



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT &
METHOD STATEMENT

HOLLANDALE HOUSE
COPTHORNE BANK
COPTHORNE
SUSSEX
RH10 3JQ

CLIENT: M. TASKER

JULY 2026

Ref: AIA/AMS 07071 / 2026

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Project: Proposed works to extend the existing detached residential property.

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the proposed works to extend Hollandale House, Copthorne Bank, Copthorne, Crawley, RH10 3JQ.

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

There are a number of trees growing on and adjacent to the site which enhance the verdant setting of the plot and the wider amenity of Copthorne Bank. Mr. and Mrs. Tasker value the trees and are committed to ensuring the retained trees are fully protected during the proposed building works.

One coppice Hazel and a shrub group will be removed to facilitate the proposed building works, and one offsite coppice Hazel will be cut back to provide adequate clearance to the extended property. The loss of this vegetation and the associated pruning work will not have any significant impact on the overall tree cover within the property. Elsewhere, larger trees around the boundary of the site will be retained and protected during the building work to enhance the setting of the extended property.

Provided the methodology specified within the Arboricultural Method Statement is followed during the building works to protect the retained trees, I am satisfied that this application is undertaken in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction. The development is therefore acceptable as it relates to trees.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at Hollandale House, Copthorne Bank, Copthorne, Crawley, RH10 3JQ.

I have been instructed to survey relevant trees in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the proposed construction of new side and rear extensions to the dwelling.

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

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

1.2 SCOPE

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

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

1.3 DOCUMENTS

A topographical survey is not available for this site. The position of trees on the Tree Protection Plan have been plotted by the Tree Surveyor, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact, but the plan is a good representation of their locations in relation to the proposed build area.

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

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 27th July 2026 and will expire on 27th July 2028.

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

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

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

2. PLANNING CONSTRAINTS

2.1 TREE PRESERVATION ORDERS

I have confirmed on the Mid Sussex District Council website that trees to the rear of the property are protected by a Tree Preservation Order (ref WP/2A/TPO/93).

No work should be undertaken to trees subject of a Tree Preservation Order without the prior written consent of the Local Planning Authority – exemptions apply.



Figure 1 - Mid Sussex District Council Tree Preservation Order Information

2.2 CONSERVATION AREA

Hollandale House is not within a Conservation Area.

2.3 ANCIENT WOODLAND

Hollandale House does not include Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 INTRODUCTION

The application is made to construct new side and rear extensions to Hollandale House, Copthorne Bank, Copthorne, Crawley, RH10 3JQ.

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate. The assessment will take account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees.

3.2 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for Hollandale House is Upper Tunbridge Wells Sand-Sandstone and siltstone, interbedded.

The Upper Tunbridge Wells Sand formation interbedded sandstone and siltstone, typically exhibits low to intermediate plasticity ranges between 8% and 19% when weathered into soil.

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

3.3 TREES APPRAISAL

Number of individual trees surveyed:	10
Number of tree groups surveyed:	6
Number of category 'A' trees / groups:	1
Number of category 'B' trees / groups:	2
Number of category 'C' trees / groups:	13
Number of category 'U' trees / groups:	0

Figure 2 - Tree quality summary

A full list of trees with additional information on their size and condition is attached in Appendix D of this report.

The most visually significant tree in relation to the property is T003, a mature conifer growing at the front of the property. The tree has lost its leader resulting in a weaker co-dominant leader in the upper crown. Otherwise, the foliage density is normal, and the tree has been given a category 'B' grade as a reflection of its moderate to high amenity value and good physiological health.

Also of note, T010 is a well-formed mature Oak which is a high amenity and high-quality category 'A' tree. This tree is set back over 40m from the rear elevation of the property and will not be impacted by the proposed building work.

All other trees on site are category 'C' trees and hedges, unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.



Photo 1 - T003 – Category ‘B’ Norway Spruce



Photo 2 - T010 – Category ‘A’ Oak

3.4 TREE REMOVAL

The following trees will be removed to facilitate the proposed building work:

T001	Hazel (<i>Corylus avellana</i>)	Large, lapsed coppice stool	C2	
T002	Chinese juniper (<i>Juniperus chinensis</i>)	Mature conifer, topped and clipped to form low oval shape.	C2	

Figure 3 – Proposed tree removal

Neither T001 (Hazel) nor T002 (Chinese Juniper) have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

3.5 FACILITATIVE TREE PRUNING

Works will also be required to reduce the overhang from T004, an offsite Hazel to create reasonable clearance to the side elevation of the extended property. This will equate to a reduction of between 1 and 1.5m on the east side of the canopy where it extends over the garden of Hollandale House.



Photo 3. T003 & T004 (Hazel) as viewed from rear garden

T004 is a small coppice tree with no wider visual amenity value. A small reduction on the eastern side of the tree will not be visible from a public viewpoint and will not have any significant impact on tree health.

3.6 APPLICATION ASSESSMENT

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

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

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

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

Hollandale House is a detached residential property within a generous garden plot in which there are growing a number of trees and shrubs. There is only one category 'A' tree on site which is T010, a mature Oak located over 40m from the dwelling. This tree will not be foreseeably impacted by the building work.

To the front of the property, the proposed extension to the eastern elevation of the house is positioned on an area of existing hard landscaping. The build will encroach over approximately 2.8m² of the rooting area of T003 – a category 'B' Norway Spruce and over an area which is already undermined in terms of rooting quality by the existing tarmac driveway.



Photo 4. Existing driveway within the RPA of T003 (Norway Spruce)

The incursion equates to less than 2% of the entire rooting area of the tree. Such a minor incursion will not be significant in terms of tree health. Due to the small area of the encroachment, engineered foundations are not considered necessary or justified. Elsewhere, the root protection area of the tree will be protected with Tree Protection Fencing and with the retention of the existing driveway.

One coppiced Hazel (T001) and a topped ornamental conifer (T002) have been identified for removal and another Hazel – T004 cut back to facilitate the proposed building works. Whilst it may be possible to extend the property with the trees in situ, the extended property would be overly close to tree canopies on completion of the works which would be unsustainable in the long term

Tree(s) to be removed and cut back are lower-quality category 'C' trees of very limited merit or such impaired condition that they do not qualify in higher categories. Such trees would not usually pose a constraint to an otherwise acceptable planning application.

SUSTAINABILITY

Following these works, there will remain a good gap between the canopies of the mature trees and the extended Hollandale House on completion of the building work with no foreseeable need for further pruning works in the future.

3.7 TREE PROTECTION DURING BUILDING WORKS

Retained trees will be protected during construction with the retention of the existing driveway which will be bordered with fit-for-purpose Tree Protection Barriers, installed in accordance with BS:5837 (2012).

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

3.8 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect to those of the existing dwelling within the footprints of the proposed extensions and outside of the identified root protection areas of all retained trees.

Soakaways, where required can be constructed 5m from the new dwelling and outside of the rooting area of all trees.

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

3.9 CONCLUSIONS

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

The proposals require the removal of two lower-quality category 'C' trees and the selective reduction of another offsite Hazel to facilitate the proposed property extensions. The trees identified for removal / pruning are of limited arboricultural and wider landscape value and do not represent a significant constraint to development. Higher-quality category 'A' and 'B' category trees will be retained and protected throughout the works.

Provided that all recommendations within this Arboricultural Method Statement and the associated Tree Protection Plan are implemented in full, including the installation and maintenance of tree protection measures and adherence to site supervision requirements, I am satisfied that the proposed development can proceed without resulting in unacceptable harm to retained trees. The proposals are therefore considered acceptable as it relates to trees.

4. ARBORICULTURAL METHOD STATEMENT (AMS)

4.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land at Hollandale House during building works extend the property.

4.2 COMPLIANCE

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

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

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

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

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

4.3 SITE SUPERVISION AND MONITORING

This schedule for site supervision and monitoring is considered reasonable and proportionate to the arboricultural issues and low intensity of the proposed construction work in relation to the trees on site.

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

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection barriers will be emailed to the appointed planning officer once it has been erected.

4.4 ON SITE TREE SUPERVISOR

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

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturist in the event of any related tree problems occurring whether actual or potential.
- The 'On Site Tree Supervisor' will notify the local authority on completion of the building work and five-days prior to the removal of tree protection fencing and temporary ground protection.

4.5 TREE WORKS

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

Ref:	Species	Works	Cat.
T001	Hazel (<i>Corylus avellana</i>)	Fell and remove stump	C2
T002	Chinese juniper (<i>Juniperus chinensis</i>)	Fell and remove stump	C2
T004	Hazel (<i>Corylus avellana</i>)	Reduce lateral spread on east side of crown back 1-1.5m to clear side elevation of extension with an allowance for future growth.	C2

Figure 4 - Schedule for tree works

4.6 TREE WORKS BEST PRACTICE

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

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

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

4.7 PROTECTED SPECIES

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

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

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

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

4.8 TREE PROTECTION FENCING

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

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

Tree protection fencing will be located to protect the trees and their rooting areas and will remain vertical, rigid and complete during development.

At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

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

4.9 TEMPORARY GROUND PROTECTION

The existing driveway will be retained to protect tree roots under this surface during the proposed building work.

I am not aware of any plans to change or amend the driveway / existing areas of hard landscaping at the front of the property. However, for the avoidance of any future conflict, any changes to the driveway will not introduce new areas of hard landscaping within the Root Protection Area of any retained trees.

If the existing driveway is to be surfaced, the subbase of the existing driveway will be retained to protect tree roots under the surface with any new surfacing placed directly over the existing subbase.

4.10 CONSTRUCTION EXCLUSION ZONE

The area behind the Tree Protection Fencing and/or protected by Temporary Ground Protection is designated the Construction Exclusion Zone and will be isolated from all activity during work on the site.

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

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

4.11 SERVICES

Water, gas and electricity will connect to those of the existing property within the footprint of the proposed extension in which location they will be outside of the root protection areas of all trees.

Soakaways, where required will be located 5m from the front / rear elevations of the property within the garden area and outside of the rooting areas of all retained trees.

If at any point these routes are found not to be viable, then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to Mid Sussex District Council for approval.

4.12 GENERAL CONSIDERATIONS

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane within the identified storage areas to the front or north of the barn and well away from the identified Tree Root Protection Areas.

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

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

Materials will be delivered to site regularly in small quantities in order to keep on-site storage to a minimum.

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

4.13 LANDSCAPING

The following rules will be followed during all future landscaping works in order to prevent harm to the trees:

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

4.14 UNFORESEEN CIRCUMSTANCES

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

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

APPENDICES

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

APPENDIX A - SURVEY DATA

- The trees were surveyed on Wednesday 15th July 2026 from ground level only.
- On the day of the survey, the weather conditions were clear and dry. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 10 trees and 6 tree groups growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction’.

APPENDIX B - KEY

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

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

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

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

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
G001	Mixed species	Group	Height (m): 2 Stem Diam(mm): 70 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Mixed shrub group. Rhododendron, Cherry laurel, hawthorn, shrub honeysuckle, Leyland cypress. Irregularly clipped to form boundary hedge.	C2	Area: 62 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Moderate	
T002	Chinese juniper (<i>Juniperus chinensis</i>)	Group	Height (m): 2 Stem Diam(mm): 300 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:2 S:1 W:2	Mature conifer, topped and clipped to form low oval shape.	C2	Area: 34 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low	
G003	Mixed species	Group	Height (m): 2 Stem Diam(mm): 50 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Mixed shrub group. Includes privet, holly, yew, hazel, hornbeam. Loosely clipped to form irregular boundary hedge.	C2	Area: 53 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Moderate	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
G004	Mixed species	Group	Height (m): 3.5 Stem Diam(mm): 80	N:0.5 E:0.5 S:0.5 W:0.5	Climbing plants on long narrow pergola	C2	Area: 116 sq m.	Physiological Condition: Structural Condition: Public Amenity Value: Inspection Limitations:	
H001	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Hedge	Height (m): 2 Stem Diam(mm): 80 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Tight clipped boundary hedge	C2	Radius: 1.0m. Area: 43 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate	
H002	Western red cedar 'Zebrina' (<i>Thuja plicata</i>)	Hedge	Height (m): 2 Stem Diam(mm): 50 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Tight clipped boundary hedge.	C2	Radius: 0.6m. Area: 48 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T001	Hazel (<i>Corylus avellana</i>)	Tree	Height (m): 7.5 Stem Diam(mm): 600 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Large, lapsed coppice stool	C2	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T002	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 10 Stem Diam(mm): 430 Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	N:3 E:4.5 S:6 W:3	Young tree. Mechanical damage to exposed surface roots. Very poor form with multiple forks undermined m by significant areas of included bark. Not an immediate health and safety concern but forks will create significant defects as tree grows. Foliage sparse, slightly stunted.	C1	Radius: 5.2m. Area: 85 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Good	
T003	Norway spruce (<i>Picea abies</i>)	Tree	Height (m): 16 Stem Diam(mm): 580 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:3.5 S:3.5 W:3.5	Approx 6.8m from extended front line of house. Minor girdling roots. Light ivy growth on trunk. Mechanical damage to exposed surface roots. Single stem. High slender crown. Codominant leaders in upper crown.	B1	Radius: 7m. Area: 152 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good	
T004	Hazel (<i>Corylus avellana</i>)	Tree	Height (m): 6.5 Stem Diam(mm): 300 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Offsite lapsed coppice stool . Leaning stems in direct contact with corrugated garage roof.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T005	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 13 Stem Diam(mm): 340 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:3 S:4 W:3	Off-site tree. Set back from boundary. Foliage dense access even. Good vitality	B1,2	Radius: 4.1m. Area: 53 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access	
T006	Apple (<i>Malus sp.</i>)	Tree	Height (m): 3 Stem Diam(mm): 200 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Small fruit tree with low branches to ground level.	C2	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T007	Goat willow (<i>Salix caprea</i>)	Tree 10 stems	Height (m): 6 10 stems, avg.(mm): 70 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3.5 E:2.5 S:3 W:3	Lapsed coppice stool growing on edge of well/watering hole. Tree unsustainable in this location.	C1,2	Radius: 2.7m. Area: 23 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T008	Apple (<i>Malus sp.</i>)	Tree	Height (m): 3.5 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:1.5 S:1.5 W:1.5	Small fruit tree with low branches to ground level.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T009	Cherry (<i>Prunus sp.</i> 'Cherry')	Tree 2 stems	Height (m): 4 2 stems (mm): 100, 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:1.5 S:2.5 W:1.5	Small fruit tree.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T010	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 20 Stem Diam(mm): 1130 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:7 S:8 W:9	Large oak. Main trunk forks 6m above ground level. Deadwood in central crown. Foliage dense and even.	A1	Radius: 13.6m. Area: 581 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good Inspection Limitations: Garden paraphernalia around base	

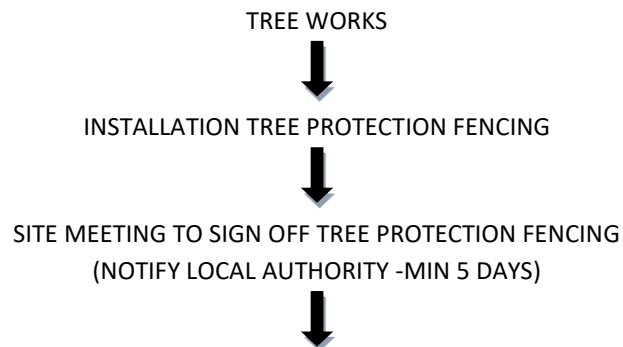
APPENDIX E – TREE PLANS

Attached as separate pdf documents

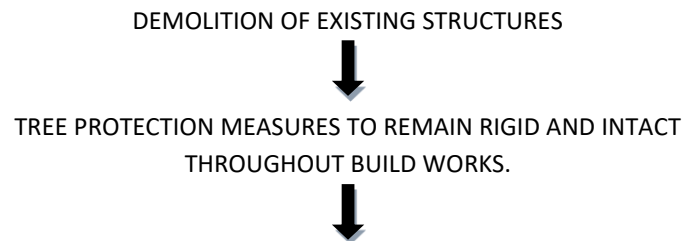
- Tree Protection Plan ref: [HOLLANDALE HOUSE TPP 07071 2026](#)

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (DEMOLITION & CONSTRUCTION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX G – CONTACTS

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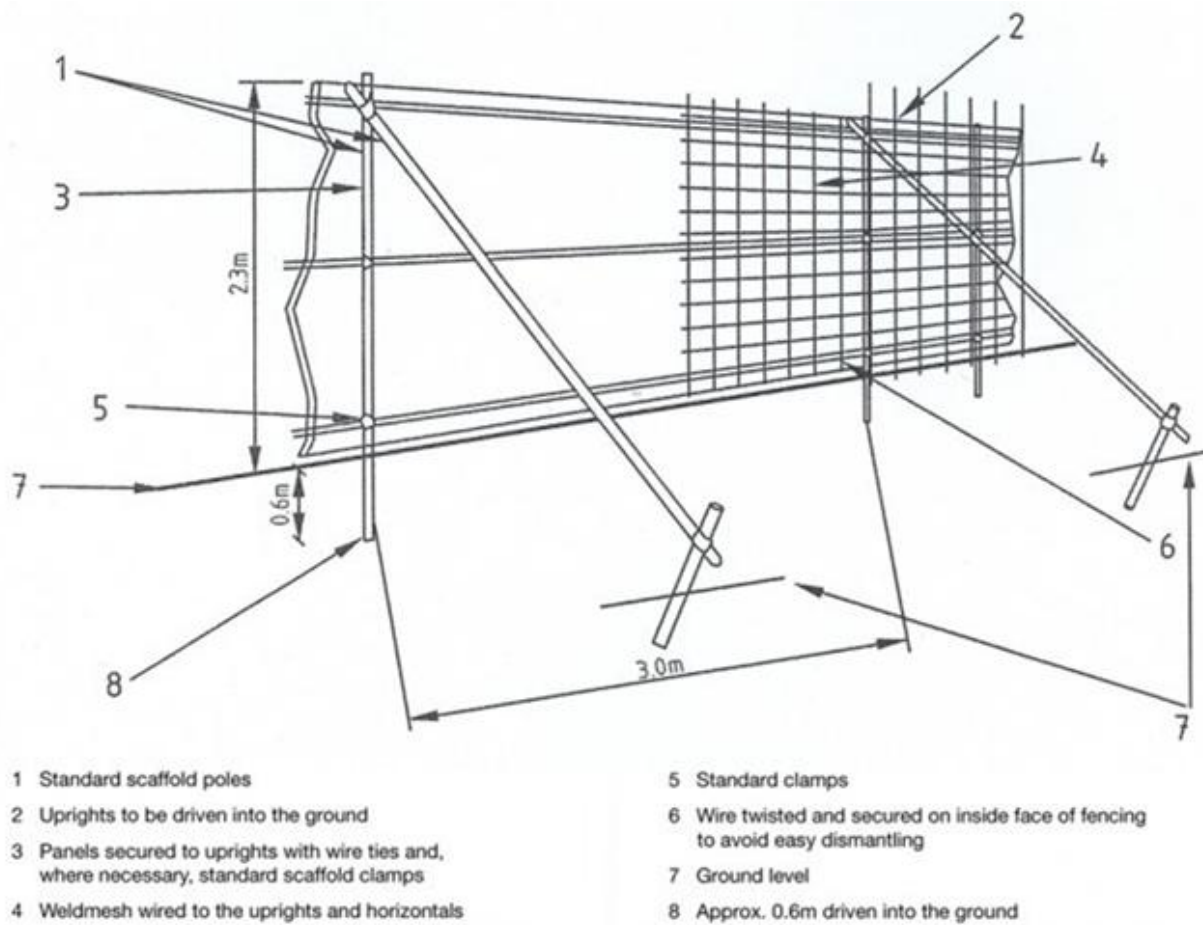
Architect

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APPENDIX H - TREE PROTECTION FENCING





**TREE PROTECTION AREA
KEEP OUT !**

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

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

APPENDIX J - QUALIFICATIONS

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

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

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

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