



Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT)

OUR REFERENCE	224124/JH
CLIENT	Victoria Holland Architecture
PLANNING AUTHORITY	Mid Sussex District Council
SITE	The Middle House, Twineham Lane, Albourne, BN6 9JP
SURVEY & REPORT BY	Mr Joe Howard TechArborA
DATE	11/09/2025

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1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were commissioned by Ms Indigo Aranguena of Victoria Holland Architecture to prepare an Arboricultural Impact Assessment (AIA) for the proposed development at The Middle House, Twineham Lane. The assessment will be carried out in accordance with BS5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.

1.2 SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during our site visit. Details of all trees within and adjacent to the site can be found in the tree Survey Schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided and no investigation was taken on site.

A measured drawing of the site was provided, and no liability is accepted for the accuracy of these drawings, and they should not be scaled from.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

1.3 DOCUMENTATION

I have been provided with the following documents to support this assessment: an image showing the site boundary, a PDF of the topographic survey indicating the position of the proposed office, and CAD files of the topographic survey also showing the proposed office location. The documents received are as follows:

- RSP1783b.dwg
- RSP1783.dwg
- 224124-120341-10.pdf
- 224124-120341-1.png



1.4 QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix IV.

1.5 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care. It may be submitted to the local planning authority as part of a planning application.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.



2 SITE VISIT AND OBSERVATIONS

2.1 SITE VISITS

An initial site visit was conducted on 5th September 2025 by the author of this report, Mr J. Howard, a qualified arboriculturist. Weather conditions at the time of the inspection were warm and dry, with good visibility.

2.2 GENERAL OBSERVATIONS AND BACKGROUND

The proposed development is located at The Middle House on Twineham Lane, which forms the central portion of a Georgian mansion. To the rear of the property is a large private garden, primarily consisting of grass, with mature trees and shrubs lining its boundaries. A single garden shed is currently the only built structure within the garden. The site has a generally flat topography with a gentle slope toward the rear of the garden.

The garden is enclosed by wire mesh fencing along the northeast and southwest boundaries, while the northwest boundary is defined by wooden rail fencing. The garden adjoins other private residential gardens on all sides.

The proposal involves the construction of a new office building within the rear garden of The Middle House. The office will be built on ground screws and delivered to site in prefabricated panels, which will be assembled manually without the use of heavy machinery. As there is no direct side access to the property, all materials and personnel will access the garden via a neighbouring property, with permission granted.

2.3 SOIL TYPE

No on-site soil analysis has been undertaken for this assessment. Instead, reference has been made to the British Geological Survey (BGS) maps to provide an indicative understanding of the underlying soil conditions. According to the online BGS 1:50,000 scale map for the area, the site is situated on the Weald Clay Formation, characterized primarily as mudstone.

Weald Clay is a subsoil known to be susceptible to volumetric changes in response to fluctuations in soil moisture content. As detailed in BRE Digest 240: Low-rise Buildings on Shrinkable Clay Soils (Part 1), this formation exhibits a high to very high potential for volumetric change.

It is therefore recommended that a structural engineer be consulted to ensure that the proposed development is designed and constructed to mitigate risks of indirect damage, such as subsidence or heave, which could arise from groundwater abstraction caused by nearby trees.



3 TREE SURVEY

In total 31 trees were recorded during the survey process, within or adjacent to the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

4 individual 'A' grade tree of a high quality and value, which is worthy of retention and a high level of protection.

6 individual category 'B' grade trees deemed to be of moderate quality and value, worthy of retention and protection. Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them.

16 individual trees which have been identified as category 'C' grade trees of low quality and value, which should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection.

5 individual 'U' grade trees identified as requiring removal for reason of sound Arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees, 'G' for groups of trees, 'H' for hedges and 'W' for woodland.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment using the Mid Sussex District Council website confirms that the site is not located within a Conservation Area, and no trees on the property are subject to Tree Preservation Orders (TPOs). Additionally, a search of the planning portal has revealed no previous applications for tree works at The Middle House, Twineham.



4 TREE CONSTRAINTS

4.1 ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based Arboricultural assessment of potential restrictions to rooting morphology, and consider the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

4.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZ's are to be delineated and protected by using tree protection fencing.

4.3 ABOVE GROUND CONSTRAINTS

The current height and canopy spread of nearby trees are important considerations when determining the layout of a proposed development. Large trees can result in shading, leaf litter, and seasonal debris, which may lead to future pressure for excessive pruning or even tree removal once the development is occupied.

In this case, no tree crowns overhang the proposed location of the office, and the layout has been designed to ensure an appropriate separation distance. As a result, minimal to no future pruning is anticipated, and there is low risk of conflict between the development and nearby trees.

5 ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact Assessment has been made in relation to the proposal details that have been provided by our client. This is for construction of a new office constructed on screw piles. The block plan of the proposal has been included within the attached Tree Protection Plan (Appendix III).

5.1 HIGH GRADE SIGNIFICANT TREES

The survey identified that there are 4 individual ‘A’ grade tree which is of high quality and value within and adjacent to the site.

The category ‘A’ trees are identified as all oak trees T001, T002, T004 and T013.

5.2 TREE LOSS

Consideration has been given to retaining all trees. However, ultimately their removal is dependent on their condition and proximity to the development. This has identified that 5 trees require removal. These trees can be separated into those which require removal irrespective of the proposal (Category ‘U’ trees unsuitable for retention), and those trees that are required to be removed to facilitate the proposal.

Trees indicated for removal irrespective of the proposal:

- T017 Portuguese Laurel - Category ‘U’ tree.
- T021 Common Ash - Category ‘U’ tree.
- T024 Common Ash - Category ‘U’ tree.
- T025 Common Ash - Category ‘U’ tree.
- T031 Common Ash - Category ‘U’ tree.

No trees need removing to facilitate the development

5.3 IDENTIFIED IMPACTS

The survey process and the Tree Protection Plan (Appendix III) has indicated the extent of the theoretical Root Protection Areas (RPA) and crown spreads of the surveyed trees and identifies the potential impacts upon these trees resulting from the proposal. The details of the impacts caused by each construction stage is identified within Table 1 below:

Table 1: Identifying impacts.

Tree No.	Total RPA m ²	Development Section	Impact of proposed development.	Tolerable
T019	319.6	Foundations	Will encroach upon 3.3m ² of the total RPA, equating to approximately 1.03%.	Yes

The anticipated impact on the surrounding root environment is expected to be minimal, likely less than 1% of the Root Protection Area (RPA), due to the use of ground screws as the foundation method. Unlike traditional foundation techniques such as strip footings or concrete pads, screw piles require no extensive excavation, significantly reducing the risk of root severance and soil compaction. This low-impact approach ensures that the proposal remains compliant with the principles of BS5837:2012 by preserving the physiological and structural integrity of nearby trees.

5.4 TREE PROTECTION MEASURES

Due to the small-scale nature of the proposed works and the fact that no heavy machinery or mechanical excavation will be used in the construction of the office, the level of risk to retained trees is considered to be low. As such, full Heras-style barrier fencing (as shown in Figure 3 of BS5837:2012) is not considered necessary in this instance.

Instead, Hi-Visibility plastic welded mesh fencing (Figure 1), secured using steel fencing pins, will provide an appropriate level of protection. In addition, existing boundary fences will serve as effective physical barriers, further reinforcing the CEZ and preventing unintentional encroachment. These measures are considered proportionate to the level of risk and are intended to preserve the condition of retained trees throughout the construction period with particular attention to the category A trees .

The required protection measures, including fencing locations and extents, are detailed in the Tree Protection Plan (Appendix III). All protective fencing must be installed prior to the commencement of works and remain in place until all construction activity is complete, unless otherwise agreed with the project arboriculturist.



Figure 1 - Identifying tree protection fencing design.

5.5 TEMPORARY GROUND PROTECTION

Temporary ground protection will be employed within the Root Protection Area (RPA) only during periods of wet weather, when soil conditions are more susceptible to compaction and structural degradation. In dry conditions, the ground is significantly more stable, and the risk of damage from pedestrian access is minimal. Therefore, ground protection measures will not be required in dry weather.

Where access and construction activities are carried out during wet conditions, temporary ground protection will be installed to mitigate the risk of compaction. This may consist of two layers of scaffold boards laid perpendicular to one another and securely fixed together, providing a stable surface to distribute pedestrian loads. Alternatively, ground protection mats designed to protect soil structure may be used. All ground protection systems must remain fit for purpose throughout their use and be removed once conditions allow or when no longer required.

These measures ensure compliance with BS5837:2012 by maintaining the integrity of the rooting environment during construction activities, even where low-impact access is necessary.

6 SUMMARY

Following the completion of the site survey and assessment, it is concluded that the proposed office development will have a minimal impact on the trees within and adjacent to the site. The design has been carefully considered to respect the constraints imposed by the existing tree stock and to ensure compliance with the guidance set out in BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations.

No trees require removal to facilitate the proposed development, and as such, no compensatory planting is necessary. However, it is noted that five trees on site are recommended for removal due to their poor condition or limited arboricultural value, and their removal is considered appropriate regardless of the development proposal.

The office footprint has been designed to ensure that encroachment into the Root Protection Areas (RPAs) of retained trees is kept to a minimum. Specifically, the development will result in an encroachment of approximately 3.3m² into the RPA of tree T019, representing only 1.03% of its total RPA. Overall, the total encroachment into RPAs across the site remains under 5%, which is considered negligible.

The office will be constructed using ground screws for foundations, a low-impact alternative to traditional concrete footings. These will be installed manually, without the use of heavy machinery, thereby avoiding soil compaction and disturbance within RPAs. The building itself will be delivered in prefabricated sections, carried by hand through an adjacent garden, and assembled in situ directly onto the ground screws.

To protect retained trees during the construction phase, Hi-Visibility plastic welded mesh fencing will be installed to define Construction Exclusion Zones (CEZs). In addition, existing boundary fences will serve as supplementary barriers, particularly around Category A trees, adding an extra layer of protection despite the low-risk nature of the works.

Temporary ground protection will be employed within RPAs only during periods of wet weather, when the soil is more vulnerable to compaction. In dry conditions, pedestrian access will be permitted without additional measures, as the risk of ground damage is minimal. No plant or heavy machinery will be used at any stage of the construction process.

BS5837:2012 states that development should ideally be located outside the RPA of retained trees. However, where minor encroachments are proposed, the guidance allows for development provided that tree viability can be maintained and any lost rooting area can be compensated elsewhere within the RPA. It is considered that this proposal satisfies these requirements through its careful design, minimal intrusion, and use of low-impact construction methods.

The above constitutes a summary of the precautionary measures necessary to ensure the development can proceed with minimal impact on retained trees. If more detailed information on construction techniques within or adjacent to RPAs is required, this should be provided in a separate Arboricultural Method Statement, along with a finalised Tree Protection Plan.



7 GENERAL PRECAUTIONS

7.1 SITE FACILITIES

The position of the site office, compound, toilets and storage space will be sited outside of the RPA of any retained trees or within existing hard standing. Any re-siting of these during the course of the proposed development will need to be approved in writing by the Local Authority Tree Officer.

7.2 STORAGE SPACE

There will be no spoil or construction material stored within the protected sections of the RPA of the retained trees or shrubs on the site. Where possible all storage should be contained within pre-existing hard surfaces.

7.3 PERIMETER FENCING

Works to erect perimeter fencing can have a negative impact upon retained trees. To ensure all retained trees are not impacted it is essential that all fence post holes are formed by hand and away from the base of trees. If roots are identified the hole should be relocated.

7.4 HAZARDOUS MATERIALS

No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

No hazardous materials such as fuels, oils or cement will be stored within the storage area in the rear garden.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root protection area. All wet poor concrete in excavations will be separated from the surrounding soil by an impermeable membrane to prevent leaching of salts and chemicals into soils.

7.5 TREE SURGERY WORKS

All tree works considered necessary for health and safety reasons or to facilitate the development will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works.

8 SITE PHOTOGRAPHS



Photograph of T001



Photograph of T002, T003, T004 T005



Photograph of T025 and T031 with Ash dieback



Photograph of access route



Photograph showing the position of the proposed office

APPENDIX I TREE SURVEY SCHEDULE

BS5837 FORMAT

Ref.	Species	Full Structure	Measurements	Retention Category	RPA	Comments	Measurements2	Recommendations
T001	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 19 Stem Diam(mm): 830 Spread (m): 7N, 7E, 7S, 7W Lowest Branch (m): 6(NE) Life Stage: Mature Rem. Contrib.: 40+ Years	A	Radius: 10.0m. Area: 314 sq m.	A single-stemmed specimen exhibiting good overall form and balanced crown structure. Well developed buttresses.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T002	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 20 Stem Diam(mm): 840 Spread (m): 6N, 7E, 6S, 7W Lowest Branch (m): 7(SE) Life Stage: Mature Rem. Contrib.: 40+ Years	A	Radius: 10.1m. Area: 320 sq m.	Major deadwood is present but appears stable. The tree has an upright growth habit and displays good overall form and structural integrity.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T003	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 14 Stem Diam(mm): 210 Spread (m): 1N, 0.5E, 3S, 3W Lowest Branch (m): 6(S) Life Stage: Young Rem. Contrib.: 40+ Years	C	Radius: 2.5m. Area: 20 sq m.	The tree has a drawn-up form due to shading and competition from nearby trees.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T004	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 20 Stem Diam(mm): 830 Spread (m): 7N, 7E, 7S, 7W Lowest Branch (m): 6(S) Life Stage: Mature Rem. Contrib.: 40+ Years	A	Radius: 10.0m. Area: 314 sq m.	Prominent buttress formation at the base. Main stem bifurcates at approximately 10 metres in height. A woodpecker hole is visible in the upper crown.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T005	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 12 Stem Diam(mm): 340 Spread (m): 6N, 5E, 5S, 5W Lowest Branch (m): 6(N) Life Stage: Young Rem. Contrib.: 40+ Years	B	Radius: 4.1m. Area: 53 sq m.	Historically a twin-stemmed tree from ground level; the northern stem has been removed, leaving a 200mm high stump that is now naturally decaying.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T006	Goat willow (<i>Salix caprea</i>)	Tree	Height (m): 9 Stem Diam(mm): 120 Spread (m): 2N, 2E, 2S, 2W Lowest Branch (m): 0.5(N) Life Stage: Young Rem. Contrib.: 20+ Years	C	Radius: 1.4m. Area: 6 sq m.	The main stem bifurcates at approximately 200mm above ground level, with stem occlusion forming up to a height of 1.2 metres.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.

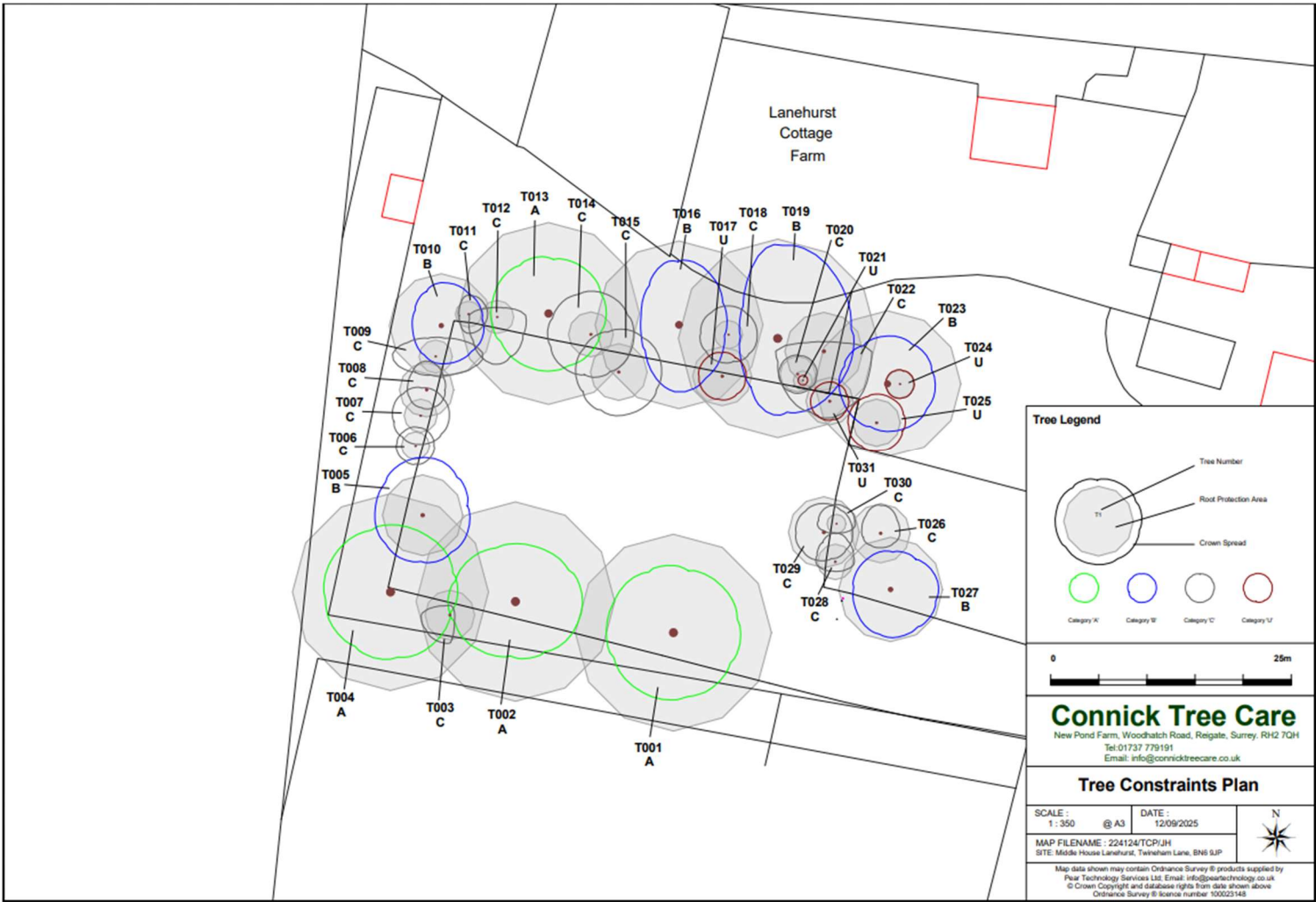
Ref.	Species	Full Structure	Measurements	Retention Category	RPA	Comments	Measurements2	Recommendations
T007	Goat willow (<i>Salix caprea</i>)	Tree	Height (m): 9 Stem Diam(mm): 140 Spread (m): 3N, 3E, 3S, 3W Lowest Branch (m): 1(NE) Life Stage: Young Rem. Contrib.: 20+ Years	C	Radius: 1.7m. Area: 9 sq m.	The main stem trifurcates at ground level.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T008	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 10 Stem Diam(mm): 230 Spread (m): 3N, 2E, 2S, 2W Lowest Branch (m): 2(W) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	C	Radius: 2.8m. Area: 25 sq m.	The lower crown is suppressed due to competition from adjacent trees.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T009	Goat willow (<i>Salix caprea</i>)	Tree	Height (m): 9 Stem Diam(mm): 140 Spread (m): 2N, 5E, 2S, 4.5W Lowest Branch (m): 2(E) Life Stage: Young Rem. Contrib.: 20+ Years	C	Radius: 1.7m. Area: 9 sq m.	The main stem bifurcates at approximately 500mm above ground level, with crown development to the east and west suppressed by adjacent trees. The eastern stem has been historically pruned back to the fence line, but the crown has since re-established, now extending approximately 5 metres.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T010	Goat willow (<i>Salix caprea</i>)	Tree	Height (m): 12 Stem Diam(mm): 440 Spread (m): 4.5N, 4.5E, 4S, 3W Lowest Branch (m): 1.5(SE) Life Stage: Mature Rem. Contrib.: 20+ Years	B	Radius: 5.3m. Area: 88 sq m.	The tree is mutually suppressed by adjacent trees. An included union at approximately 2 metres height shows no signs of separation. Shallow surface roots are visible extending to the west.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T011	Corkscrew willow (<i>Salix matsudana</i> 'Tortuosa')	Tree	Height (m): 9 Stem Diam(mm): 110 Spread (m): 2N, 2E, 2S, 1W Lowest Branch (m): 2.5(S) Life Stage: Young Rem. Contrib.: 20+ Years	C	Radius: 1.3m. Area: 5 sq m.	The main stem bifurcates at approximately 400mm above ground level.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T012	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 6 Stem Diam(mm): 140 Spread (m): 1N, 3E, 5S, 3W Lowest Branch (m): 1(S) Life Stage: Young Rem. Contrib.: 40+ Years	C	Radius: 1.7m. Area: 9 sq m.	Significantly suppressed by adjacent trees.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T013	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 18 Stem Diam(mm): 770 Spread (m): 6N, 6E, 6S, 6W Lowest Branch (m): 3(W) Life Stage: Mature Rem. Contrib.: 40+ Years	A	Radius: 9.2m. Area: 266 sq m.	The main stem and crown are heavily covered in ivy. Minor deadwood is present but remains stable.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.

Ref.	Species	Full Structure	Measurements	Retention Category	RPA	Comments	Measurements2	Recommendations
T014	Common lime (<i>Tilia x vulgaris</i>)	Tree	Height (m): 10 Stem Diam(mm): 190 Spread (m): 4.5N, 4.5E, 4.5S, 4.5W Lowest Branch (m): 0.5(M) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	C	Radius: 2.3m. Area: 17 sq m.	Multi-stemmed from ground level, exhibiting prolific epicormic regrowth.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T015	Common lime (<i>Tilia x vulgaris</i>)	Tree	Height (m): 12 Stem Diam(mm): 240 Spread (m): 4.5N, 4.5E, 4.5S, 4.5W Lowest Branch (m): 0.5(M) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	C	Radius: 2.9m. Area: 26 sq m.	Multi-stemmed from ground level, exhibiting prolific epicormic regrowth. Apical dieback is evident on the dominant stem within the group.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T016	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 19 Stem Diam(mm): 710 Spread (m): 7N, 5E, 7S, 4W Lowest Branch (m): 5(NW) Life Stage: Mature Rem. Contrib.: 30+ Years	B	Radius: 8.5m. Area: 227 sq m.	Prominent buttress formation at the base. The main stem bifurcates at approximately 7 metres in height, supporting heavily loaded limbs extending to the north and south. Evidence of previous branch failure is present within the crown.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T017	Portugal laurel (<i>Prunus lusitanica</i>)	Tree	Height (m): 8 Stem Diam(mm): 250 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	U	Radius: 3.0m. Area: 28 sq m.	The upper crown shows significant signs of decline.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	Remove tree.
T018	Common lime (<i>Tilia x vulgaris</i>)	Tree	Height (m): 12 Stem Diam(mm): 120 Spread (m): 3N, 3E, 3S, 3W Lowest Branch (m): 2(S) Life Stage: Young Rem. Contrib.: 10+ Years	C	Radius: 1.4m. Area: 6 sq m.	Three stems arise from ground level, originating from a previously felled tree.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T019	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 18 Stem Diam(mm): 840 Spread (m): 10N, 8E, 8S, 4W Lowest Branch (m): 6(E) Life Stage: Mature Rem. Contrib.: 30+ Years	B	Radius: 10.1m. Area: 320 sq m.	The stem leans to the northeast, supporting a mature, compact crown predominantly oriented to the east. Historic branch tears have left wounds on the primary scaffold limbs.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T020	Box (<i>Buxus sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 150 Spread (m): 2N, 2E, 2S, 2W Lowest Branch (m): 1(M) Life Stage: Mature Rem. Contrib.: 10+ Years	C	Radius: 1.8m. Area: 10 sq m.	Two mature stems exhibiting apical dieback.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.

Ref.	Species	Full Structure	Measurements	Retention Category	RPA	Comments	Measurements2	Recommendations
T021	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 9 Stem Diam(mm): 80 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Lowest Branch (m): 5(S) Life Stage: Dead	U	Radius: 1.0m. Area: 3 sq m.	Standing dead tree, likely affected by advanced stages of Ash dieback.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	Remove tree.
T022	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 14 Stem Diam(mm): 330 Spread (m): 1N, 5E, 7S, 5W Lowest Branch (m): 2(SW) Life Stage: Semi Mature Rem. Contrib.: 30+ Years	C	Radius: 4.0m. Area: 50 sq m.	Prominent buttress formation at the base. The tree is significantly suppressed by adjacent trees, with the crown predominantly biased towards the southwest.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T023	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 16 Stem Diam(mm): 620 Spread (m): 5N, 5E, 5S, 5W Lowest Branch (m): 1(NE) Life Stage: Mature Rem. Contrib.: 30+ Years	B	Radius: 7.4m. Area: 172 sq m.	An almost fully occluded cavity is present at approximately 3 metres height, with cavity depth unknown. The main stem bifurcates at around 4 metres height. There is excessive ivy coverage on the main stem extending into the crown.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T024	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 14 Stem Diam(mm): 120 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Lowest Branch (m): 5(E) Life Stage: Young Rem. Contrib.: <10 years	U	Radius: 1.4m. Area: 6 sq m.	The tree is exhibiting advanced stages of Ash dieback.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	Remove tree.
T025	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 15 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Lowest Branch (m): 5(E) Life Stage: Young Rem. Contrib.: <10 years	U	Radius: 2.4m. Area: 18 sq m.	Twin-stemmed from ground level, exhibiting advanced stages of Ash dieback.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	Remove tree.
T026	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 10 Stem Diam(mm): 250 Spread (m): 3N, 2E, 1.5S, 2W Lowest Branch (m): 2(N) Life Stage: Young Rem. Contrib.: 30+ Years	C	Radius: 3.0m. Area: 28 sq m.	Ivy is establishing on the main stem.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T027	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 16 Stem Diam(mm): 440 Spread (m): 4N, 5E, 5S, 4W Lowest Branch (m): 2(NE) Life Stage: Semi Mature Rem. Contrib.: 30+ Years	B	Radius: 5.3m. Area: 88 sq m.	The tree exhibits a minor lean to the southeast and was historically suppressed by a now felled adjacent tree.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T028	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 12 Stem Diam(mm): 150 Spread (m): 3N, 2E, 1S, 2W Lowest Branch (m): 4(N) Life Stage: Young Rem. Contrib.: 40+ Years	C	Radius: 1.8m. Area: 10 sq m.	Young tree, likely self-sown, growing within brambles.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.

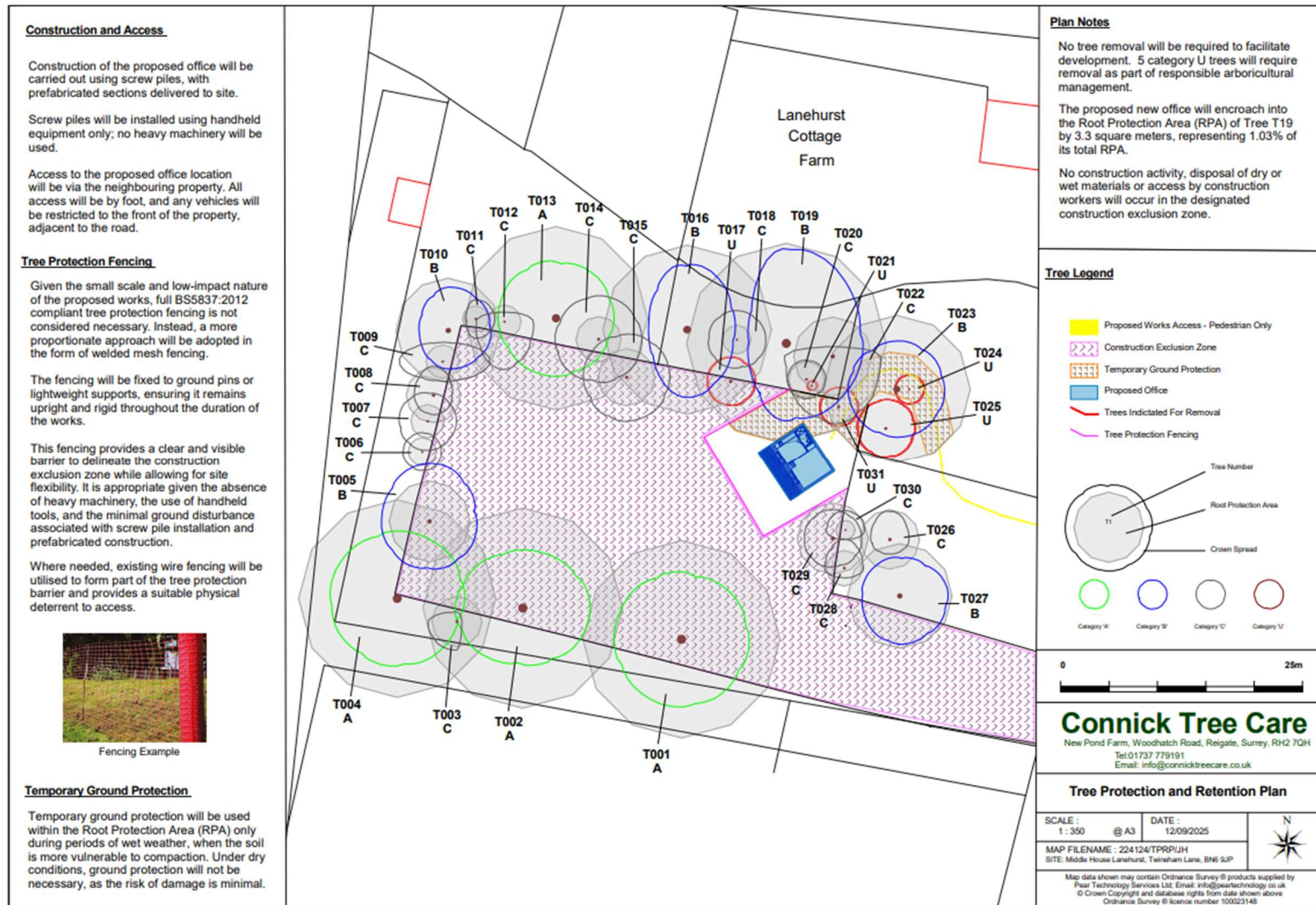
Ref.	Species	Full Structure	Measurements	Retention Category	RPA	Comments	Measurements2	Recommendations
T029	Common holly (<i>Ilex aquifolium</i>)	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Lowest Branch (m): 1(M) Life Stage: Mature Rem. Contrib.: 20+ Years	C	Radius: 3.6m. Area: 41 sq m.	Four upright stems emerge from approximately 1.2 metres height. The upper crown is becoming sparse.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T030	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 6 Stem Diam(mm): 80 Spread (m): 2N, 2E, 1S, 2W Lowest Branch (m): 4(N) Life Stage: Young Rem. Contrib.: 30+ Years	C	Radius: 1.0m. Area: 3 sq m.	Suppressed by adjacent holly, with excessive ivy coverage.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	No action required.
T031	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 14 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Lowest Branch (m): 7(SE) Life Stage: Dead	U	Radius: 2.4m. Area: 18 sq m.	Standing dead, likely due to advanced Ash dieback.	Physiological Condition: Dead Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	Remove tree.

APPENDIX II
TREE CONSTRAINTS PLAN





APPENDIX III TREE PROTECTION PLAN





APPENDIX IV QUALIFICATIONS AND EXPERIENCE

Subjects	Level	Dates
Technician member of the Arboricultural Association		2023 ongoing
Professional Tree Inspection (LANTRA)	Pass	April 2023
Level 3 diploma in forestry and arboriculture	Distinction	2015
NPTC cs30, cs31, cs38, cs39	Pass	from 2015 ongoing.

2. CAREER SUMMARY

I began my career in forestry and arboriculture in 2015 by completing a Level 3 Diploma through a two-year college course. This provided me with the essential knowledge and practical skills needed to enter the industry. After qualifying, I started work as an arborist with a local arboricultural company, where I gained hands-on experience in tree care and management.

Over time, I developed my skills further and took on greater responsibilities, eventually progressing to a team management role. This position helped build both my technical and leadership abilities as I oversaw tree operations and coordinated projects.

To advance my career, I pursued additional training and became a certified professional tree inspector, which expanded my opportunities within the field. With this qualification and a solid foundation of practical experience, I moved into a consultancy role at Connick Tree Care.

As an Arboricultural Consultant, I now provide expert advice to clients on managing their tree assets safely and sustainably, drawing on my years of field experience and ongoing professional development.

3. AREAS OF EXPERTISE

Tree hazard risk assessments for tree owners
Decay assessment and mapping
Tree management reports on prioritizing maintenance programs.
Diagnosis of tree disorders
General arboricultural advice
Trees in relation to subsidence
Arboricultural surveys to BS5837