



BS 5837

Arboricultural Impact Assessment (AIA)

Client:	NJ Barr-Hamilton
Site address:	Cockhaise Farm, Lindfield, Haywards Heath RH16 2QP
Report reference:	#Ref-396
Surveyor:	Ian Dalton TechArborA
Author:	Ian Dalton TechArborA
Date:	16th June 2026

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1.0 Executive Summary

- 1.1.1** Canopy IQ was commissioned to undertake a BS 5837:2012 tree survey at Cockhaise Farm, Lindfield, Haywards Heath RH16 2QP on 15th June 2026 and to prepare this Arboricultural Impact Assessment to support a planning application for the proposed development.
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- 1.1.2** The proposal comprises the construction of a new dwelling. To facilitate the new agricultural-style access from Montes Hill, the removal of two stems from G2 is proposed. G2 is a Category C2 group of field maple and hornbeam. No individual trees are proposed for removal, and no Category A or Category B trees are proposed for removal. The Category A tree T3 and Category B group G4 are to be retained.
-
- 1.1.3** No works are proposed within the Root Protection Areas (RPAs) of retained trees. This includes construction, new surfacing, excavation and utilities.
-
- 1.1.4** No facilitation pruning is currently proposed.
-
- 1.1.5** Replacement tree planting is not proposed as direct arboricultural mitigation within this report. However, the submitted landscape and biodiversity strategy includes substantial orchard planting, native tree planting, hedgerow reinforcement, meadow creation and woodland buffer planting as part of the wider scheme.
-
- 1.1.6** Retained trees will be protected by standard Heras fencing, positioned to form a Construction Exclusion Zone (CEZ) around retained tree Root Protection Areas (RPAs). No temporary ground protection is required. Subject to these protection measures, the scheme is considered arboriculturally viable.

1.2 Table 1: Summary of Arboricultural Impacts

1.2.1 The table below provides a concise summary of all identified arboricultural impacts associated with the proposed development:

Impact Type	Affected Trees/Groups	Notes
Partial Group Loss	G2	Removal of two stems from the Category C2 group G2 is proposed to facilitate the new agricultural-style access from Montes Hill. G2 comprises field maple and hornbeam along the edge of the highway. Individual stem diameters were not recorded because G2 was surveyed as a group. The recorded average stem diameter for G2 is 300 mm.

1.2.2 A total of 1 individual tree, 3 tree groups, 0 hedges, and no shrub/scrub areas were recorded during the survey. These items have been categorised in accordance with BS 5837:2012, as summarised in Table 2 below.

1.3 Table 2: Summary of Tree Survey Categorisation

	<i>A</i>	<i>B</i>	<i>C</i>	<i>U</i>	<i>TOTAL</i>
<i>Trees</i>	1	0	0	0	1
<i>Groups</i>	0	1	2	0	3
<i>Hedges</i>	0	0	0	0	0
<i>Woodlands</i>	0	0	0	0	0
<i>Shrub/Scrub areas</i>	0	0	0	0	0
<i>TOTAL</i>	1	1	2	0	4

1.3.1 Full details for each item, including dimensions, condition, and specific recommendations, can be found in the [Tree Schedule \(Appendix 2\)](#).

2.0 Introduction

2.1 Scope and purpose

- 2.1.1** This report sets out the findings of the BS 5837:2012 tree survey and evaluates the direct and indirect effects of the proposed development on the existing trees, in accordance with section 5.4 of the Standard. It also provides a strategic framework for protecting retained trees.

2.2 Glossary of Key Terms

- 2.2.1** To assist with reading this report, please note the following common arboricultural terms:

-  **RPA (Root Protection Area):** The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability.
-  **CEZ (Construction Exclusion Zone):** An area based on the RPA from which access is strictly prohibited for the duration of the project.
-  **No-Dig Surfacing:** A specialist construction method used to build hard surfaces over tree roots without excavating the soil, preventing root damage.
-  **Mitigation Planting:** New trees planted to replace those removed, ensuring a sustainable continuation of canopy cover.

3.0 The Site

3.1 Site Location and Context

- 3.1.1** The site is located at Cockhaise Farm, Lindfield, Haywards Heath RH16 2QP. A plan showing the site location and survey boundary is provided below.



Figure 1 Site plan

4.0 Legal Status of the Trees

Protection Type	Yes/No
Tree Preservation Order (TPO)	No
Conservation Area	No

- 4.1.1** A search was conducted on 16th June 2026 using Mid Sussex District Council's interactive mapping system. The image below provides a snapshot of the relevant map, showing the extent of any Tree Preservation Orders (TPOs) and Conservation Areas affecting the site.

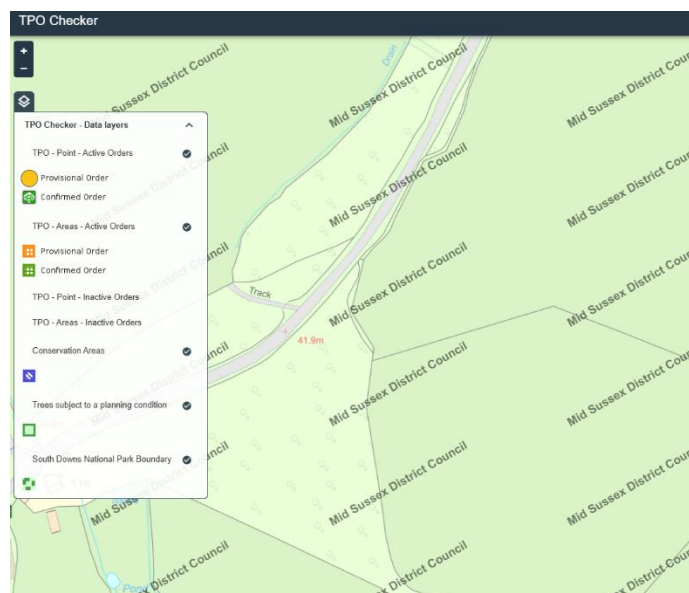


Figure 2 Snapshot from the Mid Sussex District Council's Interactive map showing TPOs and Conservation Areas

- 4.1.2** See [Appendix 7](#) for more information on the statutory protection of trees.
- 4.1.3** When work on protected trees is necessary to implement full planning permission, separate consent may not be required. Otherwise, written consent (TPO) or a Section 211 notice (for Conservation Areas) will be needed, subject to the relevant exemptions and time limits.
- 4.1.4** Tree protection status, including Tree Preservation Orders (TPOs) and Conservation Area designations, can change over time. Before any pruning, felling or other tree works are undertaken, the Local Planning Authority (LPA) should be consulted to confirm the current protection status of the relevant trees and to identify any statutory notification, consent or approval requirements.

5.0 Arboricultural Impact Assessment

5.1 General

- 5.1.1** This section evaluates the direct and indirect impacts of the proposed development on existing trees, in accordance with BS 5837:2012. It has informed the recommendations for tree removal, pruning, protection, and mitigation set out in this report.
- 5.1.2** The assessment should be read alongside the [Tree Survey Schedule at Appendix 2](#), the [Tree Work Schedule at Appendix 3](#) and the [Tree Protection Plan at Appendix 4](#).
- 5.1.3** The principal arboricultural impact is the removal of two stems from G2 to facilitate the new entrance to the main road. G2 is a Category C2 group comprising field maple and hornbeam along the edge of the highway. No facilitation pruning is currently proposed. No works are proposed within the Root Protection Areas (RPAs) of retained trees. Retained trees will be protected using standard Heras fencing, and no temporary ground protection is currently required.

5.2 Tree Removals & Pruning

- 5.2.1** The proposed works require the removal of two stems from one tree group, G2, to facilitate the new agricultural-style access from Montes Hill. No individual trees are proposed for removal. G2 is a Category C2 group comprising field maple and hornbeam along the edge of the highway. Category C trees are lower-quality trees under BS 5837:2012, with a minimum remaining contribution of at least 10 years, or smaller stems where applicable. G2 was surveyed as a group, so individual species attribution and individual stem diameters were not recorded for the two stems. The recorded average stem diameter for G2 is 300 mm.
- 5.2.2** No Category A or Category B trees are proposed for removal. The Category A tree T3 and Category B group G4 are to be retained as part of the proposed development.
- 5.2.3** No facilitation pruning of retained trees is currently proposed; however, should any pruning become necessary at a later stage, it must first be agreed in writing with the Local Planning Authority (LPA), and all works must be carried out in accordance with BS 3998:2010.

- 5.2.4** All proposed tree works must be carried out by suitably qualified, competent and insured arborists in accordance with BS 3998:2010.

5.3 Buildability: Access and Logistics

- 5.3.1** Construction access must avoid physical damage to retained stems, crowns and Root Protection Areas (RPAs). Access routes for plant and tall loads must be checked before works commence, to confirm that retained trees can be protected from avoidable contact and soil damage.
- 5.3.2** Storage of materials, spoil, fuel, welfare units, site cabins and plant must take place outside retained Root Protection Areas (RPAs), unless a specific protected area is shown on the Tree Protection Plan.
- 5.3.3** No scaffolding, temporary works or construction working space within a Root Protection Area (RPA) is currently proposed. No set-back fencing or temporary ground protection for such works is therefore currently required.
- 5.3.4** Site logistics will be confirmed in the Construction Logistics Plan and Arboricultural Method Statement before works commence. Site management must follow the principles of BS 5837:2012 clause 6.2.4.

5.4 Specific Arboricultural Impacts

- 5.4.1** The proposed layout has been designed to avoid all Root Protection Areas (RPAs) of retained trees. No specialist engineering, no-dig surfacing, complex construction methodologies, excavation within RPAs or service installation within RPAs are required for this development.

5.5 Tree Protection Measures

- 5.5.1** Prior to any works commencing, a tree protection strategy will be implemented to define the Construction Exclusion Zone (CEZ).
- 5.5.2** Tree protection fencing will comprise 'Heras' style mesh panels on heavy-duty rubber feet, stabilised with internal bracing struts. This lightweight system is proposed due to the low risk of construction incursion, subject to Local Planning Authority agreement.
- 5.5.3** No temporary ground protection is required as all construction access is located outside the Root Protection Areas (RPAs) or on retained hard surfacing.
- 5.5.4** Weatherproof signage (e.g., "CONSTRUCTION EXCLUSION ZONE - NO ACCESS") must be attached to the fencing at 5-metre intervals. An example of a suitable sign is provided in [Appendix 6](#).

- 5.5.5** Technical specifications for Tree Protection Fencing (TPF) and ground protection are provided in [Appendix 5](#).

6.0 Conclusions and Recommendations

6.1 Summary of Impact

- 6.1.1** Tree removals have been minimised to the removal of two stems from one Category C2 group, G2, required to form the new agricultural-style access from Montes Hill. No individual trees are proposed for removal. No Category A or Category B trees are proposed for removal. The higher-value retained tree stock, including T3 and G4, will be protected and retained as part of the wider landscape-led strategy for the site. Replacement tree planting is not proposed as direct arboricultural mitigation within this report. However, the submitted landscape and biodiversity strategy includes substantial orchard planting, native tree planting, hedgerow reinforcement, meadow creation and woodland buffer planting as part of the wider scheme.

6.2 Technical Viability

- 6.2.1** The technical viability of the scheme relies on the use of Construction Exclusion Zones (CEZs) and BS 5837:2012 compliant tree protection fencing. These measures will separate retained trees, root systems and the surrounding soil environment from construction activity. A pre-commencement site meeting should be held before works begin to confirm the protection layout with the principal contractor.

6.3 Overall Conclusion

- 6.3.1** Provided that the tree protection measures specified in this report and the detailed [Tree Protection Plan \(Appendix 4\)](#) are strictly adhered to, the development is considered arboriculturally sound. The proposed tree loss is limited to two Category C2 stems required to form the new agricultural-style access from Montes Hill. The higher-value retained tree stock, including T3 and G4, will be protected and retained as part of the wider landscape-led strategy for the site, in accordance with the principles of BS 5837:2012.

6.4 Next Steps for the Client

- 6.4.1** To ensure compliance with this assessment and to proceed smoothly with your development, please ensure the following steps are taken:

- ✚ **Submit with Application:** Ensure this full AIA report and the accompanying Tree Protection Plan are submitted to the Local Planning Authority alongside your planning application.
- ✚ **Review Conditions:** Once planning permission is granted, check the decision notice for any specific arboricultural conditions (for example, the requirement for a detailed Arboricultural Method Statement).
- ✚ **Install Protection:** Do not allow any machinery, materials, or contractors onto the site until the specified Tree Protection Fencing has been fully installed.
- ✚ **Site Briefing:** Ensure your lead contractor has read this report and understands the restrictions within the Construction Exclusion Zones.

Ian Dalton TechArborA

Ian Dalton

Principal Arboricultural Consultant
Canopy IQ Ltd



Appendix 1: Key to Tree Survey Schedule

Tree no. (with Google map link) – The individual identification reference numbers for the tree. For example:

✚ **T1** – Individual tree

✚ **G1** – Group of trees

This field also includes a link to the tree's location on Google Maps.

Species – The species of the tree, listed by scientific name, with the accompanying common name in parentheses.

Structural Condition – An assessment of the tree's structural integrity, noting any physical defects or signs of instability, categorised as follows:

✚ **Stable** – No significant structural defects; stable and unlikely to fail under normal conditions.

✚ **Manageable** - Defects are present but can likely be corrected through interventions like pruning.

✚ **Irremediable** - Defects are significant and cannot be corrected, compromising the tree's stability over time.

✚ **Critical** - Structure is critically weak, posing an immediate hazard and unsuitable for retention.

Physiological Condition – Observations on the tree's health and vitality, categorised as follows:

Attributes – Characteristics or features of the tree, such as:

✚ **Height** – Total height from ground to top of the crown, measured in metres.

✚ **Stem diameter** – Diameter of the main stem at 1.3 metres above ground, in millimetres.

✚ **Spread** – The horizontal reach of the crown measured from the trunk to the edge of the foliage, taken from the four cardinal points (north, south, east, and west).

✚ **Crown clearance** – Height above ground to the lowest part of the crown, important for clearance assessments.

✚ **Lowest branch** – Height of the lowest branch above ground, noting its orientation.

✚ **Life stage** – An estimate of the tree's age based on visual indicators; considered provisional unless supported by additional information, such as historical records or local knowledge.

- ✚ **Remaining contribution in years** - Estimated remaining lifespan based on health and structure, indicating future landscape value.

General Observations – General comments on the tree's overall condition, noting any physiological or structural issues, health, vitality, and form. Observations may include any visible defects, pests, diseases, or disorders affecting the tree.

Retention Category – The recommended category for tree retention is based on BS5837 criteria, which indicates the tree's suitability for retention in the context of site development or management. The categories are as follows:

- ✚ **Category A (High Quality)** – Trees of high value due to their age, size, condition, or special significance (e.g., historical, ecological, or landscape importance). They have a long-anticipated lifespan and contribute significantly to the landscape. Retention is strongly recommended wherever possible.
- ✚ **Category B (Moderate Quality)** – Trees of moderate value, in fair condition with some defects or younger age. They make a positive contribution to the landscape but are not as essential as Category A trees. Retention is desirable if it does not hinder site development.
- ✚ **Category C (Low Quality)** – Trees of lower value due to poor health, limited longevity, or minor landscape significance. Often younger or smaller, they may have defects that limit their lifespan. Retention is optional, and they can be removed if needed for site development.
- ✚ **Category U (Unsuitable for Retention)** – Trees in poor condition with serious structural defects or health issues, unlikely to survive beyond 10 years. These trees are not recommended for retention due to safety concerns and limited future value.

Lowest Branch – The height of the lowest branch above ground level, noted to aid in assessing tree clearance for access or visibility.

Root Protection Area (RPA) – The calculated area surrounding a tree is required to protect its root system and ensure its health, as per BS5837 guidelines.

Appendix 2: Tree Survey Schedule

Site address: Cockhaise Farm, Lindfield, Haywards Heath RH16 2QP
Client: NJ Barr-Hamilton

Report ref: #Ref-396
Survey date: 15th June 2026

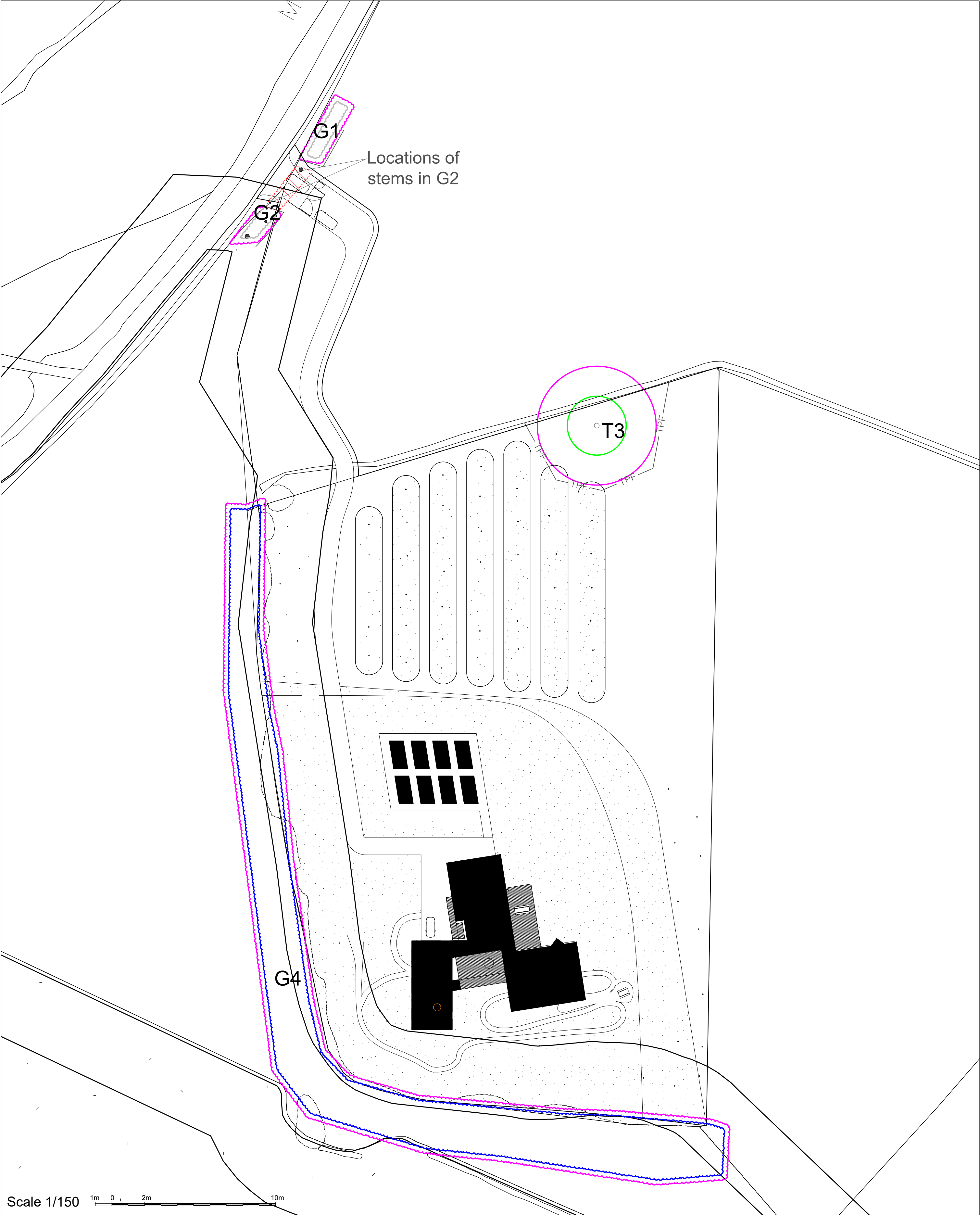
Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	General Observations	Retention Category	RPA	Photo
G1	Hornbeam (<i>Carpinus betulus</i>)	Stable	Normal	1	Height (m): 10 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: At least 10 years	Line of historically pollarded trees running along the edge of the highway.	C2	Area: 62 sq m.	
G2	Field maple (<i>Acer campestre</i>) Hornbeam (<i>Carpinus betulus</i>)	Stable	Normal	2	Height (m): 10 2 stems, avg.(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: At least 10 years	Group of trees running along the edge of the highway. Fair overall physiological and structural condition.	C2	Area: 95 sq m.	
T3	English oak (<i>Quercus robur</i>)	Stable	Normal	1	Height (m): 15 Stem Diam(mm): 1010 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: At least 40 Years	Good overall physiological and structural condition.	A1	Radius: 12.1m. Area: 460 sq m.	
G4	Common holly (<i>Ilex aquifolium</i>) Common ash (<i>Fraxinus excelsior</i>) Hornbeam (<i>Carpinus betulus</i>)	Stable	Normal	3	Height (m): 10 3 stems, avg.(mm): 350 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: At least 20 Years	Large group of Off-site, woodland edge trees, growing along the boundary of the site. Fair overall physiological and structural condition.	B2	Area: 2424 sq m.	

Appendix 3: Tree Work Schedule

Tree No.	Species	Category	Necessary Tree Work
G2	Field maple (Acer campestre), Hornbeam (Carpinus betulus)	C2	Remove two stems to facilitate the new agricultural-style access from Montes Hill. G2 was surveyed as a group; individual stem diameters were not recorded. The recorded average stem diameter for G2 is 300 mm.

Appendix 4: Tree Protection Plan (TPP)





Key

Category A - Trees of high quality
with an estimated remaining life expectancy of at least 40 years

Category B - Trees of moderate quality
with an estimated remaining life expectancy of at least 20 years

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 150 mm

Category U - Trees unsuitable for retention
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

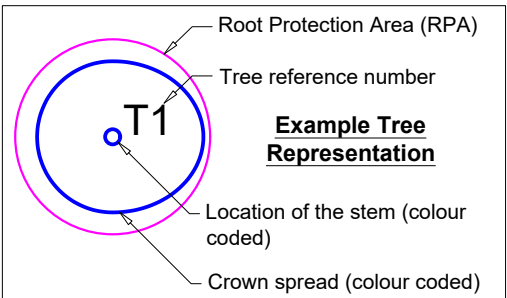
Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S)
Colour coded according to categories above

Root Protection Area (RPA)

Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S) to be removed/partially removed.

Trees to be removed

Tree Protective Fencing (TPF)
Note: TPF alignment is indicative. Minor on-site adjustments to accommodate ground conditions and access are permitted, provided the RPA remains fully protected.



NOTE:
TO BE PRINTED IN COLOUR AT
A2 SIZE

Notes
All tree locations are based on the topographical survey:
Drawing no: S2803_2D
Dated: 07/10/22



Rev	Update	Date
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Site	Cockhaise Farm		
Client	NJ Barr-Hamilton		
Drawing title	Tree Protection Plan for Arboricultural Impact Assessment		
Drawing no.	TPP-AIA/#Ref-396/16-06-26		
Revision ~	Scale 1/150@A2 Drawn by ID	Date 16-06-26	

Appendix 5: Tree Protection Barriers & Ground Protection Design

1.0 Purpose and Function

- 1.1.1 Tree protection barriers are to be erected prior to any site clearance, demolition or construction activity. Their purpose is to prevent physical damage to retained trees and to preserve soil structure within the Root Protection Area (RPA) throughout the project duration.
- 1.1.2 The barrier type and positioning must be proportionate to the nature and scale of the adjacent works, in accordance with BS 5837:2012, Clause 6.2.2.

1.2 Specification

- 1.2.1 Unless otherwise agreed in writing with the Local Planning Authority (LPA), the protective barrier shall conform to the default specification illustrated in BS 5837:2012 [Figure 3](#):
 - ✚ Height: Minimum 2.0 m.
 - ✚ Framework: Scaffold poles arranged both vertically and horizontally, with vertical poles spaced at no more than 3.0 m centres, braced to resist impact.
 - ✚ Infill: Weldmesh panels securely attached to the scaffold framework.
 - ✚ Foundations: Scaffold poles driven firmly into the ground or mounted on fixed base plates where underground constraints apply.
 - ✚ Alternative Systems: Where site conditions or risk assessments indicate a low likelihood of incursion, lightweight systems such as 'Heras' panels on concrete or rubber feet may be used only with LPA agreement. Such panels must be secured with a minimum of two anti-tamper couplers per panel and stabilised with additional support struts.
 - ✚ Signage: Weatherproof notices stating "TREE PROTECTION ZONE – KEEP OUT" shall be affixed to the fencing at 5 m intervals, facing the working area ([Click here](#)).

1.3 Installation and Maintenance

- 1.3.1 Barriers must be installed in the locations shown on the Tree Protection Plan prior to the commencement of works. They are to remain in place, intact, and fit for purpose for the full duration of the construction phase, unless agreed otherwise in writing with the project arboriculturist and the LPA. Any damage to the fencing must be rectified immediately.

1.4 Location

- 1.4.1** The protective barriers will be aligned to enclose the full extent of each RPA, thereby defining the Construction Exclusion Zone (CEZ). The CEZ is a no-entry zone for all personnel, vehicles, plant and materials, except where specific access is authorised in accordance with an approved Arboricultural Method Statement (AMS).

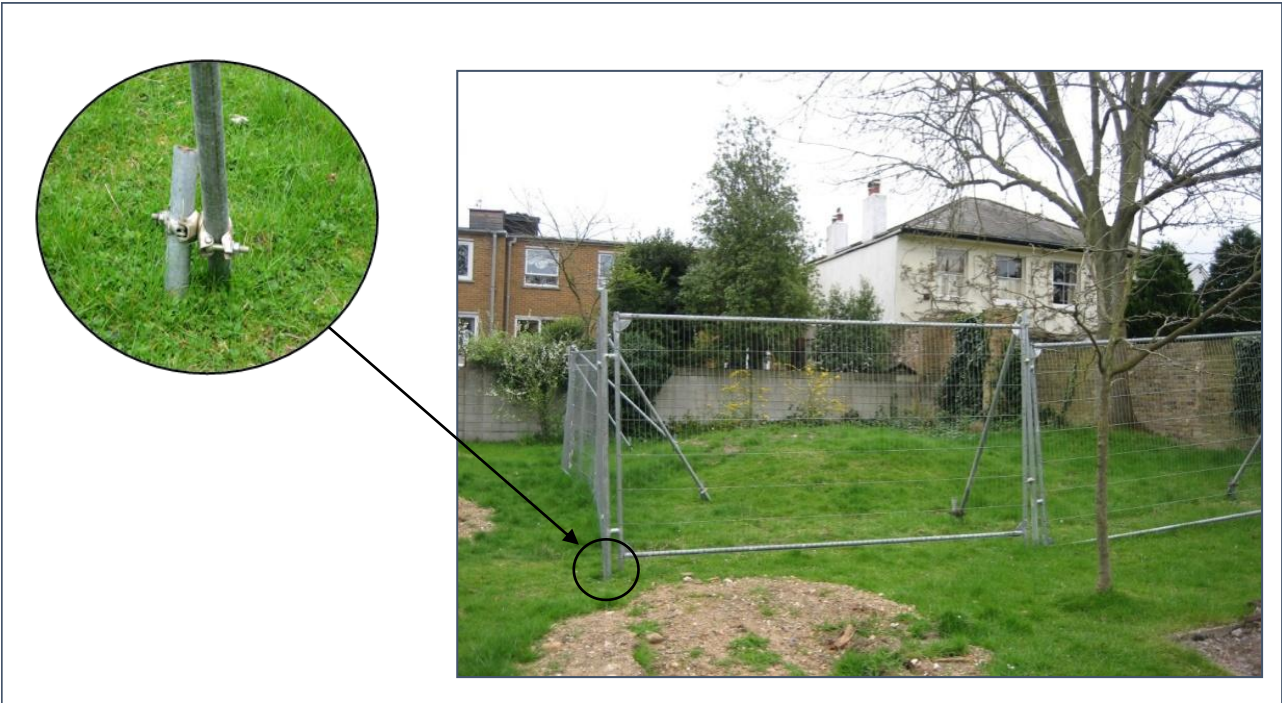


Figure 3 Example of welded mesh barriers in use

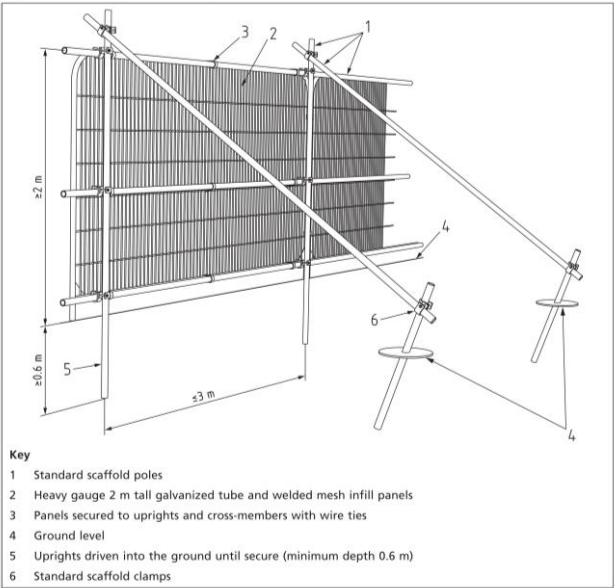


Figure 4 Default specification of protective barrier

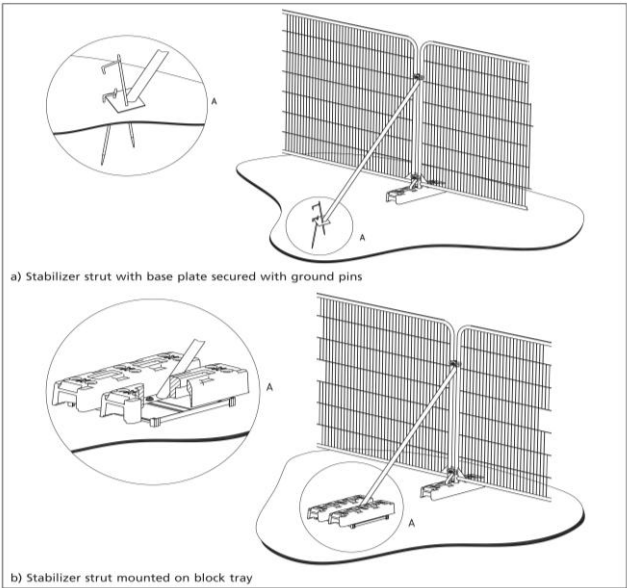


Figure 5 Examples of above-ground stabilising system



TREE PROTECTION AREA KEEP OUT

PROTECTED AREA. NO ENTRY, STORAGE OF MATERIALS, EXCAVATION OR USE OF PLANT OR MACHINERY IS PERMITTED WITHIN THIS AREA WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PROJECT ARBOROCULTURALIST. UNAUTHORISED DAMAGE TO TREES MAY LEAD TO ENFORCEMENT ACTION AND POSSIBLE PROSECUTION.

**PROJECT ARBOROCULTURALIST: CANOPY IQ LTD
TEL: 07738739795 EMAIL: ADMIN@CANOPYIQ.CO.UK**

2.0 **Box Hoarding**

2.1 **Purpose**

- 2.1.1** Where it is not feasible to erect protective fencing due to space constraints or site layout, the trunks of retained trees within or adjacent to the working area shall be safeguarded with box hoarding. This method provides robust physical protection against accidental impact from machinery, materials handling, or other construction activities.

2.2 **Specification**

- 2.2.1** The hoarding shall consist of timber or exterior-grade plywood panels fixed to a rigid supporting frame. The frame must be braced and anchored to prevent movement, ensuring the panels remain in close proximity to (but not in direct contact with) the trunk.

-  **Panel Material:** Minimum 18 mm exterior-grade plyboard or equivalent.
-  **Frame Construction:** Treated timber or other durable material, designed to resist displacement or collapse.
-  **Clearance:** A minimum gap of 25 mm should be maintained between the trunk and the hoarding to prevent abrasion to the bark.
-  **Height:** Hoarding should extend to a minimum height of 2.0 m or to the first significant branch union, whichever is lower.

2.3 **Installation and Duration**

- 2.3.1** Box hoarding must be installed prior to the commencement of works in the vicinity of the tree and maintained in a serviceable condition for the duration of the activity that necessitated its installation. Removal should only take place when the risk of damage has passed and with the agreement of the project arboriculturist.



Figure 6 Example of Box Hoarding

3.0 Ground protection

- 3.1.1** Where temporary construction access or working space is required within a Root Protection Area (RPA), the soil structure must be protected from compaction. The appropriate specification for ground protection will depend on the load it is expected to carry.
- 3.1.2** For pedestrian traffic only: A single thickness of scaffold boards placed on top of a compression-resistant layer (e.g., a 100 mm depth of woodchip) laid onto a geotextile membrane.
- 3.1.3** For light plant and pedestrian-operated machinery (up to 2 tonnes): Proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g., a 150 mm depth of woodchip) on a geotextile membrane.
- 3.1.4** For heavy vehicles (exceeding 2 tonnes): A specific engineered solution designed to distribute the load without compressing the soil beneath. This typically involves proprietary systems of interlocking plastic or metal plates (e.g., Trakmats or similar) or cellular confinement systems. The precise specification will be confirmed in a detailed Arboricultural Method Statement.



Figure 7 First example of proprietary ground protection panels



Figure 8 Second example of proprietary ground protection panels

Appendix 6: Methods of Work in Close Proximity to Trees

1.0 Working Within Root Protection Areas (RPAs)

- 1.1.1** All activities within RPAs must follow specific working practices to minimise the risk of root damage. Excavation and construction in these areas should be avoided wherever possible. Where such work is unavoidable, only hand tools or low-impact techniques such as air spades shall be used to expose soil, ensuring roots remain undamaged.

1.2 Removal of Hard Surfaces Within Construction Exclusion Zones (CEZs)

- 1.2.1** The dismantling or removal of existing hard surfaces (e.g., paving slabs, tarmac, brickwork, or walls) within CEZs shall be undertaken with care to protect the underlying root system. The use of heavy machinery within these zones is prohibited due to the risk of soil compaction and root injury.
- 1.2.2** Where surface breaking is required, pneumatic drills or small hydraulic breakers may be employed. Where mechanical assistance is necessary, a mini-excavator may be used provided its operating reach does not pass beneath the canopy spread of retained trees.
- 1.2.3** Exposed roots must be immediately covered with topsoil, damp hessian, or sharp sand to prevent desiccation during works.

1.3 Service Installation Within RPAs

- 1.3.1** Service routes (e.g., water, gas, electricity, drainage) must be designed to avoid RPAs wherever practicable. If installation within an RPA is unavoidable, trenching shall be carried out by hand or using an air spade to minimise disturbance.
- 1.3.2** Roots with a diameter exceeding 25 mm must not be severed without the direction of the project arboriculturist. Roots of smaller diameter should be pruned back cleanly with a sharp tool to minimise the potential for infection or decay.

1.4 Installing New Hard Surfaces Within RPAs

- 1.4.1** The construction of hard surfaces within RPAs shall follow a 'no-dig' approach, with the new surface laid above the existing soil grade rather than excavated into it.

- 1.4.2** The surface should be constructed from porous materials that permit the infiltration of air and water to the underlying root system, in line with the recommendations of BS 5837:2012.

1.5 *Fencing in RPAs*

- 1.5.1** When installing fence posts within RPAs, the holes must be dug by hand, and if significant roots are encountered, the post locations should be adjusted. If small roots are found, sharp, clean cuts should be made. Special care is needed to ensure that wet cement does not come into contact with tree roots.

1.6 *Landscaping within RPAs*

- 1.6.1** Landscaping work within CEZs requires careful planning to prevent tree damage. Protective fencing should remain in place as long as possible, and where removed, clear markings should be made to delineate the protected zone. Any digging or soil preparation within CEZs must be done by hand, and any topsoil additions should be limited to no more than 100 mm in depth.

1.7 Examples of a Cellular Confinement System

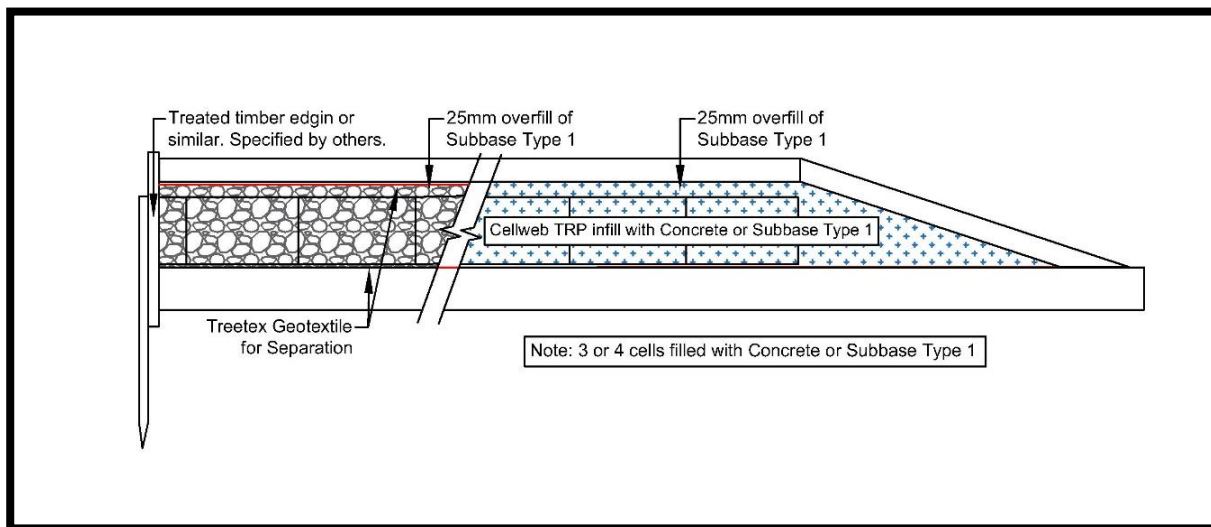


Figure 9 Cellular Confinement System - Transition detail (Ramp)

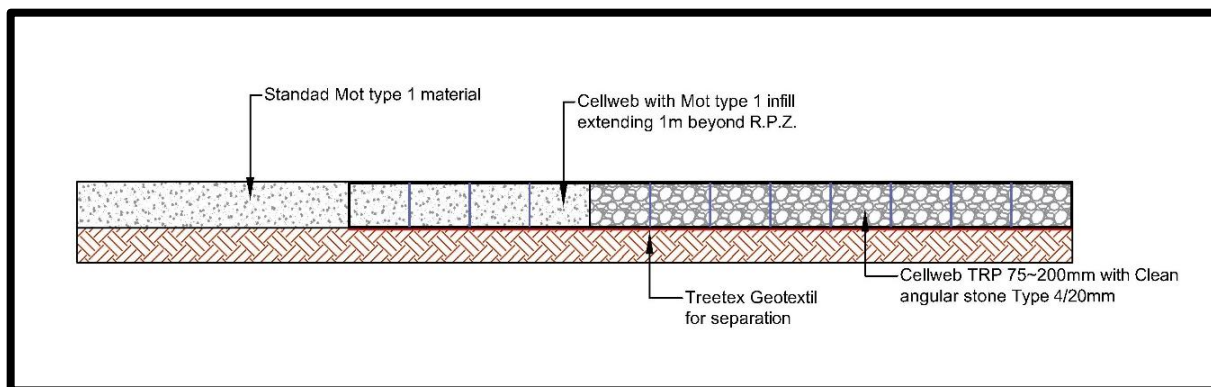


Figure 10 Cellular Confinement System - Transition detail (Flat)

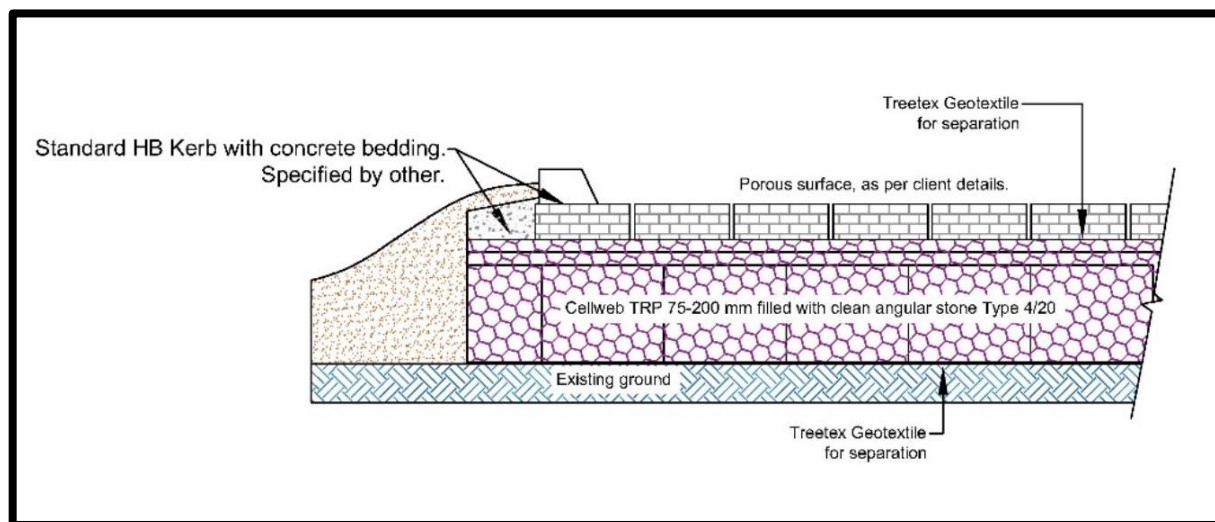


Figure 11 Cellular Confinement System - Kerb Edging

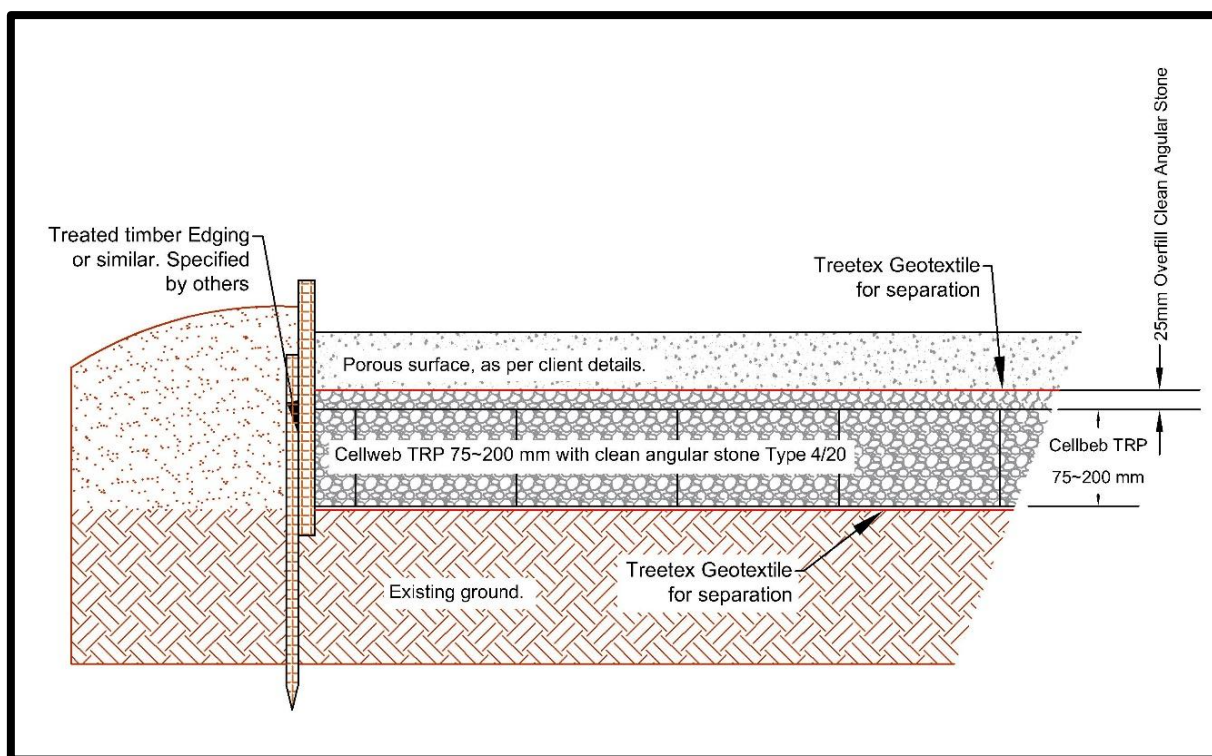


Figure 12 Cellular Confinement System - Timber Edging

Figure 13 Examples of Cellweb filling with angular stone



Appendix 7: Report Caveats, Tree Protection and References

1.0 Guidance on Tree Preservation Orders and Conservation Areas

- 1.1.1** This appendix provides general guidance on the primary forms of statutory tree protection in the UK: Tree Preservation Orders (TPOs) and Conservation Areas. The information contained within our report does not override the legal duties of the tree owner.
- 1.1.2** It is the tree owner's responsibility to ascertain the legal status of any trees before authorising or undertaking work. We recommend contacting the Local Planning Authority (LPA) to confirm if trees on your property are subject to any restrictions. Canopy IQ can assist with this process and any subsequent applications or notifications if required.

1.2 Tree Preservation Orders (TPOs)

- 1.2.1** A **Tree Preservation Order (TPO)** is a legal order made by an LPA to protect specific trees, groups of trees, or woodlands in the interests of public amenity. A TPO makes it a criminal offence to carry out any of the following works without the LPA's formal consent:

-  Cutting down
-  Topping
-  Lopping
-  Uprooting
-  Wilful damage
-  Wilful destruction

- 1.2.2 Applying for Consent** An application must be submitted to the LPA to obtain consent for proposed works to a protected tree. The LPA typically has up to eight weeks to issue a decision. Consent may be granted with conditions, or it may be refused.
- 1.2.3 Exemptions** There are some exemptions from the need to apply for consent. For instance, work may be undertaken without consent if a tree is dead or has become dangerous. However, it is strongly advised to provide the LPA with at least five working days' written notice of any proposed work on a dead or dangerous tree, except in a genuine emergency.

- 1.2.4 Penalties** Contravention of a TPO is a criminal offence and can lead to significant fines. If a tree is destroyed or removed without consent, the landowner is also under a duty to plant a replacement tree.

1.3 Trees in Conservation Areas

- 1.3.1 A Conservation Area** is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Trees often make a significant contribution to the character of these areas and are therefore afforded protection.
- 1.3.2 How are Trees Protected?** Within a Conservation Area, it is a criminal offence to carry out work on any tree with a stem diameter greater than 75 mm, when measured at 1.5 metres from ground level, without first notifying the LPA.
- 1.3.3 The Notification Process** Anyone proposing to carry out work on a tree in a Conservation Area must give the LPA six weeks' written notice of their intention. This is often referred to as a 'Section 211 notice'. This provides the LPA with an opportunity to consider whether the tree should be protected by a TPO.
- 1.3.4** During the six-week period, the LPA can respond in one of two ways:
-  **Issue a new TPO:** If the LPA considers the tree to have significant amenity value, it may make a TPO to provide long-term protection. If this occurs, a formal application for consent will be required for any future works.
 -  **Take no action:** The LPA may decide not to make a TPO. In this case, once the six-week period has expired, the proposed work can be carried out.
- 1.3.5 Exemptions and Penalties** The exemptions and penalties for carrying out unauthorised work on trees within a Conservation Area are broadly the same as those for TPOs.

1.4 Summary and Important Advice

- 1.4.1** Before authorising any tree work, it is essential to contact the Local Planning Authority to confirm whether the trees are subject to a TPO or are located within a Conservation Area.
- 1.4.2** This simple check ensures that all work is conducted lawfully and avoids the risk of prosecution and substantial penalties. The legal status of trees can change, and this information should always be verified directly with the relevant council department.
- 1.4.3** Disclaimer: This guidance is for informational purposes only and does not constitute legal advice. It is a summary of complex regulations. Canopy IQ accepts no liability for any loss or damage arising from reliance on this

information without first confirming the legal status of the trees with the appropriate Local Planning Authority.

2.0 Report Caveats

2.1 Scope of the Survey

- 2.1.1** This report addresses only the arboricultural aspects of the site and is based on the observed condition of trees at the time of inspection. Trees are living, dynamic organisms and their health and structural integrity can change over time due to environmental conditions, pests, diseases, or mechanical damage. Regular reassessment is therefore recommended to identify any changes that could affect stability or safety.

2.2 Hedges and Dense Vegetation

- 2.2.1** Certain vegetation types, particularly dense hedgerows and unmanaged thickets, may comprise multiple species that are difficult to identify during a single site visit, especially outside the growing season. Where such limitations occur, they will be recorded in the tree survey schedule.

2.3 Maintenance of Vegetation

- 2.3.1** It is the responsibility of the client or site manager to ensure that any vegetation within or adjacent to the construction zone is appropriately assessed and maintained in accordance with current building and health & safety guidelines. A pre-commencement walkover inspection is advised to confirm that vegetation is suitably managed before works begin.

2.4 Arboricultural Involvement

- 2.4.1** An appropriately qualified arboricultural consultant should remain engaged throughout the development process to monitor the condition of retained trees, ensure protective measures are maintained, and advise on mitigation where necessary. Any amendments to the approved development design should be reviewed for potential arboricultural impacts before implementation.

2.5 Report Validity

- 2.5.1** This report is valid for a period of 12 months from the date of inspection. After this time, a further site visit is recommended to verify the continued accuracy of the findings and recommendations.

2.6 Copyright

- 2.6.1** © Canopy IQ Ltd 2026 All rights in this report are reserved. The content is intended for the exclusive use of the addressee and their agents for the specific site and purpose stated.
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3.0 References

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