughout the construction period and any damage or displacement rectified immediately. Barriers shall remain in place for the full duration of construction works and shall only be removed or repositioned with the agreement of the arboriculturist.

TPB 1 — Heavy duty: scaffold framework with weld mesh panels

9.1.3 This specification is appropriate for sites with intensive construction activity, significant plant operation in proximity to retained trees, or where barriers are likely to be subjected to incidental impact from machinery. It is the specification most closely aligned with the BS 5837:2012 recommendation for tree protective barriers.

- Vertical scaffold poles shall be erected at maximum 3 m centres to a minimum height of 2.0 m. Poles may be driven into the ground or secured using rubber-footed proprietary bases ballasted with road pins or similar fixings.



- Back-stays shall be fixed at 45° to provide rigidity. Back-stay poles may be driven into the ground within the RPA at an angle, as specifically provided for in BS 5837:2012. This is considered acceptable due to the small cross-sectional area of the pole and the resulting limited root disruption. Where preferred, back-stays may instead be secured using rubber blocks or boots with road pins or similar fixings placed outside the RPA.
- Horizontal ledger rails shall be fixed at mid-height and at the top of the vertical poles to form a continuous scaffold framework.
- 2.0 m high weld mesh panels shall be fixed to the scaffold framework using a minimum of two fixings per panel.



TPB 1 — Scaffold framework with weld mesh panels and back-stays

TPB 2 — Standard: weld mesh panels on back-stayed supports

9.1.4 This specification is appropriate for the majority of residential and small to medium commercial projects and is the standard specification used on most projects prepared by Mark Welby Consulting Arborists. It provides robust protection without the complexity of a full scaffold framework.

- 2.0 m high weld mesh panels shall be erected continuously around the CEZ boundary.
- Panels shall be supported either on rubber-footed proprietary bases or on vertical scaffold poles driven into the ground, positioned outside the RPA wherever possible.



- Back-stays shall be fixed at 45° to the upper rail of each panel to prevent displacement. Back-stay poles may be driven into the ground within the RPA at an angle where necessary, as this is considered acceptable due to the small cross-sectional area of the pole and the resulting limited root disruption. Where preferred, back-stays may instead be secured using rubber blocks or boots with road pins or similar fixings.
- Panels shall be joined using a minimum of two anti-tamper couplers per junction, positioned so that they can only be released from inside the barrier.



TPB 2 — Weld mesh panels on rubber boots with back-stays

TPB 3 — Low intensity: barrier netting or chestnut paling

- 9.1.5 This specification is appropriate only for low-intensity works where incidental contact from plant or machinery is not anticipated — for example, light landscaping works or minor works at distance from retained trees where the barrier serves primarily as a visual reminder to pedestrian and manual workers. It shall only be used where expressly agreed with the arboriculturist and shall not be used where vehicular plant will be operating in the vicinity of retained trees.
- High-visibility barrier netting or chestnut paling shall be erected continuously around the CEZ boundary at a minimum height of 1.0 m.
 - Barriers shall be supported on timber or metal stakes at maximum 2m centres, driven into the ground outside the RPA.



TPB 3 — High-visibility barrier netting or Chestnut paling

- 9.1.6** Where site hoarding forms part or all of the CEZ boundary, supporting posts may be excavated at the edge of the RPA where this is necessary for secure installation. Hoarding shall otherwise be installed using kentledge blocks or equivalent above-ground ballasting positioned outside the RPA wherever site conditions permit.

9.2 Ground protection

- 9.2.1** Where access within the CEZ is unavoidable, ground protection shall be installed across the full extent of the area to be accessed before any works commence. Subject to the agreement of the arboriculturist, ground protection may be used in place of or in combination with tree protection barriers where it provides an equivalent or greater level of protection to the root system. Ground protection shall be installed as follows:

- A geotextile membrane shall be laid directly onto the existing soil surface with no prior excavation.
- A minimum depth of 75 mm of clean sharp sand or 100 mm of wood chip shall be laid over the membrane.
- Scaffold boards, load-spreading panels, or proprietary protective trackway systems shall be laid over the sand or wood chip layer.

- 9.2.2** Ground protection shall not be driven over by vehicles or plant unless a proprietary vehicular-rated system has been agreed with the arboriculturist. Ground protection shall remain in place for the



duration of any works within the CEZ and shall be removed carefully on completion, with the underlying soil surface inspected by the arboriculturist before reinstatement.

- 9.2.3** Products such as Terram or equivalent geotextile membranes, and proprietary trackway systems such as Groundguard, Trackway, or equivalent, are acceptable subject to the arboriculturist's agreement. Product references are given as examples only; equivalent products may be substituted with the arboriculturist's approval.



Ground protection example — wood chip and trackmats

9.3 Stem protection

- 9.3.1** Where construction activity must take place in close proximity to tree stems and the risk of direct physical contact cannot be excluded, stem protection boxing shall be installed before works commence. Stem protection boxing shall conform to the following specification:

- The structure shall be free-standing and shall not be fixed to, nailed to, or in direct contact with the tree at any point.
- Boxing shall be constructed from timber boarding or plywood of sufficient rigidity to resist incidental contact from plant, machinery, or materials.
- The structure shall extend to a minimum height of 2.4 m or to the lowest scaffold limb, whichever is the lower.
- All stem protection structures shall be signed with clearly visible 'Tree Protection — Keep Out' notices.



- 9.3.2** An off-the-shelf solution: Trunk Protecta® can be found at GreenGridSystems.com (see image below).
- 9.3.3** Stem protection boxing shall remain in place for the duration of any works in the immediate vicinity of the stem and shall only be removed with the agreement of the arboriculturist.



Trunk Protecta® (GreenGridSystems.com) & Timber stem protection boxing

10. Tree Surgery and Removals

- 10.1** Where tree surgery or tree removal is required to facilitate the development, all such works shall be completed before any other construction activity commences on site. This sequencing is essential to prevent accidental damage to retained trees during the establishment of site operations and to ensure that adequate crown clearance is achieved before plant and machinery are brought onto site.
- 10.2** All tree works shall be carried out in accordance with BS 3998:2010 Tree work — Recommendations by a competent contractor. Contractors on the Arboricultural Association's Approved Contractor Scheme are preferred.
- 10.3 Statutory consents and the approved tree surgery schedule**
- 10.3.1** Where trees are protected by a Tree Preservation Order or are located within a Conservation Area, works to those trees ordinarily require the prior written consent of the LPA or, in the case of Conservation Area trees, the submission of a Section 211 notice. However, where this AMS has been approved by the LPA as part of a planning permission or in discharge of a planning condition, the works specifically identified in the tree surgery schedule — as shown on the TPP — are considered



to be authorised by that approval. No separate TPO consent application or Conservation Area notice is required for those specified works.

10.3.2 This authorisation applies only to the works expressly identified in the approved tree surgery schedule. Any works beyond those specified — whether additional pruning, further removal, or any other operation to a protected tree — are not covered by this approval. Before any additional works are instructed, the arboriculturist must be consulted. It may be necessary to obtain separate LPA consent or submit a Section 211 notice before such works can proceed, and no additional works to protected trees shall be carried out without confirmation from the arboriculturist that the appropriate authorisation is in place.

10.3.3 Trees identified for removal on the TPP shall be felled prior to the commencement of construction works. Stumps within or adjacent to the RPA of retained trees shall be ground out to minimise disturbance to surrounding root systems. Stump grinding shall not take place within the RPA of any retained tree without the prior agreement of the arboriculturist.

10.4 Wildlife

10.4.1 Before any tree works are carried out, trees shall be checked for signs of active bird nesting or bat roosting. The nesting season runs from approximately March to August inclusive, although nesting activity can occur outside these months. Works to trees with features suitable for nesting birds or roosting bats — including cavities, cracks, splits, loose bark, or dense ivy cover — shall not be carried out without prior inspection by a suitably qualified ecologist or bat surveyor where there is any reasonable likelihood of occupancy. Disturbing an active nest or a roosting or breeding bat is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

11. Operational Method Statements

11.1 Where an operational activity is not covered by the sections below but has the potential to affect retained trees or their RPAs, the arboriculturist must be consulted before works commence.

11.2 Installation of underground services

11.2.1 Where the installation of underground services — including drainage, water, gas, electricity, telecommunications, or any other buried infrastructure — is required within or in proximity to the RPA of a retained tree, the following measures shall apply. All works shall additionally be carried out in accordance with Street Works UK Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026), which is the governing document for utility installation methodology in proximity to trees. Where any conflict exists between this AMS and Street Works UK Volume 4, the more protective requirement shall take precedence.



- 11.2.2** This AMS is prepared in accordance with BS 5837:2012 and uses the Root Protection Area (RPA) as the primary zone of protection around retained trees. Street Works UK Volume 4 defines an equivalent zone known as the Precautionary Zone; for the purposes of this document these terms are interchangeable and the RPA shall be the operative boundary in all cases.
- 11.2.3** Street Works UK Volume 4 additionally defines a Prohibited Zone within 1 m of the trunk of any tree, within which no excavation of any kind shall take place. This prohibition applies regardless of whether the Prohibited Zone falls within or outside the calculated RPA.
- 11.2.4** The preferred method of installation is trenchless technology, including directional drilling or moling, which shall be used wherever feasible. Where trenchless installation is not achievable, open excavation may only be carried out with the prior agreement of the arboriculturist.
- 11.2.5** Where open excavation is unavoidable within the RPA, the following procedure shall apply:
- No mechanical excavation shall be used within the Prohibited Zone (1 m from the trunk) under any circumstances. Within the RPA, excavation shall be carried out by hand or using compressed air excavation (CAE) / vacuum excavation equipment. Where mechanical excavation is used within the RPA, it shall only be carried out under the explicit guidance of the arboriculturist, and only where it is clear from prior investigation that significant roots are absent. A smooth or grading bucket shall be used in preference to a toothed bucket, which risks snagging and tearing roots. Where roots are encountered during mechanical excavation, the machine shall cease immediately and CAE / vacuum excavation or hand excavation shall be employed for all further work in that area.
 - Excavation shall proceed carefully to expose roots without causing unnecessary damage.
 - Wherever possible, roots greater than 25 mm in diameter shall be retained. Where roots must be severed, cuts shall be made cleanly using a sharp hand saw or secateurs, producing the smallest practicable wound. Roots shall not be torn or broken. Where a root of 25 mm diameter or greater is severed, the arboriculturist shall be notified immediately.
 - Service runs within the RPA shall be installed as close to the surface as permitted by the relevant utility specification, to minimise the depth of excavation and the extent of root disturbance.
 - Where multiple services are required, they shall be routed above one another within a single shared trench to minimise the width of excavation within the RPA. The cumulative effect of successive excavations on the root system shall be considered at the planning stage and the arboriculturist consulted before works commence.



- On completion, excavations shall be backfilled with suitable material and compacted by hand only. No mechanical compaction shall take place within the RPA.

11.2.6 All excavation within an RPA shall be supervised by the arboriculturist or an arboricultural clerk of works.

11.3 Posts and other small-footprint installations in RPA

11.3.1 This section applies to the installation of any discrete vertical element with a comparatively small individual footprint within the RPA of a retained tree. This includes, but is not limited to, boundary fenceposts, gate posts, hoarding supports, play equipment fixings, pergola posts, handrail supports, cycle rack footings, planter supports, and other elements that require individual point excavations or fixings rather than continuous trenching or large-area foundation works. The principles in this section also apply to the installation of small pad foundations for lightweight structures where the piled or traditional foundation sections of this AMS would be disproportionate to the scale of the works.

11.3.2 Where the total number of post positions or fixings within the RPA is significant, the cumulative impact on the root system shall be considered at the planning stage. The positions of all elements within the RPA shall be agreed with the arboriculturist before any installation commences.

11.3.3 The preferred installation method for all post and fixing positions within the RPA is a surface-mounted post base, shoe, or proprietary above-ground fixing system, which avoids any excavation into the root zone. This option shall be used wherever the structural requirements of the element permit and shall be agreed with the arboriculturist prior to installation.

11.3.4 Where below-ground installation is required, the following procedure shall apply:

Post and fixing positions shall be agreed with the arboriculturist prior to installation and shall be located to avoid significant roots wherever possible.

Excavation shall be carried out by hand only. Mechanical driving, hydraulic pressing, mechanical augering, or any other method involving percussion or significant soil displacement shall not be used within the RPA.

Where roots greater than 25 mm in diameter are encountered during excavation, the post or fixing position shall be adjusted to avoid them. The arboriculturist shall be consulted before any such root is severed.

The diameter of excavated holes shall be kept to the minimum necessary to accommodate the post or fixing.

Where posts are to be set in concrete, a non-permeable root barrier membrane shall be placed within the excavated hole before concrete is introduced, to prevent direct contact between wet concrete



and any exposed roots. A heavy-duty black polythene bag or equivalent is suitable for this purpose. Concrete shall be poured carefully to avoid spillage within the RPA.

On completion, any voids around posts not filled with concrete shall be backfilled with suitable material and compacted by hand only.

- 11.3.5** All installation within an RPA shall be subject to arboricultural oversight, the extent and form of which shall be agreed with the arboriculturist prior to works commencing.

11.4 Sensitive Excavation within Root Protection Area

- 11.4.1** Where construction requires excavation within the Root Protection Area (RPA) of a retained tree, all works shall be carried out under the oversight of the arboriculturist, whose directions shall be followed at all times. No excavation within the RPA shall commence until the arboriculturist has confirmed readiness to proceed.
- 11.4.2** The extent and depth of all excavation within the RPA shall be agreed with the arboriculturist before works begin. Excavation shall be taken only to the depth necessary to accommodate the formation level required for the proposed works, and no deeper. The arboriculturist shall be notified at commencement and shall confirm in writing upon completion of all works within the RPA.
- 11.4.3** The preferred method of excavation within the RPA is compressed air excavation (CAE) or vacuum excavation, which allows roots to be progressively exposed and assessed without mechanical severance. Where CAE or vacuum excavation is not available or practicable, hand excavation using spades and forks shall be used. A fork shall be used to loosen soil and help locate substantial roots; once roots are identified, finer hand tools shall be used to clear soil away from root surfaces without damaging the bark or cambium. Where unavoidable, mechanical excavation shall only take place within the RPA under approval from the arboriculturist.
- 11.4.4** Where operatives must access the RPA during these works, ground protection shall be laid in advance and maintained throughout in accordance with the Tree Protection Measures section of this AMS. No plant or machinery shall be sited within the RPA. Any mechanical plant required to assist with the works shall operate from existing hard surfacing or from beyond the RPA boundary only.
- 11.4.5** All soil removal shall be carried out with care to minimise disturbance to the adjacent rooting environment beyond the immediate zone of excavation. Spoil arising from excavation within the RPA shall be removed progressively and shall not be stockpiled within the RPA at any time. Where large volumes of spoil require temporary storage in the vicinity, it shall be placed on heavy-duty plywood boards or equivalent load-spreading material positioned outside the RPA.
- 11.4.6** Where roots are encountered during excavation, works shall proceed carefully around them. Flexible clumps of smaller fibrous roots shall be retained and displaced clear of the excavation where this can



be achieved without damage. Where root severance is unavoidable, the following protocol shall apply. Roots less than 25 mm in diameter may be severed cleanly using sharp, sterilised secateurs without prior consultation with the arboriculturist. Roots 25 mm in diameter or greater shall be retained wherever practicable. Where severance of a root of 25 mm diameter or greater is unavoidable, this shall only proceed with the express agreement of the arboriculturist. All cuts shall be made cleanly using a sharp hand saw or secateurs, producing the smallest practicable wound surface. Roots shall not be torn, broken, or ripped. Cuts shall be made 100–200 mm behind the final face of the excavation to ensure that the cut end is contained within undisturbed ground rather than left exposed within the finished construction.

- 11.4.7** The arboriculturist shall assess and document all roots encountered during excavation. A written record shall be maintained of the location, diameter, and condition of any root assessed or severed, together with the decision made and the method of severance applied. This record shall form part of the site arboricultural record and shall be available to the local planning authority on request.
- 11.4.8** Where exposed roots are to be retained rather than severed, they shall be protected against desiccation immediately following exposure. In warm or dry conditions, damage to exposed roots can occur within thirty minutes of exposure, and temporary coverings shall be applied without delay. Dampened hessian sacking or washed sharp sand shall be used for this purpose. Builder's sand shall not be used, as its salt content can cause root damage. Where works are paused at the end of a working day and roots remain exposed, coverings shall be dampened before leaving site and inspected and re-dampened at the start of the following working day.
- 11.4.9** Concrete or cement shall not be mixed, poured, or handled within the RPA. All wet concrete operations associated with the works shall be managed carefully at the RPA boundary, with precautions taken to prevent spillage or seepage of concrete or cement-contaminated water into the root zone. Shuttering and any other temporary formwork required within the RPA shall be installed and removed by hand only.
- 11.4.10** On completion of all excavation and construction works within the RPA, the arboriculturist shall inspect the works before any reinstatement proceeds. Any voids or areas of ground disturbance within the RPA not occupied by permanent construction shall be reinstated with good quality topsoil free of contaminants and conforming to BS 3882:2015, firmed by hand. No mechanical compaction shall take place within the RPA. Tree protection measures shall remain in place until all works within and immediately adjacent to the RPA are complete and the arboriculturist has confirmed in writing that they may be removed.



11.5 Construction of drainage headwall (gabion) within RPA

11.5.1 This section applies to the construction of the drainage outfall headwall, which is located within Ancient Semi-Natural Woodland (ASNW) and adjacent to a retained tree, with part of its footprint potentially falling within the calculated Root Protection Area (RPA). ASNW is an irreplaceable habitat and the works footprint shall be kept to the absolute minimum necessary to construct the structure.

11.5.2 A gabion basket construction has been specified in preference to a masonry or in-situ concrete headwall. Gabions are modular, flexible, and permeable, and can be founded on a shallow granular blanket laid directly onto the existing ground surface. This allows the structure to be built up above existing ground level rather than excavated in, eliminating or minimising the deep foundation excavation that a rigid headwall would require. The permeability of the system maintains water and gas exchange to the rooting environment beneath, and its flexibility tolerates minor ground movement without failure.

11.5.3 The governing principle for these works is that no excavation shall take place within the RPA unless it is demonstrated to be unavoidable. Where any excavation within the RPA is required, it shall be minimised in both depth and extent and carried out strictly in accordance with the appropriate section of this method statement.

11.5.4 The following measures shall apply:

- Prior to commencement, the extent of the RPA and the exact position of the headwall relative to the retained tree shall be confirmed on site with the arboriculturist, and the proportion of the structure footprint falling within the RPA established. The no-dig / minimal-dig founding arrangement shall be confirmed as achievable in relation to the required outfall invert level by the drainage engineer in consultation with the arboriculturist before works begin.
- Where access within the RPA is required, ground protection shall be installed in advance across the full extent of the area to be accessed, in accordance with the Ground protection section of this method statement.
- Site preparation within the structure footprint shall be limited to the removal of surface vegetation and leaf litter by hand. High spots shall not be cut down and the soil shall not be levelled by rolling or compaction; any hollows shall be brought to level using clean angular stone or sharp sand. Woodland floor and ground flora outside the structure footprint shall be left undisturbed.
- A geotextile separation and pollution-control layer shall be laid onto the prepared surface, followed by a granular founding blanket of clean angular stone built up to form a level bearing surface for the base gabion course. The founding blanket shall be formed above the existing ground level wherever the outfall design permits.



- Gabion baskets shall be assembled outside the RPA wherever practicable and placed by hand or lifted into position by plant operating from outside the RPA. Where baskets fall within the RPA, stone filling shall be carried out by hand to avoid tracking of plant or barrow runs across the rooting area.
- Any mechanical plant required to operate within the RPA shall be rubber-tyred, no greater than 3.5 tonnes, and shall operate only on ground protection matting.
- The outfall pipe connection shall be formed through the structure and a scour protection apron of stone over geotextile provided at the outfall to prevent erosion of the woodland floor and undermining of the structure. Backfill behind the gabions shall be free-draining granular material, placed and compacted by hand only. No mechanical compaction shall take place within the RPA.
- Where excavation within the RPA proves unavoidable — for example to achieve the outfall invert or to key in the base course — it shall be taken only to the depth strictly necessary and no deeper. Roots greater than 25mm in diameter shall be retained wherever possible, and all exposed roots shall be assessed by the arboriculturist before any severance takes place, in accordance with the section referenced above.
- No storage of materials, spoil, arisings, fuel, or plant shall take place within the RPA or elsewhere within the woodland at any time. Materials shall be brought to the working area progressively as required. No mixing of cementitious materials, wheel washing, or washout of any kind shall take place within the woodland, and the works shall be managed throughout to prevent contamination or leachate reaching the rooting environment or woodland floor.
- All works within the RPA shall be supervised by the arboriculturist or an arboricultural clerk of works, photographically recorded, and notified to the LPA Tree Officer and supervising arboriculturist in advance of commencement. Written records shall be kept and made available to the LPA on request.

12. Schedule of Works and Supervision

12.1 General

12.1.1 Arboricultural supervision shall be provided by the arboriculturist throughout the construction period in accordance with this section. Supervision involves attendance at specific key stages to oversee particular construction activities in proximity to retained trees. The purpose of supervision is to ensure that the tree protection measures and operational methods specified in this AMS are implemented correctly, to identify and resolve any arboricultural issues arising during construction, and to provide a written record of compliance for the client and, where required, the LPA.

12.1.2 The extent and frequency of supervision visits shall be proportionate to the complexity of the scheme and the nature and proximity of construction works to retained trees. The minimum supervision requirements are set out in the table below. Additional visits shall be arranged as necessary at the discretion of the arboriculturist or at the request of the site manager where unforeseen circumstances arise.

12.1.3 Where site monitoring is required by planning condition or agreed with the client, the monitoring provisions of this section shall apply. Monitoring involves periodic site visits to verify that tree protection measures remain correctly installed and in good order throughout the construction period and is distinct from event-based supervision. Where a monitoring visit coincides with a supervision event, both functions may be discharged during the same site attendance, provided this is noted in the written record.

12.1.4 The arboriculturist shall be given a minimum of five working days' notice before each supervision event unless otherwise agreed.

12.2 Supervision Records

12.2.1 Following each supervision visit, the arboriculturist shall produce a written record. The record shall note the date and duration of the visit, the works observed, confirmation that tree protection measures are in place and in good order, and details of any deviation from the AMS, damage to trees or protection measures, or remedial action required. The record shall be issued to the client promptly following each visit and shall be forwarded to the LPA on request or as required by any planning condition.

12.2.2 Written records of all works carried out within Root Protection Areas shall be retained by the arboriculturist in accordance with the Scope and Purpose section of this AMS and shall be made available to the LPA or for internal audit purposes as and when required.

12.3 Deviations from the AMS

12.3.1 Any proposed deviation from the measures specified in this AMS shall be agreed with the arboriculturist before implementation, in accordance with the Scope and Purpose section of this AMS. Where a deviation requires the approval of the LPA, written confirmation of that approval shall be obtained before works proceed. Deviations and their resolution shall be recorded in the supervision record for the relevant visit.

12.4 Schedule of Works and Supervision

12.4.1 The proposed sequence of works and associated supervision requirements are set out in the table below. This table shall be reviewed and agreed with the principal contractor at the pre-start meeting and updated as necessary to reflect the agreed programme.

12.4.2 Where the arboriculturist is required to attend in person, this is indicated in the Supervision column. Where works may proceed under the oversight of the site manager with the arboriculturist available by telephone, this is noted accordingly. All works within RPAs are subject to arboricultural oversight in accordance with the Scope and Purpose section of this AMS, regardless of whether a site visit is indicated.

12.4.3 Schedule of Works and Supervision

Seq.	Activity	Responsibility	Supervision
1	Tree removals. To be completed before any other site activity commences.	Arboricultural contractor.	Arboriculturist remote oversight.
2	Installation of tree protection measures —in accordance with the TPP.	Principal contractor.	Arboriculturist remote oversight.
3	Pre-start meeting. Confirmation that tree protection measures have been correctly installed. Site induction arrangements agreed.	Site manager and arboriculturist.	Arboriculturist attendance required — on site or remote as agreed.
4	Demolition and site clearance.	Principal contractor.	Arboriculturist attendance required during demolition in RPAs.
5	Excavation within RPAs	Principal contractor.	Arboriculturist attendance required. Works shall not

Seq.	Activity	Responsibility	Supervision
			commence until arboriculturist has confirmed readiness to proceed.
6	Construction of drainage headwall	Principal contractor.	Arboriculturist attendance required. Works shall not commence until arboriculturist has confirmed readiness to proceed.
7	Any works within RPAs not covered by specific operational method statements above.	Principal contractor.	Arboriculturist attendance required. Works shall not commence until arboriculturist has confirmed readiness to proceed.
8	Removal of tree protection measures on completion of all construction works.	Principal contractor.	Protection shall not be removed without written confirmation from arboriculturist.

13. General Prohibitions

13.1 The following prohibitions apply to all persons on site for the full duration of construction works. They apply within and in the vicinity of the RPA of all retained trees unless explicitly stated otherwise in this AMS and confirmed in writing by the arboriculturist.

13.2 Access and plant

- No vehicles, plant, or machinery shall enter the CEZ without the prior written agreement of the arboriculturist.
- No vehicles shall be parked within the RPA of any retained tree at any time.
- No vehicle shall be refuelled within the RPA of any retained tree or within 10 m of the trunk of any retained tree.

13.3 Storage and waste

- No materials, soil, spoil, rubble, or waste shall be stored or stockpiled within the RPA of any retained tree at any time.



- No skips or waste containers shall be positioned within the RPA of any retained tree.
- No materials shall be dumped or tipped within the RPA of any retained tree whether in a skip or directly on the ground.

13.4 Soil and levels

- Existing ground levels within the RPA of any retained tree shall not be raised or lowered without the prior agreement of the arboriculturist.
- No turf stripping, topsoil removal, or excavation shall take place within the RPA of any retained tree except as specified in this AMS.
- Surface water runoff shall not be redirected into or out of the RPA of any retained tree without the prior agreement of the arboriculturist.

13.5 Fire and heat

- No fires shall be lit within the RPA of any retained tree or within 10 m of the trunk of any retained tree.
- No burning of materials or waste shall take place within falling distance of any retained tree.
- No equipment generating sustained heat — including tar boilers or similar — shall be operated within the RPA of any retained tree.

13.6 Chemicals and contamination

- No cement, concrete, or mortar shall be mixed, stored, or discharged within the RPA of any retained tree.
- Cement mixers and concrete lorries shall not be washed out within or uphill of the RPA of any retained tree.
- No paint, solvents, fuel, oil, or other chemicals shall be stored, mixed, or discharged within the RPA of any retained tree.
- No herbicide shall be applied within or uphill of the RPA of any retained tree without the prior agreement of the arboriculturist.
- De-icing salt shall not be applied within the RPA of any retained tree or in a position where runoff could reach the RPA.

13.7 Tree protection measures

- Tree protection barriers and ground protection shall not be repositioned, removed, or modified without the prior written agreement of the arboriculturist.
- No signage, lighting, services, or fixings shall be attached to any retained tree at any time.



- No pruning, cutting, or other works shall be carried out to any retained tree by construction personnel. All tree works shall be carried out by a competent arboricultural contractor as specified in the Tree Surgery and Removals section of this AMS.

13.8 Damage reporting

- Any damage to retained trees, their root systems, or tree protection measures shall be reported to the site manager and arboriculturist immediately. Works in the affected area shall cease until the arboriculturist has assessed the damage and confirmed in writing that works may resume.

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15. Appendix A — Tree Protection Plan

See following page(s)

BS5837 Tree Survey: Trees & Groups

Trees											
Ref.	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat
T1	Quercus robur	English Oak	12m	640mm	3m	Early-Mature	Fair overall physiological and structural condition.		40 Years	18/3/2026	B1
T3	Quercus ilex	Holm oak	10m	420mm	4m	Early-Mature	Fair overall physiological and structural condition.		20 Years	18/3/2026	B1
T4	Quercus robur	English Oak	13m	560mm	3m	Mature	Fair overall physiological and structural condition.		20 Years	18/3/2026	B1
T5	Fraxinus excelsior	Common ash	14m	600mm	5m	Mature	Fair overall physiological and structural condition. Location estimated by		20 Years	18/3/2026	B1
T6	Corylus avellana	Hazel	4.5m	400mm	2m	Early-Mature	Typical coppice form		20 Years	18/3/2026	C1
T11	Quercus robur	English Oak	6.5m	630mm	3m	Early-Mature	Fair condition. Recently Topped		20 Years	18/3/2026	B1
T12	Quercus robur	English Oak	6.5m	410mm	3m	Early-Mature	Fair condition. Recently Topped		20 Years	18/3/2026	B1
T13	Acer pseudoplatanus	Sycamore	6m	150mm	0.5m	Semi-Mature	Asymmetric seedling		40 Years	18/3/2026	C1
T14	Acer platanoides	Norway maple	11m	500mm	4m	Mature	Fair condition. Off-site. Historically reduced.		20 Years	18/3/2026	B1
T15	Quercus robur	English Oak	3.5m	100mm	2m	Young	Small and inconsequential.		10 Years	18/3/2026	C1
T16	Quercus robur	English Oak	4m	150mm	2.5m	Young	Small and inconsequential.		10 Years	18/3/2026	C1
T17	Fraxinus excelsior	Common ash	3m	110mm	2.5m	Young	Small and inconsequential.		10 Years	18/3/2026	C1
											Total: 12

Survey by Mark Welby DipAry(RFS), TechCert(Arbor), F&BorA
Arboricultural Association Registered Consultant
www.mwelly.com

denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicative representation (typically for groups).

Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	Date Surveyed	BS Cat	No.
Pteris aquilina	Kohuhu	3.5m	240mm	1.5m	Early-Mature	Small shrub	10 Years	18/3/2026	C1	1
Fagus sylvatica	Beech	9m	230mm	3m	Early-Mature	Fair overall physiological and structural condition.	40 Years	18/3/2026	B1	1
Magnolia sp.	Magnolia	3m	200mm		Mature	Shrub	10 Years	18/3/2026	C1	1
Total: 3										

Species	Common Name	Average Height	Average Stem Diameter	Observations	Date Surveyed	BS Cat	No.
Carpinus betulus	Hornbeam	4m	150mm	Boundary hedge	18/3/2026	C2	1
Total: 1							



Construction Exclusion Zone

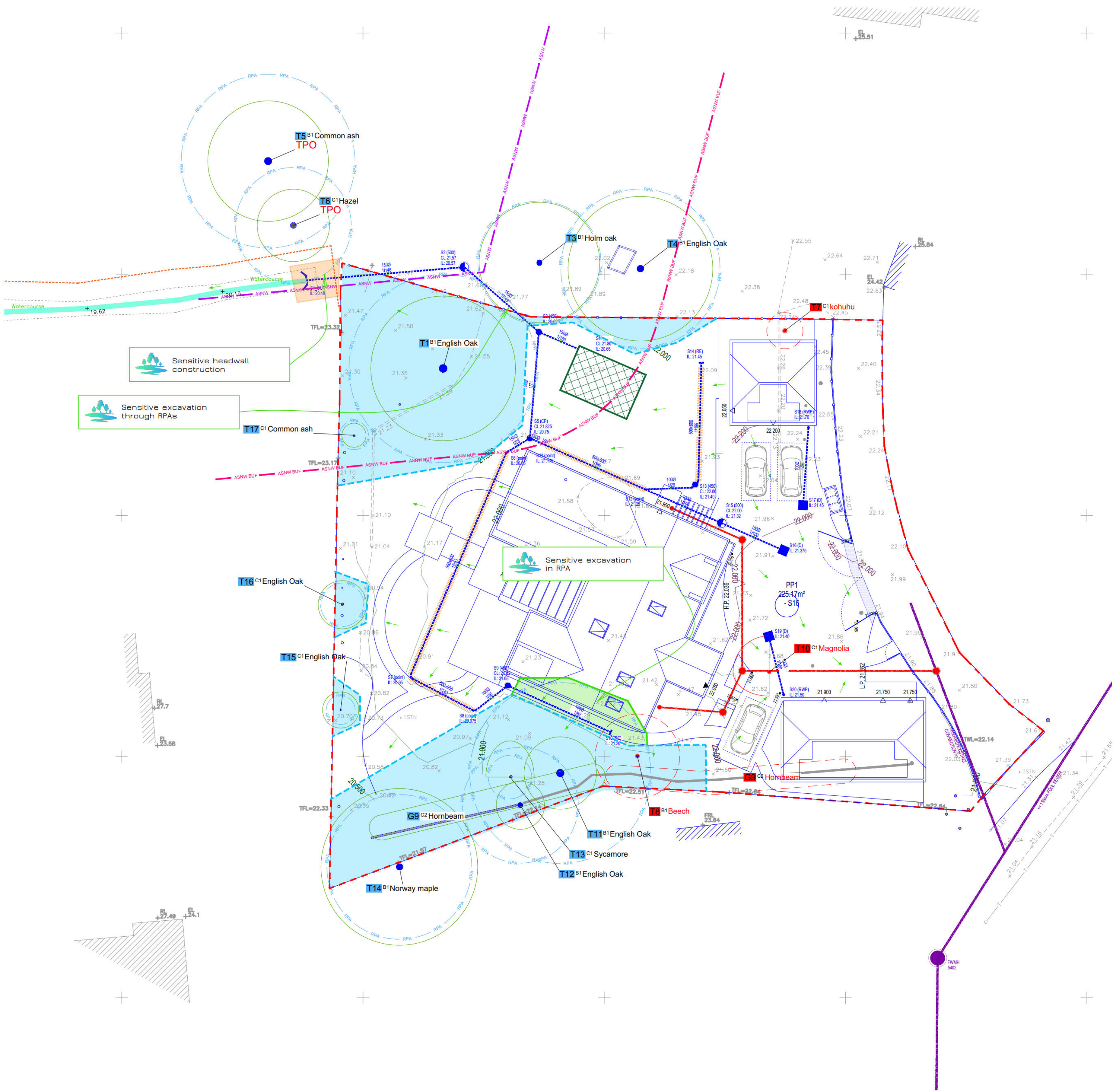
It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

- Inside the exclusion zone, the following shall apply:
- No mechanical excavation whatsoever;
 - No excavation by any other means without arboricultural site supervision;
 - No hand digging without a written method statement having first been approved by the project arboriculturist;
 - No lowering of levels for any purpose (except removal of grass swards using hand tools);
 - No storage of plant or materials;
 - No storage or handling of any chemical including cement washings;
 - No vehicular access;
 - No fire lighting.

In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset



NOTES

This Tree Survey has been undertaken within the recommendations of British Standard BS5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only.
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C1 of the British Standard is followed.
- Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured by estimating by sighting in four directions using a laser measure. Symmetrical canopies were measured in one direction only with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

REV:	DATE:	UPDATES:				DRAWN:
1:200						
2.0	4.0	6.0	8.0	10.0	12.0m	

- Tree ref/category/species & TPO ref
- Root protection area
- Crown spread
- CEZ extent. To be protected with temporary protective barriers or ground protection to allow construction access. See insets and method statement for details.
- Tree to be removed
- Ancient Semi-Natural Woodland (ASNW) boundary as per Natural England's current records. Overlaid from Magic.gov.uk. Indicative only.
- 15m ASNW Buffer, in-line with Natural England's current Standing Advice
- Sensitive excavation within RPAs. See method statement.
- Sensitive construction in RPAs. See method statement.

BS 5837:2012 Tree Quality Categories

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: <https://bit.ly/5837FAQ>

This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

Sunny Corner,
Cope Lane, Walberton,
BN18 0QH

Date: 11/08/2026 Drawn by: MW Scale: 1:200 @A1

DWG Ref: MW.2608.SCW.TPP

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