

Arboricultural Impact Assessment

Meadow Bank House, Turners Hill Road

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Summary	3-5
Introduction	3
Background	3
Site Description	4
Tree Preservation Orders	4
Purpose of the AIA	5
2.0 Important Tree Information	5
3.0 Methodology	6
Discussion: Arboricultural Impact and Method Statement	6-14
4.0 Tree Work and Removal	6
5.0 Soils	7
6.0 Changes In Levels	8
7.0 Underground Services	9
8.0 Ditch Culvert Installation	10
9.0 Surfacing	11
10.0 Site Set up and Control	12
11.0 Summary and Conclusion	13

Appendices

Appendix 1: Drawings FLA-FEN-D1-T-001 & 002

Appendix 2: SJA Tree Survey Report and Drawing SJA MSP 22287-011

Appendix 3: FLA Construction Phase AMS

1.0 SUMMARY

Introduction

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by Furse Landscape Architects Ltd (FLA), a Landscape Institute-registered consultancy with offices in West Sussex and Hampshire, providing landscape and arboricultural services across the south and southwest of the UK. The practice covers landscape design, management, visual impact assessment and arboricultural assessment. The practice's principals have been involved with built development in the countryside for over 30 years. Trevor Furse, a Chartered Landscape Architect and Arboriculturist with extensive knowledge of landscape and arboricultural assessment techniques, has prepared this AIA.

Background

- 1.2 This AIA has been prepared by Furse Landscape Architects Ltd following a request from the planning consultant, Sadler Planning, to prepare an Arboricultural Impact Assessment to discharge relevant planning condition 12 of approval Mid Sussex District Council approval DM/23/1608 for the proposed development at Meadow Bank House, Turners Hill Road.
- 1.3 The initial Tree Survey (TS), undertaken by SJA Trees using Visual Tree Assessment (VTA), was carried out during June 2022 in accordance with BS 5837:2012, "Trees in relation to design, demolition and construction – Recommendations". The survey assessed the overall size, condition and retention value of the trees. The initial tree survey identifies the proposed route of the new entrance drive and an indicative route for tree protection measures (See drawing SJA MSP 22287-011)
- 1.4 A Construction Phase AMS has been prepared in conjunction with the SJA Tree Survey and the findings and constraints identified form part of the overall AIA report for the proposals.

Site Description

- 1.5 The application entails the construction of a new dwelling within the field to the south of Fen Place Mill and is to provide self-contained accommodation with a new entrance drive constructed egressing out on to Turners Hill Road. The new driveway passes through a small area of woodland that has been covered by the SJA Tree Survey and crosses a small stream which passes through the woodland west to east. The stream will be culverted and the new access drive and a set of gates will be installed directly adjacent to the stream crossing.

Tree Preservation Orders

- 1.6 There are currently no TPOs within the area of woodland directly affected by the new entrance drive and associated works. An area of Ancient and Semi-Natural Woodland lies to the west of the existing entrance to Fen Place, and its 15m buffer zone is slightly encroached upon by the proposed new entrance drive as it leaves the woodland and enters the field where the new dwelling is to be constructed.

Purpose of the AIA

- 1.7 The purpose of this Arboricultural Impact Assessment (AIA) is to assess the arboricultural implications of the proposed development, having regard to the constraints and tree quality information identified in the accompanying Tree Survey. Read together, the Tree Survey and AIA establish the baseline arboricultural context, identify the likely effects of the proposals on retained trees, and define the principles required to avoid, minimise or mitigate harm. These findings then inform the Arboricultural Method Statement (AMS), which sets out the practical site procedures, sequencing, supervision and tree protection measures required to safeguard retained trees throughout the construction phase.

2.0 Important Tree Information

- 2.1 As the majority of tree roots are found in the upper metre of soil, development works, including shallow excavation, soil compaction and soil contamination, can be harmful to nearby trees. Trees differ in their tolerance of root loss or disturbance according to their age, species and condition. All protection works within this document will be in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations"

- 2.2 An assessment of the site's tree stock has been undertaken, and the trees to be retained are clearly shown within the SJA Tree Survey SJA MSP 22287-011. A calculation has been made of the soil volume required to support their survival. This is represented by the Root Protection Area (RPA), shown by the BS 5837:2012 tree category-coloured circles around the retained trees on the plan FLA-FEN-D1-T-001 together with the extent of RPA encroachment for the trees directly affected by the new access drive.

3.0 Methodology

3.1 References include:

- British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'
- British Standard 3998:2010 'Tree Work'
- National Joint Utilities Group 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees' 1995.

Discussion

4.0 Tree Work and Removal

- 4.1 The identified tree works shall be carried out before the installation of temporary tree protection fencing, temporary ground protection measures and the construction of the access drive. The extent of the works shall be limited to those trees, groups or sections of canopy specifically identified within the approved tree survey, arboricultural drawings and any subsequent agreed schedule of works. No additional felling, pruning, crown lifting, vegetation clearance or root disturbance shall be undertaken without prior review and written confirmation from the project arboricultural consultant.
- 4.2 The preliminary tree works are expected to include only those operations necessary to provide the approved access corridor, working envelope, visibility, clearance for temporary access arrangements and safe installation of protective measures. This may include the removal of selected trees or understorey within the approved access alignment, pruning or crown lifting of retained trees where required for construction clearance, and removal of dead, defective or unsafe material where it presents a risk to operatives installing fencing or ground protection.

- 4.3 All tree works shall be undertaken by a competent arboricultural contractor in accordance with BS 3998:2010, current industry good practice and any ecological constraints, including checks for nesting birds, roosting bats or other protected species where relevant. Arisings shall be removed from the proposed protection zones unless specifically agreed for habitat purposes, and all works shall be completed using methods that avoid tracking machinery across unprotected ground within Root Protection Areas.
- 4.4 Following completion of the identified tree works, the arboricultural consultant shall inspect the cleared access corridor and confirm that the agreed extent of works has not been exceeded. Temporary protection fencing and ground protection shall then be installed before any demolition, excavation, deliveries, material storage, service installation, access construction or general site activity takes place. The sequence is critical because protection measures must define the permitted working area and prevent uncontrolled access into retained woodland and adjacent RPAs.

5.0 Soils

- 5.1 The site lies within the High Weald landscape where soils are typically associated with clayey and loamy profiles derived from Wealden deposits, with local variation expected in the woodland, stream corridor and field margins. Published national soil and geological mapping should be treated as indicative only and the final assessment should be confirmed by site investigation, trial pits or observations made during supervised excavation. For the purpose of arboricultural assessment, the soils should be regarded as moderately to highly sensitive to construction disturbance, particularly where works occur within or close to Root Protection Areas.
- 5.2 The principal risk to retained trees is damage to the upper soil horizons, as the majority of fine absorbing roots occur close to the surface. Construction traffic, storage of materials, repeated pedestrian movement, excavation, changes in levels and contamination from cement, fuels or wash-out water may all reduce soil structure, aeration and drainage. In clayey or clay-loam soils this risk is increased because compaction can rapidly reduce pore space, impede water movement and create anaerobic conditions. The likelihood of significant damage is highest where unprotected plant movement or storage occurs within RPAs, moderate where light access is carefully controlled, and low where ground protection, no-dig construction and exclusion fencing are installed before works commence.

- 5.3 On the proposed access route through the woodland and close to the stream crossing, soils may also be locally wetter and more easily deformed. Rutting, smearing and puddling are therefore likely if machinery operates directly on exposed ground, particularly during or after wet weather. Such damage could sever roots, compact the rooting medium and alter surface water movement. The likelihood of damage in these areas should be considered high unless temporary ground protection, load-spreading measures and supervised working methods are used.
- 5.4 Measures to reduce the likelihood of soil damage shall include the installation of tree protection fencing prior to construction, use of no-dig surfacing where access passes through RPAs, use of temporary ground protection for any short-term working areas, prohibition of storage or mixing of materials within RPAs, and avoidance of excavation or level changes unless agreed and supervised by the project arboriculturist. If localised compaction or contamination is identified, works should stop in the affected area and remediation measures should be agreed before construction proceeds.

6.0 Changes In Levels

- 6.1 Uncontrolled changes in soil levels within the woodland, whether by excavation, grading, filling, bunding or localised tracking by plant, have the potential to cause significant harm to retained trees. The majority of fine roots responsible for water and nutrient uptake are located in the upper soil horizons and extend laterally through the woodland soil. Any unplanned reduction in level may sever these roots directly, while raising levels may bury the existing rooting zone, reduce gaseous exchange and alter the moisture balance around the root system.
- 6.2 The likely result of uncontrolled soil level changes during construction of the new access drive would be progressive deterioration in tree vitality. Symptoms may not be immediately visible and can develop over several growing seasons, including reduced shoot extension, sparse crown density, premature leaf fall, dieback, increased vulnerability to drought stress and a greater susceptibility to pest or disease attack. Where roots are severed or soil structure is damaged, the stability of retained trees may also be affected, particularly on the edge of the woodland and close to the proposed stream crossing.

- 6.3 For these reasons, the formation of the access drive through the woodland shall avoid conventional excavation and level reduction within Root Protection Areas. A no-dig construction approach is required where the drive passes through or close to RPAs in order to retain the existing soil profile, protect the upper rooting environment and maintain natural soil permeability. The surface should be constructed above existing ground level using a permeable, load-spreading build-up, such as an appropriate cellular confinement system or similar engineer-designed no-dig solution, laid over a geotextile separation layer.
- 6.4 The detailed make-up of the no-dig drive shall be confirmed by the project engineer or specialist supplier, having regard to anticipated vehicle loading, existing ground conditions, drainage requirements and arboricultural constraints. The construction depth, edge restraint, wearing course and any transition details must be designed so that there is no excavation into the existing woodland soil other than minor removal of surface vegetation where agreed. Any unavoidable localised level change, including tie-ins to the stream crossing, gates or existing ground levels, shall be agreed in advance with the project arboriculturist and constructed under arboricultural supervision.

7.0 Underground Services

- 7.1 The routing of any underground services associated with the proposed development shall be designed to avoid the woodland and the Root Protection Areas of retained trees wherever practicable. Service routes must be considered at the detailed design stage and coordinated with the proposed access drive, drainage, utilities, lighting, communications and any required ducting, so that later unplanned trenching through the woodland is avoided.
- 7.2 Where services cannot be routed wholly outside the woodland, their alignment shall follow the least damaging route and shall be planned in accordance with the National Joint Utilities Group guidance, including NJUG Volume 4: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees, as a minimum standard. The NJUG guidance shall not be treated as permission to trench through protected rooting areas; rather, it shall inform the hierarchy of avoidance, minimisation, protection and specialist working methods where interaction with tree roots is unavoidable.

- 7.3 Open-cut trenching through the woodland shall be avoided unless there is no practical alternative and the works have first been reviewed and agreed by the project arboricultural consultant. Conventional excavation within Root Protection Areas can sever structural and fine absorbing roots, dry exposed roots, alter drainage patterns and cause soil compaction along the working corridor. For this reason, trenchless installation, use of existing service corridors, shared service ducts, routing beneath the no-dig access construction, or routing outside RPAs shall be considered before any excavation is proposed.
- 7.4 If any service installation is required within or close to retained tree RPAs, a separate arboricultural method statement shall be prepared before the works commence. This document shall identify the exact service alignment, depth, entry and exit points, working width, plant and equipment, root protection measures, sequencing, supervision requirements and emergency procedures if significant roots are encountered. The method statement shall also specify whether hand-digging, air-spade excavation, thrust boring, moling or other trenchless techniques are appropriate for the relevant section of the route.
- 7.5 Service installation works within the woodland or adjacent RPAs shall be undertaken only under the oversight of the arboricultural consultant, with key stages inspected and recorded. No roots greater than 25mm diameter shall be cut without express arboricultural approval, and any exposed roots shall be protected from drying, frost, contamination and mechanical damage. Works shall stop immediately if roots of unexpected size, density or importance are discovered, and the route or methodology shall be reviewed before installation continues.

8.0 Ditch Culvert Installation

- 8.1 A new culvert is to be installed on the existing line of the ditch where it passes through the woodland and beneath the proposed access drive. The purpose of the culvert is to maintain the existing upstream flow path and drainage function of the ditch, while allowing the access drive to cross the channel without blocking, diverting or impounding surface water. The culvert shall be positioned and constructed so that the existing drainage regime is maintained as far as practicable and so that upstream water levels, flow characteristics and downstream discharge are not adversely altered.

- 8.2 The detailed culvert design, including pipe or box culvert dimensions, invert levels, headwalls, bedding, backfill, erosion protection and tie-in details, shall be prepared by the project drainage engineer. The design shall be coordinated with Furse Landscape Architects Ltd (FLA), acting as the arboricultural consultant, to ensure that the culvert works are compatible with the retention of woodland trees and the protection of adjacent Root Protection Areas.
- 8.3 The construction methodology shall avoid disturbance to retained woodland trees wherever practicable. This includes avoiding unnecessary widening of the working area, avoiding excavation within RPAs outside the agreed culvert footprint, preventing storage of excavated material against trees, and ensuring that plant movements are confined to agreed access and protection zones. Where disturbance cannot be avoided, FLA shall be consulted before works proceed so that the least damaging solution can be identified, agreed and recorded.
- 8.4 An arboricultural watching brief shall be provided during the initial clearance and excavation works within the culvert working area. The purpose of the watching brief is to confirm the limits of clearance, identify any significant roots or unexpected tree constraints, advise on hand excavation or root protection where required, and ensure that works remain within the agreed methodology. If roots of unexpected size, density or importance are encountered, works shall stop in the affected area until FLA has inspected the situation and advised on the appropriate mitigation, design adjustment or construction method.

9.0 Surfacing

- 9.1 The preferred surfacing arrangement for the new access drive shall reflect both highway requirements at the junction with Turners Hill Road and the arboricultural constraints within the woodland. The first section of the drive, forming the bellmouth and immediate access from the public highway, will need to be constructed in accordance with the East Sussex County Council highway specification, including the required base, binder and tarmacadam wearing course make-up for adoption, safety and durability purposes.

- 9.2 In the current proposals this tarmacadam construction shall be extended from the bellmouth through to the new culvert being installed to carry the existing ditch beneath the access drive. This approach provides a robust engineered surface for the junction, the initial turning and tracking movements, and the culvert crossing, where structural integrity, edge restraint, drainage and highway tie-in details are critical. The detailed specification for this section shall be confirmed by the highway engineer and drainage engineer, with construction depths and formation levels coordinated with the arboricultural requirements of this method statement.
- 9.3 Within the woodland, and particularly beyond the culvert where the access route passes through or close to the Root Protection Areas of retained trees, conventional road construction involving excavation, reduced levels and compacted sub-base shall be avoided unless specifically agreed following arboricultural review. Where the drive enters more sensitive rooting areas, the preferred surface shall be a no-dig or minimal-dig permeable construction designed to spread vehicle loads, maintain soil aeration and preserve existing surface water movement through the woodland floor.
- 9.4 The transition between the tarmacadam section and any no-dig woodland surface shall be carefully designed so that no abrupt excavation, kerb foundation, haunching or level change damages retained roots. Any edge restraint, geotextile, cellular confinement system, permeable sub-base, wearing course or drainage feature required within the woodland shall be selected to minimise excavation and compaction. The final surface make-up shall be agreed by the project engineer and arboricultural consultant before works commence and shall be installed under arboricultural supervision where it lies within or immediately adjacent to RPAs.

10.0 Site Set up and Control

- 10.1 The site set up shall be planned to minimise disturbance to the woodland soil profile and to prevent uncontrolled access into Root Protection Areas. Before any general construction activity, deliveries or material storage take place, the agreed working corridor, compound area, welfare location, access route and exclusion zones shall be clearly identified on site and confirmed with the site engineer and Furse Landscape Architects Ltd (FLA), acting as the arboricultural consultant.

- 10.2 Temporary trackway or equivalent load-spreading ground protection shall be installed wherever construction traffic, delivery vehicles, plant or repeated pedestrian movement is required over sensitive woodland soils or close to retained tree RPAs. The purpose of the trackway is to reduce potential compaction, rutting, smearing and deformation of the upper soil horizons, which are critical for root aeration, drainage and fine root function. No machinery shall track directly across unprotected woodland soil unless this has been specifically agreed in advance by the site engineer and FLA.
- 10.3 The location and specification of any temporary trackway, ground protection matting, haul route or working platform shall be included within the contractor's method statement and agreed before installation. The system shall be suitable for the expected vehicle loading and ground conditions and shall be installed without excavation or level reduction unless expressly agreed. Trackway panels shall be laid, used and removed in a manner that avoids root damage, soil contamination and unnecessary widening of the working area.
- 10.4 Site welfare units shall be self-contained and located outside retained tree RPAs and away from the woodland wherever practicable. Waste products from toilets, wash facilities or welfare operations shall not be discharged to the ground, ditch, stream corridor or woodland soils. Welfare servicing, waste removal and any refuelling or maintenance operations shall be undertaken using controlled procedures that prevent accidental release of liquids, chemicals or contaminated water.
- 10.5 Potential spills from fuels, oils, cement washout, or chemicals shall be strictly prohibited within the woodland and within or adjacent to RPAs. Welfare Unit servicing shall be strictly monitored and controlled. Appropriate precautions shall include designated refuelling areas outside tree protection zones, spill kits, drip trays, secure storage of liquids, emergency response procedures and immediate reporting of any incident to the site manager, site engineer and FLA. If contamination of woodland soil occurs, works shall stop in the affected area until the appropriate remediation has been agreed.

- 10.6 All relevant site set up, temporary access, trackway, welfare, storage, refuelling and pollution prevention method statements shall be submitted to and approved by the site engineer and FLA before the relevant works commence. The approved arrangements shall be communicated to all contractors during site induction and shall remain in place until the permanent access construction and tree protection requirements allow their removal or alteration.

11.0 Summary and Conclusion

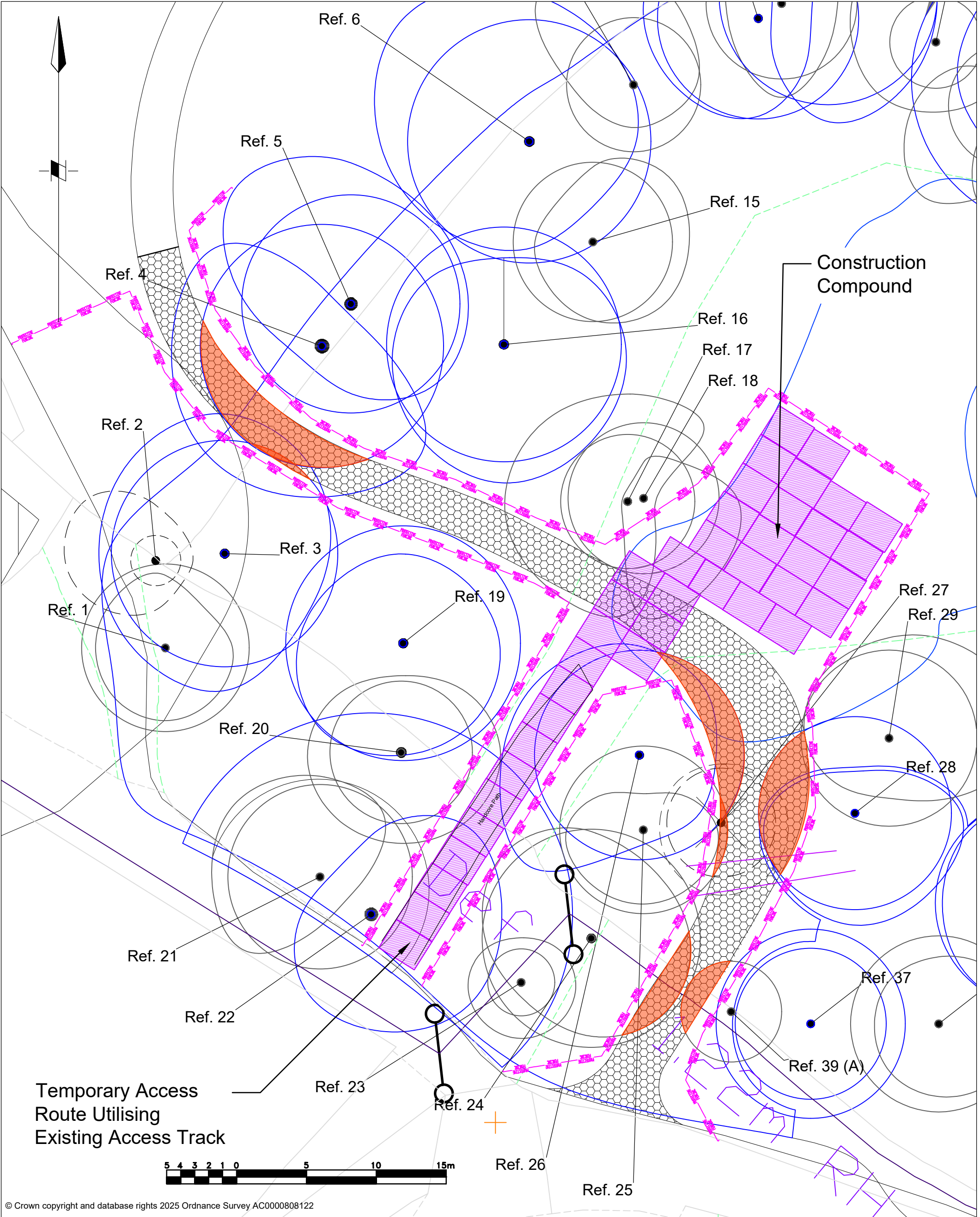
- 11.1 This Arboricultural Impact Assessment and Method Statement has been prepared to identify the principal arboricultural constraints associated with the construction of the new access drive serving the proposed development at Meadow Bank House, Turners Hill Road. The access route passes through an area of woodland, crosses an existing ditch and lies close to retained trees and their Root Protection Areas. The works therefore have the potential to affect tree roots, woodland soils, drainage patterns and retained tree vitality if they are not carefully planned, sequenced and supervised.
- 11.2 The key protection principles are the avoidance of unnecessary excavation within Root Protection Areas, prevention of soil compaction, control of construction access, and maintenance of the existing drainage function through the woodland. These principles require the early completion of approved tree works, installation of temporary fencing and ground protection, use of load-spreading trackway where temporary access is required, prohibition of uncontrolled level changes, and the adoption of no-dig or minimal-dig construction techniques where the access drive passes through tree-sensitive areas.
- 11.3 The bellmouth and initial section of the access drive shall be constructed to the relevant East Sussex County Council highway specification and, in the current proposals, the tarmacadam construction shall extend to the new culvert crossing. Beyond this point, where the route passes through more sensitive woodland and retained tree constraints, the surface construction shall be designed to protect the existing soil profile, maintain permeability and avoid excavation unless agreed through arboricultural review.

- 11.4 The installation of the culvert, any underground services and any localised works within or close to RPAs shall be subject to detailed design coordination and arboricultural oversight. Service trenching through the woodland shall be avoided wherever practicable, and any unavoidable service installation shall be addressed by a separate arboricultural method statement prepared before the relevant works commence. The culvert design shall be led by the drainage engineer and coordinated with FLA so that the existing ditch flow is maintained and disturbance to retained woodland trees is avoided or minimised.
- 11.5 Subject to the implementation of the tree protection measures, approved method statements, agreed construction sequencing and arboricultural supervision set out in this document, it is considered that the proposed access drive can be constructed while retaining the important woodland trees and maintaining the essential function of the woodland soil and drainage system. All contractors shall be made aware of the requirements of this report before works commence, and no variation to the approved working methods shall be undertaken without prior agreement from the site engineer and FLA.

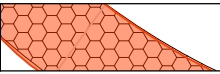
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11th September 2026

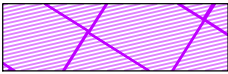
Appendix 1: Drawings FLA-FEN-D1-T-001 & 002



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Areas of RPA Encroachment
by Access Drive

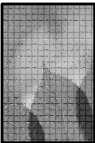


Areas Protected by Temporary
Trackway System



Temporary Protective Fence
Alignment

Tree Ref	RPA	Encoachment	Overall %
T3	206	1.45	0.7
T4	238	34.6	14.54
T26	177	23.3	13.16
T28	150	24.3	16.2
T25	133	2.3	1.73
T24	191	11.3	5.92
T39(A)	41	7	17.07

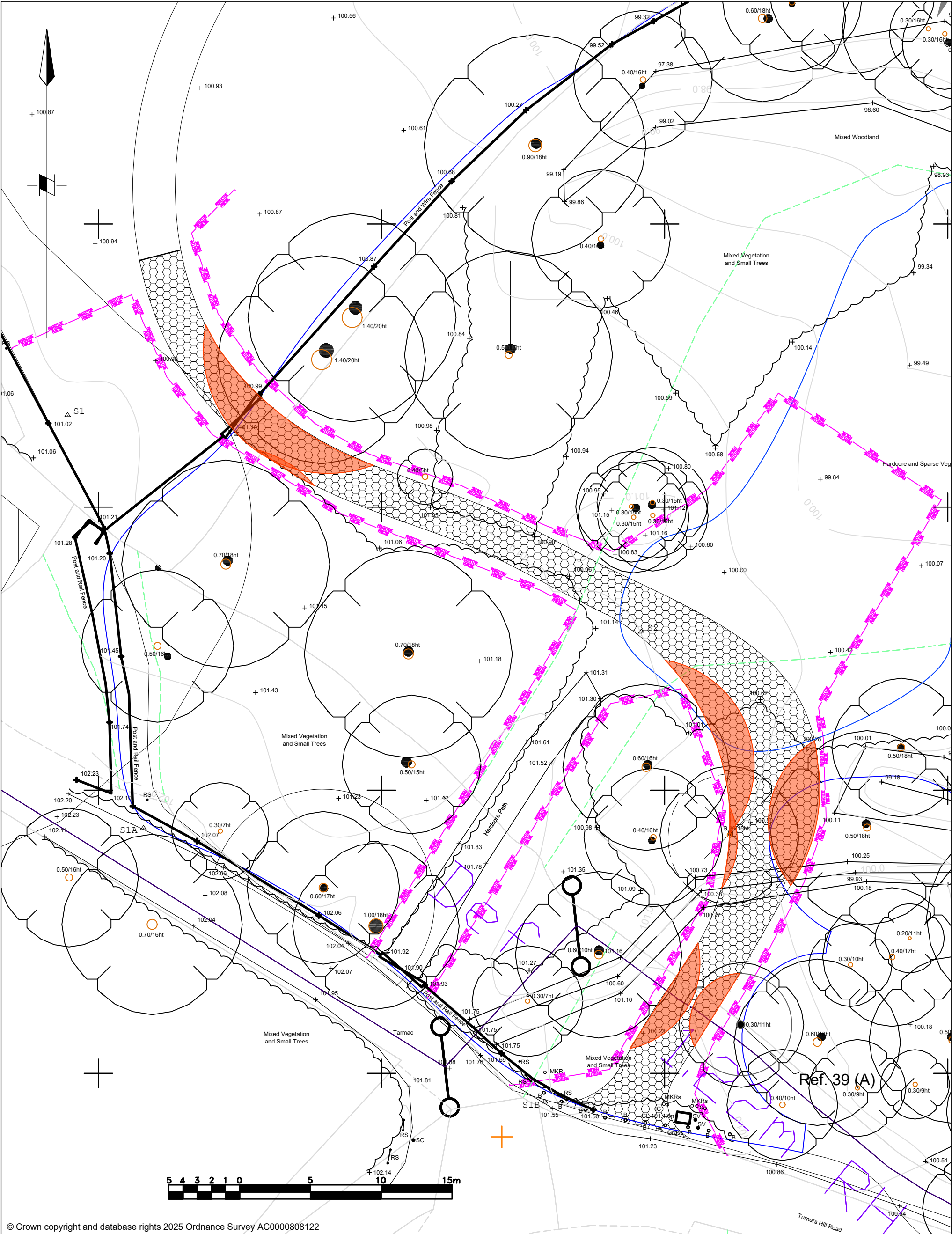


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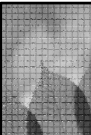
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no.	revision	date	by	check
01				
client	PLANNING			
project	Meadow Bank House			
client	Lewis & Holly Dicker			
planning consultant	Sadler Planning			
architect	Gould Baxter Architects			
Tree Protection Plan (TPP 1) Construction Phase SJA Tree Survey Information Over Lay		scale 1:250 @ A3		
		drawn by	TRF	date 09/09/26
		checked		
		rev		
		FLA-FEN-D1-T-001		



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	E.mail: info@furse.net		project		Meadow Bank House		scale		1:250 @ A3	
	©Copyright FURSE LANDSCAPE ARCHITECTS LTD Chartered Landscape Architects 2026		client		Lewis & Holly Dicker		drawn by		TRF	
		planning consultant		Sadler Planning		date		09/09/26		checked
		architect		Gould Baxter Architects		rev		FLA-FEN-D1-T-002		

Appendix 2: SJA Tree Survey Report and Drawing SJA MSP 22287-011



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Preliminary Tree Survey Schedule

Meadow Bank House, Turners Hill Road

June 2022

SJA Ref: 22287-01

Tree Survey Schedule: Explanatory Notes

Meadow Bank House, Turners Hill Road

This schedule is based on a tree inspection undertaken by Anthony Harte of SJA trees (the trading name of Simon Jones Associates Ltd.), on Thursday the 23rd June 2022. Weather conditions at the time were overcast but dry. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, and a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees 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.

- (1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

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

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

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

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Meadow Bank House, Turners Hill Road

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	English oak	18m	495mm	N 5.2m NE 4m E 4.8m S 5.2m W 5m	E 7m	E 7m S 6.5m	Semi-mature	Average	Moderate	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; suppressed, asymmetrical crown as overtopped by adjacent tree no. 3; slightly above average dead wood up to 90mm diameter in upper crown consistent with suppression; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
2	Ash	18m	155mm 355mm	NE 2.8m SE 2.5m SW 5m W 6.5m NW 6.5m	W 8m	W 8m	Semi-mature	Below average	Indifferent	Twin-stemmed from base with tight compression fork; N stem sub-dominant and dead; suppressed, asymmetrical crown as overtopped by adjacent tree no. 3; crown shows dieback of branch tips consistent with infection by 'ash dieback disease'; slightly sparsely foliated with above average dead wood up to 150mm diameter scattered throughout; significant component of group in which it stands but moribund.	U
3	English oak	20m	680mm	N 10m E 7.5m SE 7.5m S 9.8m W 9m	N 6m	N 3m	Mature	Average	Moderate	Drawn-up and mutually suppressed but with dominant crown; epicormic growth of average 20mm diameter scattered on trunk to 6m consistent with response to recent removal of adjacent tree to E; tensile main branch unions; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
4	English oak	23m	720mm 715mm	NE 3m SE 10.3m SW 11.3m NW 10.2m	W 6m	NW 2.5m	Mature	Average	Indifferent	Twin-stemmed from base with compression fork; W stem bifurcates from 2m with tensile union; moderate density of epicormic growth of average 20mm diameter scattered on trunk and main limbs; drawn-up and mutually suppressed by adjacent co-dominant tree no. 5 with which it forms companion shelter; one-sided crown; moderate-sized dead wood limb 120mm diameter on E stem at 8m S; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
5	English oak	23m	650mm 645mm	NE 8.5m SE 8.3m SW 5.3m NW 11.7m	NW 5m	NW 2m	Mature	Average	Indifferent	Twin-stemmed from 0.5m with tight compression fork and evidence of included bark extending 500mm upwards from base of union; 'elephant ear' reaction wood present on either side of union, projecting outwards by up to 150mm; moderate density of epicormic growth of average 20mm diameter scattered on trunk and main limbs; W stem stunted with upper 4m of stem leader dead where overtopped and suppressed by tree no. 4; drawn-up and mutually suppressed by adjacent co-dominant tree no. 4 with which it forms companion shelter; one-sided crown; dead wood up to 100mm diameter scattered throughout crown consistent with suppression; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate-gory
6	English oak	22m	730mm	NE 8.8m SE 6.5m SW 8.8m NW 12.6m	NW 4.5m	NW 1.75m	Mature	Average	Moderate	Grows on edge of moderately sloping bank; prominent buttress roots extending 1.5m S, 2.5m E and 1m NE consistent with location on uneven ground; twin-stemmed from 14m with tensile union; drawn-up and mutually suppressed but co-dominant with adjacent mature trees; tensile main branch unions; minor tear-out wound (100mm diameter) on upright limb at 12m SW; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
7	English oak	18m	395mm	N 9m NE 5.7m SE 3.3m SW 3.2m NW 9.5m	NW 8m	NW 3m	Semi-mature	Below average	Indifferent	Grows on edge of moderately sloping bank; drawn-up and mutually suppressed though slightly sub-dominant to surrounding trees with which it forms companion shelter; tensile main branch unions; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
8	English oak	20m	610mm	N 9m E 3.8m S 7m W 8.2m	N 5m	N 1.5m	Mature	Average	Indifferent	Grows on edge of moderately sloping bank; prominent buttress roots extending 1.3m SW and S, and 2m E consistent with location on uneven ground; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; dead wood up to 60mm diameter scattered throughout crown consistent with suppression; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
9	English oak	20m	445mm ivy	N 10.5m E 4m S 6.7m W 4m	N 6m	N 1.75m	Semi-mature	Average	Indifferent	Grows on edge of moderately sloping bank; prominent buttress roots extending 1m S and 0.8 E consistent with location on uneven ground; trunk partially ivy-covered that has recently been severed at 1m; twin-stemmed from 4m with tensile union; N stem sub-dominant and leans moderately N; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
10	English oak	21m	645mm	N 9m E 7.8m S 9m W 4m	S 4.5m	N 4m	Mature	Average	Indifferent	Grows on edge of moderately sloping bank; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; dead wood up to 100mm diameter scattered throughout crown consistent with suppression; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
11	Ash	19m	280mm 300mm 345mm	N 8.6m E 5.5m S 5m W 6m	N 7m	N 5m	Semi-mature	Below average	Indifferent	Three-stemmed from base with tensile unions; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; slightly sparsely foliated with above average dead wood up to 50mm diameter scattered in crown; unclear at this stage whether reduced physiological condition is due to suppression or incipient infection by 'ash dieback disease'; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
12	English oak	23m	900mm	NE 13.3m SE 8.5m SW 7m NW 8m	NE 4.5m	NE 1.75m	Mature	Average	Moderate	Grows on edge of moderately sloping bank; prominent buttress roots extending up to 1m S and SW consistent with location on uneven ground; trunk leans slightly N; lowest 4m of trunk shows slight spiral grain; tensile main branch unions; dominant crown; slightly above average dead wood up to 100mm diameter, especially in lower crown to N; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
13	Field maple	15m	2 stems @ 200mm 80mm 3 stems @ 250mm all est.	NE 4.1m SE 6m SW 7.8m NW 3.8m	1.5m	1.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base with tight compression forks and evidence of included bark; occasional longitudinal wound with cavity formation on lower stems; asymmetrical crown as suppressed by adjacent specimens; notable understorey tree.	C (2)
14	Ash	20m	365mm	NE 1m SE 4m SW 9.1m W 7m NW 4m	12m	SW 8m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (2)
15	English oak	20m	470mm	NE 7.1m SE 6.7m SW 4.5m NW 3.8m	NE 4.5m	NE 1.5m	Semi-mature	Below average	Moderate	Lowest 2m of trunk slightly upswept; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; W side of trunk devoid of lateral limbs to full height of tree; one-sided crown as suppressed by adjacent specimens; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; slightly above average dead wood up to 90mm diameter in crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands but of slightly reduced physiology.	C (2)
16	English oak	20m	705mm	N 6.2m E 8.7m S 9.9m W 7.9m	S 6m	S 6m	Mature	Below average	Moderate	Moderate density of epicormic growth of average 20mm diameter scattered on trunk and main limbs; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; one-sided crown as suppressed by adjacent tree no. 5; slightly above average dead wood up to 90mm diameter in crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
17	English oak	19m	405mm 410mm	N 7.7m NE 7.7m E 2m S 8m W 8.8m	SW 5m	S 3m	Semi-mature	Average	Moderate	Twin-stemmed from 1m with compression fork; mutually suppressed by adjacent co-dominant tree no. 18 with which it forms companion shelter; one-sided crown; N stem bifurcates from 9m with tensile union: both secondary stems show tear out wounds (up to 80mm x 800mm) at 9.5m E; slightly above average dead wood up to 70mm diameter in upper crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
18	English oak	19m	445mm 320mm	N 2.6m E 6.7m S 8.5m W 1.5m	E 5m	E 3m	Semi-mature	Average	Indifferent	Twin-stemmed from base with tight compression fork; lower S stem shows wound (110mm x 1.3m) originating at 0.3m, exposed wood solid but with multiple insect exit holes; mutually suppressed by adjacent co-dominant tree no. 17 with which it forms companion shelter; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
19	English oak	20m	685mm	NE 6.3m SE 7.5m SW 8.5m NW 6.5m	SE 6.5m	S 6m	Mature	Average	Moderate	Prominent buttress roots all around extending to 1m from trunk base; almost fully occluded minor mechanical wound (30mm diameter) on lower trunk at 0.8m N; moderate density of epicormic growth of average 20mm diameter scattered on main limbs; twin-stemmed from 6m with tensile union; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (1)
20	Beech	20m	420mm 410mm 115mm 165mm 90mm 370mm	N5.5m E7.1m S6.5m W6.7m	3m E	E4m	Semi-mature	Average	Indifferent	Twin-stemmed from base; single fungal bracket consistent with decay fungus <i>Ganoderma spp.</i> on SW base of S stem; N stem shows girdling at 0.7m height to S; on N-side of this N stem, significant wound (40mm width x 1.5m height) originating at 0.6m showing cavity formation to depth of 140mm: represent potential weak point in stem's structure; S stem bifurcates from 1.5m with tight compression fork and evidence of included bark; of the resultant secondary stems, W stem shows wound (50mm width x 700mm height) at 2m with cavity formation to depth of 220mm; bark directly below cavity is stained with black exudate that extends to stem base; the secondary stem to E shows two non-occluded wounds at 2m N and 2.75m W, both with cavity formation to depth of 60mm; sounded lower stems and base with acoustic mallet: distinct variations in tone directly around the two main cavities described above; secondary E stem further bifurcates at 5m with tight compression fork and evidence of included bark, with stems making bark-to-bark contact at 6m; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; obscured in views from PRoW to W; upper 10m of crown partially visible in views from Turners Hill to S; significant component of group in which it stands but of reduced potential.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
21	English oak	19m	535mm	NE 6.4m SE 2.5m SW 7.5m NW 8m	NE 5m	N 4m	Mature	Below average	Indifferent	Suppressed, one-sided crown as overtopped by adjacent tree no. 22; non-occluded upwards-facing wound (250mm diameter) on centre of main stem at 8m E directly adjacent to where crown breaks; lower lateral limbs at 9m to W pruned away from access road resulting in stubs up to 150mm diameter; slightly above average dead wood up to 70mm diameter in upper crown consistent with suppression; significant component of group in which it stands.	C (2)
22	English oak	21m	950mm	NE 9.2m SE 9.5m SW 7m NW 4m	S 7m	S 6m	Mature	Average	Moderate	Lower lateral limbs to W at 6m reduced away from access road resulting in stubs up to 150mm diameter; tensile main branch unions; mutually suppressed by tree no. 21 but otherwise dominant crown; dead wood up to 80mm diameter scattered throughout crown consistent with age and species; crown visible in views from Turners Hill to S; essential component of group in which it stands.	B (2)
23	Yew	7m	200mm	N 3.2m E 3.9m S 4m W 3.8m	0.5m	S 1m	Semi-mature	Below average	Indifferent	Suppressed crown as overtopped by adjacent specimens; slightly sparsely foliated; visible in views from Turners Hill Road to S but contribution to arboricultural landscape diminished by semi-mature age and size; inessential component of group in which it stands.	C (2)
24	Yew	12m	660mm	NE 6.6m SE 7.5m SW 6.5m NW 8.7m	SW 2m	SW 1.5m	Mature	Low	Indifferent	Grows on edge of ditch; prominent buttress root extending 3.5m W consistent with location on uneven ground; trunk leans slightly S; upper 6m of crown sparsely foliated; visible in views from Turners Hill Road to S but low quality specimen (due to reduced physiology) that obscures views of better quality trees to N; inessential component of group in which it stands.	C (2)
25	Field maple	19m	485mm	N 2.6m E 5.3m S 5.3m W 5.5m	E 8.5m	SE 6.5m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; dense epicormic growth of average 20mm diameter concentrated on area of trunk between 1m to 4m height; twin-stemmed from 8m with tensile union; overtopped by adjacent specimens; both stems lean SE from 9m consistent with suppression; crown obscured in views from Turners Hill Road to S by yew tree no. 24; significant component of group in which it stands.	C (2)
26	English oak	20m	620mm	N 7.8m E 5.5m S 6.5m SW 11.2m W 9.8m	W 4.5m	W 4m	Mature	Below average	Moderate	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter but dominant over tree no. 25; tensile main branch unions; crown shows some dieback resulting in sparsely foliated inner crown and above average dead wood up to 80mm diameter scattered throughout; upper 7m of crown visible in views from Turners Hill to S but otherwise obscured by yew tree no. 24 and field maple no. 25; significant component of group in which it stands.	B (2)
27	Field maple	10m	330mm	N 4.2m E 4.8m S 5.2m W 4.4m	E 5m	SE 2.5m	Semi-mature	Average	Moderate	Prominent buttress root extending 0.9m NE; suppressed crown as overtopped by adjacent specimens; mostly obscured by surrounding trees though upper 4m of crown glimpsed in views from Turners Hill Road to S; notable understorey tree.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
28	English oak	20m	565mm	N 3m E 7.6m S 8m W 6.3m	E 7m	6m	Mature	Average	Indifferent	Wound (50mm width x 250mm height) on trunk base to S, exposed wood solid; much epicormic growth of average 20mm diameter on trunk to full height of tree which impedes assessment; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; dead wood up to 90mm diameter scattered throughout crown consistent with suppression; obscured in views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	B (2)
29	Ash	20m	525mm	N 7.2m E 10m S 4.3m W 6m	N 2.5m	N 2m	Mature	Below average	Indifferent	Drawn-up and mutually suppressed; twin-stemmed from 13m; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; slightly above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (1)
30	Wild cherry	19m	565mm	N 6.8m E 5.6m S 6m SW 3m W 5.1m	W 9m	SW 4m	Mature	Average	Moderate	Prominent buttress root extending 1.8m SE; drawn-up and mutually suppressed by adjacent tree no. 31 with which it forms companion shelter; obscured in views from PRow to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
31	Ash	19m	425mm	N 9.3m E 2m S 4m W 10m NW 12.6m	W 9m	NW 9m	Semi-mature	Below average	Indifferent	Drawn-up and mutually suppressed by adjacent tree no. 30 with which it forms companion shelter; one-sided crown as suppressed by adjacent specimens; crown shows dieback of branch tips consistent with infection by ash dieback disease; slightly sparsely foliated; slightly above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; significant component of group in which it stands but moribund.	U
32	Field maple	14m	215mm 390mm	NE 7m SE 6.1m SW 4.5m NW 3.1m	S 3m	S 1m	Semi-mature	Average	Moderate	Twin-stemmed from 1m with compression fork; notable understorey tree.	C (2)
33	Ash	21m	265mm 450mm	NE 7.9m SE 5.2m SW 6.2m NW 5m	NE 4.5m	NE 3m	Semi-mature	Below average	Indifferent	Grows on edge of moderately sloping bank; prominent buttress root extending 1.7m SE consistent with location on uneven ground; twin-stemmed from base: stems grow separately; N stem sub-dominant and leans moderately N; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; slightly sparsely foliated; visible in long-distance views from across field to N; obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
34	Ash	21m	320mm 635mm	NE 7m SE 5m SW 6.8m NW 8.8m	NE 4m	NE 3.5m	Mature	Low	Indifferent	Twin-stemmed from base: stems grow separately; E stem sub-dominant; main stem drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; crown shows dieback of branch tips consistent with infection by ash dieback disease; sparsely foliated; above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; significant component of group in which it stands but moribund.	U
35	Ash	21m	630mm	NE 7.6m SE 5.8m SW 4m NW 6.5m	NE 8m	NE 4.5m	Mature	Low	Indifferent	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; crown shows dieback of branch tips consistent with infection by ash dieback disease; sparsely foliated; above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; significant component of group in which it stands but moribund.	U
36	English oak	20m	625mm	N 7.5m E 9.2m S 7.7m W 7m	NE 6m	NE 6m	Mature	Average	Moderate	Drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; dead wood up to 90mm diameter sparsely scattered throughout crown consistent with suppression; obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	B (1)
37	English oak	22m	450mm 340mm both est.	N 5.6m E 5.4m S 6m W 5.3m	W 5m	W 5m	Semi-mature	Below average	Indifferent	Twin-stemmed from 1m with tight compression fork and evidence of included bark; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; much epicormic growth on stems; dead wood up to 60mm diameter scattered throughout crown consistent with suppression; crown visible in views from Turners Hill Road to W; significant component of group in which it stands.	B (2)
38	English oak	21m	520mm	N 4.8m E 6.2m S 5.2m W 4.6m	NE 8m	NE 8m	Mature	Average	Moderate	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; partially ivy-covered; dead wood up to 60mm diameter scattered throughout crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
G1	English oak	22m	Max 770mm	6m	NE 4.5m	NE 2m	Mature	Average	Indifferent	Group comprises five individual oak trees; drawn-up and mutually suppressed by surrounding trees with which they form companion shelter; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; essential component of the woodland W1.	B (2)
G2	Ash	21m	Max 630mm	5m	4m	NE 2m	Mature	Below average	Indifferent	Group comprising overstorey of ash almost all of which show infection with ash dieback disease evidenced by crowns displaying dieback of branch tips, being sparsely foliated and with above average 'twiggy' dead wood up to 20mm diameter scattered throughout; drawn-up and mutually suppressed by surrounding trees with which they form companion shelter; understorey consistent with broader woodland; significant component of the woodland but of short-term potential only.	C (3)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
W1	Various	23m	Max 900mm est.	8m	0m	0m	Mature	Average	Moderate	Secondary woodland; overstorey dominated by English oak and ash, with occasional wild cherry, beech and silver birch; English oak most frequent species; moderately dense understorey comprising mix of field maple, hawthorn, hazel, holly and apple; occasional semi-mature field maple grows tall enough to form emerging mid-storey; ground cover of brambles, nettles and bracken; part of the woodland within W-half used for depositing of organic waste (grass clippings, brash, etc); Japanese knotweed growing amongst waste; area of inorganic debris including rubble and broken up tarmac adjacent to N of ash tree no. 29; track aligned through woodland; visible in views from PRoW to W, Turners Hill Road to S and across field to N; essential component of the local arboricultural landscape.	B (2)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	English oak	110.8m ²	5.9m
2	Ash	67.9m ²	4.6m
3	English oak	209.2m ²	8.2m
4	English oak	465.8m ²	12.2m
5	English oak	379.3m ²	11.0m
6	English oak	241.1m ²	8.8m
7	English oak	70.6m ²	4.7m
8	English oak	168.3m ²	7.3m
9	English oak	89.6m ²	5.3m
10	English oak	188.2m ²	7.7m
11	Ash	130.0m ²	6.4m
12	English oak	366.4m ²	10.8m
13	Field maple	114.1m ²	6.0m
14	Ash	60.3m ²	4.4m
15	English oak	99.9m ²	5.6m
16	English oak	224.8m ²	8.5m
17	English oak	150.2m ²	6.9m
18	English oak	135.9m ²	6.6m
19	English oak	212.3m ²	8.2m
20	Beech	185.8m ²	7.7m
21	English oak	129.5m ²	6.4m
22	English oak	408.3m ²	11.4m
23	Yew	18.1m ²	2.4m
24	Yew	197.1m ²	7.9m
25	Field maple	106.4m ²	5.8m
26	English oak	173.9m ²	7.4m
27	Field maple	49.3m ²	4.0m
28	English oak	144.4m ²	6.8m
29	Ash	124.7m ²	6.3m
30	Wild cherry	144.4m ²	6.8m
31	Ash	81.7m ²	5.1m
32	Field maple	89.7m ²	5.3m
33	Ash	123.4m ²	6.3m
34	Ash	228.7m ²	8.5m
35	Ash	179.6m ²	7.6m
36	English oak	176.7m ²	7.5m
37	English oak	143.9m ²	6.8m
38	English oak	122.3m ²	6.2m
G1	English oak	268.2m ²	9.2m
G2	Ash	179.6m ²	7.6m
W1	Various	366.4m ²	10.8m

Statement of purpose

The purpose of this arboricultural method statement plan is to detail what actions need to be taken to prevent the proposed construction of an upgraded access route through the woodland at Meadowbank House, causing any unacceptable damage to the trees to be retained within this site.

This method statement has been drawn up to accompany an application for planning permission for the proposed works. It complies with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction - Recommendations*.

Planning & communication

Unless otherwise agreed with the Local Planning Authority (LPA), the following actions are to be taken, in the order specified in the sequence of Works Table (see below).

The developer will appoint an arboricultural consultant to oversee all aspects of tree care and protection for the duration of construction works.

Prior to the commencement of works, the project manager will send copies of any demolition or construction method statements that might have implications for existing trees to the arboricultural consultant for his comments. The arboricultural consultant will liaise with the project manager to ensure that there are no conflicts between the demolition or construction method statements and this arboricultural method statement.

Prior to the start of any site clearance or construction works the developer will convene a pre-commencement site meeting. This shall be attended by the developers' contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection outlined in this statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement arising from the meeting shall be circulated to all parties in writing.

Sequence of works

(relevant to protection of existing trees)

Order	Works	Arb. supervision required:
1	Pre-commencement site meeting.	Yes
2	Removal of tree no. 27 and the pruning of 12 other trees	No
3	Erection of protective fencing.	Yes
4	Installation of new surfacing over the existing within RPAs.	Yes
5	Removal of protective fencing and ground protection.	No

Arboricultural Supervision and Monitoring

Once the protective fencing and other tree protection measures have been installed, the arboricultural consultant will visit site and inspect them. In the event that the specification or location does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant will 'sign off' the tree protection measures to the contractor, and copy this (in writing) to the client and to the LPA.

Throughout the construction process the arboricultural consultant will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals, as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to. Records of all monitoring and supervisory visits will be made, and will be forwarded to the client and copied to the LPA.

The arboricultural consultant shall directly supervise all works that have to be undertaken within RPAs. These include location of protective fencing and the removal and construction of hard surfacing.

All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or immediately abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant to enable him to advise on any changes to the impact on the trees that these drawings may cause, and to be able to provide solutions to avoid or mitigate any further tree damage. All such drawings will be approved and signed off by the arboricultural consultant before being proceeded with.



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Diagram illustrating the protective fencing structure, showing dimensions (2m height, 0.6m base, 3m spacing) and components (Wire ties, Weldmesh panels, Standard scaffold poles, Uprights, Clamps, Ground level).

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Trees to be Removed

No	Species	Category
27	Field Maple	C

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
3	English Oak	Geogrid or Geoweb beneath road sub-base
4	English Oak	Geogrid or Geoweb beneath road sub-base
5	English Oak	Geogrid or Geoweb beneath road sub-base
17	English Oak	Geogrid or Geoweb beneath road sub-base
18	English Oak	Geogrid or Geoweb beneath road sub-base
19	English Oak	Geogrid or Geoweb beneath road sub-base
24	Yew	Geogrid or Geoweb beneath road sub-base
25	Field Maple	Geogrid or Geoweb beneath road sub-base
26	English Oak	Geogrid or Geoweb beneath road sub-base
28	English Oak	Geogrid or Geoweb beneath road sub-base
29	English Oak	Geogrid or Geoweb beneath road sub-base
37	English Oak	Geogrid or Geoweb beneath road sub-base

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837:2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, access road surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Trees that will require pruning

No.	Species	Works (Outline only*)
3	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
4	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
17	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
18	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
24	Yew	Raise lower crown over driveway to a height of 5m to allow for site access.
26	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998:2010. Climbing irons or spikes are not to be used whilst pruning trees.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:

Meadow Bank House car access route

Client:

Richard Parr Associates

Drawing:

METHOD STATEMENT PLAN

Drawing no:

SJA MSP 22287-011

N/A

Based on:

Topographical survey

Drawn by:

JLT

Date of Issue:

May 2023

Scale:

1: 400 @ A2

Checked by:

FPS

Tel:

(01737) 813058

sja@sjatrees.co.uk

Tree nos.:

3

Canopies of trees to be retained:

Trees to be removed:

27

Tree that will require pruning:

17

Category 'B' RPA:

Category 'C' RPA:

Above soil surfacing:

Protective fencing:

For further information refer to the SJA Tree Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. Simon Jones Associates cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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This drawing is copyright and may not be used or changed without the written consent of Simon Jones Associates.

This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.

Appendix 3: FLA Construction Phase AMS

Arboricultural Method Statement (Construction Phase)

Meadow Bank House, Turners Hill Road

Date of Report: 08/09/26

Author: T R Furse CMLI MI Hort ISA RFS Cert



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Registered practice

Summary	3-6
Introduction	3
Background	3
Site Description	4
Tree Preservation Orders	4
Purpose of the AMS	4
Important Tree Information	6
Methodology	7-10
Phase 1: Pre-Contract Meeting	7
Phase 2: Tree Works and Temporary Access Setup	8
Phase 3: Installation of No Dig Surfacing	9
Phase 4: Dismantling Protection Barriers & Temporary Surfacing	10
General Principles for Tree Protection	10
Communication Details, Monitoring and Compliance	11
Responsibility Matrix	11

Appendices

Appendix 1: Tree Protection Fencing

Appendix 2: NJUG Volume 4

Appendix 3: Drawings FLA-FEN-D1-T-001 & 002

Appendix 4: SJA Tree Survey Report and Drawing SJA MSP 22287-011

1.0 SUMMARY

Introduction

- 1.1 This Arboricultural Method Statement (AMS) has been prepared by Furse Landscape Architects Ltd (FLA), a Landscape Institute-registered consultancy with offices in West Sussex and Hampshire, providing landscape and arboricultural services across the south and southwest of the UK. The practice covers landscape design, management, visual impact assessment and arboricultural assessment. The practice's principals have been involved with built development in the countryside for over 30 years. Trevor Furse, a Chartered Landscape Architect and Arboriculturist with extensive knowledge of landscape and arboricultural assessment and techniques, has prepared this AMS.

Background

- 1.2 This AMS has been prepared by Furse Landscape Architects Ltd following a request from the planning consultant, Sadler Planning, to prepare an Arboricultural Method Statement to discharge relevant planning condition 12 of approval Mid Sussex District Council approval DM/23/1608 for the proposed development at Meadow Bank House, Turners Hill Road.
- 1.3 The initial Tree Survey (TS), undertaken by SJA Trees using Visual Tree Assessment (VTA), was carried out during June 2022 in accordance with BS 5837:2012, "Trees in relation to design, demolition and construction – Recommendations". The survey assessed the overall size, condition and retention value of the trees. The initial tree survey identifies the proposed route of the new entrance drive and an indicative route for tree protection measures (See drawing SJA MSP 22287-011)
- 1.4 This Construction Phase AMS is to be read in conjunction with the SJA Tree Survey and is the basis upon which the protection measures are to be instigated.

Site Description

- 1.5 The application entails the construction of a new dwelling within the field to the south of Fen Place Mill and is to provide self-contained accommodation with a new entrance drive constructed egressing out on to Turners Hill Road. The new driveway passes through a small area of woodland that has been covered by the SJA Tree Survey and crosses a small stream which passes through the woodland west to east. The stream will be culverted under the new access drive and a set of gates will be installed directly adjacent to the stream crossing.

Tree Preservation Orders

- 1.6 There are currently no TPOs within the area of woodland directly affected by the new entrance drive and associated works. An area of Ancient and Semi-Natural Woodland lies to the west of the existing entrance to Fen Place, and its 15m buffer zone is slightly encroached upon by the proposed new entrance drive as it leaves the woodland and enters the field where the new dwelling is to be constructed.

Purpose of the AMS

- 1.7 The purpose of this report is to support the preservation of trees shown to be retained on the attached plan. Trees can be retained and effectively protected during the proposed development of the site by clearly setting out the tree protection methods, construction techniques and working practices. This document provides that information and sets out principles to be approved and enforced by the Local Planning Authority.
- 1.8 The following points are explained and qualified in more detail in this report and are provided here for quick reference only. Any actions arising from this summary should be discussed with FLA before being undertaken to avoid a potential breach of tree protection legislation, whether through a planning condition, area planning designation or specific tree preservation order, which may apply to individual trees, groups or hedges of any size.
- 1.9 This document will give site specific instructions on the methods required to protect the existing tree stock agreed to be retained. These methods are set out in a logical sequence of operations and include:
- a) Pre-construction meeting: To run through the Construction Phase AMS, review the SJA Tree Survey information and arrange for initial tree works to be carried

in accordance with best practice and as detailed on Drawings SJA MSP 22287-011 and FLA-FEN-D1-T-001 & 002. The Main Contractor, Tree Surgeon and Groundwork contractor's representatives shall attend this initial site meeting.

- b) Tree identified by SJA are detailed in table 1 below. Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998:2010. Climbing irons or spikes are not to be used whilst pruning trees.

Table 1 Initial Tree Works		
No.	Species	Works (To be Reviewed and Agreed on site)
3	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
4	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
17	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
18	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
24	Yew	Raise lower crown over driveway to a height of 5m to allow for site access.
26	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
27	Field Maple	Remove

- c) Installation of Tree protection fencing and exclusion signage to BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations", or another agreed approach, shall be used to clearly identify the Construction Exclusion Zone (CEZ) identified on FLA Tree Protection Plan (TPP) FLA-FEN-D1-T-001
- d) Ground protection during initial clearance works to gain access will be via the existing gated entrance off the access road the Fen Place Mill. The existing hardcore access track is to be extended and covered with a temporary Trackway System to enable access to the site compound which also covered with Trackway System within the woodland to avoid causing further compaction of the soil profile. Construction activities for the new access drive will be from the compound location in either direction with stream culvert works being the first element to be installed.
- e) The new drive shall be constructed using a No-Dig System. Before installation, the contractor must submit a separate method statement to FLA for approval. Only the new bell mouth from Turners Hill Road to the entrance gates, together with the culvert, shall be constructed to the ESCC highway crossover

specification with a tarmacadam surface. The wearing course may be omitted during the main dwelling construction phase to prevent damage from construction and delivery vehicles. The remainder of the access drive shall be a simple compacted type1 base with a bound gravel surface.

- f) Bulk materials must not be stockpiled within the compound; initial deliveries should be tipped and used directly.
- g) The new access drive passes through the RPA's of the trees identified in table 2 below

Table 2 RPA Encroachment by New Access Drive		
No.	Species	Type of structure
3	English Oak	Geogrid or Geoweb beneath road sub-base
4	English Oak	Geogrid or Geoweb beneath road sub-base
5	English Oak	Geogrid or Geoweb beneath road sub-base
17	English Oak	Geogrid or Geoweb beneath road sub-base
18	English Oak	Geogrid or Geoweb beneath road sub-base
19	English Oak	Geogrid or Geoweb beneath road sub-base
24	Yew	Geogrid or Geoweb beneath road sub-base
25	Field Maple	Geogrid or Geoweb beneath road sub-base
26	English Oak	Geogrid or Geoweb beneath road sub-base
28	English Oak	Geogrid or Geoweb beneath road sub-base
29	English Oak	Geogrid or Geoweb beneath road sub-base
37	English Oak	Geogrid or Geoweb beneath road sub-base

- h) The tree protection measures shall remain in situ during the construction phase of the main dwelling and the initial compound shall be moved from the initial woodland location as soon as practical to site closer to the dwelling. As a minimum the compound and temporary access route Trackway System shall be removed on completion of the new access drive through the woodland section of it route.

2.0 Important Tree Information

- 2.1 As the majority of tree roots are found in the upper metre of soil, development works, including shallow excavation, soil compaction and soil contamination, can be harmful to nearby trees. Trees differ in their tolerance of root loss or disturbance according to their

age, species and condition. All protection works within this document will be in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations"

- 2.2 An assessment of the site's tree stock has been undertaken, and the trees to be retained are clearly shown within the SJA Tree Survey SJA MSP 22287-011. A calculation has been made of the soil volume required to support their survival. This is represented by the Root Protection Area (RPA), shown by the BS 5837:2012 tree category-coloured circles around the retained trees on the plan FLA-FEN-D1-T-001.

3.0 Methodology

3.1 References include:

- British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'
- British Standard 3998:2010 'Tree Work'
- National Joint Utilities Group 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees' 1995.

Sequenced Methods of Construction and Tree Protection

3.2.1 Phase 1

P1.0 Pre-Contract Meeting

- P1.2 The meeting will be held to ensure that all attendees can review this Construction Phase AMS on site, and any addenda to the AMS recorded as necessary to enable works to proceed. The LPA Tree Officer will be invited to attend this meeting.
- P1.3 The location and extent of the initial compound and temporary access route is to be determined on site and marked according on the ground with spray marker paint prior to installation of Trackway System
- P1.4 A formal record of the initial meeting will be produced and distributed to all attending parties and to the LPA Tree Officer, ensuring transparency and accountability in the implementation of tree protection measures.

Table 3 Sequence of works relevant to protection of existing trees		
Order	Works	Arb. supervision required
1	Pre-commencement site meeting.	Yes
2	Removal of tree no. 27 and the pruning of 12 other trees	No
3	Erection of protective fencing and installation of temporary trackway system and initial site set up	Yes
4	Installation of new surfacing over the existing within RPAs.	Yes
5	Removal of protective fencing and ground protection.	No

3.2.2 Phase 2

P2.0 Tree Works and Temporary Access Setup

- P2.1 Tree works shall be carried in accordance with agreed schedule
- P2.2 The temporary access and compound area Trackway system is to be laid out and fixed in place, with any minor surface regulation achieved by spreading sharp sand and undertaking surface trash clearance by hand.
- P2.3 Heras Fig 3 fencing to be installed in the agreed positions along the full length of the new access driveway, compound and temporary access route.
- P2.4 Fencing shall be maintained throughout the construction phase of the driveway works and main dwelling. Temporary access and compound Trackway and associated Heras fencing can be removed once new driveway is constructed and alternative site compound established closer to the main dwelling.

3.2.3 Phase 3

P3.0 Installation of No Dig Surfacing & Ditch Culvert

- P3.1 The main contractor shall supply separate Method Statement identifying construction sequence and material to be used in in the make up of the drive surfacing following engineers review of onsite CBR% assessment. General No Dig Surfacing Principals set out in the Arboricultural Association Guidance Note 12: The Use of Cellular Confinement Systems Near Trees.

- P3.2 No No-Dig surfacing works shall commence within RPAs until the separate contractor method statement has been reviewed and approved by FLA, and any required arboricultural supervision arrangements have been confirmed.
- P3.3 An arboricultural watching brief shall be provided during the initial clearance and excavation works within the culvert working area. The purpose of the watching brief is to confirm the limits of clearance, identify any significant roots or unexpected tree constraints, advise on hand excavation or root protection where required, and ensure that works remain within the agreed methodology. If roots of unexpected size, density or importance are encountered, works shall stop in the affected area until FLA has inspected the situation and advised on the appropriate mitigation, design adjustment or construction method.

3.2.4 **Phase 4**

P4.0 Dismantling Protection Barriers & Temporary Surfacing

- P4.1 A minimum of seven days' notice will be given to FLA and the LPA Tree Officer before the dismantling and removal of the protection barriers and temporary surface protection.

4.0 General Principles for Tree Protection

- 4.1 A copy of this AMS and the attached TPP is to be retained on site at all times, and all personnel associated with the construction process will be made familiar with the principles within it.
- 4.2 If 360-degree excavators are to be used during construction, at no time is the excavating arm to encroach over the position of the protection barriers or into tree canopies which overhang the access road.
- 4.3 No fires are to be lit on site at any stage during the construction process.

- 4.4 A designated storage area is to be created away from retained trees with location approved by FLA. All materials for construction purposes are to be stored in this compound. Care must be taken to avoid the leakage or leaching of noxious materials into the soil.
- 4.5 No materials will be stored or left stacked in positions around the site other than within the storage compound area.

5.0 Communication Details, Monitoring and Compliance

- 5.1 As identified by SJA on drawing SJA MSP 22287-011, site monitoring shall be carried out once the protective fencing and other tree protection measures have been installed, the arboricultural consultant FLA will visit site and inspect them. In the event that the specification or location does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant FLA will 'sign off' the tree protection measures to the contractor and copy this (in writing) to the client and to the LPA.
- 5.2 Throughout the construction process the arboricultural consultant FLA will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals, as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to.
- 5.3 Records of all monitoring and supervisory visits will be made and will be forwarded to the client and copied to the LPA. The arboricultural consultant FLA shall directly supervise all works that have to be undertaken within RPAs. These include location of protective fencing and the removal and construction of hard surfacing. All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or immediately abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant FLA to enable him to advise on any changes to the impact on the trees that these drawings may cause, and to be able to provide solutions to avoid or mitigate any further tree damage.

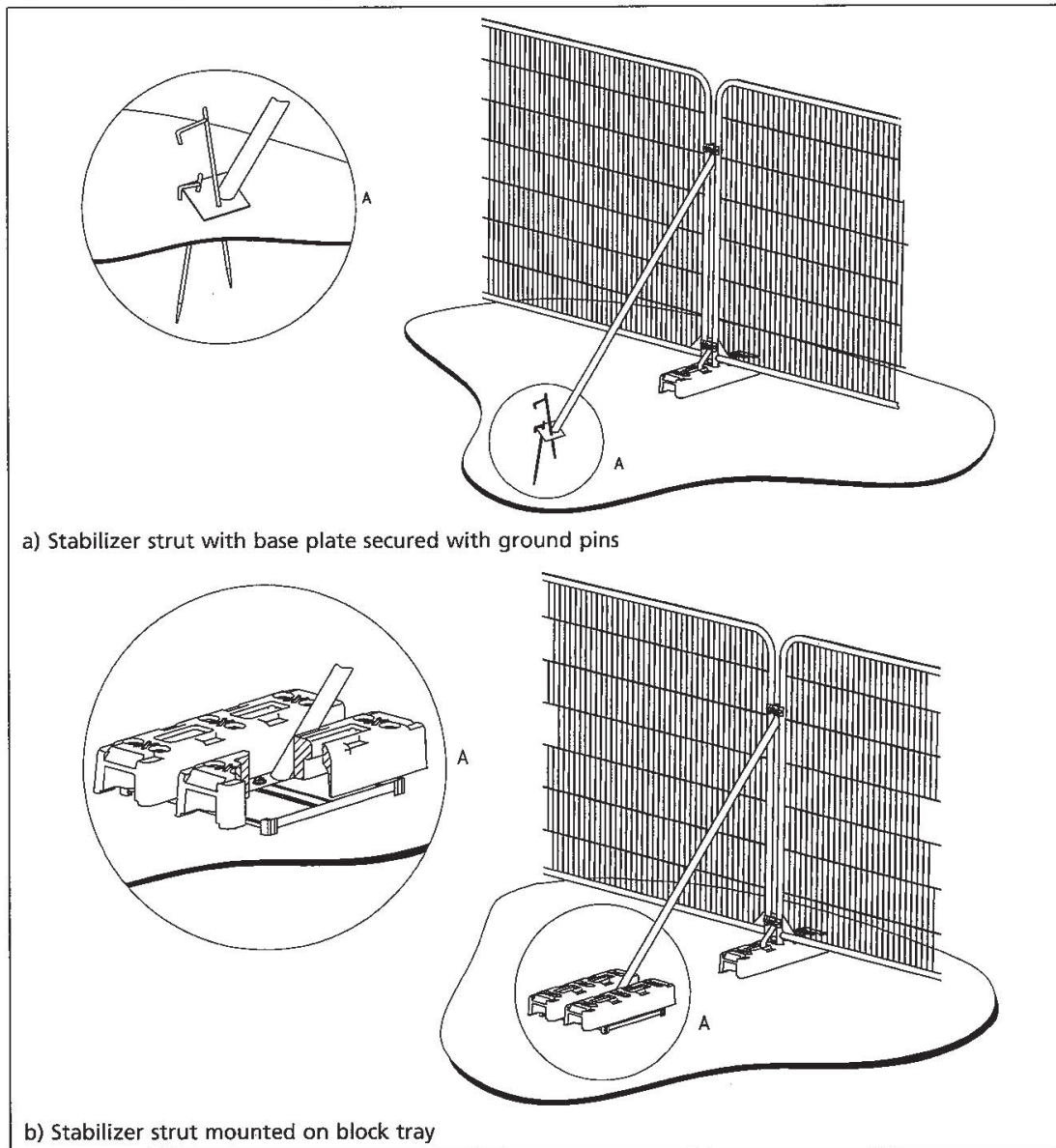
- 5.3 Records of all monitoring and supervisory visits will be made and will be forwarded to the client and copied to the LPA. The arboricultural consultant FLA shall directly supervise all works that have to be undertaken within RPAs. These include location of protective fencing and the removal and construction of hard surfacing. All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or immediately abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant FLA to enable him to advise on any changes to the impact on the trees that these drawings may cause, and to be able to provide solutions to avoid or mitigate any further tree damage.
- 5.4 All such drawings will be approved and signed off by the arboricultural consultant FLA before being proceeded with. To ensure that the principles of tree protection set out in the statement are adhered to, it is important to set out communication details for key individuals and tasks that require monitoring. These details should always be retained by all relevant parties and available on site. Relevant parties will be advised of any changes in personnel or contractor during the development process. Listed in Table 3 are the key activities for arboricultural monitoring.

Before construction begins written confirmation that the developer/contractor or its agents agree to comply in full with the principles set out within this AMS will be lodged with the Tree Officer.

Responsibility Matrix		
Person Responsible	Task	Reporting To
Main Contractor Site Manager	Ensure that the AMS is adhered to and record any issues arising concerning the discovery of tree roots on site during construction. Disseminate the AMS constraints to workers on site through toolbox talks and notices. Provide individual method statements from subcontractors.	FLA, to seek advice on action required to address issues raised.
General Site Workers	Workers to be fully conversant with AMS constraints and to report any incidents that result in damage to tree roots or trees	Main Contractor Site Manager
FLA Arboricultural Consultant	To formally record meetings and site inspections and issue to relevant parties. Highlight any issues arising and provide arboricultural advice where required.	LPA Tree Officer and Client

Appendix 1: Tree Protection Fencing

Figure 3 Examples of above-ground stabilizing systems

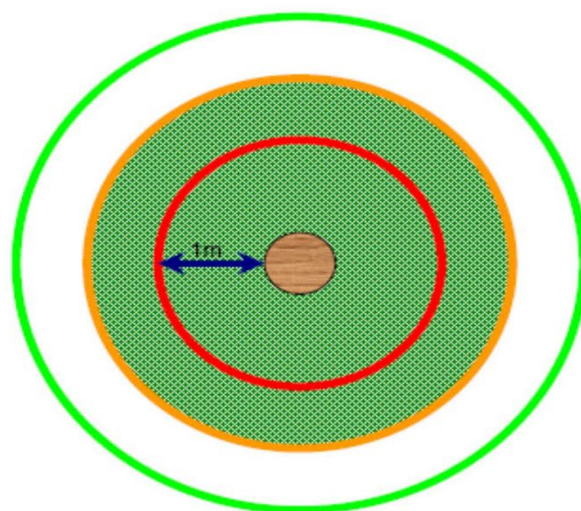


Appendix 2

NJUG Volume 4



NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2



TREE PROTECTION ZONE

Key to Diagram



Trunk of Tree



Spread of canopy or branches



PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.



PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with Local Authority Tree Officer if in any doubt.



PERMITTED ZONE – outside of precautionary zone. Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.



The National Joint Utilities Group

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2

DAMAGE TO TREES

Tree roots keep a tree healthy and upright. Most roots are found in the top 600mm of soil and often grow out further than the tree's height. The majority of these roots are very fine; even close to a tree few will be thicker than a pencil. Most street tree roots grow under the footway but may also extend under the carriageway. If roots are damaged the tree may suffer irreversible harm and eventually die.

PROTECTING ROOTS - DO'S and DON'TS

There are three designated zones around a tree each of which has its own criteria for working practices.

THE PROHIBITED ZONE

- Don't** excavate within this zone.
- Don't** use any form of mechanical plant within this zone
- Don't** store materials, plant or equipment within this zone.
- Don't** move plant or vehicles within this zone.
- Don't** lean materials against, or chain plant to, the trunk.
- Do** contact the local authority tree officer or owner of the tree if excavation within this zone is unavoidable.
- Do** protect any exposed roots uncovered within this zone with dry sacking.
- Do** backfill with a suitable inert granular and top soil material mix as soon as possible on completion of works.
- Do** notify the local authority tree officer or the tree's owner of any damage.

THE PRECAUTIONARY ZONE

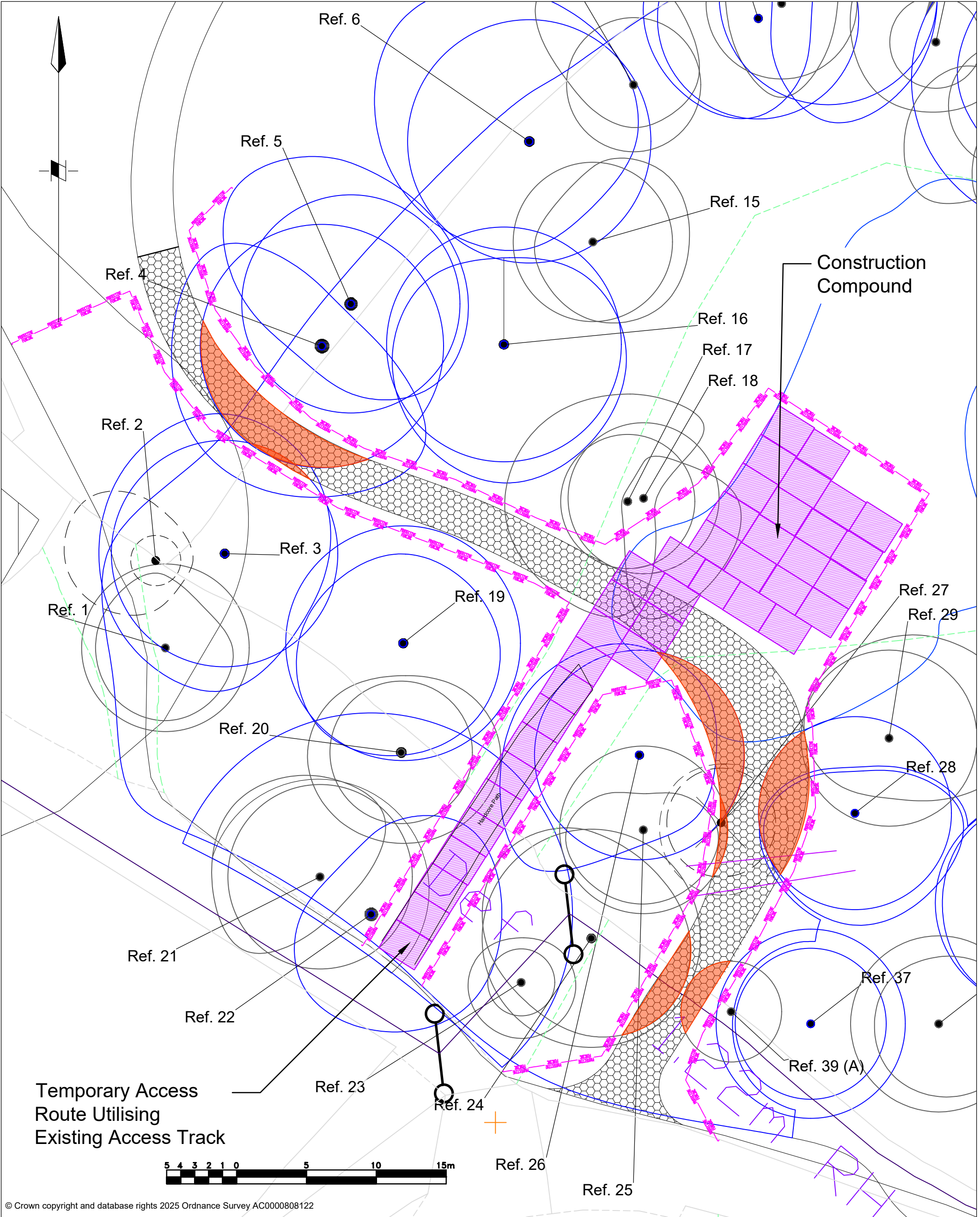
- Don't** excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques.
- Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.
- Don't** repeatedly move / use heavy mechanical plant except on hard standing.
- Don't** store spoil or building material, including chemicals and fuels, within this zone.
- Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
- Do** backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non highway sites backfill only with excavated soil.
- Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
- Do** notify the local authority tree officer or the tree's owner of any damage.

THE PERMITTED ZONE

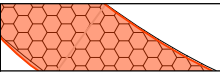
- Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.
- Do** use caution if it is absolutely necessary to operate mechanical plant within this zone.
- Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
- Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
- Do** notify the local authority tree officer or the tree's owner of any damage.

Appendix 3

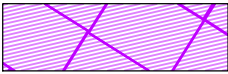
Drawings FLA-FEN-D1-T-001 & 002



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Areas of RPA Encroachment
by Access Drive

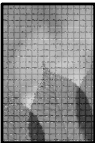


Areas Protected by Temporary
Trackway System



Temporary Protective Fence
Alignment

Tree Ref	RPA	Encoachment	Overall %
T3	206	1.45	0.7
T4	238	34.6	14.54
T26	177	23.3	13.16
T28	150	24.3	16.2
T25	133	2.3	1.73
T24	191	11.3	5.92
T39(A)	41	7	17.07

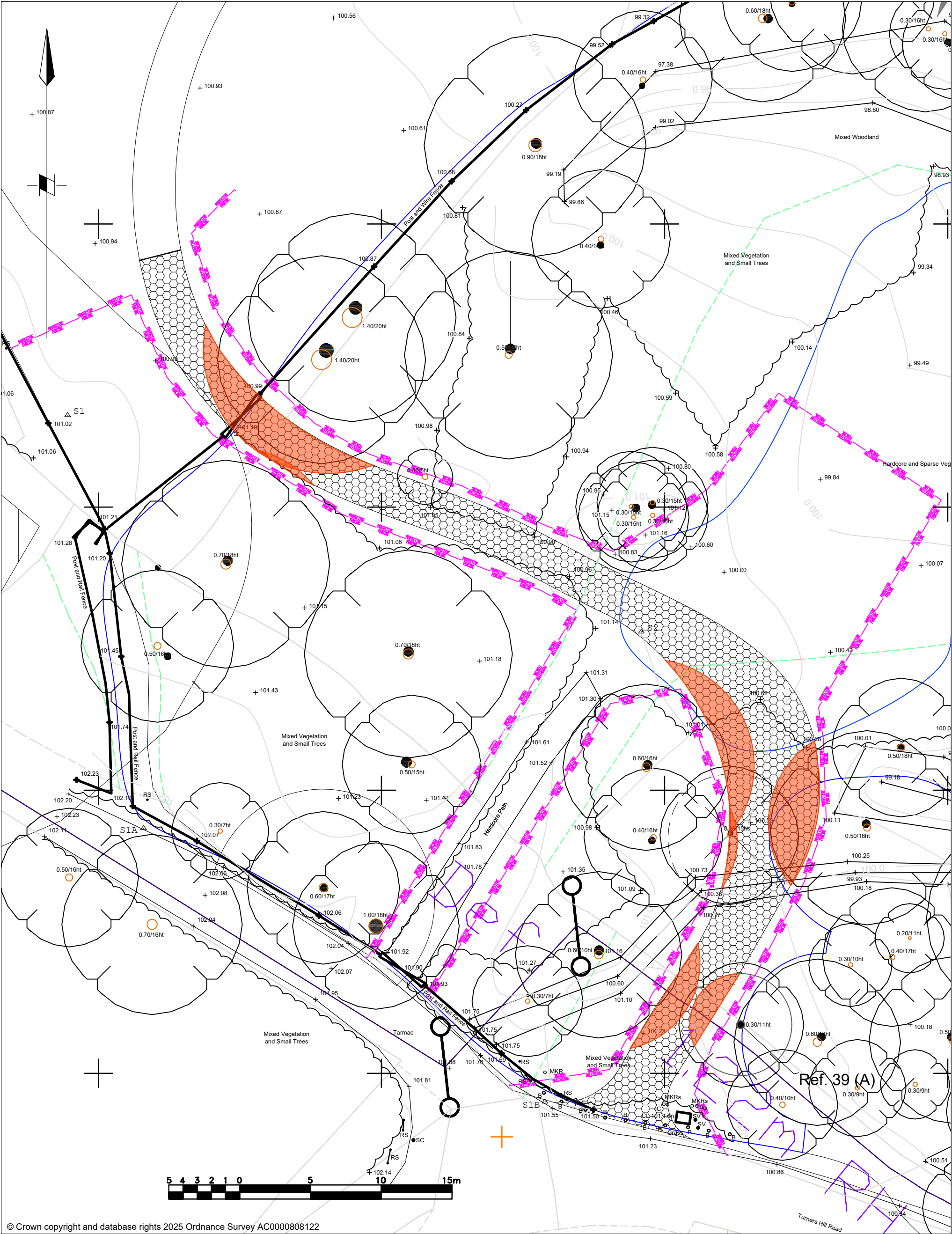


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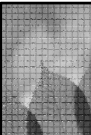
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no.	revision	date	by	check
01				
client	PLANNING			
project	Meadow Bank House			
client	Lewis & Holly Dicker			
planning consultant	Sadler Planning			
architect	Gould Baxter Architects			
Tree Protection Plan (TPP 1) Construction Phase SJA Tree Survey Information Over Lay		scale 1:250 @ A3		
		drawn by	TRF	date 09/09/26
		checked		
		rev		
		FLA-FEN-D1-T-001		



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 FLA FURSE LANDSCAPE ARCHITECTS LTD Webb: www.furse.net	Southampton Office (Main): Magnolia House No 6 Old Crackmore Close Marchwood Southampton Hampshire SO40 4SE Tel: 02380 669 833		no.		revision		date		by	check
	Horsham Office: 2nd Floor, Afon Building, Worthing Road, Horsham West Sussex RH12 1TL Tel: 01403 891 986		status		PLANNING		Tree Protection Plan (TPP 2) Construction Phase Topographic Survey & Temporary Fencing			
	E.mail: info@furse.net		project		Meadow Bank House		scale 1:250 @ A3		drawn by	TRF
			client		Lewis & Holly Dicker		date 09/09/26		checked	rev
		planning consultant		Sadler Planning		FLA-FEN-D1-T-002				
		architect		Gould Baxter Architects						

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Appendix 4:

SJA Tree Survey Report and Drawing SJA MSP 22287-011



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Preliminary Tree Survey Schedule

Meadow Bank House, Turners Hill Road

June 2022

SJA Ref: 22287-01

Tree Survey Schedule: Explanatory Notes

Meadow Bank House, Turners Hill Road

This schedule is based on a tree inspection undertaken by Anthony Harte of SJA Trees (the trading name of Simon Jones Associates Ltd.), on Thursday the 23rd June 2022. Weather conditions at the time were overcast but dry. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, and a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees 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.

- (1) Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

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

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

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

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Meadow Bank House, Turners Hill Road

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	English oak	18m	495mm	N 5.2m NE 4m E 4.8m S 5.2m W 5m	E 7m	E 7m S 6.5m	Semi-mature	Average	Moderate	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; suppressed, asymmetrical crown as overtopped by adjacent tree no. 3; slightly above average dead wood up to 90mm diameter in upper crown consistent with suppression; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
2	Ash	18m	155mm 355mm	NE 2.8m SE 2.5m SW 5m W 6.5m NW 6.5m	W 8m	W 8m	Semi-mature	Below average	Indifferent	Twin-stemmed from base with tight compression fork; N stem sub-dominant and dead; suppressed, asymmetrical crown as overtopped by adjacent tree no. 3; crown shows dieback of branch tips consistent with infection by 'ash dieback disease'; slightly sparsely foliated with above average dead wood up to 150mm diameter scattered throughout; significant component of group in which it stands but moribund.	U
3	English oak	20m	680mm	N 10m E 7.5m SE 7.5m S 9.8m W 9m	N 6m	N 3m	Mature	Average	Moderate	Drawn-up and mutually suppressed but with dominant crown; epicormic growth of average 20mm diameter scattered on trunk to 6m consistent with response to recent removal of adjacent tree to E; tensile main branch unions; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
4	English oak	23m	720mm 715mm	NE 3m SE 10.3m SW 11.3m NW 10.2m	W 6m	NW 2.5m	Mature	Average	Indifferent	Twin-stemmed from base with compression fork; W stem bifurcates from 2m with tensile union; moderate density of epicormic growth of average 20mm diameter scattered on trunk and main limbs; drawn-up and mutually suppressed by adjacent co-dominant tree no. 5 with which it forms companion shelter; one-sided crown; moderate-sized dead wood limb 120mm diameter on E stem at 8m S; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
5	English oak	23m	650mm 645mm	NE 8.5m SE 8.3m SW 5.3m NW 11.7m	NW 5m	NW 2m	Mature	Average	Indifferent	Twin-stemmed from 0.5m with tight compression fork and evidence of included bark extending 500mm upwards from base of union; 'elephant ear' reaction wood present on either side of union, projecting outwards by up to 150mm; moderate density of epicormic growth of average 20mm diameter scattered on trunk and main limbs; W stem stunted with upper 4m of stem leader dead where overtopped and suppressed by tree no. 4; drawn-up and mutually suppressed by adjacent co-dominant tree no. 4 with which it forms companion shelter; one-sided crown; dead wood up to 100mm diameter scattered throughout crown consistent with suppression; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate-gory
6	English oak	22m	730mm	NE 8.8m SE 6.5m SW 8.8m NW 12.6m	NW 4.5m	NW 1.75m	Mature	Average	Moderate	Grows on edge of moderately sloping bank; prominent buttress roots extending 1.5m S, 2.5m E and 1m NE consistent with location on uneven ground; twin-stemmed from 14m with tensile union; drawn-up and mutually suppressed but co-dominant with adjacent mature trees; tensile main branch unions; minor tear-out wound (100mm diameter) on upright limb at 12m SW; visible from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
7	English oak	18m	395mm	N 9m NE 5.7m SE 3.3m SW 3.2m NW 9.5m	NW 8m	NW 3m	Semi-mature	Below average	Indifferent	Grows on edge of moderately sloping bank; drawn-up and mutually suppressed though slightly sub-dominant to surrounding trees with which it forms companion shelter; tensile main branch unions; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
8	English oak	20m	610mm	N 9m E 3.8m S 7m W 8.2m	N 5m	N 1.5m	Mature	Average	Indifferent	Grows on edge of moderately sloping bank; prominent buttress roots extending 1.3m SW and S, and 2m E consistent with location on uneven ground; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; dead wood up to 60mm diameter scattered throughout crown consistent with suppression; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
9	English oak	20m	445mm ivy	N 10.5m E 4m S 6.7m W 4m	N 6m	N 1.75m	Semi-mature	Average	Indifferent	Grows on edge of moderately sloping bank; prominent buttress roots extending 1m S and 0.8 E consistent with location on uneven ground; trunk partially ivy-covered that has recently been severed at 1m; twin-stemmed from 4m with tensile union; N stem sub-dominant and leans moderately N; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
10	English oak	21m	645mm	N 9m E 7.8m S 9m W 4m	S 4.5m	N 4m	Mature	Average	Indifferent	Grows on edge of moderately sloping bank; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; dead wood up to 100mm diameter scattered throughout crown consistent with suppression; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
11	Ash	19m	280mm 300mm 345mm	N 8.6m E 5.5m S 5m W 6m	N 7m	N 5m	Semi-mature	Below average	Indifferent	Three-stemmed from base with tensile unions; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; slightly sparsely foliated with above average dead wood up to 50mm diameter scattered in crown; unclear at this stage whether reduced physiological condition is due to suppression or incipient infection by 'ash dieback disease'; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
12	English oak	23m	900mm	NE 13.3m SE 8.5m SW 7m NW 8m	NE 4.5m	NE 1.75m	Mature	Average	Moderate	Grows on edge of moderately sloping bank; prominent buttress roots extending up to 1m S and SW consistent with location on uneven ground; trunk leans slightly N; lowest 4m of trunk shows slight spiral grain; tensile main branch unions; dominant crown; slightly above average dead wood up to 100mm diameter, especially in lower crown to N; visible in long-distance views from PRoW to W but obscured in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (2)
13	Field maple	15m	2 stems @ 200mm 80mm 3 stems @ 250mm all est.	NE 4.1m SE 6m SW 7.8m NW 3.8m	1.5m	1.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base with tight compression forks and evidence of included bark; occasional longitudinal wound with cavity formation on lower stems; asymmetrical crown as suppressed by adjacent specimens; notable understorey tree.	C (2)
14	Ash	20m	365mm	NE 1m SE 4m SW 9.1m W 7m NW 4m	12m	SW 8m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (2)
15	English oak	20m	470mm	NE 7.1m SE 6.7m SW 4.5m NW 3.8m	NE 4.5m	NE 1.5m	Semi-mature	Below average	Moderate	Lowest 2m of trunk slightly upswept; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; W side of trunk devoid of lateral limbs to full height of tree; one-sided crown as suppressed by adjacent specimens; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; slightly above average dead wood up to 90mm diameter in crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands but of slightly reduced physiology.	C (2)
16	English oak	20m	705mm	N 6.2m E 8.7m S 9.9m W 7.9m	S 6m	S 6m	Mature	Below average	Moderate	Moderate density of epicormic growth of average 20mm diameter scattered on trunk and main limbs; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; one-sided crown as suppressed by adjacent tree no. 5; slightly above average dead wood up to 90mm diameter in crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
17	English oak	19m	405mm 410mm	N 7.7m NE 7.7m E 2m S 8m W 8.8m	SW 5m	S 3m	Semi-mature	Average	Moderate	Twin-stemmed from 1m with compression fork; mutually suppressed by adjacent co-dominant tree no. 18 with which it forms companion shelter; one-sided crown; N stem bifurcates from 9m with tensile union: both secondary stems show tear out wounds (up to 80mm x 800mm) at 9.5m E; slightly above average dead wood up to 70mm diameter in upper crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
18	English oak	19m	445mm 320mm	N 2.6m E 6.7m S 8.5m W 1.5m	E 5m	E 3m	Semi-mature	Average	Indifferent	Twin-stemmed from base with tight compression fork; lower S stem shows wound (110mm x 1.3m) originating at 0.3m, exposed wood solid but with multiple insect exit holes; mutually suppressed by adjacent co-dominant tree no. 17 with which it forms companion shelter; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
19	English oak	20m	685mm	NE 6.3m SE 7.5m SW 8.5m NW 6.5m	SE 6.5m	S 6m	Mature	Average	Moderate	Prominent buttress roots all around extending to 1m from trunk base; almost fully occluded minor mechanical wound (30mm diameter) on lower trunk at 0.8m N; moderate density of epicormic growth of average 20mm diameter scattered on main limbs; twin-stemmed from 6m with tensile union; drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; essential component of group in which it stands.	B (1)
20	Beech	20m	420mm 410mm 115mm 165mm 90mm 370mm	N5.5m E7.1m S6.5m W6.7m	3m E	E4m	Semi-mature	Average	Indifferent	Twin-stemmed from base; single fungal bracket consistent with decay fungus <i>Ganoderma spp.</i> on SW base of S stem; N stem shows girdling at 0.7m height to S; on N-side of this N stem, significant wound (40mm width x 1.5m height) originating at 0.6m showing cavity formation to depth of 140mm: represent potential weak point in stem's structure; S stem bifurcates from 1.5m with tight compression fork and evidence of included bark; of the resultant secondary stems, W stem shows wound (50mm width x 700mm height) at 2m with cavity formation to depth of 220mm; bark directly below cavity is stained with black exudate that extends to stem base; the secondary stem to E shows two non-occluded wounds at 2m N and 2.75m W, both with cavity formation to depth of 60mm; sounded lower stems and base with acoustic mallet: distinct variations in tone directly around the two main cavities described above; secondary E stem further bifurcates at 5m with tight compression fork and evidence of included bark, with stems making bark-to-bark contact at 6m; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; obscured in views from PRoW to W; upper 10m of crown partially visible in views from Turners Hill to S; significant component of group in which it stands but of reduced potential.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
21	English oak	19m	535mm	NE 6.4m SE 2.5m SW 7.5m NW 8m	NE 5m	N 4m	Mature	Below average	Indifferent	Suppressed, one-sided crown as overtopped by adjacent tree no. 22; non-occluded upwards-facing wound (250mm diameter) on centre of main stem at 8m E directly adjacent to where crown breaks; lower lateral limbs at 9m to W pruned away from access road resulting in stubs up to 150mm diameter; slightly above average dead wood up to 70mm diameter in upper crown consistent with suppression; significant component of group in which it stands.	C (2)
22	English oak	21m	950mm	NE 9.2m SE 9.5m SW 7m NW 4m	S 7m	S 6m	Mature	Average	Moderate	Lower lateral limbs to W at 6m reduced away from access road resulting in stubs up to 150mm diameter; tensile main branch unions; mutually suppressed by tree no. 21 but otherwise dominant crown; dead wood up to 80mm diameter scattered throughout crown consistent with age and species; crown visible in views from Turners Hill to S; essential component of group in which it stands.	B (2)
23	Yew	7m	200mm	N 3.2m E 3.9m S 4m W 3.8m	0.5m	S 1m	Semi-mature	Below average	Indifferent	Suppressed crown as overtopped by adjacent specimens; slightly sparsely foliated; visible in views from Turners Hill Road to S but contribution to arboricultural landscape diminished by semi-mature age and size; inessential component of group in which it stands.	C (2)
24	Yew	12m	660mm	NE 6.6m SE 7.5m SW 6.5m NW 8.7m	SW 2m	SW 1.5m	Mature	Low	Indifferent	Grows on edge of ditch; prominent buttress root extending 3.5m W consistent with location on uneven ground; trunk leans slightly S; upper 6m of crown sparsely foliated; visible in views from Turners Hill Road to S but low quality specimen (due to reduced physiology) that obscures views of better quality trees to N; inessential component of group in which it stands.	C (2)
25	Field maple	19m	485mm	N 2.6m E 5.3m S 5.3m W 5.5m	E 8.5m	SE 6.5m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; dense epicormic growth of average 20mm diameter concentrated on area of trunk between 1m to 4m height; twin-stemmed from 8m with tensile union; overtopped by adjacent specimens; both stems lean SE from 9m consistent with suppression; crown obscured in views from Turners Hill Road to S by yew tree no. 24; significant component of group in which it stands.	C (2)
26	English oak	20m	620mm	N 7.8m E 5.5m S 6.5m SW 11.2m W 9.8m	W 4.5m	W 4m	Mature	Below average	Moderate	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter but dominant over tree no. 25; tensile main branch unions; crown shows some dieback resulting in sparsely foliated inner crown and above average dead wood up to 80mm diameter scattered throughout; upper 7m of crown visible in views from Turners Hill to S but otherwise obscured by yew tree no. 24 and field maple no. 25; significant component of group in which it stands.	B (2)
27	Field maple	10m	330mm	N 4.2m E 4.8m S 5.2m W 4.4m	E 5m	SE 2.5m	Semi-mature	Average	Moderate	Prominent buttress root extending 0.9m NE; suppressed crown as overtopped by adjacent specimens; mostly obscured by surrounding trees though upper 4m of crown glimpsed in views from Turners Hill Road to S; notable understorey tree.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
28	English oak	20m	565mm	N 3m E 7.6m S 8m W 6.3m	E 7m	6m	Mature	Average	Indifferent	Wound (50mm width x 250mm height) on trunk base to S, exposed wood solid; much epicormic growth of average 20mm diameter on trunk to full height of tree which impedes assessment; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; dead wood up to 90mm diameter scattered throughout crown consistent with suppression; obscured in views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	B (2)
29	Ash	20m	525mm	N 7.2m E 10m S 4.3m W 6m	N 2.5m	N 2m	Mature	Below average	Indifferent	Drawn-up and mutually suppressed; twin-stemmed from 13m; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; slightly above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (1)
30	Wild cherry	19m	565mm	N 6.8m E 5.6m S 6m SW 3m W 5.1m	W 9m	SW 4m	Mature	Average	Moderate	Prominent buttress root extending 1.8m SE; drawn-up and mutually suppressed by adjacent tree no. 31 with which it forms companion shelter; obscured in views from PRow to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
31	Ash	19m	425mm	N 9.3m E 2m S 4m W 10m NW 12.6m	W 9m	NW 9m	Semi-mature	Below average	Indifferent	Drawn-up and mutually suppressed by adjacent tree no. 30 with which it forms companion shelter; one-sided crown as suppressed by adjacent specimens; crown shows dieback of branch tips consistent with infection by ash dieback disease; slightly sparsely foliated; slightly above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; significant component of group in which it stands but moribund.	U
32	Field maple	14m	215mm 390mm	NE 7m SE 6.1m SW 4.5m NW 3.1m	S 3m	S 1m	Semi-mature	Average	Moderate	Twin-stemmed from 1m with compression fork; notable understorey tree.	C (2)
33	Ash	21m	265mm 450mm	NE 7.9m SE 5.2m SW 6.2m NW 5m	NE 4.5m	NE 3m	Semi-mature	Below average	Indifferent	Grows on edge of moderately sloping bank; prominent buttress root extending 1.7m SE consistent with location on uneven ground; twin-stemmed from base: stems grow separately; N stem sub-dominant and leans moderately N; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; slightly sparsely foliated; visible in long-distance views from across field to N; obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands but likely to be of short-term potential only owing to prevalence of ash dieback disease within site.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
34	Ash	21m	320mm 635mm	NE 7m SE 5m SW 6.8m NW 8.8m	NE 4m	NE 3.5m	Mature	Low	Indifferent	Twin-stemmed from base: stems grow separately; E stem sub-dominant; main stem drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; crown shows dieback of branch tips consistent with infection by ash dieback disease; sparsely foliated; above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; significant component of group in which it stands but moribund.	U
35	Ash	21m	630mm	NE 7.6m SE 5.8m SW 4m NW 6.5m	NE 8m	NE 4.5m	Mature	Low	Indifferent	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; crown shows dieback of branch tips consistent with infection by ash dieback disease; sparsely foliated; above average 'twiggy' dead wood up to 20mm diameter scattered throughout crown; significant component of group in which it stands but moribund.	U
36	English oak	20m	625mm	N 7.5m E 9.2m S 7.7m W 7m	NE 6m	NE 6m	Mature	Average	Moderate	Drawn-up and mutually suppressed but co-dominant with adjacent mature trees with which it forms companion shelter; tensile main branch unions; dead wood up to 90mm diameter sparsely scattered throughout crown consistent with suppression; obscured in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	B (1)
37	English oak	22m	450mm 340mm both est.	N 5.6m E 5.4m S 6m W 5.3m	W 5m	W 5m	Semi-mature	Below average	Indifferent	Twin-stemmed from 1m with tight compression fork and evidence of included bark; drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; much epicormic growth on stems; dead wood up to 60mm diameter scattered throughout crown consistent with suppression; crown visible in views from Turners Hill Road to W; significant component of group in which it stands.	B (2)
38	English oak	21m	520mm	N 4.8m E 6.2m S 5.2m W 4.6m	NE 8m	NE 8m	Mature	Average	Moderate	Drawn-up and mutually suppressed by surrounding trees with which it forms companion shelter; partially ivy-covered; dead wood up to 60mm diameter scattered throughout crown consistent with suppression; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; significant component of group in which it stands.	C (2)
G1	English oak	22m	Max 770mm	6m	NE 4.5m	NE 2m	Mature	Average	Indifferent	Group comprises five individual oak trees; drawn-up and mutually suppressed by surrounding trees with which they form companion shelter; obscured in views from PRoW to W and in significant public views from Turners Hill Road to S by surrounding trees; essential component of the woodland W1.	B (2)
G2	Ash	21m	Max 630mm	5m	4m	NE 2m	Mature	Below average	Indifferent	Group comprising overstorey of ash almost all of which show infection with ash dieback disease evidenced by crowns displaying dieback of branch tips, being sparsely foliated and with above average 'twiggy' dead wood up to 20mm diameter scattered throughout; drawn-up and mutually suppressed by surrounding trees with which they form companion shelter; understorey consistent with broader woodland; significant component of the woodland but of short-term potential only.	C (3)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
W1	Various	23m	Max 900mm est.	8m	0m	0m	Mature	Average	Moderate	Secondary woodland; overstorey dominated by English oak and ash, with occasional wild cherry, beech and silver birch; English oak most frequent species; moderately dense understorey comprising mix of field maple, hawthorn, hazel, holly and apple; occasional semi-mature field maple grows tall enough to form emerging mid-storey; ground cover of brambles, nettles and bracken; part of the woodland within W-half used for depositing of organic waste (grass clippings, brash, etc); Japanese knotweed growing amongst waste; area of inorganic debris including rubble and broken up tarmac adjacent to N of ash tree no. 29; track aligned through woodland; visible in views from PRoW to W, Turners Hill Road to S and across field to N; essential component of the local arboricultural landscape.	B (2)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	English oak	110.8m ²	5.9m
2	Ash	67.9m ²	4.6m
3	English oak	209.2m ²	8.2m
4	English oak	465.8m ²	12.2m
5	English oak	379.3m ²	11.0m
6	English oak	241.1m ²	8.8m
7	English oak	70.6m ²	4.7m
8	English oak	168.3m ²	7.3m
9	English oak	89.6m ²	5.3m
10	English oak	188.2m ²	7.7m
11	Ash	130.0m ²	6.4m
12	English oak	366.4m ²	10.8m
13	Field maple	114.1m ²	6.0m
14	Ash	60.3m ²	4.4m
15	English oak	99.9m ²	5.6m
16	English oak	224.8m ²	8.5m
17	English oak	150.2m ²	6.9m
18	English oak	135.9m ²	6.6m
19	English oak	212.3m ²	8.2m
20	Beech	185.8m ²	7.7m
21	English oak	129.5m ²	6.4m
22	English oak	408.3m ²	11.4m
23	Yew	18.1m ²	2.4m
24	Yew	197.1m ²	7.9m
25	Field maple	106.4m ²	5.8m
26	English oak	173.9m ²	7.4m
27	Field maple	49.3m ²	4.0m
28	English oak	144.4m ²	6.8m
29	Ash	124.7m ²	6.3m
30	Wild cherry	144.4m ²	6.8m
31	Ash	81.7m ²	5.1m
32	Field maple	89.7m ²	5.3m
33	Ash	123.4m ²	6.3m
34	Ash	228.7m ²	8.5m
35	Ash	179.6m ²	7.6m
36	English oak	176.7m ²	7.5m
37	English oak	143.9m ²	6.8m
38	English oak	122.3m ²	6.2m
G1	English oak	268.2m ²	9.2m
G2	Ash	179.6m ²	7.6m
W1	Various	366.4m ²	10.8m

Statement of purpose

The purpose of this arboricultural method statement plan is to detail what actions need to be taken to prevent the proposed construction of an upgraded access route through the woodland at Meadowbank House, causing any unacceptable damage to the trees to be retained within this site.

This method statement has been drawn up to accompany an application for planning permission for the proposed works. It complies with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction - Recommendations*.

Planning & communication

Unless otherwise agreed with the Local Planning Authority (LPA), the following actions are to be taken, in the order specified in the sequence of Works Table (see below).

The developer will appoint an arboricultural consultant to oversee all aspects of tree care and protection for the duration of construction works.

Prior to the commencement of works, the project manager will send copies of any demolition or construction method statements that might have implications for existing trees to the arboricultural consultant for his comments. The arboricultural consultant will liaise with the project manager to ensure that there are no conflicts between the demolition or construction method statements and this arboricultural method statement.

Prior to the start of any site clearance or construction works the developer will convene a pre-commencement site meeting. This shall be attended by the developers' contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection outlined in this statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement arising from the meeting shall be circulated to all parties in writing.

Sequence of works

(relevant to protection of existing trees)

Order	Works	Arb. supervision required:
1	Pre-commencement site meeting.	Yes
2	Removal of tree no. 27 and the pruning of 12 other trees	No
3	Erection of protective fencing.	Yes
4	Installation of new surfacing over the existing within RPAs.	Yes
5	Removal of protective fencing and ground protection.	No

Arboricultural Supervision and Monitoring

Once the protective fencing and other tree protection measures have been installed, the arboricultural consultant will visit site and inspect them. In the event that the specification or location does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant will 'sign off' the tree protection measures to the contractor, and copy this (in writing) to the client and to the LPA.

Throughout the construction process the arboricultural consultant will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals, as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to. Records of all monitoring and supervisory visits will be made, and will be forwarded to the client and copied to the LPA.

The arboricultural consultant shall directly supervise all works that have to be undertaken within RPAs. These include location of protective fencing and the removal and construction of hard surfacing.

All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or immediately abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant to enable him to advise on any changes to the impact on the trees that these drawings may cause, and to be able to provide solutions to avoid or mitigate any further tree damage. All such drawings will be approved and signed off by the arboricultural consultant before being proceeded with.



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Diagram illustrating the protective fencing structure, showing dimensions (2m height, 3m spacing) and components (Wire ties, Weldmesh panels, Standard scaffold poles, Uprights, Clamps, Ground level).

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Trees to be Removed

No	Species	Category
27	Field Maple	C

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
3	English Oak	Geogrid or Geoweb beneath road sub-base
4	English Oak	Geogrid or Geoweb beneath road sub-base
5	English Oak	Geogrid or Geoweb beneath road sub-base
17	English Oak	Geogrid or Geoweb beneath road sub-base
18	English Oak	Geogrid or Geoweb beneath road sub-base
19	English Oak	Geogrid or Geoweb beneath road sub-base
24	Yew	Geogrid or Geoweb beneath road sub-base
25	Field Maple	Geogrid or Geoweb beneath road sub-base
26	English Oak	Geogrid or Geoweb beneath road sub-base
28	English Oak	Geogrid or Geoweb beneath road sub-base
29	English Oak	Geogrid or Geoweb beneath road sub-base
37	English Oak	Geogrid or Geoweb beneath road sub-base

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837:2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, access road surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Trees that will require pruning

No.	Species	Works (Outline only*)
3	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
4	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
17	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
18	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.
24	Yew	Raise lower crown over driveway to a height of 5m to allow for site access.
26	English Oak	Raise lower crown over driveway to a height of 5m to allow for site access.

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998:2010. Climbing irons or spikes are not to be used whilst pruning trees.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:

Meadow Bank House car access route

Client:

Richard Parr Associates

Drawing:

METHOD STATEMENT PLAN

Drawing no:

SJA MSP 22287-011

N/A

Based on:

Topographical survey

Drawn by:

JLT

Date of Issue:

May 2023

Scale:

1: 400 @ A2

Checked by:

FPS

Tel:

(01737) 813058

sja@sjatrees.co.uk

Tree nos.:

3

Canopies of trees to be retained:

Trees to be removed:

27

Tree that will require pruning:

17

Category 'B' RPA:

Category 'C' RPA:

Above soil surfacing:

Protective fencing:

For further information refer to the SJA Tree Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. Simon Jones Associates cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.