



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**1 Oakley Grove
Crawley Down
RH10 4UT**

Document date: 11th June 2025

Document ref: PJC/6728/25-01 Rev -

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1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by PBA planning to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the construction of a single storey wrap around extension to rear and side.

1.1.2 This report 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 A tree works application was granted on 7th January 2025 to reduce the two lowest limbs on oak T1 (tree reference from this report) by approximately 1.5m.

1.3 Objectives of report

1.3.1 This report has been undertaken with the following objectives:

- To survey trees at 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 and a root protection area incursions plan at Appendix 3.
- An arboricultural method statement at section 4 and a tree protection plan at Appendix 4.

1.5 Documents and information provided

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

- Existing Site Plan ref: GD-01
- Existing Plans ref: GD-02
- Proposed Site Plan ref: GD-03
- Proposed Plans ref: GD-04



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.
- 1.6.5 No topographical survey with measured tree positions was provided to produce this report. The tree position on the tree constraints plan in Appendix 1 was measured during the site visit.



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.
- 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 2nd December 2024. The weather conditions at the time were clear and dry. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were not in leaf.



2.5 Findings

- 2.5.1 The survey comprised of a single mature oak tree (T1) located in proximity to the proposed extension. T1 is located to the south-west of the dwelling and is protected by tree preservation order ref: TP/16/0010. It is visible from the road and is considered to have some visual amenity value, however it is of poor health, exhibiting dieback throughout its crown. This is potentially the result of insufficient tree protection being installed during the construction of the surrounding dwellings. It was noted during the survey that the soil around the tree was quite waterlogged. LandIS (www.landis.org.uk/soilscapes/) describes the soilscape at the site as 'slightly acid loamy and clayey soils with impeded drainage'. Amelioration of the rooting medium around the tree by applying bark mulch to improve soil structure and improve drainage or potentially injecting compressed air into the soil could improve the trees chances of and rate of recovery.



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 root protection area incursions plan at Appendix 3 and the tree protection plan at Appendix 4.

3.2 Tree works

- 3.2.1 No tree removals are proposed to facilitate the construction of the new extension.
- 3.2.2 Based on the information currently available, it is anticipated that the crowns of all retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require access facilitation pruning.
- 3.2.3 Any 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. No works may be carried out on protected trees without prior permission from the local authority. All tree works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

3.3 Building footings in proximity to trees

- 3.3.1 The proposed extension has been designed to be located outside the root protection area of T1, therefore use of specialist foundations for root protection is not deemed necessary. Care must be taken during the construction period to ensure no over-dig or damage to the soil structure occurs beyond the footprint of the extension as described in the arboricultural method statement.
- 3.3.2 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.

3.4 Hard standing in proximity to trees

- 3.4.1 A small patio area is to be constructed outside patio door of the new extension. This will partially encroach the root protection area of T1 in the area hatched pink on the root protection area incursions plan. The encroachment equates to 14.0m² or 5% of the total root protection area. It is important that the patio is permeable and that it is constructed above ground level without soil stripping. The grass sward may be carefully removed but the underlying soil must be fully retained and protected, particularly as clay soils tend to result in shallower roots due to anaerobic conditions further into the ground.

3.5 Services

- 3.5.1 Details of changes to the routing of existing services (if any) resulting from 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.



- 3.5.2 Once details of the routing of 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.

3.6 Landscaping in proximity to trees

- 3.6.1 An existing close board fence within the root protection area of T1 will be removed (either entirely or partially) and reinstated in along the garden boundary to the new extension (refer to root protection area incursions plan). This 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 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 2: Phasing of works

Works Order	Operation	Notes
1	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.
2	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 construction activities begin.
3	Construction phase.	The tree protection fencing and temporary ground protection shall be maintained, and the construction exclusion zone observed throughout the construction phase.
4	Landscaping phase.	Temporary ground protection area 2 shall be removed when the new patio is constructed. The tree protection fencing and temporary ground protection area 1 shall be maintained whilst the patio is constructed.
5	Removal of tree protection barriers.	The remaining 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. The garden fence can be reinstated when the tree protection barriers are removed.

4.3 Tree protection barriers

- 4.3.1 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.
- 4.3.2 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 construction activities commence at the site. The temporary ground protection area 2 shown on the tree protection plan shall be maintained until it is replaced with the new patio. The tree protection fencing and temporary ground protection area 1 shall be maintained in situ until 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.

- 4.3.3 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 5). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed with the local authority arboricultural officer.
- 4.3.4 Signs shall be affixed to the fencing as shown in Appendix 6 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.
- 4.3.5 The specification for temporary ground protection shall be a single thickness of scaffold boards (or equivalent boards), on a compressible layer (100mm woodchip or sharp sand), spread across a geotextile membrane. This specification is designed to support pedestrian loads only. If larger loads need to be supported, a more robust ground protection specification shall be agreed with the project arboriculturist.
- 4.3.6 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.

4.4 Storage and handling of harmful chemicals

- 4.4.1 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.
- 4.4.2 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.
- 4.4.3 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.



4.5 Contractor facilities and site set up

- 4.5.1 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.
- 4.5.2 Care must be taken when unloading materials from flatbed lorries in proximity to retained trees to avoid damage to the crowns. A designated banksman must be utilised to ensure the crowns are not contacted when unloading with a vehicle mounted crane.

4.6 Excavating excavation footing

- 4.6.1 The new extension does not encroach the root protection area of T1, however it is likely that the actual rooting area will extend beyond the root protection area. As such, the south-west facing side of the extension footing (facing onto the root protection area) must be carefully hand excavated to allow appropriate root pruning to occur. Roots revealed shall be cleanly pruned using secateurs to leave the smallest feasible wound. Small clean pruning wounds require less energy from the tree to heal and reduce the chance of infection by tree pathogens. Roots over 25mm diameter must not be pruned unless the project arboriculturist has first been consulted to assess the potential impact on the tree.

4.7 Constructing new patio

- 4.7.1 Within the root protection area of T1, the patio shall be constructed to the basic specification described in the arboricultural impact assessment (permeable and 'no-dig'). The detailed specification (including levels) must be signed off by the project arboriculturist before implementation to ensure compliance with arboricultural requirements.
- 4.7.2 Prior to construction of the patio, the existing ground vegetation (e.g. grass sward) shall be carefully removed using controlled hand tools such as a spade or turf cutter. The underlying soil must be fully retained and protected.
- 4.7.3 The finished level of the no-dig patio will be slightly higher than the surrounding un-surfaced ground. To mitigate this, clean-screened topsoil may be banked around the edge of the patio. It is recommended that no less than a gradient of 1:3 is created as increasing the ground level within a root protection area can disrupt root function.

4.8 Reinstating garden fence

- 4.8.1 Reinstalling the garden fence within the root protection area of T1 will require access into the construction exclusion zone. Only pedestrian access will be permitted into the construction exclusion zone and scaffold board pathways shall be used in wet conditions. Ideally these works shall occur during the soft landscaping phase of development when it is safe to dismantle the tree protection fencing.
- 4.8.2 It is anticipated that the replacement fence will be a close board fence to match the existing. Where possible, the existing postholes shall be reused to minimise the chance of encountering tree roots. If new postholes are needed due to the amended dimensions of the fence, these must be excavated carefully by hand taking care not to prune or damage roots over 25mm diameter. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zones.



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 any new services (if any).
3. The detailed patio 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 explain the implications of the tree preservation order.
3. To discuss any requirements for any access facilitation pruning which have 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 monitoring

4.11.1 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.

4.11.2 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.

4.12 Process if an unforeseen issue relating to trees arises

4.12.1 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.

4.12.2 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.

- 4.12.3 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 B* tree
-  Tree canopy

* 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.

The tree position on this drawing was approximately measured during the site visit.

Drawing no: PJC/6728/24/A **Rev:** - **Sheet number:** 1 of 1

Client and site:
PBA Planning

1 Oakley Grove
Crawley Down
RH10 4UT

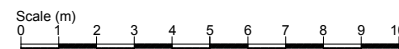
Drawing title: Tree Constraints Plan

Date drawn: 10/12/2024

Scale: 1:200 at A4

Drawn by: PD

Checked by: LW



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Appendix 2: Tree Survey Schedule

Site: 1 Oakley Grove, Crawley Down

Survey date: 02/12/2024

Surveyor: Peter Davies

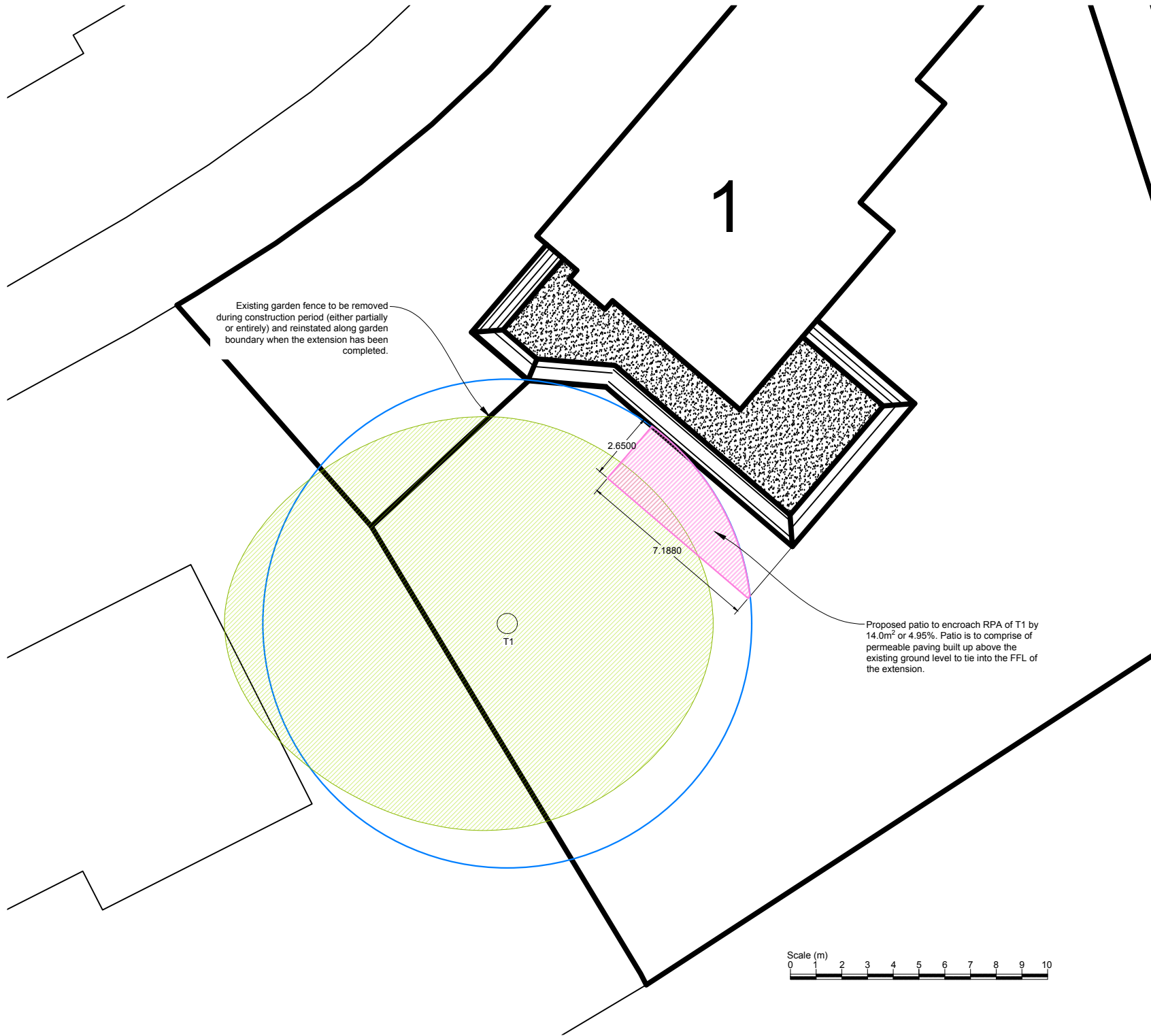
Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	Pedunculate oak (Quercus robur)	21	790	N: 8 E: 8 S: 8 W: 11	Crown: 5 west Branch: 4 west	Mature	Fair	Fair	Crown appears sparse and contains small dead wood throughout. Previously crown lifted.	TPO - Monitor vitality in 2025 growing season and potentially ameliorate rooting medium if no improvement observed.	B1+2	282.4	9.5



Appendix 3: Root Protection Area Incursions Plan



Key:

-  Root protection area for category B* tree
-  Tree canopy
-  New hard standing within root protection area

* 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.

The tree position on this drawing was approximately measured during the site visit.

Drawing no: PJC/6728/25/B Rev: - Sheet number: 1 of 1

Client and site:
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Drawing title: Root Protection Area Incursions Plan

Date drawn: 11/06/2025

Scale: 1:200 at A4

Drawn by: PD

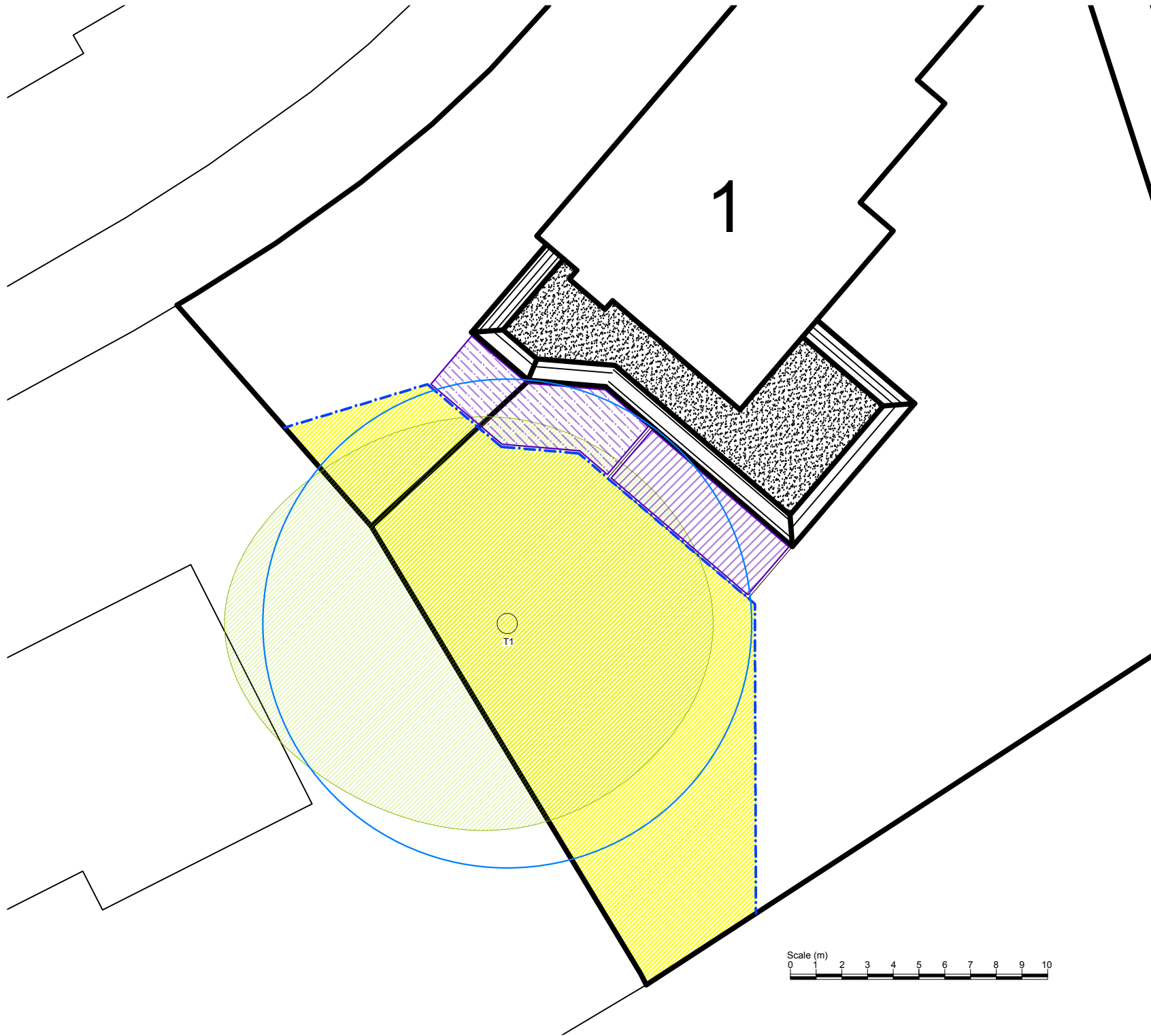
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Appendix 4: Tree Protection Plan



Key:

-  Root protection area for category B* tree
-  Tree canopy
-  Tree protection fencing
-  Temporary ground protection - area 1
-  Temporary ground protection - area 2
-  Construction exclusion zone

* 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.

The tree position on this drawing was approximately measured during the site visit.

Drawing no: PJC/6728/25/C Rev: - Sheet number: 1 of 1

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Crawley Down
RH10 4UT

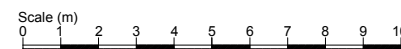
Drawing title: Tree Protection Plan

Date drawn: 11/06/2025

Scale: 1:200 at A4

Drawn by: PD

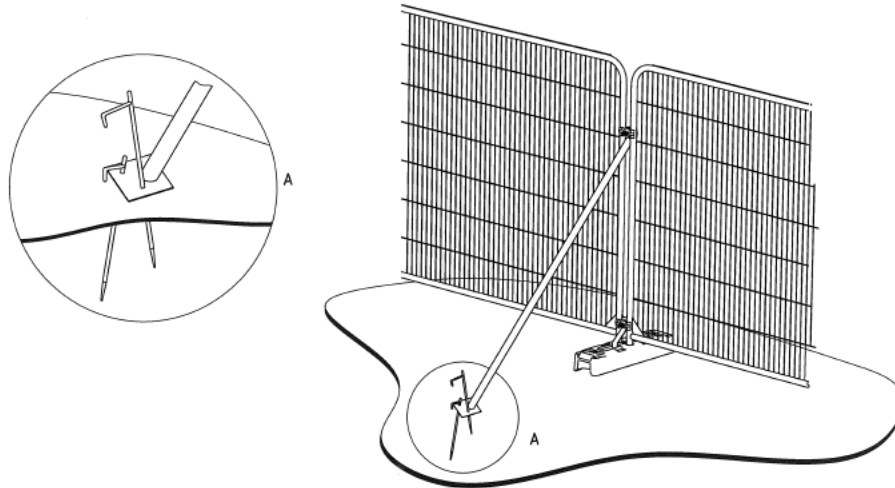
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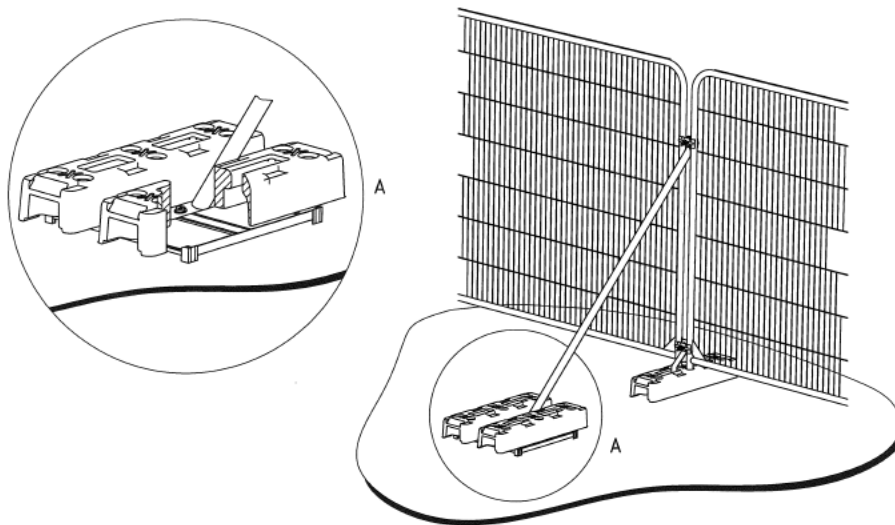
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Appendix 5: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 6: Example Protective Fencing Sign





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