



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**Horncastle
Plawhatch Lane
Sharpthorne
East Grinstead
RH19 4JH**

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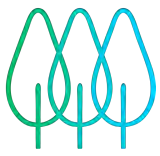
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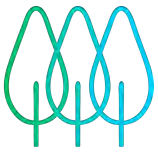
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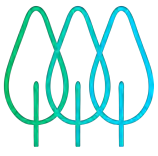


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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Splendid Hospitality Group to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the demolition of the redundant care home buildings in the western and southern part of the site and their replacement with a new 80-bedroom specialist dementia care home (Use Class C2). The retention and internal conversion of an existing acquired brain injury (ABI) unit in the northern part of the site to provide 10 bedspaces and 8 units of overnight staff accommodation, associated car/cycle parking and landscaping. The existing access from Plawhatch Lane Road at Horncastle, Plawhatch Lane, Sharpthorne, East Grinstead, RH19 4JH will be retained.

This report complies with the planning policies of Mid Sussex District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The tree survey was carried out on 13 February 2024. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

No tree preservation order protects trees at this site and the site is not located within a conservation area.

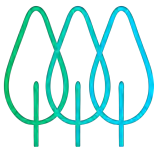
Woodland located on the east and west of the site is designated as ancient semi natural woodland (ASNW). Existing buildings/hardstanding to be removed are located within the periphery of the eastern 15m ASNW buffer, but outside all root protection areas of retained trees.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

One individual tree and one tree group require removal due to conflict with the proposals. The individual tree has been assessed as a category C and the tree group has been assessed as category U. One further category U group and one individual category U tree are recommended for removal on safety grounds due significant defects. These removals are not related to or required for the proposed development and are located outside the site's eastern boundary. It is considered this would be required regardless of the proposals

Access facilitation pruning will be required to three groups, one individual tree and an area of woodland.

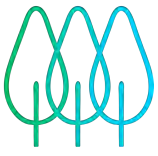
A high-quality landscaping scheme to provide an attractive setting for the new care home development could readily be secured by appropriate planning condition. However, the Site Layout



Ref: 1034/CA/01/A/01 rev. P9 indicate that 20 new trees will be planted to mitigate the proposed removals.

Existing hardstanding is to be replaced within the root protection areas of G1, T2, T6 and T8. A small section of existing hardstanding is to be replaced within the periphery of the 15m ancient woodland buffer. These works must be undertaken sensitively as described within this report.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 4 of this report being adhered to, I consider that the proposals represent an insignificant impact on the amenity of the locality in so far as it is contributed to by trees.



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Splendid Hospitality Group to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the demolition of the redundant care home buildings in the western and southern part of the site and their replacement with a new 80-bedroom specialist dementia care home (Use Class C2). The retention and internal conversion of an existing acquired brain injury (ABI) unit in the northern part of the site to provide 10 bedspaces and 8 units of overnight staff accommodation, associated car/cycle parking and landscaping. The existing access from Plawhatch Lane Road at Horncastle, Plawhatch Lane, Sharpthorne, East Grinstead, RH19 4JH will be retained.
- 1.1.2 This report complies with the planning policies of Mid Sussex District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Relevant planning history

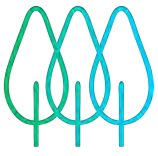
- 1.2.1 Planning permission was approved in 2007 for “Additions to the existing care facility to provide two separate ten-bedroom specialist care units with essential staff accommodation” Ref: HO/07/00006/FUL. These construction works have been undertaken, and these buildings are now built and known as Maple Lodge and Willow Lodge.

1.3 Objectives of report

- 1.3.1 This report has been undertaken with the following objectives:
- To survey all trees within and adjacent to the site with trunk diameters of 75mm or more at a height of 1.5m.
 - To assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value.
 - To provide information relating to planning constraints that may restrict works to trees at the site.
 - To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
 - To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.4 Contents of report

- 1.4.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 3, a tree retention plan at Appendix 3 and a root protection area incursions plan at Appendix 4.
 - An arboricultural method statement at section 4 and a tree protection plan at Appendix 5.



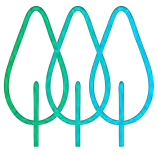
1.5 Documents and information provided

1.5.1 The following documents were used to aid the preparation of this report:

- Horncastle Site Location Plan Ref: 1138/01.
- SeSurveying – Topographical Survey Layout Ref: 001 04 23.
- Carless-Adams – Site Layout Ref: 1034/CA/01/A/01 Rev P9.
- Carless-Adams – Existing vs Proposed Site Plan Ref: 1034/CA/01/A/02 Rev P3.
- Carless-Adams – Site Location Plan Ref: 1034/CA/01/A/04 Rev P2.
- Carless-Adams – Block Plan Ref: 1034/CA/01/A/05 Rev P2.
- Carless-Adams – Ground Floor Plan in Contact Ref: 1034/CA/01/A/09 Rev P2.
- Carless-Adams – Ground Floor Plan Ref: 1034/CA/01/A/10 Rev P6.
- Carless-Adams – Roof Plan Ref: 1034/CA/01/A/13 Rev P3.
- Carless-Adams – Site Sections Ref: 1034/20 Rev P2.
- Carless-Adams – Elevations Sheet 1 Ref: 1034/CA/01/A/30 Rev P2.
- Carless-Adams – Elevations Sheet 2 Ref: 1034/CA/01/A/31 Rev P2.
- Carless-Adams – Elevations Sheet 3 Ref: 1034/CA/01/A/32 Rev P2.
- Horncastle Pre-Application Planning Statement.

1.6 Limitations of report

- 1.6.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.5. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.
- 1.6.2 The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or invasive ground investigation was carried out for this report. Where existing site constraints are present such as ivy-covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree dimensions were estimated by eye as accurately as possible.
- 1.6.3 The tree survey represents a preliminary overview of the condition and value of trees at the site. It is not a detailed assessment of any individual tree and although management recommendations are included, this report will not be sufficient to be used as a detailed condition and safety survey.
- 1.6.4 The information and measurements in this report are representative of the date of the site visit. The tree survey data will need to be updated to reflect tree growth and changes in the condition of the trees after prolonged periods.



2 INITIAL TREE SURVEY

2.1 Tree survey information

2.1.1 The following information was recorded in the tree survey schedule for each individual tree (average dimensions are recorded for groups):

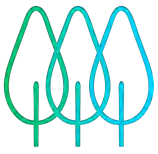
- Tree reference number. (T=tree, G=group, H=hedgerow, W=woodland block). Tree numbers suffixed with PA on the tree constraints plan indicate that the tree position is approximate.
- Species (common and scientific name).
- Overall tree height (m).
- Stem diameter (mm) per stem or average diameter for multi-stemmed trees with six or more stems.
- Branch spread (m) measured to the four cardinal points.
- Existing height (m) above ground level of lowest significant branch and direction of growth (for individual trees only).
- Existing height (m) above ground level of canopy.
- Age class (young, semi mature, early mature, mature, over mature or veteran).
- Physiological condition (good, fair, poor).
- Structural condition (good, fair, poor).
- Comments (general description of tree(s) including any notable features).
- Tree categorisation (see below).
- Root protection area (m²).
- Root protection radius (m).

2.2 Tree categorisation

2.2.1 The condition and value of each tree was evaluated based on the current land use. Each tree or tree group has been awarded either category A, B, C or U and a subcategory of either 1,2 or 3 or a combination of the subcategories.

2.2.2 Tree categorisation summary:

- A – Trees of good condition and high arboricultural, landscape or conservation value. Must have a potential life span in excess of forty years.
- B – Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value. Must have a potential life span in excess of twenty years.
- C – Unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm. Must have a potential life span in excess of ten years.
- U – Trees of such impaired condition that they cannot realistically be retained as living trees in the context of the current land use for more than ten years. These trees do not need to be removed if they are not dangerous and do not conflict with the proposed development, but should not be considered a constraint to development.



2.2.3 Tree sub categorisation summary:

- 1 – Trees have mainly arboricultural value, e.g. trees of good condition, form and vitality or rare tree species.
- 2 – Trees have mainly landscape value, e.g. trees of landscape prominence, that serve to screen unsightly views or that are required for privacy. Also trees present in groups that attain higher collective rating that they would as individuals.
- 3 – Trees with mainly cultural value including conservation, e.g. commemorative trees, trees of historical significance or veteran trees.

2.2.4 Each tree can only be categorised as A, B or C but may comply with more than one subcategory.

2.3 Root protection areas

2.3.1 A root protection area represents a calculation of the minimum volume of rooting medium required to support a tree. It is a standardised calculation based on the stem diameter(s) measured at 1.5m and is not necessarily representative of the actual root spread or total rooting area of a tree. The formulas used to calculate root protection areas are shown below:

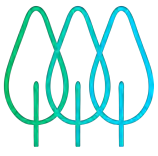
Table 1: Root protection area formulas

Number of stems	Root protection area formula
Single stemmed trees	$\frac{(\text{stem diameter (mm)} \times 12)^2 \times \pi}{1000}$
Trees with two to five stems	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$
Trees with more than five stems	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

2.3.2 The root protection areas are plotted onto the tree constraints plan in Appendix 1 and are recorded in the tree survey schedule in Appendix 2. These are represented as a circle on the plan (unless significant rooting constraints are present), and are colour coded depending on the category the tree has been awarded. Where existing site conditions/features are present that are deemed likely to have affected the root morphology, the root protection areas have been represented as a polygon of equivalent area.

2.3.3 The disturbance of a tree's root system can result in crown dieback and even death of the tree. Roots are used to support the tree structurally as well as the absorption of moisture and nutrients from the soil. They also act as storage and transport for water and nutrients. It is therefore important to protect roots and their ability to function during the construction period and post development.

2.3.4 The majority of root growth is usually found within the top 600mm of soil. As such, even a shallow disturbance within a root protection area can potentially have a significant impact on the tree.



2.4 Site visit

- 2.4.1 A site visit was carried out on 13th February 2024. The weather conditions at the time were overcast with isolated showers. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were not in leaf.

2.5 Site layout

- 2.5.1 The site is located to the south of Plawhatch Lane. Access is via a shared driveway off Plawhatch Lane which extends south into site. The site comprises of several large vacant care home buildings, one of which is heavily fire damaged, and multiple parking and landscaped areas. Groups of large trees are located around the immediate north, east and west boundaries of site. The surrounding land use consists of woodlands to the north and east with Horncastle cottages located to the north-east. Mixed fields and woodlands are located to the south and properties named Deerkeepers Cottage and Woodpeckers, as well as woodlands are located to the west of site.
- 2.5.2 None of the trees surveyed for this report were assessed to be ancient or veteran individuals.
- 2.5.3 A check of 'MAGIC'¹ map showed woodland located within the western boundary and located to the east of the site are designated as ancient semi natural woodland (ASNW) as shown in figure 1. Ancient woodland is any area that's been continuously wooded since at least 1600 AD. Natural England and Forestry Commission standing advice on any development near to ASNW states that you should have a buffer zone of at least 15m to avoid root damage. This 15m buffer is shown as a dashed magenta line on the tree constraints plan at Appendix 1.

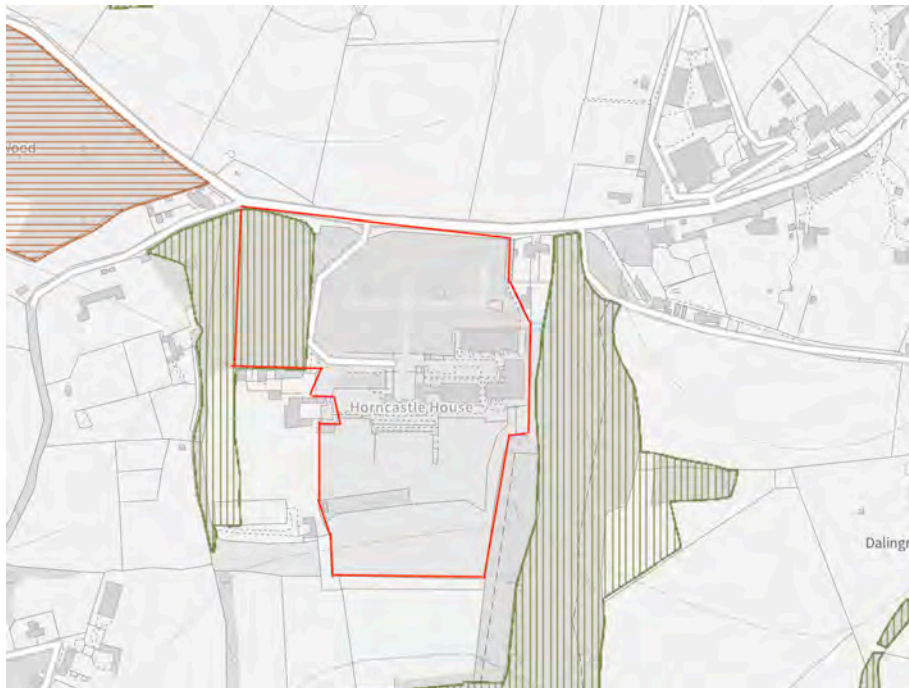
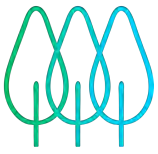


Figure 1: Ancient woodland adjacent to site. (Copyright Magic Maps 2025)

¹ The DEFRA MAGIC map website provides authoritative geographic information about the natural environment across government: www.magic.defra.gov.uk



2.6 Findings

2.6.1 A total of 17 individual trees, 18 tree groups, one hedgerow and two woodlands were surveyed. Their locations are shown on the tree constraints plan at Appendix 1 and details and measurements are shown in the tree survey schedule at Appendix 2.

2.6.2 A summary of their British Standard categorisation is shown at Table 2 below.

Table 2: Tree categorisation summary

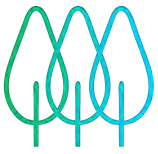
Tree category	Individual tree	Tree group	Hedgerow	Woodland
A	1	-	-	-
B	10	2	-	2
C	3	13	1	-
U	3	3	-	-
Total	17	18	1	2

2.7 Statutory tree protection

2.7.1 Mid Sussex District Councils online mapping tool was used on 22/04/2025 to check whether there are any tree preservation orders (TPOs) within the site. No TPOs were shown within or immediately adjacent to the site.

2.7.2 However, the online mapping tool can be updated at any time, therefore any persons proposing to undertake tree works should still check the status of the trees with the local planning authority prior to undertaking any tree works. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.

2.7.3 The site is not located within a Conservation Area.



3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The proposals

- 3.1.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

3.2 Tree removals

- 3.2.1 Trees to be removed are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category.

Table 3: Tree removals summary

Tree number	Species	Category	Reason for tree removal
T38	Silver birch	C	Directly conflicts with the new drop area.
G12	Goat willow	U	It is recommended the G12 is removed due to structural defects, such as multiple stems with longitudinal cracking in main unions. Several stems have failed onto the site wall over the pedestrian walkway and close to the building with further stem failure likely to extend towards the building.

- 3.2.2 Ash group G21, requires removal on safety grounds. This is not related to or required for the proposed development as the trees are located outside the eastern site boundary. G21 is a linear belt of ash trees located between the site and a woodland track. Ash trees within G21 are showing signs of significant dieback with very sparse crowns, multiple failed stems and crowns with large amounts of deadwood. It is considered that G21 will require removal regardless of the proposals due to their location and structural defects.

- 3.2.3 A further willow tree, T22, will require a crown reduction on safety grounds. This reduction is not related to or required for the proposed development as the tree is located outside the eastern site boundary. T22 is to be reduced to create a monolith of 8m or less. The monolith is recommended due to large hollowing and decay at base creating weak structural integrity. By creating a monolith, we are retaining standing deadwood with has good ecological value.

3.3 Mitigation planting

- 3.3.1 The detailed soft landscape proposals for the proposed development are to be confirmed on the date of this report but could readily be secured by a planning condition. However, the Site Layout Ref: 1034/CA/01/A/01 rev. P9 indicates that 20 new trees will be planted. It is considered that there will be adequate space within the site boundary to plant replacement trees to mitigate the proposed removals.

3.4 Access facilitation pruning

- 3.4.1 A summary of the proposed pruning required to enable the proposals is shown at Table 4 below.

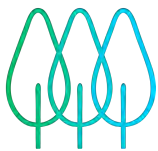


Table 4: Summary of access facilitation pruning

Tree number	Species	Works required	Reason for works
G1	Rhododendron	The section of G1 highlighted on the tree retention plan will require pruning back in line with the edge of the existing hardstanding.	To allow the replacement of existing hardstanding and to reinstate the original width of the driveway.
W14	Mixed	Prune southern section overhanging small retaining wall and extending into driveway as highlighted on the tree retention plan.	To reinstate the original width of the driveway and provide adequate space for the installation of parking bays 1-3.
G16, G17, T18	Mixed	Crown lift southern aspects overhanging boundary wall to provide 4m ground clearance.	To provide adequate space for external refurbishment works.

3.4.2 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

3.4.3 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer.

3.4.4 All works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

3.5 Building footings in proximity to trees

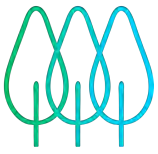
3.5.1 All existing buildings to be demolished are located outside the root protection areas of retained trees and the 15m ancient woodland buffer, except for a minor existing encroachment from the eastern building to be removed within the periphery of the woodland buffer as shown on the root retention plan.

3.5.2 The construction of the new proposed buildings will occur outside the root protection areas of retained trees and the 15m ancient woodland buffer, therefore use of specialist foundations for root protection is not deemed necessary.

3.5.3 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report as well as appropriate sampling to determine soil profiles at the site.

3.6 Hard standing in proximity to trees

3.6.1 No new hard standing will be constructed within the root protection areas of retained trees, however it is anticipated that existing hard standing will be replaced within the root protection areas of G1, T2, T6, and T8 in the areas hatched pink on the root protection area incursions plan. The hardstanding replacement works must be undertaken carefully as described in the arboricultural method statement. A small section of existing hardstanding hatched purple on the root protection area incursions plan will be replaced within the periphery of the 15m ancient woodland buffer, however no additional hardstanding will be added.



3.7 Impact on ancient woodland

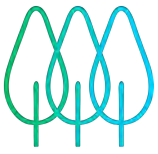
- 3.7.1 The existing eastern care home and hardstanding are already partially located on the periphery of the 15m ancient woodland buffer. These existing structures and associated hardstanding are to be demolished and removed from the 15m ancient woodland buffer. These areas will predominantly be returned to soft landscaping, creating a positive impact on the ancient woodland and surrounding soils, however a small section of existing hardstanding will be replaced in the area hatched purple on the root protection area incursions plan.
- 3.7.2 Tree protection fencing situated in front of the ancient woodland to the east shall be fitted with knitted high density polyethylene acoustic dust screening (or similar). This shall be installed to reduce adverse impact from dust pollution to trees/woodland during demolition/construction activities.

3.8 Services

- 3.8.1 Details of the routing of services for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact, and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.
- 3.8.2 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

3.9 Landscaping in proximity to trees

- 3.9.1 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing will occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.



4 ARBORICULTURAL METHOD STATEMENT

4.1 General requirements

- 4.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 4.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

4.2 Phasing of works

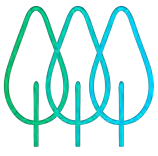
- 4.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 4: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals and access facilitation pruning specified in the arboricultural impact assessment.
2	Installation of tree protection barriers.	Tree protection fencing and temporary ground protection shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase.
5	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. Replacement hardstanding shall be undertaken sensitively within the root protection areas of G1, T2, T6 and T8 as described in this method statement.
6	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed, and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

4.3 Initial tree works

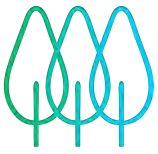
- 4.3.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.



- 4.3.2 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.
- 4.3.3 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.
- 4.3.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.
- 4.3.5 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.
- 4.3.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

4.4 Tree protection barriers

- 4.4.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise a combination of tree protection fencing and temporary ground protection.
- 4.4.2 The tree protection fencing and temporary ground protection shall be installed and signed off by the project arboriculturist before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.
- 4.4.3 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 6). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.
- 4.4.4 Signs shall be affixed to the fencing as shown in Appendix 7 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.
- 4.4.5 The specification for ground protection to be located upon the root protection areas of T5 and T6 shall be interlocking proprietary ground protection boards (e.g. IsoTrack L Ground Protection Mat or equivalent product signed off by the project arboriculturist) on a compressible layer (150mm woodchip from the initial tree works or sharp sand), spread across a geotextile membrane. This specification is designed to support loads of up to 2 tons only. If larger loads need to be supported, a more robust ground protection specification shall be agreed with the project arboriculturist.



- 4.4.6 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) or temporary ground protection shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:
- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
 - Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
 - No storage of construction materials shall occur.
 - No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
 - No harmful chemicals shall be stored or handled.
 - No fires shall be permitted.
 - No mechanical excavation including regrading of levels shall occur.
 - There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
 - No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

4.5 Storage and handling of harmful chemicals

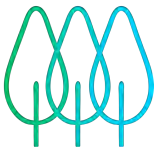
- 4.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.
- 4.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities

- 4.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.
- 4.6.2 Care must be taken when unloading deliveries of construction materials in close proximity to trees to avoid damage to tree crowns. As such, a designated banksmen must always be utilised to ensure the trees are not contacted when unloading a vehicle with a hi-ab arm.

4.7 Replacing existing surfacing within root protection areas of G1, T2, T6 and T8

- 4.7.1 The existing tarmac surface within the root protection areas of G1, T2, T6 and T8 shall provide ground protection for construction traffic. Vehicular access across the root



protection areas shall be prohibited between the time the existing surface is removed, and the new surface is installed.

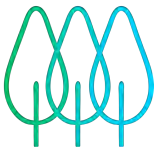
- 4.7.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection areas by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.
- 4.7.3 The existing sub-base shall be reused (augmented as necessary) for the new surface. If it is deemed necessary to remove any of the sub-base to enable the correct levels for the finished surface (these must first be signed off by the project arboriculturist), removal of the sub-base must occur carefully in shallow increments following the same methodology required for removing the wearing course.

4.8 Soft landscaping within root protection areas

- 4.8.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed, and it is safe to dismantle the tree protection barriers. The detailed specification for soft landscaping is to be confirmed but will potentially include turfing and tree/shrub planting within root protection areas.
- 4.8.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zones will still apply during the soft landscaping phase of development.
- 4.8.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.
- 4.8.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.
- 4.8.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

4.9 Pre-commencement arboricultural consultancy input

- 4.9.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:
 - 1. The construction management plan.
 - 2. The routing of utility and drainage services.
 - 3. Final levels based on the detailed design.
 - 4. The above soil surfacing design.



- 4.9.2 If these aspects of the project have a material impact on the guidance in this method statement, the arboricultural method statement shall be updated and the revised information submitted to the local authority tree officer for approval.

4.10 Pre-commencement meeting

- 4.10.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.
2. To discuss the chronology and phasing of the project with the site manager.
3. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
4. To sign off that the tree protection fencing and ground protection have been installed in the correct locations and to the agreed specification.
5. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

- 4.10.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

4.11 Arboricultural supervision

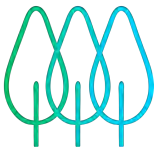
- 4.11.1 The project arboriculturist shall supervise the replacement of existing hardstanding within the root protection areas of G1, T2, T6 and T8 if plant machinery is used.

4.12 Arboricultural monitoring

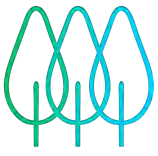
- 4.12.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.
- 4.12.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting.

4.13 Process if an unforeseen issue relating to trees arises

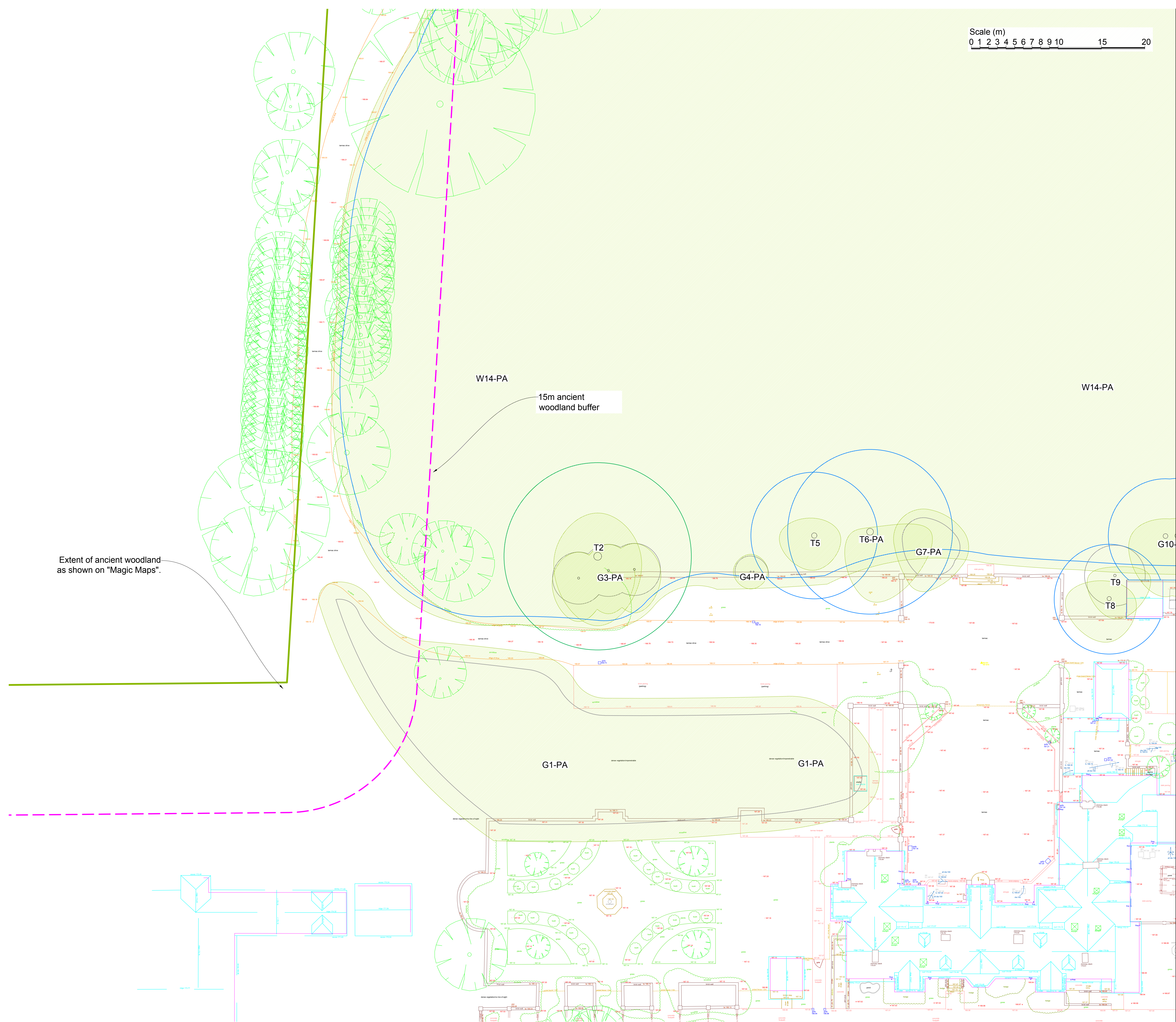
- 4.13.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.
- 4.13.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.



- 4.13.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.



Appendix 1: Tree Constraints Plan



- Key:**
- Root protection area for category A* tree
 - Root protection area for category B* tree
 - Root protection area for category C* tree
 - Root protection area for category U* tree
 - Tree canopy
 - 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/24/A Rev: - Sheet number: 1 of 4

Client and Site:
Splendid Hospitality Group

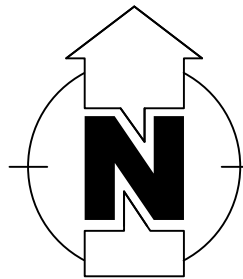
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Tree Constraints Plan

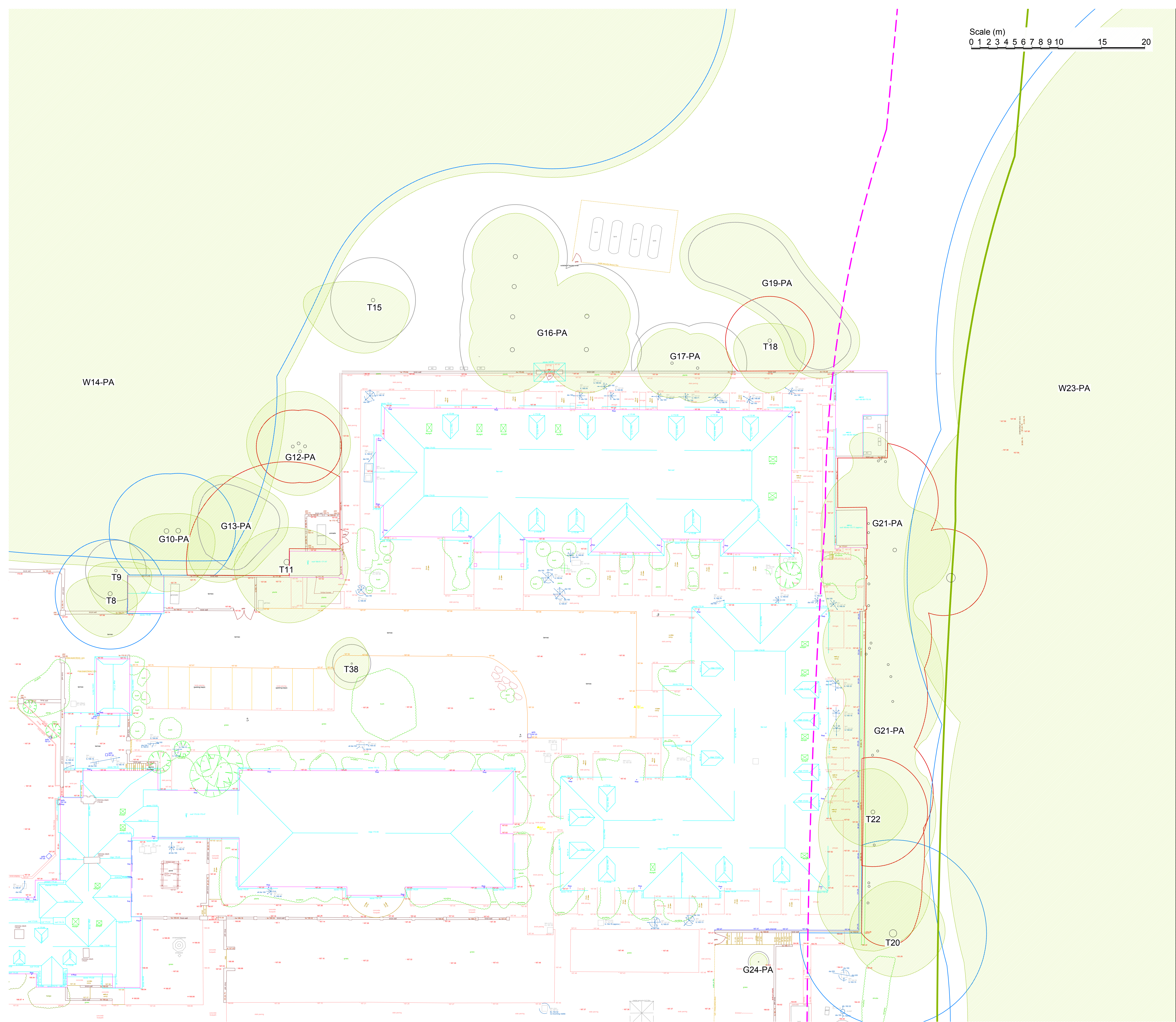
Date drawn: 15/02/2024

Scale: 1:200 at A1

Drawn by: NH Checked by: PD



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- Key:**
- Root protection area for category A* tree
 - Root protection area for category B* tree
 - Root protection area for category C* tree
 - Root protection area for category U* tree
 - Tree canopy
 - 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/24/A Rev: - Sheet number: 2 of 4

Client and Site:
Splendid Hospitality Group

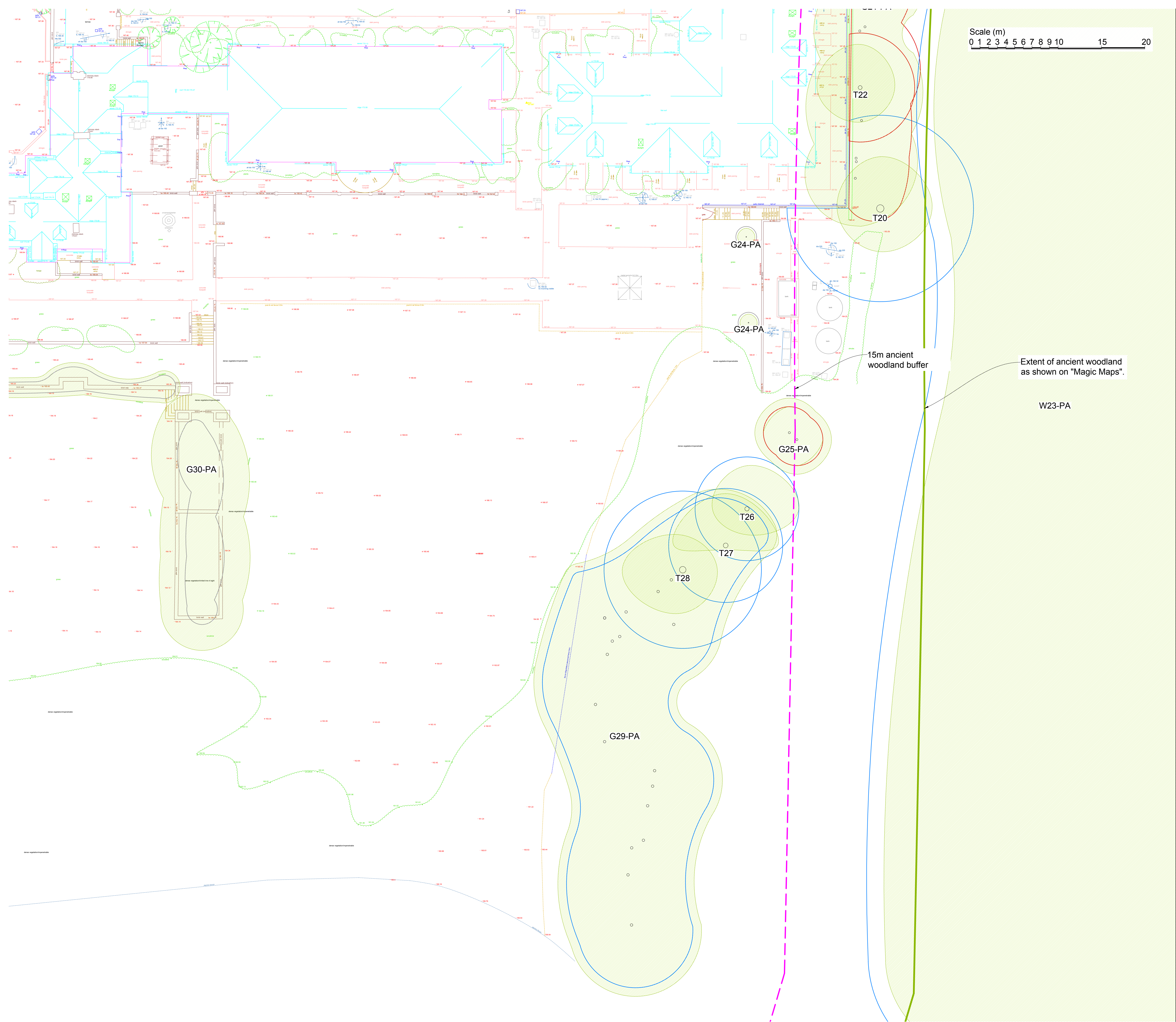
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Tree Constraints Plan

Date drawn: 15/02/2024

Scale: 1:200 at A1

Drawn by: NH Checked by: PD



Key:

- Root protection area for category A* tree
- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Tree canopy
- 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/24/A Rev: - Sheet number: 3 of 4

Client and Site:
Splendid Hospitality Group

Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Tree Constraints Plan

Date drawn: 15/02/2024

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



- Key:**
- Root protection area for category A* tree
 - Root protection area for category B* tree
 - Root protection area for category C* tree
 - Root protection area for category U* tree
 - Tree canopy
 - 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/24/A Rev: - Sheet number: 4 of 4

Client and Site:
Splendid Hospitality Group

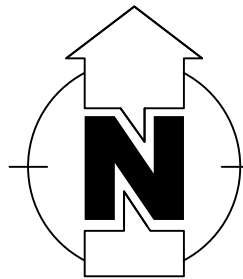
Horncastle
Plawhatch Lane, Sharpthorne
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Drawing title: Tree Constraints Plan

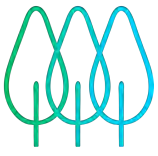
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Appendix 2: Tree Survey Schedule

Tree Survey Schedule AIA



Site: Horncastle
Survey date: 13/02/2024
Surveyor: N.Hollett

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G1	Rhododendron	8-11 average	Up to 100 average	1-6 average	0 average	Mature	Good	Good	Large unmaintained group. Canopy encroaches onto parking bay and road. Multi stemmed from base. No direct access to stems.	Prune back to edge of road and parking area as highlighted on the tree retention plan.	C2	4.5 average	1.2 average
T2	Scots pine (Pinus sylvestris)	21	900	N: 5 E: 5 S: 8 W: 5	Crown: 4 south Branch: 8 south	Mature	Good	Good	Large specimen. No major visible defects.	No action required.	A1+2	366.5	10.8
G3	Sessile oak (Quercus petraea)	10-14 average	Up to 250 average	1-5 average	3 south average	Semi mature	Good	Good	3 x oaks suppressed by T2. 2 x multi stemmed from base. Located on retaining wall. 1 x stem rubbing on T2 stem. Crown lifted to south.	No action required.	C2	28.3 average	3.0 average
G4	Silver birch (Betula pendula)	12 average	Up to 150 average	1-2 average	3 south average	Semi mature	Fair	Fair	2 x small saplings. 1 x dual stemmed from base. Located on wall. Previously crown lifted to south.	No action required.	C2	10.2 average	1.8 average
T5	Scots pine (Pinus sylvestris)	18	610	N: 2 E: 3 S: 4 W: 4	Crown: 5 south Branch: 10 average	Mature	Good	Good	Deadwood within crown. Historic limb damage in crown. Crown bias south.	No action required.	B1+2	168.4	7.3
T6	Scots pine (Pinus sylvestris)	18	790	N: 0 E: 7 S: 8 W: 2	Crown: 4 south Branch: 6 south	Mature	Good	Fair	Minor south leaning stem. Historic limb failure and old snap wounds within crown. Crown bias south.	No action required.	B1+2	282.4	9.5

Tree Survey Schedule AIA



Site: Horncastle
Survey date: 13/02/2024
Surveyor: N.Hollett

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G7	Mixed (birch, oak, hazel)	8-16 average	Up to 200 average	1-4 average	0 average	Semi mature	Fair	Fair	Hazels located on edge of wall. Some bark inclusions within silver birch and oak unions. Crown lifted south over site.	No action required.	C2	18.1 average	2.4 average
T8	Norway spruce (Picea abies)	16	490	N: 2 E: 3 S: 5 W: 5	Crown: 2 south Branch: 1 south	Mature	Good	Good	Crown over roof. Previously crown lifted over road. Ivy on stem into crown.	No action required.	B1+2	108.6	5.9 amended on tree constraints plan.
T9	Ash (Fraxinus excelsior)	14	290	N: 1 E: 4 S: 5 W: 3	Crown: 3 south Branch: 2 south	Semi mature	Fair	Fair	Grown out of top and side of wall. Crown over building. Dual stemmed from 3m with minor included bark. Crown entangled with T8.	No action required.	C1	38.1	3.5 amended on tree constraints plan.
G10	Pedunculate oak (Quercus robur)	16-18 average	Up to 550 average	3-8 average	4 south	Mature	Fair	Good	2 x oak companion trees. Crowns bias south over building. Deadwood within crown. 1 dual stemmed within minor bark inclusion.	No action required.	B2	136.9 average	6.6 average amended on tree constraints plan.
T11	Crack willow (Salix × fragilis)	14	660	N: 4 E: 7 S: 7 W: 6	Crown: 2 north Branch: 2 south	Mature	Fair	Fair	Stem leaning against building and damaging roof and wall. Historic cracking and cavity at base. Buttress at building base. Unsustainable in current location.	Consider future removal.	U	197.1	7.9 amended on tree constraints plan.
G12	Goat willow (Salix caprea)	12-18 average	Up to 350 average	1-7 average	2 average	Mature	Fair	Poor	Large group of six stems, possible all from one tree. Included bark and longitudinal cracking on multiple stems. Deadwood and minor decay on multiple stems. Historic stem failure onto wall. Further failure probable.	Fell to ground level.	U	55.4 average	4.2 average

Site: Horncastle

Survey date: 13/02/2024

Surveyor: N.Hollett

Tree Survey Schedule AIA



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G13	Mixed (oak, silver birch, willow)	14-16 average	Up to 250 average	1-3 average	5 average	Semi mature	Fair	Fair	Drawn up growth habit with high crowns.	No action required.	C2	28.3 average	3.0 average
W14	Mixed (oak, pine, silver birch, rhododendron, yew, holly, cherry, magnolia, beech, willow)	1-18 average	Up to 300 average	1-7 average	0 average	Semi mature - mature	Good	Good	Mixed woodland extending from site to Plawhatch Lane. Dense understorey. Several windblown trees. Large oaks within block. Rhododendron against buildings.	Prune southern section over hanging small retaining wall and extending into driveway as highlighted on the tree retention plan	B2	40.7 average	3.6 average
T15	Crack willow (Salix × fragilis)	16	410	N: 2 E: 4 S: 6 W: 8	Crown: 3 south Branch: 2 west	Mature	Fair	Poor	Large deadwood within crown. Cavity and decay within unions. Bark inclusion from 2m union into base with minor stem fracture. Historic root plate lift.	No action required.	C1	76.1	4.9
G16	Small leaf lime (Tilia cordata)	17 average	Up to 500 average est	1-5 average	2 average	Mature	Fair	Fair	Group of limes historically pollarded to 4m. Lapsed in pruning. Some poor unions within group. Crowns over hanging boundary wall. Deadwood within crowns.	Crown lift southern aspects overhanging boundary wall to provide 4m clearance.	C2	113.1 average	6.0 average amended on tree constraints plan.
G17	Goat willow (Salix caprea)	14	Up to 300 average	1-5 average	3 south	Semi mature - mature	Fair	Fair	1 x failed stem from root plate lift. Stems growing against and damaging wall. Crown overhanging building. Deadwood within crowns.	Crown lift southern aspects overhanging boundary wall to provide 4m clearance.	C2	40.7 average	3.6 average, amended on tree constraints plan.
T18	Ash (Fraxinus excelsior)	14	340, 260	N: 2 E: 4 S: 6 W: 4	Crown: 8 south Branch: 8 south	Semi mature	Poor	Poor	Dual stemmed from base. Little crown with significant deadwood. Signs of stress in crown.	Crown lift southern aspects overhanging boundary wall to provide 4m clearance.	U	82.9	5.1 amended on tree constraints plan.

Tree Survey Schedule AIA



Site: Horncastle
Survey date: 13/02/2024
Surveyor: N.Hollett

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G19	Mixed (ash, oak, holly, hazel)	4-16 average	Up to 280, 150 average	1-4 average	1 average	Semi mature	Good	Fair	Hazel growing against wall. Standing dead ash within group.	Recommend felling dead ash.	C2	10.2 average	1.8 average
T20	Douglas fir (Pseudotsuga menziesii)	22	850 over ivy.	N: 6 E: 6 S: 5 W: 5	Crown: 7 west Branch: 9 north	Mature	Good	Good	Dense ivy on stem into crown inhibits thorough inspection. Minor deadwood. Located trackside.	No action required.	B1+2	326.9	10.2 amended on tree constraints plan.
G21	Ash (Fraxinus excelsior)	10-16 average	250 average	1-4 average	4 average	Semi mature	Poor	Poor	Group of ash trees located between boundary wall and track edge. Sparse crowns with dieback and deadwood. Historic limb failure. Crowns overhanging site and buildings.	Fell to ground level.	U	28.3 average	3.0 average amended on tree constraints plan.
T22	Crack willow (Salix × fragilis)	15	450 est	N: 5 E: 4 S: 4 W: 5	Crown: 10 average Branch: 5 east	Mature	Fair	Poor	Second stem previously failed at base. Hollowing with minor decay at base. Twisted stem union. Dense ivy inhibits inspection. Short potential only due to weak structural integrity at base.	Monolith to 8m in height.	U	91.6	5.4 amended on tree constraints plan.
W23	Mixed (ash, oak, willow, holly, hazel)	4-20 average	Up to 100, 300 average	1-7 average	0 average	Semi mature - mature	Good	Fair	Large and small ash with significant dieback. Large oak on track edge. No direct access to woodland. Viewed from trackside only.	No action required.	B2	40.7 average	3.6 average
G24	Chinese red birch (Betula albosinensis)	5 average	Up to 100 average	1-2 average	1 average	Young	Good	Good	2 x small saplings. No major visible defects.	No action required.	C2	4.5 average	1.2 average

Tree Survey Schedule AIA



Site: Horncastle
Survey date: 13/02/2024
Surveyor: N.Hollett

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G25	Ash (Fraxinus excelsior)	15 average	Up to 250 average	1-5 average	4 north	Semi mature	Poor	Fair	Companion trees. Ivy covered stems into crowns. Sparse crowns with deadwood. Short potential only due to Ash Dieback.	No action required.	U	28.3 average	3.0 average
T26	Pedunculate oak (Quercus robur)	15	500	N: 5 E: 6 S: 3 W: 4	Crown: 2 east Branch: 2 east	Mature	Good	Good	Historic stump at base. Deadwood within crown.	No action required.	B1+2	113.1	6.0
T27	Pedunculate oak (Quercus robur)	14	550	N: 6 E: 6 S: 0 W: 6	Crown: 5 west Branch: 4 east	Mature	Good	Fair	North leaning stem. Co-dominant from 2m with reaction growth wood at union. Crown bias north.	No action required.	B1+2	136.9	6.6
T28	Scots pine (Pinus sylvestris)	20	760	N: 4 E: 4 S: 5 W: 7	Crown: 6 west Branch: 7 west	Mature	Good	Good	Minor west lean. Minor deadwood. Typical example of species.	No action required.	B1+2	261.3	9.1
G29	Mixed (scots pine, oak, silver birch, hazel, elder, willow, rhododendron)	4-20 average	Up to 300 average	1-5 average	0 average	Semi mature - mature	Good	Good	Located behind chestnut fence. Barb wire fence within. Large oak and pine. Some deadwood within oak and pine. Dense understorey.	No action required.	B2	40.7 average	3.6 average
G30	Mixed (yew, silver birch, elder, oak, rhododendron, magnolia)	2-6 average	Up to 100 average	1-4 average	0 average	Young - semi mature	Fair	Fair	Mixed unmaintained group. Dense understorey inhibits inspection.	No action required.	C2	4.5 average	1.2 average

Tree Survey Schedule AIA



Site: Horncastle
Survey date: 13/02/2024
Surveyor: N.Hollett

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T31	Pedunculate oak (Quercus robur)	17	960 over ivy	N: 8 E: 7 S: 7 W: 9	Crown: 2 north Branch: 4 average	Mature	Fair	Fair	Dense ivy inhibits thorough inspection. Dual stemmed from 2m.	No action required.	B1+2	417.0	11.5
H32	Yew (Taxus baccata)	3-4 average	Below 75 average	1-2 average	0 average	Semi mature	Good	Good	Maintained hedgerow.	No action required.	C2	2.5 average	0.9 average
G33	Mixed (apple, pear)	4-6 average	Up to 200 average	1-3 average	1 average	Semi mature	Fair	Fair	Mixed fruit trees. Several windblown and failed at base. Lapsed in formal pruning. Deer damage to stems and branches.	No action required.	C2	18.1 average	2.4 average
G34	Mixed (silver birch, ash, willow, hazel, holly, cherry, oak)	4-14 average	Up to 200 average	1-4 average	0 average	Semi mature	Fair	Fair	Several windblown stems. Dense understorey inhibits thorough inspection. Deer damage to stem and shoots. Stem failure on large silver birch.	No action required.	C2	18.1 average	2.4 average
T35	Pedunculate oak (Quercus robur)	16	610	N: 4 E: 6 S: 5 W: 4	Crown: 3 east Branch: 5 east	Mature	Good	Good	Deadwood within crown. Historic limb damage in crown.	No action required.	B1+2	168.4	7.3
T36	Pedunculate oak (Quercus robur)	16	500, 500	N: 7 E: 8 S: 7 W: 7	Crown: 1 east Branch: 2 north	Mature	Good	Fair	Dual stemmed from 1m with bark inclusion. Crossing and grafted branches. Deadwood within crown.	No action required.	B1+2	226.2	8.5

Site: Horncastle

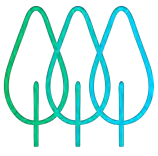
Tree Survey Schedule AIA

Survey date: 13/02/2024

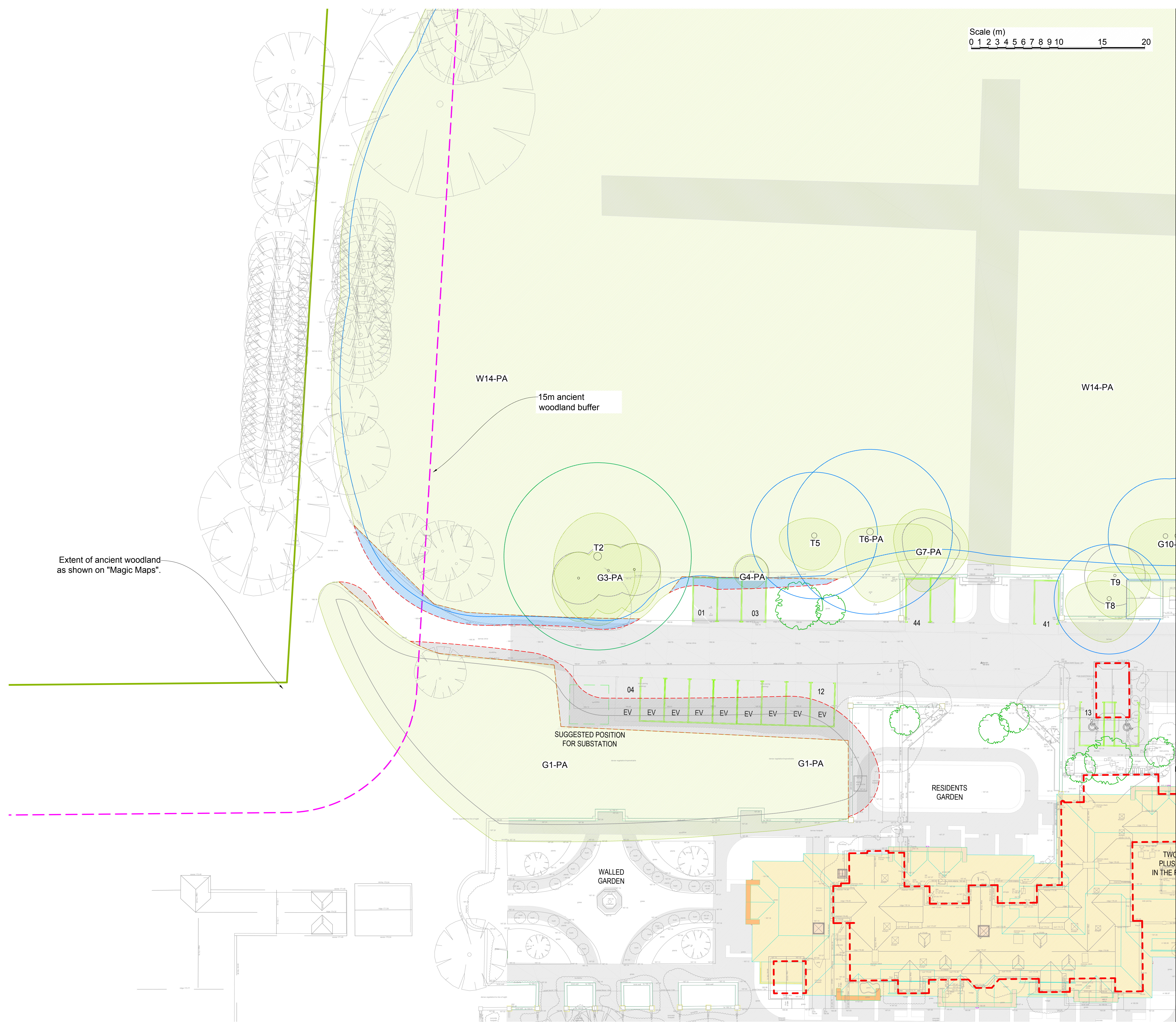
Surveyor: N.Hollett



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G37	Mixed (willow, cherry, silver birch)	6-16 average	Up to 250 average	1-4 average	1 average	Semi mature	Good	Fair	Crowns overhanging shed roof. Multistem willow with poor unions. Longitudinal cracks and hazard beams within willow.	No action required.	C2	28.3 average	3.0 average
T38	Silver birch (Betula pendula)	14	180	N: 3 E: 2 S: 3 W: 3	Crown: 4 south Branch: 4 south	Semi mature	Fair	Fair	Minor deadwood. Previously crown lifted.	Fell to ground level.	C1	14.7	2.2



Appendix 3: Tree Retention Plan



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of category B* tree to be removed
 - Canopy of category C* tree to be removed
 - Canopy of category U* tree to be removed
 - 15m ancient woodland buffer
 - Outline of structure to be removed
 - Proposed new tree

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/B Rev: - Sheet number: 1 of 4

Client and Site:
Splendid Hospitality Group

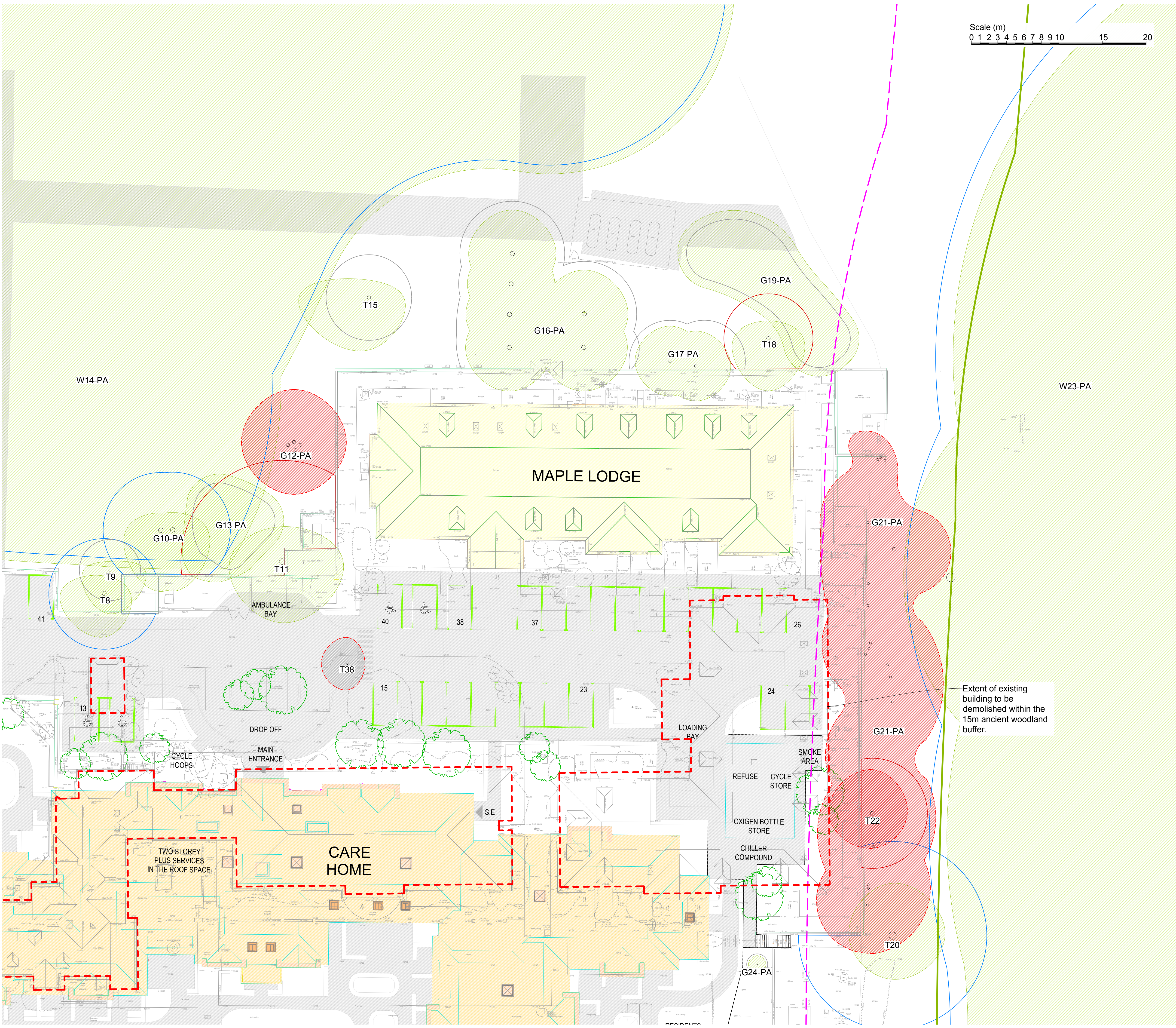
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Tree Retention Plan

Date drawn: 15/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of category B* tree to be removed
 - Canopy of category C* tree to be removed
 - Canopy of category U* tree to be removed
 - 15m ancient woodland buffer
 - Outline of structure to be removed
 - Proposed new tree

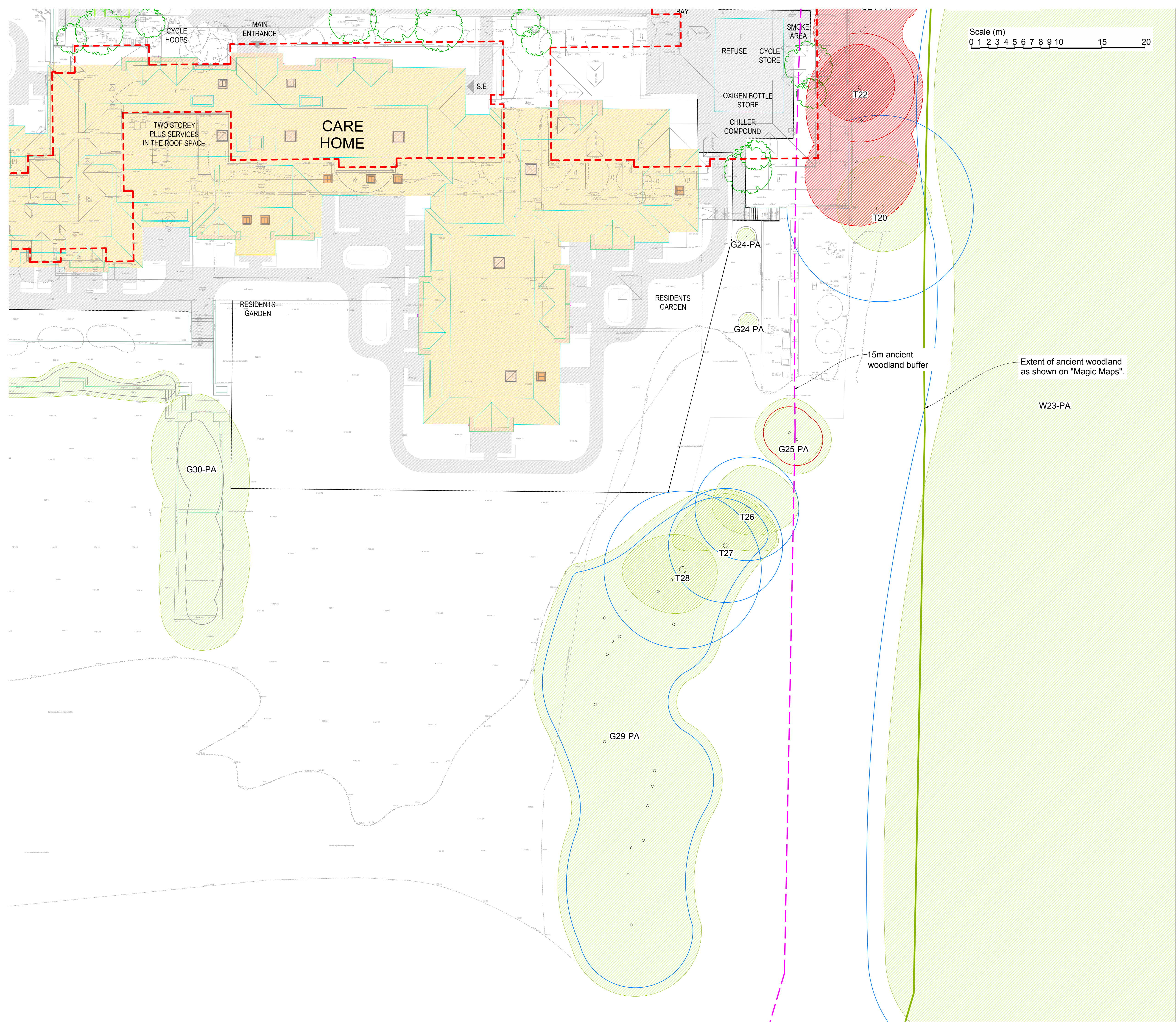
* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/B	Rev: -	Sheet number: 2 of 4
Client and Site: Splendid Hospitality Group		
Horncastle Plawhatch Lane, Sharpthorne East Grinstead, RH19 4JH		
Drawing title: Tree Retention Plan		
Date drawn: 15/04/2025		
Scale: 1:200 at A1		
Drawn by: NH	Checked by: PD	



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of category B* tree to be removed
 - Canopy of category C* tree to be removed
 - Canopy of category U* tree to be removed
 - 15m ancient woodland buffer
 - Outline of structure to be removed
 - Proposed new tree

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/B Rev: - Sheet number: 3 of 4

Client and Site:
Splendid Hospitality Group

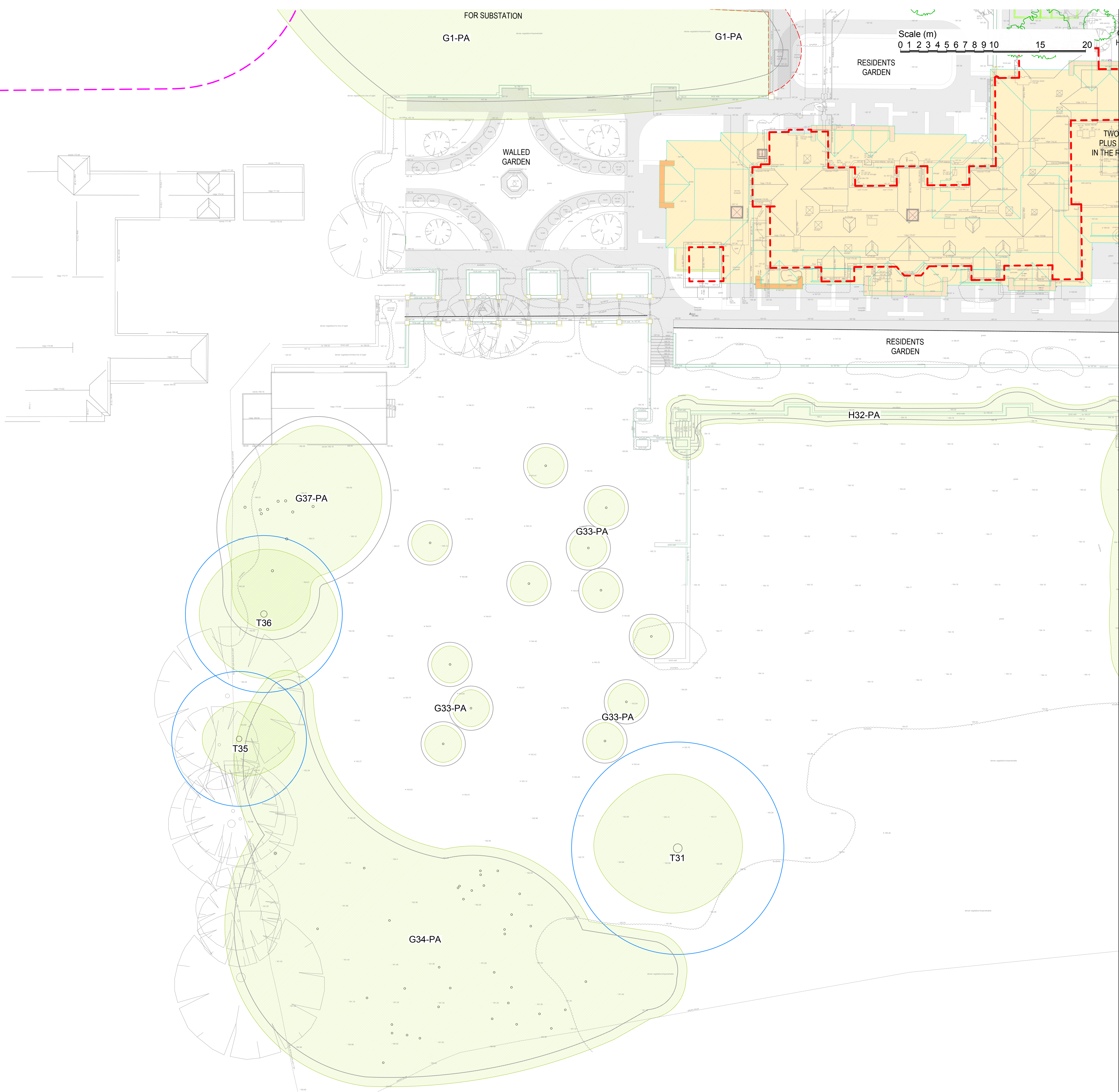
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Tree Retention Plan

Date drawn: 15/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of category B* tree to be removed
 - Canopy of category C* tree to be removed
 - Canopy of category U* tree to be removed
 - 15m ancient woodland buffer
 - Outline of structure to be removed
 - Proposed new tree

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/B Rev: - Sheet number: 4 of 4

Client and Site:
Splendid Hospitality Group

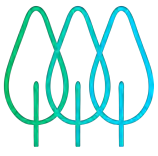
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Tree Retention Plan

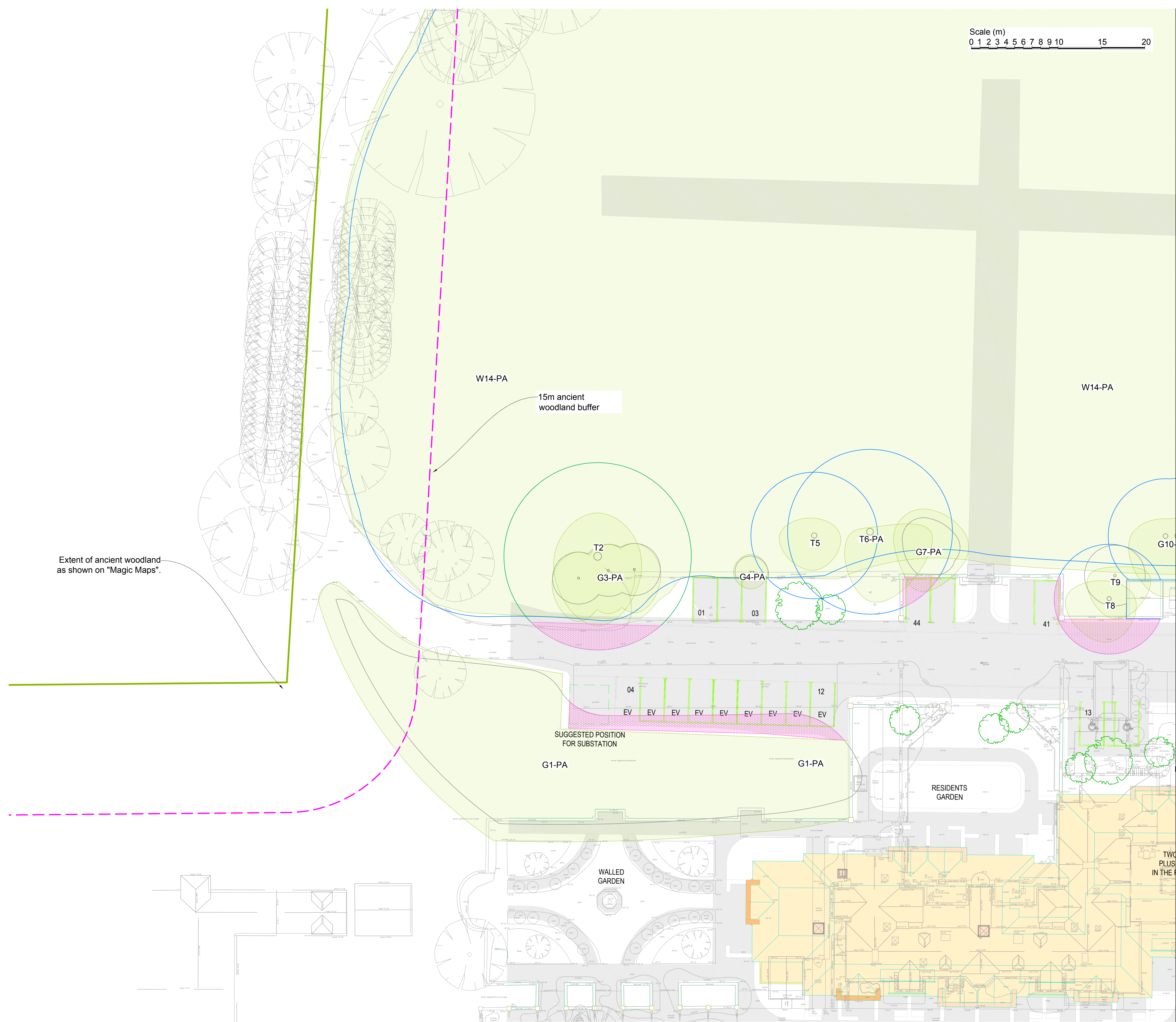
Date drawn: 15/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



Appendix 4: Root Protection Area Incursions Plan



Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Existing hardstanding to be replaced within root protection areas
- 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/C **Rev:** - **Sheet number:** 1 of 4

Client and Site:
Splendid Hospitality Group

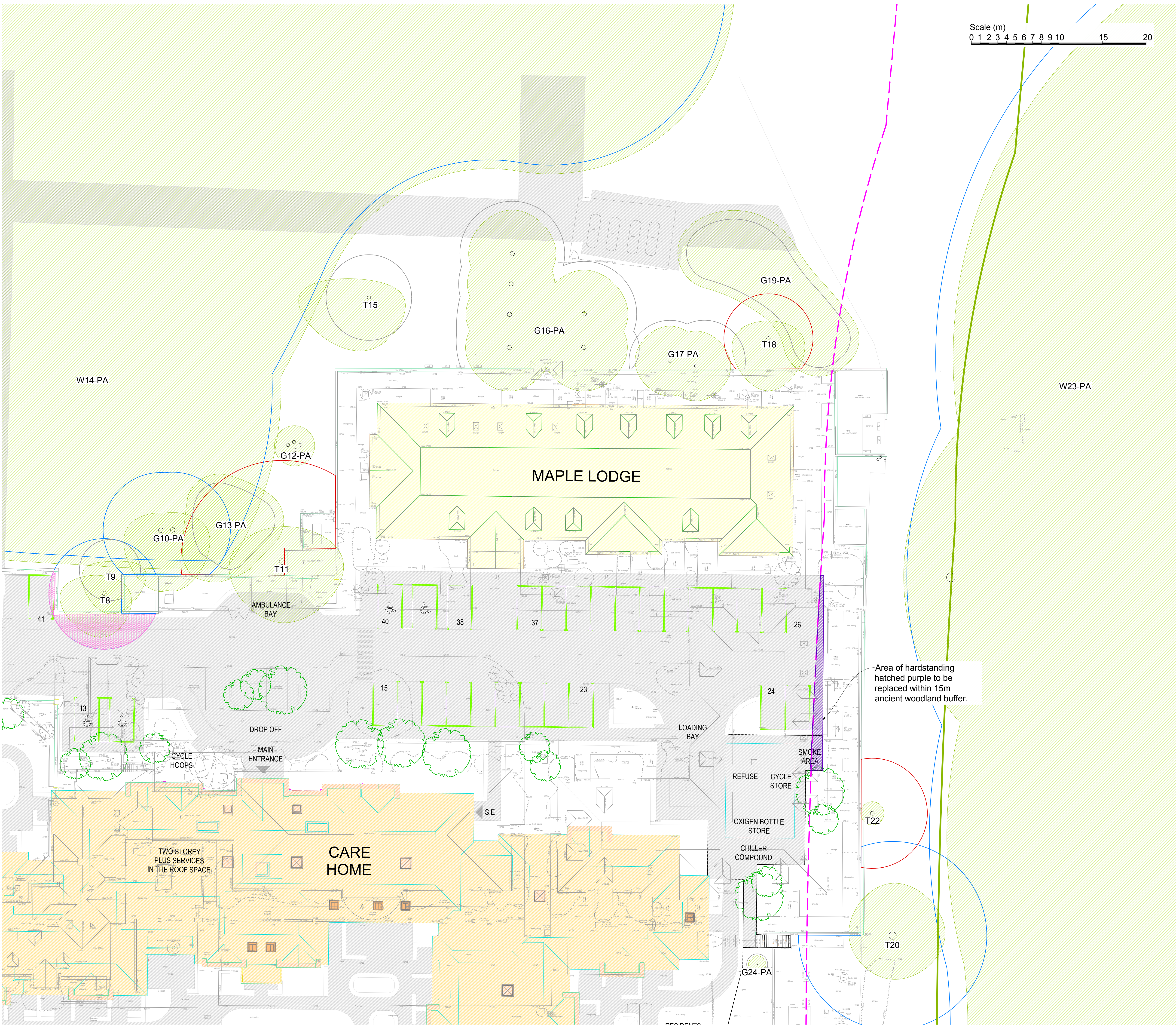
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Root Protection Area Incursions Plan

Date drawn: 15/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Existing hardstanding to be replaced within root protection areas
- 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/C **Rev:** - **Sheet number:** 2 of 4

Client and Site:
Splendid Hospitality Group

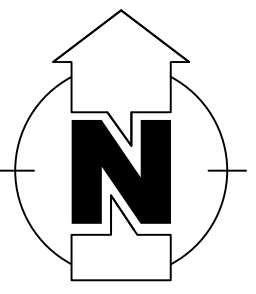
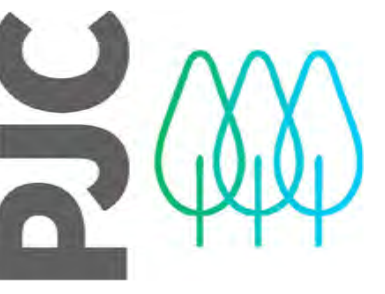
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Root Protection Area Incursions Plan

Date drawn: 15/04/2025

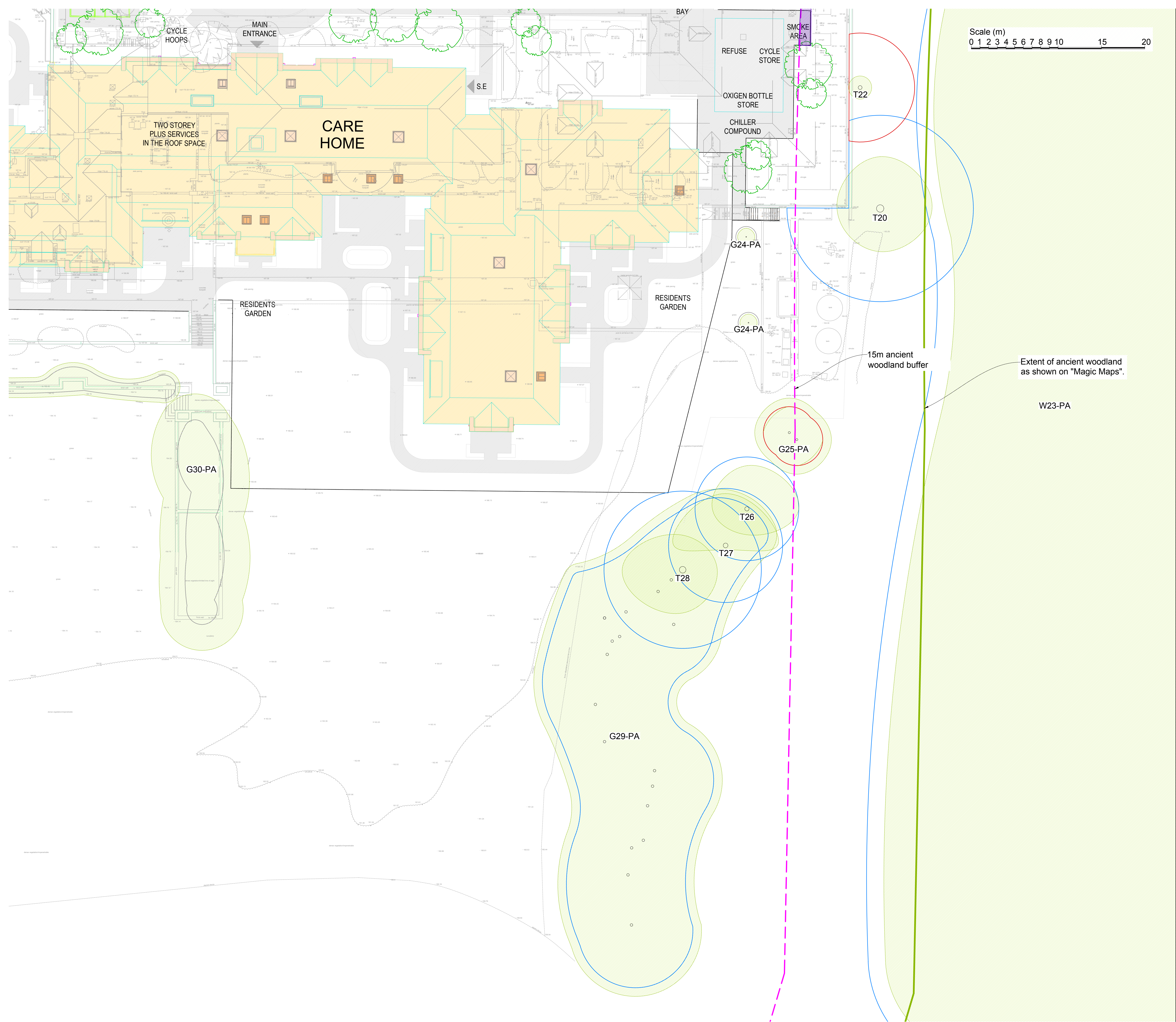
Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East Sussex,
BN27 4TQ.

T: 01323 832120
E: contact@pjcconsultancy.com
W: www.pjcconsultancy.com



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Existing hardstanding to be replaced within root protection areas
 - 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/C Rev: - Sheet number: 3 of 4

Client and Site:
Splendid Hospitality Group

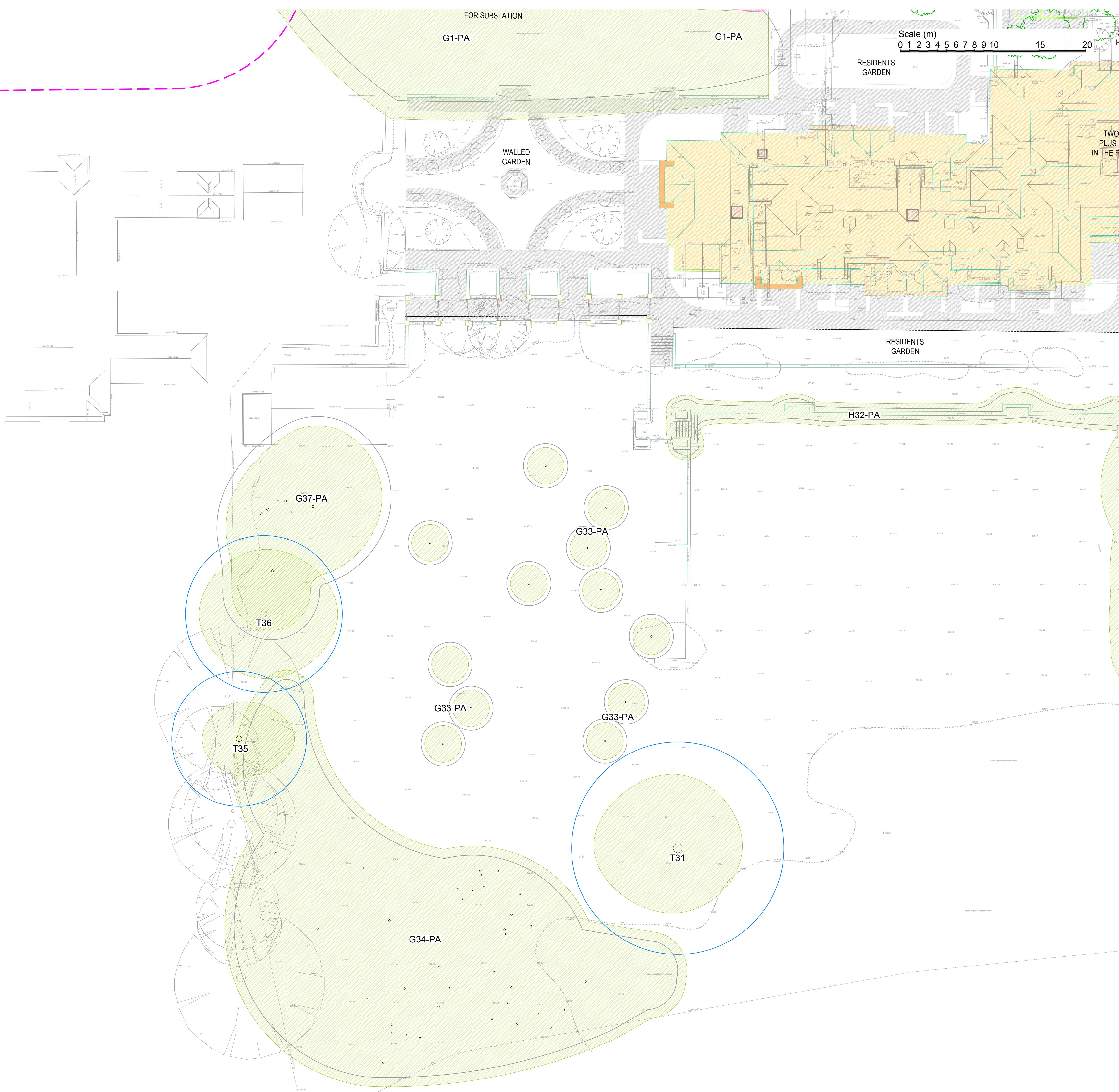
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Root Protection Area Incursions Plan

Date drawn: 15/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Existing hardstanding to be replaced within root protection areas
 - 15m ancient woodland buffer

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6522/25/C Rev: - Sheet number: 4 of 4

Client and Site:
Splendid Hospitality Group

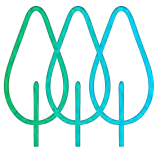
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Root Protection Area Incursions Plan

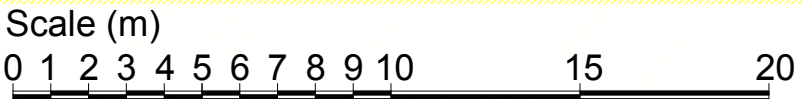
Date drawn: 15/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



Appendix 5: Tree Protection Plan



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - 15m ancient woodland buffer
 - Tree protection fencing
 - Temporary ground protection
 - Construction exclusion zone

Tree Survey Schedule contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate

This drawing should be viewed in colour.

Example protective fencing signage:



Drawing no: PJC/6522/25/D Rev: - Sheet number: 1 of 4

Client and Site:
Splendid Hospitality Group

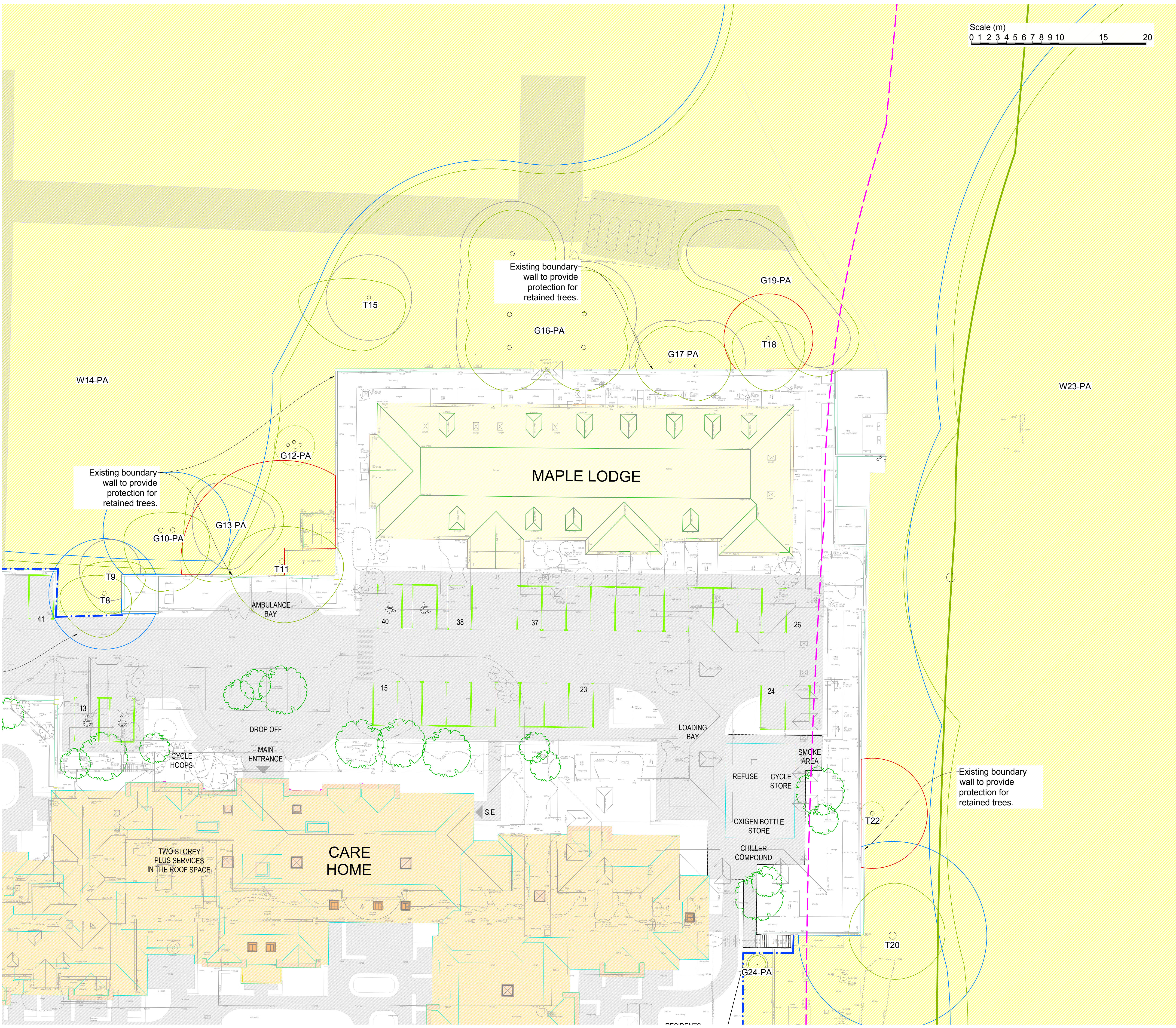
Horncastle
Plawhatch Lane, Sharpthorne
East Grinstead, RH19 4JH

Drawing title: Tree Protection Plan

Date drawn: 17/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - 15m ancient woodland buffer
 - Tree protection fencing
 - Temporary ground protection
 - Construction exclusion zone

Tree Survey Schedule contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate

This drawing should be viewed in colour.

Example protective fencing signage:

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

**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

Drawing no: PJC/6522/25/D **Rev:** - **Sheet number:** 2 of 4

Client and Site:
Splendid Hospitality Group

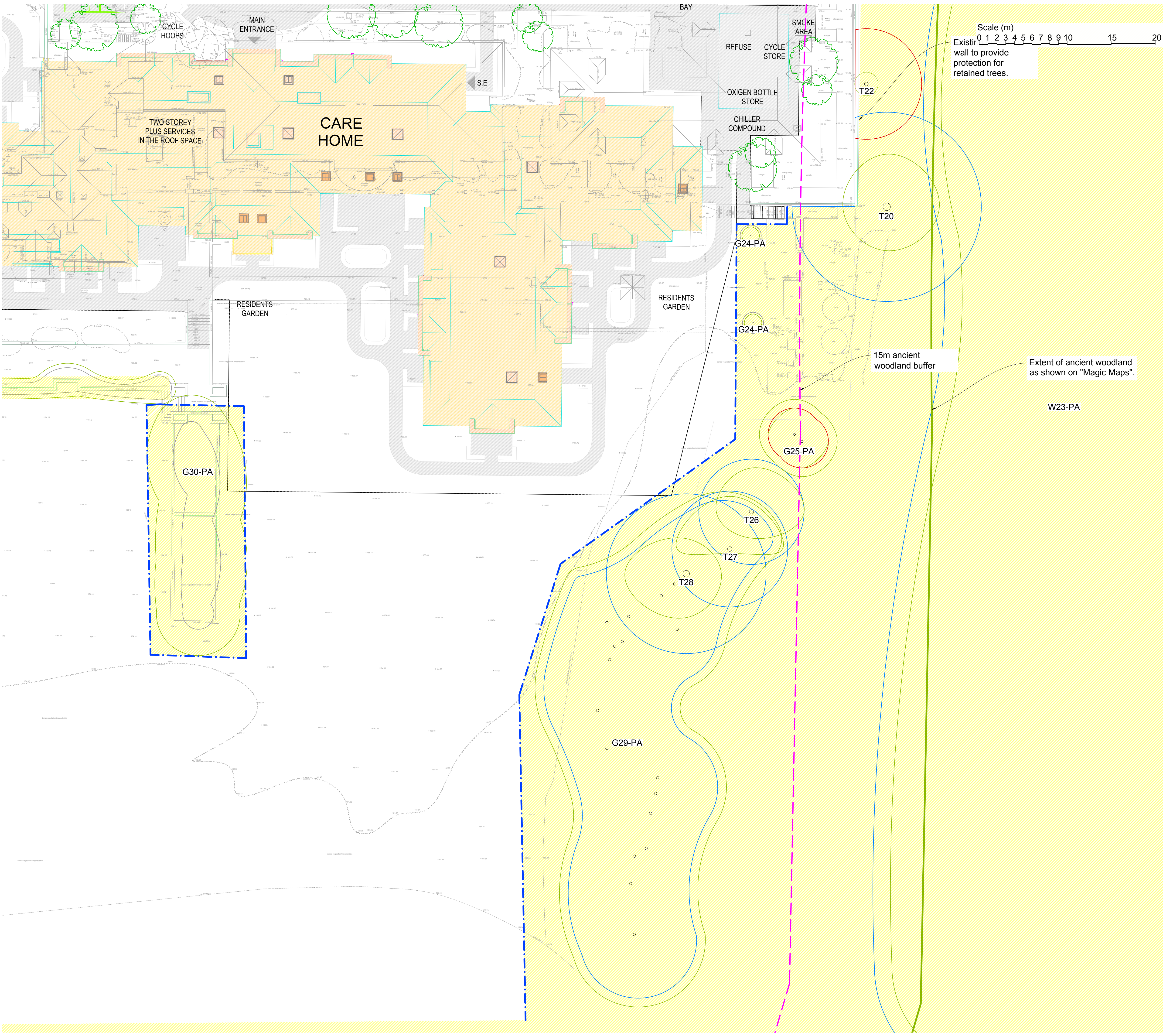
Horncastle
Plawhatch Lane, Sharphorne
East Grinstead, RH19 4JH

Drawing title: Tree Protection Plan

Date drawn: 17/04/2025

Scale: 1:200 at A1

Drawn by: NH **Checked by:** PD



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - 15m ancient woodland buffer
 - Tree protection fencing
 - Temporary ground protection
 - Construction exclusion zone

Tree Survey Schedule contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate

This drawing should be viewed in colour.

Example protective fencing signage:

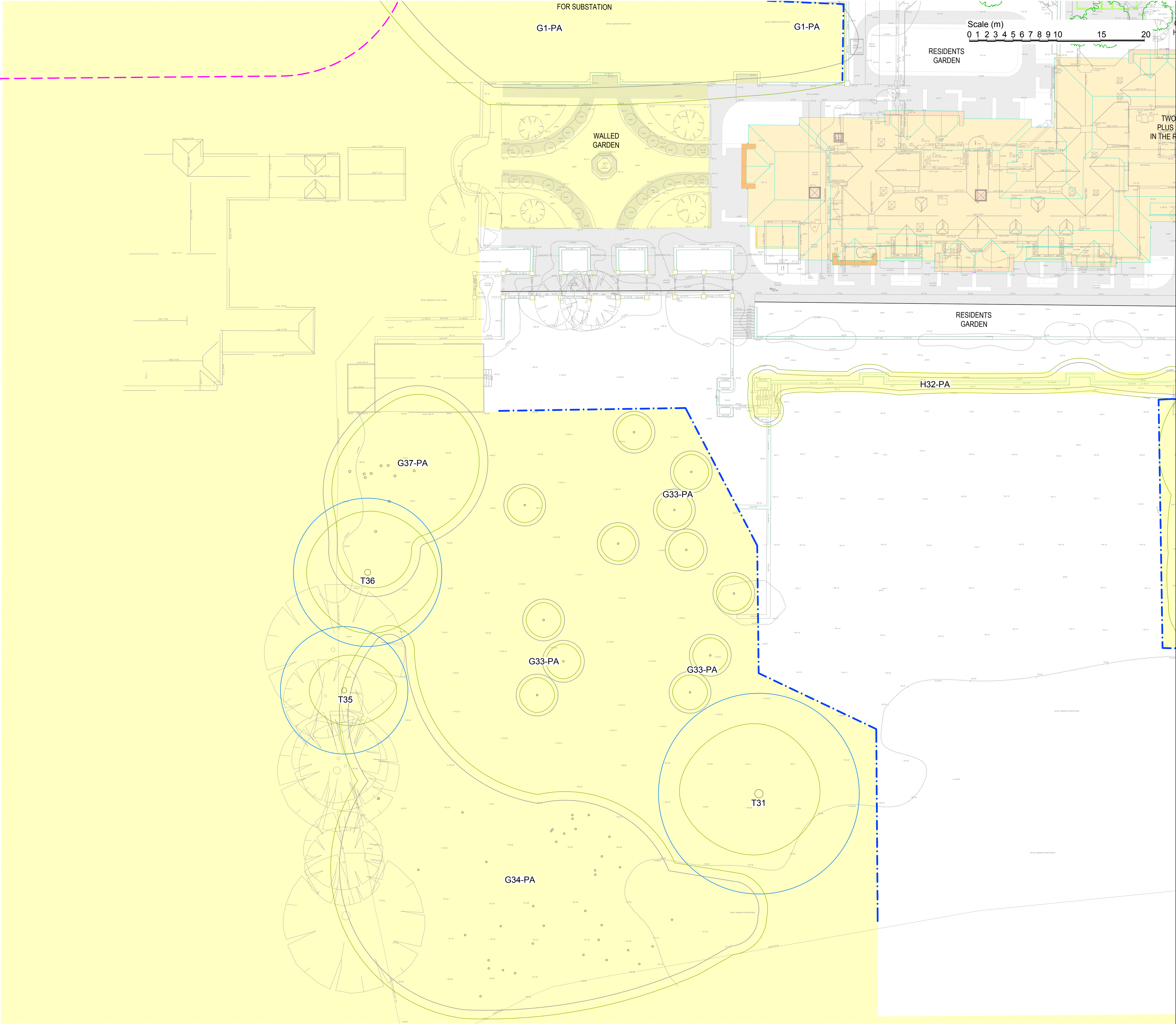


PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



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

Drawing no: PJC/6522/25/D	Rev: -	Sheet number: 3 of 4
Client and Site: Splendid Hospitality Group		
Horncastle Plawhatch Lane, Sharpthorne East Grinstead, RH19 4JH		
Drawing title: Tree Protection Plan		
Date drawn: 17/04/2025		
Scale: 1:200 at A1		
Drawn by: NH	Checked by: PD	



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - 15m ancient woodland buffer
 - Tree protection fencing
 - Temporary ground protection
 - Construction exclusion zone

Tree Survey Schedule contains further information for each tree.

Tree numbers suffixed with PA indicate the tree position is approximate

This drawing should be viewed in colour.

Example protective fencing signage:

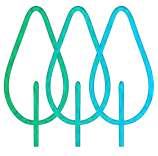


PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

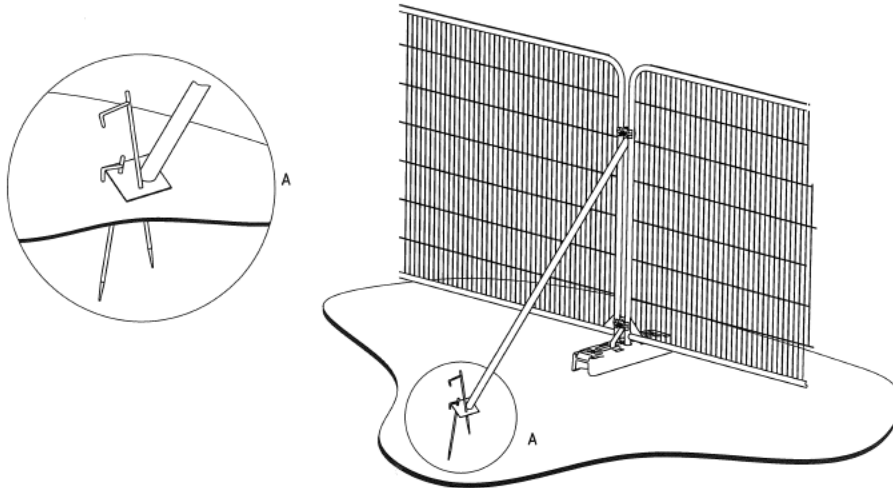


**TREE PROTECTION AREA
KEEP OUT !**
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

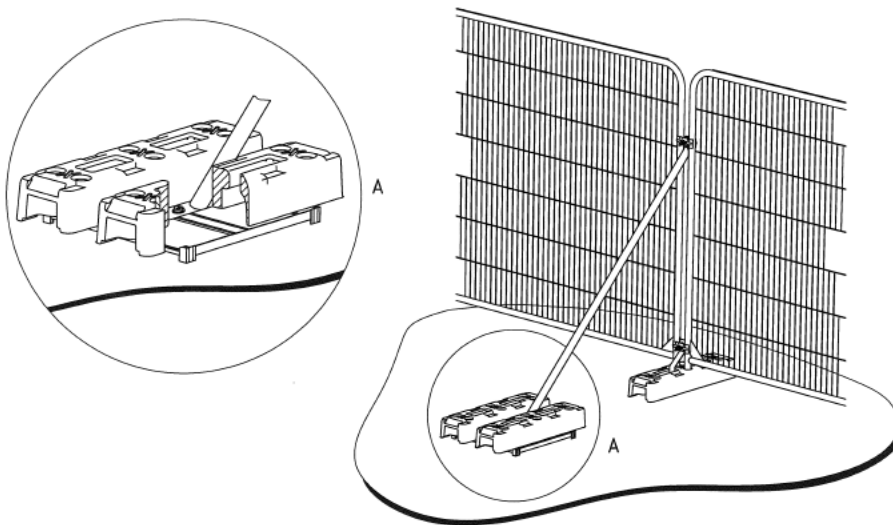
Drawing no: PJC/6522/25/D	Rev: -	Sheet number: 4 of 4
Client and Site: Splendid Hospitality Group		
Horncastle Plawhatch Lane, Sharpthorne East Grinstead, RH19 4JH		
Drawing title: Tree Protection Plan		
Date drawn: 17/04/2025		
Scale: 1:200 at A1		
Drawn by: NH	Checked by: PD	



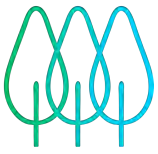
Appendix 6: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 7: Example Protective Fencing Sign





CONTACT DETAILS

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Victoria Road
Herstmonceux
Hailsham
East Sussex
BN27 4TQ

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Tel: 01233 225365

Author: N.Hollett

Date: 23rd April 2025

E-mail: n.hollett@pjconsultancy.com