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Landscape Design and Ecology

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

London Road, Handcross, West Sussex.

On Behalf of: Welbeck Strategic Land III Limited

Client:	Welbeck Strategic Land III Limited			
Project:	London Road, Handcross, West Sussex.			
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1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Welbeck Strategic Land III Limited to undertake an Arboricultural Impact Assessment & Method Statement for the proposed housing development on land to the west of London Road, Handcross, West Sussex. (hereinafter referred to as the site).
- 1.2 The principal aim of this report is to detail construction control measures to protect retained trees and tree groups (including hedgerows) within, and adjacent to, the site in accordance with British Standard (BS) 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- 1.3 This report has been produced based upon a BS 5837:2012 Arboricultural Survey undertaken by this company on the 11th of December 2025– this survey information is presented in Appendix A and summarised in section 1.12 below.
- 1.4 This report, and the accompanying Existing Tree Schedule, Tree Retention and Protection Plan, sets out the arboricultural impacts of the proposals using the following considerations as a framework:
- Trees to be removed and trees to be retained.
 - Remedial tree work to retained trees to allow development to take place.
 - Suitable measures to protect retained trees.
 - Special construction or engineering measures are required to enable trees to be integrated into the proposed development where impacts are unavoidable.

Limitations

- 1.5 The trees were inspected at ground level, and no decay detection equipment was used. Therefore, there is a small risk that any internal decay that may be present has gone undetected. Only preliminary recommendations for tree management are provided. A full hazard risk assessment comprising a more comprehensive analysis of the condition and potential risk to target areas is beyond the scope of this report.
- 1.6 Trees are living, dynamic organisms and as such, their health and condition will change with time. Therefore, this assessment remains valid for 18 months from the date of inspection, or until a weather event such as a severe storm (defined as a period of violent weather which is likely to cause damage to trees), after which time a new inspection is required.

Existing Site Information

- 1.7 The site is located to the west of London Road, Handcross, West Sussex. The Site is approximately 2.8 ha and is mainly a single neutral grassland field with boundary vegetation. To the north, there is a native hedgerow with scattered mature Pedunculate Oak *Quercus robur*, and beyond this, there is a small roadway and then further fields and paddocks. To the east, there is a large private house and gardens Hyde Lodge, and to the south of this, there is a large block of woodlands. Beyond this is the main road of London Road, a large area of native lowland-mixed deciduous called Highwood, and to the south of this is a more linear area of woodlands on the grounds of Handcross Park School. Along the southern boundary, there are areas of hazel *Corylus avellana* scrub, some scattered tree groups and a large mature oak of high value. Fifteen trees were identified as having potential roost features (PRF).

Existing Site Vegetation

- 1.8 The large open areas of the site are mainly improved grassland, which has been used as paddocks, with very little other vegetation present; the vast majority of the arboricultural value is to the perimeters of the site. To the eastern perimeter of the site, there is a block of native deciduous woodland, between London Road and the paddocks, Ash *Fraxinus excelsior*, Hazel *Corylus avellana*, Holly *Ilex aquifolium*, Field Maple *Acer campestre*, and several mature Pedunculate Oak *Quercus robur*. To the far southeastern corner, there are two large and high-value Pedunculate Oak *Q. robur*, on either side of the existing track way. Moving into the site, there is a smaller tree group, still connected to the larger woodlands group with smaller trees of the following species: Hazel *C. avellana*, Holly *I. aquifolium*, Pedunculate Oak *Q. robur*.

- 1.9 There are also scattered hazel *C. avellana* scrub along the boundary hedgerow which connects the other tree groups further along, these groups contain the following species: hazel *C. avellana*, Sycamore *A. pseudoplatanus* and Ash *F. excelsior*. The northern boundary is a mixed native species hedgerow with significant amounts of rhododendron ponticum. It is recommended that the *rhododendron sp* should be eradicated from this area, in preparation for enhancement planting. There are also three large mature, high-value Pedunculate Oak *Q. robur* present along the northern boundary.
- 1.10 There are two lowland mixed deciduous woodlands within the site on the eastern and western boundaries. These have been classified in line with the British National Vegetation Classification, NVC, as W1, this woodland runs parallel to London Rd, with the dominant species being ash *F. excelsior* and pedunculate oak, with occasional sycamore *A. pseudoplatanus*. The other woodland area runs parallel to the A23 and the western site boundary, which has been classified as W2: dominant species across the bulk of the woodlands being ash *F. excelsior* and pedunculate oak, with occasional sycamore *A. pseudoplatanus* and with *Ulex sp* being more dominant across the eastern area. Both of these woodlands are priority habitats, as per the (PHI).
- 1.11 A summary of the relative retentive worth of the trees on site, as recorded during the tree survey and expressed by their categories, is given in Table 1.

Table 01 – Summary of Existing Site Vegetation

BS Category	No of Trees	No of Groups	No of Hedges and Vegetation Groups	Total
A	7	0	0	7
B	8	9	0	17
C	1	4	3	8
U	0	0	0	0

Development Proposals

- 1.12 It is understood that the development proposals are as follows: The Scheme comprises a residential development of up to 55 homes, across detached, semi-detached, terraced and apartment units, accessed off London Road. An attenuation basin would be provided to the south-western corner of the Site.

2.0 ARBORICULTURAL IMPACT ASSESSMENT

- 2.1 This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Any potential tree impacts below have been identified as per BS5837:2012 section 5.4, and details are given of proposed mitigation.

Removal of Trees and Vegetation

- 2.2 The development has been designed to avoid tree losses as far as possible; however, a small number of trees shall require removal to facilitate the development. Table 3 below describes the tree losses required to facilitate the development. Trees to be retained and removed are shown on the Tree Retention and Protection Plan in **Appendix B**.

Table No. 03 – Trees, Tree groups and Hedges Proposed for Removal.

BS Category	Tree/Group/Hedge Numbers	Total
B	TG11 (section), T17, TG18, TG22 (section),	4
C	TG06 (section), and TG24 (section).	2

- 2.3 The following groups listed below are partial or section removals;
- 2.4 **TG06-** Mixed Species Ornamental Tree Group; C. An area of **6m²** will require removal from the southwest, to allow construction of parking bays.
- 2.5 **TG11-** Mixed Species Native Tree Group; B. An area of **256m²** will require removal to allow construction of the new access road into the site. Remedial tree surgery will be required to the overhanging canopy's of the retained trees to the north and south of the access road.
- 2.6 **TG22-** Mixed Species Native Tree Group; B. A **27m** long and **1.5m** wide section from the northern aspects will require removal. The removal of additional understory

vegetation will also be required. Remedial tree surgery will be required to the remaining trees.

- 2.7 **TG24-** Mixed Species Native Tree Group; C. Three sectional areas will need to be removed. An area of **9m²** to the far south to allow construction of a SUDs feature. A section **50m** long will need to be removed from the edge to accommodate the proposed footpath. And, a **15.2m²** section will need to be removed to accommodate the proposed 'FW Pump Station'. This equates to a total area of **38.5m²** requiring removal.
- 2.8 Regarding the hedgerows present to the northern boundary, **H30, H31** and **H32**, all *Rhododendron* sp should be eradicated from this area, in preparation for enhancement planting.
- 2.9 All of the trees, hedgerows, and areas of woodlands listed above will need to be removed to accommodate the development proposals.

Tree Pruning, Canopy Reduction, or Lifting

- 2.10 Some minor crown lifting and/or canopy reduction shall be required to allow adequate clearance between trees and built forms and/or access roads. This work will be undertaken according to industry best practice BS3998:2010. *Table 4 below* details works required to retained trees to facilitate development, which fall within levels of good arboricultural practice:

Table No. 04 – Tree Surgery Works

Ref. Number	Category	Description of Works
TG06	C	The western aspects will require crown lifting to provide a minimum clearance long term of 3.5m from the ground.
T09	A	The northern aspect will require a crown reduction of 0.9m to provide a minimum long-term clearance of 3.0m from the proposed pathway, ground level.
TG10	B	All aspects of the tree crowns will require crown lifting to provide a minimum clearance long term of 3.5m from the proposed fence lines and garden areas.

TG11	B	After the removal of the section of woodlands, remedial tree surgery will be required to the overhanging canopies of the retained trees to the northern and southern sides of the proposed access road. Crown lifting to provide minimum clearance long term of 5.2m is required to all retained trees. Additionally, regarding the far southern area of these woodlands, all tree canopies present over the existing woodland pathway will need to be lifted to provide a minimum long-term clearance of 3.5m from the ground.
TG12	B	The western aspects of all trees will require crown lifting to provide a minimum clearance long term of 5.2m from the ground.
TG19	B	All tree canopies present over the existing woodland pathway and to the proposed pathway farther to the west will all need to be lifted to provide a minimum long-term clearance of 3.5m from the ground.
TG20	B	A 26m long section from the northern aspects will require crown lifting to provide a minimum clearance long term of 3.5m from the ground.
TG22	B	A 27m long section from the northern aspects will require crown lifting to provide a minimum clearance long term of 3.5m from the ground. The removal of additional understory vegetation will also be required.

Construction access and storage

- 2.11 In the absence of mitigation, vehicular access might compact soils, harming tree roots. To avoid these impacts, there shall be a defined access route to and from all construction areas and ground protection areas where access over RPAs is required.
- 2.12 Inappropriate storage of liquids such as fuel, paint or cleaning chemicals might result in spillages with a significant impact upon high-value trees, tree groups and areas of woodland habitats. All such liquids will be stored at least 5.0 m from any RPA, and outside of any RPAs. Bunded containers with spill kits will be required and used to minimise the risk of spillage. This must be present on site before any work starts, including ground preparations and tree works.

- 2.13 Due to the high value of the boundary trees, woodlands, and associated habitats, it is recommended that the site compound and storage area be located in the centre of the southern section of the site.

Tree Protection Fencing

- 2.14 All trees, tree groups, and areas of woodlands to be retained shall be protected with barriers at all times. It should be noted that there are several primary and secondary locations of the tree protection fencing. Close adherence to these specified locations is essential to achieve effective protection and allow the trees and associated habitats to remain viable in the long term.
- 2.15 All primary and secondary locations of where the tree protection fencing is to be installed are shown in the Tree Retention and Protection Plan in **Appendix B**. All barriers shall be installed, protected and maintained during the main works by the appointed contractor.
- 2.16 All primary locations must be maintained till the vast majority of the build has been completed; the protection fence line can be moved back to the specified secondary locations to allow construction when appropriate. All Tree Protection and Tree Protection Barriers to be in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'*.
- 2.17 The installed protective barrier shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing. Where protection fencing is required within areas of RPA, the Welded Wire Mesh Fencing Panels must be mounted on concrete or rubber feet, supported on the inner side with stabiliser struts fixed on a block tray or secured with ground pins, and positioned as specified.
- 2.18 Regarding Tree Protection Barriers around the higher value trees and areas of woodlands. It is strongly recommended that additional protection in the form of Monarflex, or similar durable, heavy-duty plastic sheeting, be affixed to the Tree Protection Barriers to ensure there is minimal risk of contamination from dust particulates drifting into these areas.

Compaction of Root Protection Areas

- 2.19 The vast majority of trees on the site and to the boundaries of the site are being retained and will be protected using Tree Protective Barriers to prevent any incursion into the root protection area (RPA). Several trees, however, will require enabling works and/or an operation zone within their RPAs. Trees which would have the potential to be impacted are detailed below:
- 2.20 Regarding **TG07 (B)**, the northern aspects of RPA are at risk of compaction during the construction of the nearby dwelling, during scaffold erection around the plot, and during the construction of a section of proposed footpath. And the southern aspect is at risk of compaction during the construction of the proposed roadway. Additionally, there is a further risk of compaction in a small area of RPA to the east during the construction of proposed parking bays.
- 2.21 Regarding **T09 (A)**, the northern aspect of RPA is at risk of compaction during the construction of the nearby dwelling, during scaffold erection around the plot, and during the construction of a section of the proposed footpath.
- 2.22 Regarding **TG10 (B)**, the northern aspects of RPA are at risk of compaction during construction of the nearby dwelling, during construction of the garden fencing and to a lesser extent during the landscaping of the garden. Also, to a lesser extent, a small section of RPA to the eastern aspect is at risk of compaction during the construction of proposed parking bays, and a small section of RPA to the southwestern aspect is at risk of compaction during the construction of fencing.
- 2.23 Regarding **TG11 (B)**, and the remaining sections of woodlands to the north and south of the proposed access road. Any areas of RPA outside of the tree protection fencing are at risk of potential compaction. Additionally, all areas of RPA within the grass verge to the eastern side of this woodland group area are also at risk of compaction. There are further compaction risks to the western side, where there is a proposed parking bay, and there are further compaction risks to the far southern section of this woodland, where there is an existing footpath.
- 2.24 Regarding **TG12 (B)**, and **T13 (B)**, the western aspects of RPA are at risk of compaction during the construction of the proposed roadway. The northwestern aspect of **TG12**, will have additional compaction risks during the construction of the proposed parking bay.

- 2.25 Regarding **T15 (A)** and **T16 (A)**, various aspects of RPA from both of these trees are at risk of compaction. The eastern aspects of RPA within the verge are at risk of compaction from the movements of construction machinery and potentially trade vehicles, and there are further compaction risks where RPA is present within the existing footpath to the southeastern corner of the site.
- 2.26 Regarding **TG19 (B)**, the perimeter of the western aspects of RPA are risk of compaction during the construction of the proposed footpath.
- 2.27 Regarding **TG20 (B)**, and **TG22 (B)**, the perimeter of the northern aspects of RPA are risk of compaction during the construction of the proposed footpath.
- 2.28 Regarding **TG24 (C)**, the eastern aspects of RPA are at risk of compaction during the construction of the proposed footpath. There are also additional compaction risks to two other smaller sections of RPA to the eastern aspects during the construction of the FW Pump Station, and further north during construction of the nearby dwelling, during scaffold erecting around the plot, and during the construction of a section of proposed footpath.
- 2.29 Regarding **T25 (B)**, the northern aspect of RPA is at risk of compaction during the construction of the proposed 'FW Pump Station', and the eastern aspect is at risk of compaction during the construction of the roadway.
- 2.30 Regarding the three mature oaks to the northern boundary, **T27 (A)**, **T28 (A)**, and **T29 (A)**, the very perimeter of the southern aspects of the RPAs of these trees will have compaction risks during the construction of the proposed roadway.
- 2.31 In the absence of mitigation, major negative impacts would occur in the form of significant root damage, which would facilitate pathogen colonisation and anchorage forces, loss of rooting area resulting in a reduction in water and nutrient availability, soil compaction resulting in a reduction of overall resources available to the tree and potential soil contamination. Collectively, these impacts can cause a significant loss in overall vitality, possibly causing the decline or death of the tree. To minimise impacts, ground protection measures, as detailed in the below Arboricultural Method Statement, shall be in place for the duration of the construction period in accordance with *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'*. When construction work is complete, the ground protection can be removed. The location of the ground protection measures can be seen in the Tree Retention and Protection Plan **Appendix B**.

Demolition within Root Protection Areas

- 2.32 There are existing barn type buildings in the northeast corner of the site. The southern and eastern sides of these existing buildings are very close to the RPAs of **TG11 (B)**, and **TG12 (B)**, but not within the RPAs. In the absence of mitigation, the RPAs of these two tree groups could be disturbed by the movements of demolition machinery and the RPAs and the physical form of the trees are at further risks of falling materials through the demolition of the high walls and roofs if using inappropriate methods, or if suitable levels of protection are not installed prior to demolition.
- 2.33 Mitigation measures will need to include a detailed plan of how access to this area will be achieved without causing damage to the nearby trees and habitats, and the demolition process must be in accordance with section 7.3 - *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'*. The most prevalent section being: **7.3.4** *Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back")* method of demolition.
- 2.34 A pre-demolition inspection of the tree protection measures installed as specified in this report, followed by a detailed toolbox talk and a supervised start to the demolition process, is strongly recommended.
- 2.35 In the absence of mitigation, major negative impacts could occur in the form of; significant root damage which would facilitate pathogen colonisation and anchorage forces, loss of rooting area resulting in a reduction in water and nutrient availability, soil compaction resulting in a reduction of overall resources available to the tree, potential soil contamination, and physical damage to the structures of the nearby trees and tree groups. Collectively, these impacts can cause a significant loss in overall vitality, possibly causing the decline or death of trees. The close enforcement of the specified protection measures shall minimise harm to these nearby high-value trees and ensure their long-term viability for retention. All additional tree protection measures must be in place before demolition works start on site. Tree protection measures and areas of manual excavation are shown in the Tree Retention and Protection Plan, in **Appendix B**.

New Hard Surfaces Within Root Protection Areas

- 2.36 The proposals shall require the construction of new hard surfaces within the RPAs of trees **TG07 (B), T09 (A), TG11 (B), TG12 (B), T13 (B), T14 (B), T15 (A), T16 (A), TG19 (B), TG20 (B), TG22 (B) TG24 (B), and T25 (B).**
- 2.37 Regarding new surfacing within the area of woodland proposed to be removed for the new access road. A suitable amount of area has been marked for removal so as not to require the installation of hard surfacing within the RPA of retained areas of this section of the woodlands.
- 2.38 As per the recommendation of BS5837:2012 section **7.4.2.3**, the new permanent hard surfacing does not exceed 20% of any existing unsurfaced ground within the RPAs of trees to be retained.
- 2.39 The RPAs of the above trees, tree groups and areas of woodlands shall be left undisturbed for as long as possible during the construction period in order to protect the tree-rooting zone. All tree protection fencing should stay in situ at the edge of the RPA for as long as practical, and should only be repositioned when works to install the new hard surface are to begin. Additional ground protection may be required at this point, as shown on the Tree Retention and Protection Plan in **Appendix B**. When construction work is complete, the ground protection can be removed.
- 2.40 A 'no-dig' construction method will be utilised to allow the construction of new hard surfaces within the RPAs of the above trees without change of existing ground levels, in accordance with BS 5837:2012. The Arboricultural Method Statement describes the installation of a typical no-dig surface, such as a three-dimensional cellular confinement system. This follows the recommendations set out in Section **7.4** of British Standard 5837:2012. The final design of the no-dig construction shall be undertaken by the appointed engineer to ensure that it is suitable for the anticipated loading of the surface; however, any design shall be approved by the project arboriculturist.

- 2.41 Works where minor encroachment into the RPA is required, such as footpath, retaining wall and parking bay construction at the edge of the RPA of the following trees and tree groups; **TG07 (B), T09 (A), TG10 (B), TG11 (B), TG12 (B), T13 (B), T25 (B), and T27 (A)**, a Tree Protection Zone of a Manual Excavation Zone shall be enforced. Trial trenches shall be dug along the edge of the proposed hard standing to determine the presence/absence of significant roots.
- 2.42 If significant roots are exposed >25mm in diameter, a 'no-dig' solution shall be used. However, where the RPA incursion is small, a proportion of minor and moderate-sized roots can be pruned, to allow a standard construction method to be implemented. All trial trenches, root pruning, and identification will be undertaken under arboricultural supervision only in line with BS-5837:2012 - *'Trees in Relation to Design, Demolition and Construction- Recommendations '*.
- 2.43 This shall involve the careful manual excavation of existing turf and the top 100-150mm of topsoil using hand tools, completed under arboricultural supervision. Once this small area of manual excavation has been completed, the construction of the required areas of hard surfacing can be completed.
- 2.44 Further details of implementing a no-dig construction design can be viewed in the Arboricultural Method Statement section **3.38**, and further details on implementing a Manual Excavation Zone can be viewed in the Arboricultural Method Statement section **3.28**.

Building Construction within Root Protection Areas

- 2.45 With the current proposals, there is no requirement to construct new buildings within the RPAs of trees or tree groups which are scheduled to be retained.

Construction of Infrastructure Elements within Root Protection Areas

- 2.46 It is proposed to construct the SUDS overflow outlet to discharge into the existing ditch located to the southwestern corner of the site, which is within the tree group **TG24 (B)**, and additionally, a FW Pump Station will also need to be constructed within this tree group. An area of **15.2m²** will need to be removed to accommodate this Pump Station.

- 2.47 To allow construction of both of these infrastructure elements in these areas, two small sections of trees and vegetation will be removed, then the tree protection fencing can be installed to ensure the surrounding trees that are to be retained are suitably protected. A Manual Excavation method will be used to construct the SUDS feature, which will ensure any potential impacts are kept to a minimum.
- 2.48 Overall, the impacts from the construction of the SUDS feature and the FW Pump Station are not considered to be significant, as long as the recommended tree protection measures are fully implemented.

Installation of services

- 2.49 There will be potentially significant negative impacts to multiple high-quality trees when it comes to the installation of services due to the proximity of proposed dwellings and gardens to trees and tree groups. Trenching will not be possible without significant negative impacts and disturbance. All service installations will need to avoid RPAs, as this normally involves an amount of trenching. Should any service installation be required in the RPA, a specialist method statement would need to be provided for approval.

Future Pressures to Retained Trees and Hedges

- 2.50 The resulting proximity of the new structures to retained trees and hedgerows may result in the following pressures;
- the ongoing need to prune the canopy back to prevent damage to the building and facilitate maintenance of the building façade and glazing;
 - altered soil conditions, including access to water and gas exchange, resulting from the proposed surfacing and construction of foundations;
 - shading of the canopy of existing trees.
- 2.51 As the majority of arboricultural value is around the perimeters of the site, the potential for ongoing future pressures have been avoided through the layout of the scheme. Retained trees are not to be located within private gardens, which will help to ensure that their long-term management remains favourable.

- 2.52 However, with the current proposals, there are several trees and tree groups which will have the potential for pressures to increase. There will be ongoing pressures to prune back the spread of new growth on an annual to bi-annual basis to prevent intrusion into the proposed footpaths and roadway areas, to the following tree and tree groups;
- 2.53 The western aspects of **TG06 (B)**, the western aspects of **T09 (A)**, all aspects of **TG10(A)**, the western aspects of **T09 (A)**, the northern and southern aspects of the remaining trees from the woodland group **TG11 (B)**- new road access, the western aspects of **TG12 (B)**. Regarding the most southern section of **TG11** and the northern part of **TG19 (B)**- over the existing pathway. The northern aspects of **TG20 (B) & TG22 (B)**.
- 2.54 Other trees where the proposals are considered to be close to the tree canopy's, as such that notable pressures to prune back the crowns will be increased in the form of a pruning regime to prevent intrusion into the proposed footpaths and roadway areas; the southern aspects of **T27 (A), T28 (A), & T29 (A)**, and the northern and eastern aspects of **T25 (B)**.
- 2.55 There are also tree shading issues anticipated from retained trees, **TG07 (B), T08 (B), & T09(A)**, which are present to the south of the proposed buildings and amenity spaces (such as gardens) of plots **52** and **51**. There will be significant shading and an ongoing increase in such shading annually; this will likely promote applications to have the trees significantly reduced and or topped, or reduced in height. Such works will likely impair the trees' long-term viability.

Tree and Hedgerow Loss Mitigation Measures

- 2.56 It is recommended that a scheme of soft landscaping be submitted, which should include tree planting details which address any visual public amenity issues. The tree selection should be appropriate to the site conditions, and species should be selected in accordance with any recommendations provided in the PEA and any subsequent ecology reports. Ideally, the species selected should be native and of proven ecological value to the local environment.

- 2.57 The locations and positioning of mitigation planting in relation to new or existing buildings should take full account of the final canopy height and spread of all trees included within the scheme. All planting should be located a sufficient distance from the predicted canopy line and rooting zones to avoid future pressures to undertake remedial works.

Conclusion

- 2.58 Overall, the vast majority of trees on site and to the boundaries of the site are all to be retained and fully protected.
- 2.59 The proposed mitigation planting along the southern boundary will make a significant contribution to maintaining habitat connectivity on the site and will, in turn, help to support the local dormouse populations. As will the proposed eradication of the *Rhododendron sp* present to the northern boundary.
- 2.60 Overall, the impacts from the construction of the SUDS feature and the FW Pump Station are not considered to be significant, as long as the recommended tree protection measures are fully implemented.
- 2.61 The close enforcement of the specified protection measures as detailed within this report shall minimise harm to all trees and, in particular, the high-value trees and will ensure their long-term viability for retention into the future.
- 2.62 The protection, compensation and enhancement detailed herein have been designed to ensure the ongoing favourable status of retained trees and vegetation, and the species which use these. Additionally, adherence to the methods detailed will ensure that all works accord with the relevant wildlife legislation and planning conditions.
- 2.63 Provided that mitigation planting is in line with current guidelines and all other protection measures are properly enacted, the loss of trees from the site would be adequately compensated, and the proposals would accord with the requirements of BS5837.

3.0 ARBORICULTURAL METHOD STATEMENT

Pre-Construction Meeting

- 3.1 A pre-construction meeting will take place between the Construction Manager and Project Arboriculturalist to discuss the programme of works and the timing and implementation of control measures.

Phasing of Operations

- 3.2 Implementation of tree protection shall be carried out as follows:
- 1) Tree and vegetation removals and tree surgery
 - 2) Tree protection fencing set out by the surveyor in accordance with approved plans.
 - 3) Tree protective fencing is installed, and any ground protection is installed as required.
 - 4) Fencing and ground protection are to be inspected by the project arboriculturist.
 - 5) Site set up, including haulage routes and site compound.
 - 6) Demolition / Site clearance followed by construction.
 - 7) Inspection of any areas of construction within RPA's by the project arboriculturist.
 - 8) Removal of tree protective fencing.
 - 9) Remedial tree surgery works (if required).

Contractor Induction

- 3.3 The key requirements of this method statement will be explained during site inductions for contractors. Trees and tree groups that are to be retained and protected will be identified before works commence. A copy of the **Tree Retention and Protection Plan Appendix B**, will be retained in the site offices for reference.

Tree Removal

- 3.4 All trees designated for removal are to be removed in accordance with the Tree Retention and Protection Plan in **Appendix B**. All tree work and tree removal shall be carried out in accordance with BS 5837:2012 and BS 3998:2010. Prior to the removal and felling of trees, the tree positions shall be agreed with the Arboricultural Consultant, and trees designated for removal and felling shall be marked on-site. Trees shall be felled prior to the erection of the Tree Protective Fencing. Care should be taken during the tree removal process to avoid any damage to any trees which are designated to be retained.
- 3.5 Arisings should not be disposed of by burning on site unless:
- Other options are impracticable, or the material is affected or likely to become affected by a disease or pest for which sanitation is a necessary form of control.
 - NOTE: Attention is drawn to regulations made under: ***The Clean Air Act 1993, The Plant Health Act 1967, The Weeds Act 1959, and the Wildlife and Countryside Act 1981***, in respect of the prevention of the spread of plant and soil pests.

Tree Surgery

- 3.6 All tree work as detailed within the Tree Retention and Protection Plan in **Appendix B**, shall be undertaken by an approved and qualified tree surgeon in accordance with *BS 3998: 2010 'Tree Work: Recommendations'*. Care should be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces shall be removed and taken down in sections.
- 3.7 Stumps to be removed should be cut away so that the top of the stump shall be at least 450 mm below the final topsoil level in order for the site can be reinstalled in accordance with the existing site levels. Where the depth is greater than 450 mm, the areas shall be backfilled with topsoil to the required level.

- 3.8 Options for retention of and management of stumps, particularly those arising from dead trees, should be considered as these subterranean deadwood habitats are of great ecological benefit. These stumps should not be treated with any form of pesticide or chemical application, as this can be detrimental to the remaining trees and local ecology.
- 3.9 The height of stumps for retention should be determined by management objectives and or site-specific conditions. Stumps should be left in a safe condition and or location that does not pose a hazard.
- 3.10 The removal of shrub or scrub material within the Root Protection Area of any tree to be retained shall employ a Manual Removal method; the use of hand tools shall be used in order to maintain the ground surface of the Root Protection Area and reduce any damage to existing tree roots within the protected root zone. Adjacent trees shall not be utilised as anchors or levers to facilitate the removal of adjacent vegetation.
- 3.11 Vegetation clearance should take place outside the **bird nesting season (nesting season: March-September inclusive)** or alternatively under a watching brief from an ecologist or suitability-qualified professional.

Tree Surgery and Removal Works– Arisings

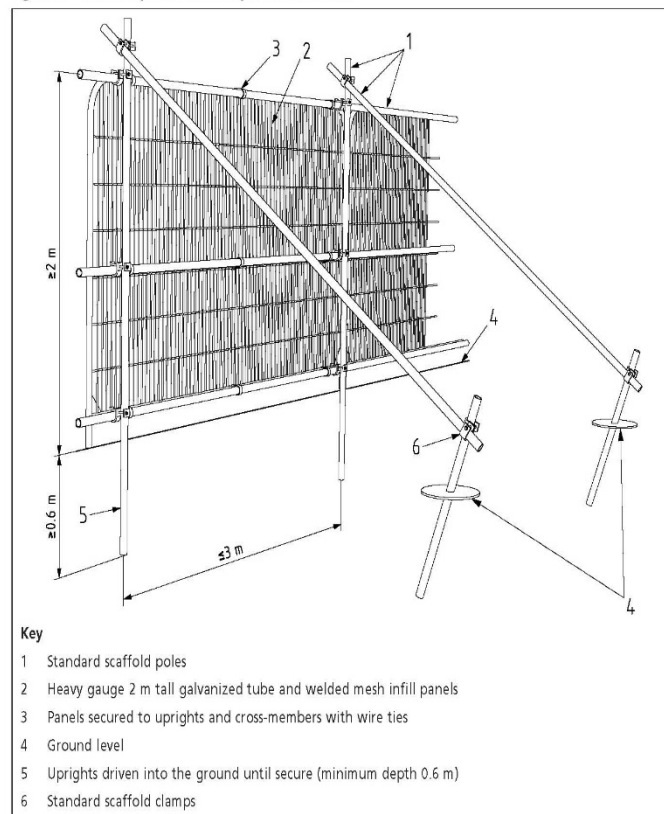
- 3.12 The disposal, utilisation and retention of arisings must be in line with BS 3998: 2010 'Tree Work: Recommendations'. Retaining arisings on or near the site can have conservation benefits and allows the gradual recycling of the mineral nutrients and carbon that they contain. Effective financial gains can be achieved with efficient arisings management planning.
- 3.13 Before any work on a tree commences, it should be agreed on what is to happen to the arisings (such as retained or removed from the site). Any arisings remaining on the site should be stored safely in locations agreed with the client. The following should be taken into account when deciding what is eventually to be done with the arisings:
- Site usage: access, space, and safety;
 - Scope for utilisation (such as use of woodchip for mulch, weed suppressant, etc.)

- Wildlife and habitat, particularly where veteran trees are present and invertebrate colonisation is likely.
- The disposal, utilisation and retention of arisings must be in line with BS 3998: 2010 'Tree Work: Recommendations'. Retaining arisings on or near the site can have conservation benefits and allows the gradual recycling of the mineral nutrients and carbon that they contain.

Tree Protection Fencing

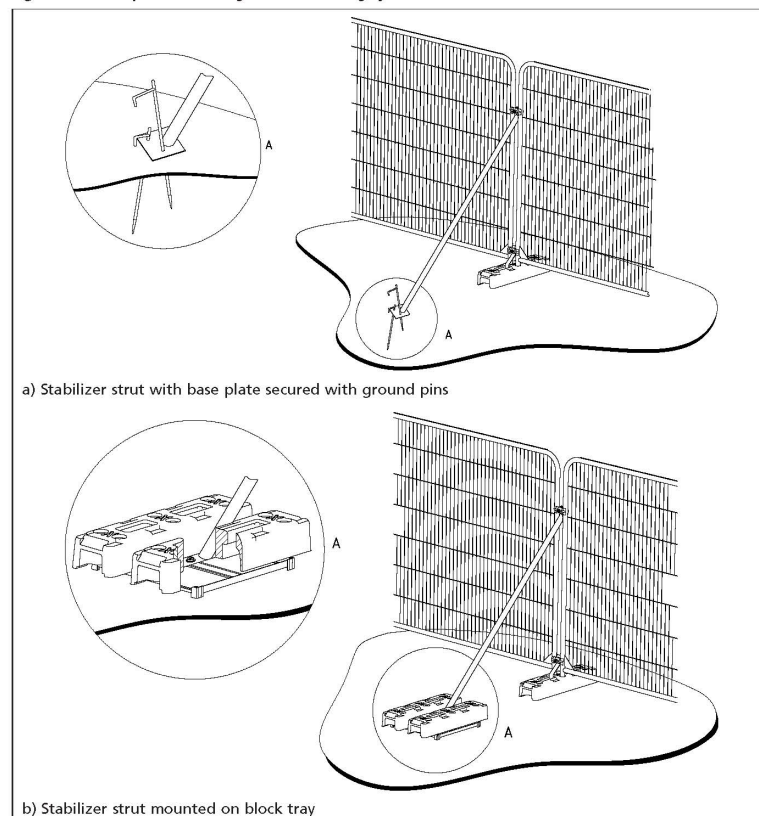
- 3.14 All trees to be retained on site shall be protected with barriers installed at the locations as shown in the Tree Retention and Protection Plan in **Appendix B**. All barriers shall be installed, protected and maintained during the main works by the appointed contractor.
- 3.15 The installed protective barrier shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins, and positioned as specified. The barrier should be strained and fixed to fences, walls, and knee rails where possible to provide a completely protected area (*refer to Figure 2 and Figure 3 below; © British Standards Institute 2012*). All tree protection is to be in accordance with *BS 5837: 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'*.
- 3.16 Any requirement for modifications to the prescribed protection fencing specification, for example, where installation space is restricted, will be discussed and agreed upon with the Project Arboriculturist before being implemented.

Figure 2 Default specification for protective barrier



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Figure 3 Examples of above-ground stabilizing systems



- 3.17 Day-Glo ribbons shall be maintained during the main works by the Main Contractor attached to the top of the barrier to ensure that the fencing is clearly visible during the works. The tree protection barrier shall display all-weather notices stating '*Construction Exclusion Zone-Tree Root Protection Zone – NO unauthorised access*, as a minimum.
- 3.18 Once installed the protection fencing will be inspected by the Project Arboriculturalist before any construction works begin. Fencing locations will not be altered without prior approval of the supervising arboriculturist.
- 3.19 All such barriers shall be maintained for the full contract period. The Construction Manager will be directly responsible for ensuring the protection fencing remains rigid and complete during the entire works programme. Repairs will be acted upon immediately to ensure continued protection.
- 3.20 Within the protected areas, the following activities must not take place;
- Fencing locations will not be altered without prior approval of the supervising arboriculturist.
 - No unauthorised persons shall enter the protection area;
 - No vehicles, machines or plant are to be used;
 - No materials are to be stockpiled or stored;
 - No chemicals are to be stored;
 - No excavation or increase in the soil level shall occur;
 - No fires shall be lit.
 - No chemicals and fuels should be stored within **5m** of a Tree Root Protection Zone.

Site Compound, Haulage Routes and Car Parking

- 3.21 All site compounds, car parking, and haul routes will be located outside of the tree protection fencing. The compound area shall be located to not incur damage or injury to the root systems or canopy of any existing trees or vegetation within or adjacent to the site, in accordance with BS 5837:2012 – 'Trees in Relation to Design, Demolition and Construction – Recommendations'. All site operations associated with the usage of the compound area shall be undertaken with due care and attention to negate damage to the surrounding environment.

Pollution Control

3.22 Pollution control is intended to prevent pollutants from contaminating RPAs, and it will be necessary to control pollution risks wherever risk assessment identifies a significant risk of harm. Spilt solid or liquid chemicals which can reach RPAs can kill roots, prevent root growth, and cause harm which could result in the death of a tree or tree group. Suitable provisions must be made to minimise the risk of soil contamination within the normal risk management protocols for the site.

- All chemical stores and mixing areas must be located outside of RPAs.
- No chemicals and fuels should be stored within 5m of a Tree Root Protection Zone.
- Precautionary measures such as bunded spill kits and additional bunding sufficient to prevent contamination must be present on-site to be used to contain accidental spillages and prevent damage to retained trees.

Protection and Retention of Existing Trees and Habitats

3.23 The Contractor shall exercise due care when performing operations beneath the canopy of existing mature trees and vegetation designated for protection and avoid at all times damage to the roots, trunk and branches.

3.24 The Contractor shall train all members of the construction workforce operating within the proximity of valued habitats and make such persons aware that there shall not be, without having sought prior notification, the following operations undertaken within the protected areas:

- Dumping of spoil or rubbish, excavation or disturbance of topsoil, parking of vehicles or plant, storing of materials or placing of temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk, and within the specified Root Protection Areas;
- Severance of roots exceeding 25 mm in diameter. If unintentionally severed, notice shall be given, and specialist arboricultural advice sought;

- Changes to the level of the ground within the specified Root Protection Areas;
- Vegetation clearance to site boundaries during the bird nesting season (nesting season: March-September inclusive). Any clearance must be undertaken outside nesting season or alternatively under a watching brief from a suitability-qualified ecologist.

Ground Protection Measures

- 3.25 Where construction operations require activity within the exposed unmade ground of any existing tree Root Protection Area, temporary ground protection measures should be implemented as shown in the Tree Retention and Protection Plan in **Appendix B**. The ground protection measures should be accurately laid out and implemented before the demolition and/or construction works.
- 3.26 Ground protection must be fit for the purpose of supporting the level of traffic entering or using the site within RPAs without being distorted or causing compaction of the underlying soil. The appropriate solutions include:
- For pedestrian movements or the erection of scaffolding within the RPA – a single layer of scaffold boards either on top of a driven scaffold frame, to form a suspended walkway, or on top of a compression-resistant layer, e.g., 100 mm depth of woodchip laid onto a geotextile;
 - For pedestrian-operated plant (up to a gross weight of 2 t) – proprietary, inter-linked ground protection boards or panels laid on top of a compression-resistant layer, e.g., 150 mm depth of woodchip laid onto a geotextile membrane;
 - For vehicular access (exceeding a gross weight of 2 t) – an alternative system subject to the engineer's specification appropriate for expected loads, is designed in consultation with the project Arboriculturist.

3.27 The process for the installation of ground protection is as follows:

- 1) Discuss the procedure with the project arboriculturist.
- 2) Dismantle primary protection fencing and re-erect in the secondary location as shown on the Tree Retention and Protection Plan in **Appendix B**.
- 3) Any shrubs, saplings, or trees to be removed are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage the roots of retained trees.
- 4) Lay woven geotextile over the existing ground surface by hand.
- 5) Cover the area with a compressible layer, woodchip, for example, using hand tools only.
- 6) Cover the compressible layer with side butting scaffold boards or plywood boards.
- 7) Confirm the surface is acceptable for use with the project arboriculturist.
- 8) Area ready for construction access.

Manual Excavation

3.28 Where the development proposals necessitate the tying in and re-grading of existing and proposed levels for vehicular access or include the implementation of underground services such as services, cables, and pipe work; a '*Manual Excavation Method*' must be assumed using handheld tools to minimise the impact on existing trees. The excavation should be executed with due care and attention not to disturb exposed unmade ground and any existing tree roots present within it.

3.29 Roots over 25mm in diameter or those occurring in clumps must not be severed without Arboricultural advice. Tree roots below such size should be cut cleanly using specialised hand tools only and to the minimum extent to allow provision. All exposed roots should be immediately wrapped and tied in dry Hessian to avoid drying. On completion of the excavation and at the earliest opportunity, the wrapping should be removed, and the roots surrounded and protected with a loose granular fill (clean washed sharp sand or topsoil free of contaminants or matter injurious to rooting systems) prior to backfilling the excavation to the desired levels.

Demolition in Proximity to Trees

- 3.30 Sensitive demolition of buildings and structures within RPAs will occur under supervision from the project arboriculturist. Any existing tree protection fencing shall be removed to allow access to the demolition area. Buildings shall be demolished in such a way that the building folds in on itself. Debris may be removed by plant machinery provided appropriate ground protection is in place and no incursion into unprotected soft ground occurs.
- 3.31 The floor of the building / surrounding hard standing is to be broken up and carefully removed from the RPA. Underlying ground levels are to be retained, and any exposed roots and newly exposed areas of soft ground are to be covered with up to 100mm of topsoil (**to BS3882:2015**). Soil must be spread by hand to avoid compaction of the RPA. Tree protection fencing must be re-installed at the agreed location on completion of demolition works.
- 3.32 Best practice must be adhered to at all times to avoid any contamination of the soil by fuel or other chemicals. If such a situation arises, the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

Pile and Beam Construction

- 3.33 The use of traditional strip footings can result in damage to roots and subsequent failure of trees and should therefore be avoided. For the purpose of retention of good quality trees, the application of specially engineered structures and solutions that would minimize impact on the existing trees are acceptable alternatives. A site-specific and specialist advice regarding foundation design should be sought from the Project Engineer.
- 3.34 In shrinkable soils, the foundation design should take into account the risk of indirect damage.
- 3.35 Root damage can be minimised by the implementation of pile and beam construction techniques. The following aspects of the design should be accounted for:

- 3.36 Piles – optimal location determined through site investigation, to avoid damage to roots important for the stability of the tree, by means of hand tools or compressed air soil displacement (air lance), to a minimum depth of 600 mm. The smallest practical pile diameter should be used to minimize the risk of striking a major root. The smallest practical pile rig should be used to facilitate works within the canopy spread of existing trees. To protect the soil and adjacent roots from the potentially toxic effects of uncured concrete, the use of sleeved bored pile or screw pile should be accounted for;
- 3.37 Beams – laid at or above ground level and cantilevered as necessary to avoid tree roots identified by site investigation.

New Hard surfacing within Root Protection Areas

- 3.38 Where new surfacing and means of access within Root Protection Areas have been proposed, the construction method should be implemented to avoid intrusion into or change of existing ground levels within the tree Root Protection Areas of existing trees.
- 3.39 A 'No Dig' Construction should allow for the paving of specified areas within or adjacent to tree Root Protection Areas to be constructed without disturbance to root systems.
- 3.40 Ground levels should not be raised or lowered within the existing tree Root Protection Areas. A permeable surface treatment should be laid over the existing ground, allowing water to permeate and allow for nutrient access and gaseous exchange.
- 3.41 The construction area / existing ground within the existing tree RPA is to be overlain with a geo-membrane and covered with a granular fill of no fines - open-graded aggregate incorporated within a 3-dimensional cellular confinement system. This should ensure a minimum supportive depth of 200mm for vehicular access/ 100mm for pedestrian footpaths, above which a permeable surface treatment should be laid. The pH of the aggregate must be near neutral to avoid damage to pH-sensitive tree species.

- 3.42 Existing paving material overlying the RPA of existing trees should be left undisturbed during the construction period in order to protect the Root Protection Area of the tree to be retained. The existing paving/ hard standing can then be reused as a base for the proposed surfacing, subject to the Engineer's specification.
- 3.43 All retaining kerb restraints/edge supports are to be secured above ground, and no general excavation within existing tree RPAs should be permitted.
- 3.44 Where stepped or ramped access has been proposed within the RPAs of existing trees, this should be constructed with limited disturbance to the existing ground. A raised frame supported upon posts concreted in the ground is recommended. The holes for the footing to posts should be dug out using handheld tools. The sides of the holes should be lined with an impermeable membrane to prevent the caustic and toxic effects of wet cement in the concrete from damaging tree roots.

Services in Proximity to Existing Trees

- 3.45 The location and direction of new services should be designed to allow for services to be routed away from the RPAs of existing trees. Existing service runs should always be used wherever possible.
- 3.46 Where the proposed routing of services impinges upon the tree RPA of any existing tree to be retained; the routing should be undertaken as a minimum standard in accordance with ***NJUG Volume 4, issue 2: 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'***.
- 3.47 A 'Manual Excavation Method' is to be followed to carefully hand-dug and route the apparatus most directly to and from the exterior of the RPA radius.
- 3.48 Services are to be routed together wherever possible to create the minimum impact upon the roots of the existing trees to be retained. Trench excavation across the tree Root Protection Area radius beside an existing tree should be avoided, whereby tree roots would become severed. Where services are to cross the edge of an existing RPA, they should be routed via a hand-dug ducting sleeve, avoiding damage to roots.

Installation of Fencing

- 3.49 Proposed new fencing to residential gardens shall be installed following the removal of tree-protective fencing and ground protection measures. Post holes within the RPAs shall be manually dug, and shall not sever any major roots. Roots over 25mm in diameter or those occurring in clumps must not be severed without Arboricultural advice. Where absolutely necessary, tree roots below such size should be cut cleanly to the minimum extent to allow works to proceed.

Hard and Soft Landscaping

- 3.50 The Arboricultural Consultant should review any landscape operations that involve any work within the RPAs of retained trees and input additional site-specific methodology where necessary.
- 3.51 The existing ground levels within the RPA of the retained trees must be retained and incorporated into the finished landscaped development. Where changes in level occur, these are to be either graded into the finished levels starting outside the RPA or alternatively, retaining wall structures are to be used to differentiate between the different levels.
- 3.52 All soft and hard landscaping within the RPAs must be carried out manually, and the soil levels must not be lowered or raised, resulting in root damage to the trees. All finished surfaces are to be porous to allow the free movement of water and gaseous exchange to the roots.

Future Tree Surgery Works - Dead branches

- 3.53 All deadwood features should be managed in accordance with BS 3998-2010: Tree work Recommendations.
- Safety needs should be balanced against wildlife habitat protection.
 - Dead branches should be shortened or, if necessary, removed if they pose an unacceptable risk to people or property and if other options (e.g. diverting a footpath) are not practicable.

- 3.54 When deciding whether dead branches or dead trees should be retained and, if so, to what extent they might need to be pruned, a balance should be made between the mitigation of risk and the maintenance of wildlife habitats. The unnecessary loss of deadwood habitats should be avoided when specifying pruning or other works, particularly if legally protected species are using the tree. The following risk factors should be taken into account:
- the location (e.g., whether the deadwood overhangs a target that cannot be readily moved, such as a highway);
 - the wood properties and decay characteristics of the species concerned.
 - the size of the deadwood.

Future Tree Surgery Works - Standing Dead Trees

- 3.55 Where standing dead trees are retained, their height should be reduced if this is required for mitigation of present or future risks. They should be inspected periodically, and further work should be undertaken (either felling or progressive reduction, depending on practicability) if necessary to keep risks within acceptable limits.

Further Ecological Enhancement Methods

- 3.56 Further enhancement can be/will be achieved with the utilisation of arisings resulting from vegetation removal or clearance works within the site.
- 3.57 Arisings will be retained for use as deadwood habitat log piles at the base of the existing trees and woodland foliage. Piles shall be made from arisings of native vegetation taken from the site or surrounding areas where possible. Piles should contain both larger logs (with gaps between), brash and branches and smaller leaf litter and cuttings/ grass clippings, to create varied conditions.
- 3.58 All branches and stems larger than 75mm in diameter can/will be retained for use as deadwood habitat log piles at the base of the existing foliage. These are best left in lengths of a metre or more, but smaller sections will also be suitable. In suitable areas, these can also be pushed under the bottom of the hedgerows and areas of scrub where they will provide suitable habitat for a plethora of invertebrates and in turn, suitable refuge and forage for small mammals, birds, reptiles, and amphibians.

- 3.59 Retaining arisings on or near the site can have conservation benefits and allows for the gradual recycling of the mineral nutrients and carbon that they contain, which will further enrich the trees on site.

Ongoing Management of Trees, Hedges and Native Shrubs

- 3.60 To ensure the trees and/ or hedges continue to be a useful ecological feature, they shall not be cut overly frequently and shall be allowed to become relatively dense and tall. Any hedges on site shall be cut outside of the bird nesting season (which generally runs March-August inclusive) and not more than once every three years. Minor trimming of stray branches over paths, etc., can be carried out more regularly if required.
- 3.61 Any sections of new planting or failed newly planted trees will need to be replaced, and species and sizes will have to be matched with what has been lost.

4.0 SCHEDULE OF SUPERVISION

4.1 To ensure works accord with the recommendations and the British Standard, works shall proceed as per the below schedule of supervision. **The schedule below must be provided to the main contractor – it is the responsibility of the landowner/developer to ensure compliance with the schedule below. Failure to comply is likely to result in a breach of planning conditions and/or environmental legislation.** Photographic evidence shall be taken at each stage such that a final completion report can be provided to the local planning authority to confirm works have been undertaken in accordance with this method statement.

Table No. 05 – Schedule of Supervision

Works	Responsibility	Notes	Sign off & Date
Pre-commencement Meeting	Construction Manager and Project Arboriculturist	To discuss the programme of works, the timing and implementation of the tree works and the tree protection measures.	
Tree/ Hedge and Vegetation removal works	Construction Manager and Project Arboriculturist	Project Arboriculturist to mark trees for removal and/or surgery works.	
Installation of tree-protective fencing and ground protection	Construction Manager and Project Arboriculturist	Set out as per TRPP. Fencing and ground protection measures are to be inspected by the project arboriculturalist.	
Monthly inspection of protective fencing	Construction Manager	Construction manager to inspect fencing. Any issues are to be reported to the project arboriculturalist.	
Demolition within RPA's	Construction Manager	All works are conducted as per the method statement. Photographic record to be sent to the project arboriculturalist to evidence works.	
Trial Pits	Construction Manager and Project Arboriculturist	Trail pits are to be dug at an agreed location under arboricultural supervision.	

Manual excavation within RPA's	Construction Manager	Works undertaken in accordance method statement. The project arboriculturalist to be contacted should roots larger than 25mm in diameter be encountered.	
Installation of hard surfaces within RPA's.	Construction Manager, Engineer and Project Arboriculturist	All works are conducted as per the method statement. Specification of no-dig construction is to be agreed upon with the engineer and arboriculturalist. Photographic record to be sent to the project arboriculturalist to evidence works.	
Building Construction within RPA's	Construction Manager, Engineer and Project Arboriculturist	All works are conducted as per the method statement. Specification of foundation design to be agreed with the engineer and arboriculturalist. Photographic record to be sent to the project arboriculturalist to evidence works.	
Removal of tree protective fencing	Construction Manager and Project Arboriculturist	Only to be removed at the end of the construction period and following authorisation from the Project Arboriculturalist.	

Appendix A – Tree Survey Schedule



LIZARD

Landscape Design and Ecology

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EXISTING TREE SCHEDULE

London Road, Handcross, West Sussex

Welbeck Strataegic Land III Ltd

Prepared	GO
Approved	KM
Date	02/04/2026
Reference	LLD3685-ARB-SCH-100
Revision	1
Status	PLANNING

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
T 01	<i>Taxodium distichum</i> (Swamp Cypress); (3.9m Radius of nominal circle; RPA 48m²)	310 mm (Estimated)	10.5 m Clear Stem Height 1.5 m	N: 3.0 m E: 3.5 m S: 2.0 m W: 2.5 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Off site tree. Raised root plate on west side, main stem leaning in an easterly direction, becoming vertical at 7m, apical dominance lost, Vitality - Normal.	B 1	Retain
T 02	<i>Prunus sp.</i> (Cherry sp.); (6.6m Radius of nominal circle; RPA 137m²)	541 mm (Estimated)	10.0 m Clear Stem Height 2.5 m	N: 3.0 m E: 4.0 m S: 4.0 m W: 4.0 m	Mature Estimated Remaining Contribution 20 + Years	Off site tree. Ivy clad to 4m on main stem, co-dominant fork at 1.9m from ground level, minor deadwood within crown, an open upper crown with branches over into main dwelling entrance gate, Vitality - Normal.	B 1	Retain
T 03	<i>Cedrus deodara</i> (Deodar Cedar); (3.9m Radius of nominal circle; RPA 48m²)	302 mm (Estimated)	10.5 m Clear Stem Height 2.0 m	N: 2.5 m E: 2.5 m S: 2.5 m W: 2.5 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Off site tree. Within garden land, sited on a bank, upright main stem, asymmetric crown in a northerly direction, minor deadwood present, lost leader, Vitality - Reasonable	B 1	Retain
T 04	<i>Prunus sp.</i> (Cherry sp.); (3.3m Radius of nominal circle; RPA 34m²)	255 mm (Estimated)	7.0 m Clear Stem Height 1.5 m	N: 3.0 m E: 3.0 m S: 3.0 m W: 3.0 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Off site tree. Sited on boundary fence line, upright stem, tight fork at 1.5m, included bark present, upper crown has an open form, hence 3m in all directions, Vitality - Normal	C 1	Retain

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
TG 05	Mixed Species Native Tree Group (3.6m Radius of nominal circle; RPA 41m ²)	300 mm	8.0 m Clear Stem Height 2.0 m	N: 2.0 m E: 2.0 m S: 2.0 m W: 2.0 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Off site tree. Within garden land, Cherry - Prunus sp, Apple - Malus sp, Birch - Betula sp, Holly - Ilex sp, Maidenhair Tree - Ginko biloba, all of similar age class, Vitality - Normal.	C 2	Retain
TG 06	Mixed Species Ornamental Tree Group; (2.7m Radius of nominal circle; RPA 23m ²)	207 mm	7.0 m Clear Stem Height 1.0 m	N: 4.0 m E: 4.0 m S: 4.0 m W: 4.0 m	Semi-Mature Estimated Remaining Contribution 10 + Years	Within garden land, surrounded by a metal fence line and a Lonicera sp hedge on south side, Blackthorn - Prunus sp, Apple - Malus sp, Viburnum sp, Vitality - Normal. Recommendations; The western aspects will require crown lifting to provide minimum clearance long term of 3.5m from the ground.	C 2	Retain
TG 07	Mixed Species Native Tree Group; (4.8m Radius of nominal circle; RPA 72m ²)	380 mm	8.0 m Clear Stem Height 1.5 m	N: 4.0 m E: 4.0 m S: 4.0 m W: 4.0 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Within paddock land, a group of 3no Oak - Quercus sp, in a line east to west direction, from the east a more dominant individual, with a full even crown, showing an upright stem with an even upper crown, leading to middle and furthest west individuals, with lower dominance but still creating a cohesive group, minor deadwood, Vitality - Normal.	B 2	Retain
T 08	Tilia sp. (Lime sp.); (3.3m Radius of nominal circle; RPA 34m ²)	255 mm	7.0 m Clear Stem Height 0.2 m	N: 3.5 m E: 3.5 m S: 3.5 m W: 3.5 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Within paddock land, upright main stem with a secondary leader with a approx. 100mm dia' from base, crossing main stem up into main crown, having a Bificated character, lower branches have received pruning, upper crown evenly shaped, Vitality - Normal.	B 1	Retain

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
T 09	<i>Quercus robur</i> (Pedunculate Oak) (4.5m Radius of nominal circle; RPA 64m²)	353 mm	6.5 m Clear Stem Height 2.0 m	N: 4.0 m E: 4.0 m S: 4.0 m W: 4.0 m	Early Mature Estimated Remaining Contribution 40 + Years	Within paddock land, upright main stem, no obvious defects, even crown, Vitality - Normal. Recommendations; The northern aspect will require a crown reduction of 0.9m to provide minimum long term clearance of 3.0m from the proposed pathway.	A 1	Retain
TG 10	Mixed Species Native Tree Group; (5.4m Radius of nominal circle; RPA 92m²)	446 mm Average	9.0 m Clear Stem Height 1.5 m	N: 6.0 m E: 6.0 m S: 6.0 m W: 6.0 m	Early Mature Estimated Remaining Contribution 20 + Years	Within paddock land, a group of Oak - <i>Quercus robur</i> and <i>Q. rubra</i> , Vitality - Normal. Recommendations; All aspects of the tree crowns will require crown lifting to provide minimum clearance long term of 3.5m from the proposed fence lines and garden areas.	B 2	Retain
TG 11	Mixed Species Native Tree Group; (3.9m Radius of nominal circle; RPA 48m²)	302 mm Average	10.0 m Clear Stem Height 1.5 m	N: 2.5 m E: 2.5 m S: 2.5 m W: 2.5 m	Mature Estimated Remaining Contribution 20 + Years	Native Woodland between London Road and paddock, Hornbeam, Hazel, Holly, Field Maple. Potential Roosting Features (PRF) - High are present on various trees. There is a Failed, uprooted <i>Carpinus</i> sp alongside shed/building. Recommendations; An area of 256m² will require removal to allow development. Remedial tree surgery will be required to the overhanging canopy's of the retained trees to the north and south of the access road.	B 2	Partial Retain / Partial Remove
TG 12	Mixed Species Native Tree Group; (9m Radius of nominal circle; RPA 255m²)	748 mm Average	18.0 m Clear Stem Height 4.0 m	N: 7.0 m E: 3.0 m S: 5.0 m W: 9.0 m	Mature Estimated Remaining Contribution 20 + Years	Within TG11, 3no Oak - <i>Quercus</i> sp, main stems have existing lean in a westerly direction into paddock along with the majority of upper crown towards the west and north. No obvious defects, PRF - High, Vitality - Normal. (Single Species). Recommendations; The western aspects will require crown lifting to provide minimum clearance long term of 5.2m from the ground.	B 1	Retain

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
T 13	<i>Quercus robur</i> (Pedunculate Oak) (8.4m Radius of nominal circle; RPA 222m²)	680 mm CSD	18.0 m Clear Stem Height 3.0 m	N: 8.0 m E: 5.0 m S: 3.0 m W: 7.0 m	Mature Estimated Remaining Contribution 20 + Years	Within TG11, Oak - <i>Quercus</i> sp, main stem have existing lean in a westerly direction into paddock along with the majority of upper crown towards the west and north (Asymmetric characteristics) No obvious defects, PRF - High, Vitality - Normal.	B 1	Retain
T 14	<i>Quercus robur</i> (Pedunculate Oak); (7.2m Radius of nominal circle; RPA 163m²)	600 mm CSD	19.0 m Clear Stem Height 2.5 m	N: 6.0 m E: 4.0 m S: 4.0 m W: 6.0 m	Mature Estimated Remaining Contribution 20 + Years	Within TG11, Oak - <i>Quercus</i> sp, main stem have existing lean in a westerly direction into paddock along with the majority of upper crown towards the west and north (Asymmetric characteristics) Minor deadwood, light sparse crown, PRF - High, Vitality - Reduced	B 1	Retain
T 15	<i>Quercus robur</i> (Pedunculate Oak); (10.2m Radius of nominal circle; RPA 327m²)	828 mm	20.0 m Clear Stem Height 4.5 m	N: 5.0 m E: 5.0 m S: 5.0 m W: 5.0 m	Mature Estimated Remaining Contribution 40 + Years	Standing within TG 11, near public highway, RHS of metal gate from London Road, main stem is upright, adventitious growth to crown break, upper crown has received reduction works, No obvious defects, PRF - Normal, Vitality - Normal.	A 1	Retain
T 16	<i>Quercus robur</i> (Pedunculate Oak); (11.1m Radius of nominal circle; RPA 387m²)	923 mm	19.0 m Clear Stem Height 5.0 m	N: 5.0 m E: 5.0 m S: 5.0 m W: 5.0 m	Mature Estimated Remaining Contribution 40 + Years	Standing within TG 11, near public highway, LHS of metal gate from London Road, main stem is upright with Ivy growth to 4m, adventitious growth to crown break, upper crown has received reduction works, No obvious defects, PRF - High, Vitality - Normal.	A 1	Retain

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
T 17	<i>Quercus robur</i> (Pedunculate Oak) (5.4m Radius of nominal circle; RPA 92m²)	446 mm	6.0 m Clear Stem Height 1.8 m	N: 6.0 m E: 6.0 m S: 6.0 m W: 6.0 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Upright stem, open even crown, good form, no obvious defects, Vitality - Normal.	B 1	Remove
TG18	<i>Quercus robur</i> (Pedunculate Oak); (2.4m Radius of nominal circle; RPA 18m²)	200 mm Average	4.0 m Clear Stem Height 1.0 m	N: 2.0 m E: 2.0 m S: 2.0 m W: 2.0 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Within paddock land, x2 single stemmed trees upright stems, open crowns, no obvious defects, Vitality - Normal (Single Species).	B 2	Remove
TG19	Mixed Species Native Tree Group; (3.6m Radius of nominal circle; RPA 41m²)	280 mm Average	5.0 m Clear Stem Height 2.0 m	N: 4.0 m E: 4.0 m S: 4.0 m W: 4.0 m	Mature Estimated Remaining Contribution 20 + Years	To the south east corner of site, boundary of residential properties, Holly, Haze, Sycamore, Oak. Tree forms are Coppice and single stems. 1no over sized Sycamore coppice at entrance to paddock gate (1m from track), No obvious defects, Vitality - Normal. Recommendations; All tree canopy's present over the existing woodland pathway and to the proposed pathway farther to the west, will all need to be lifted to provide minimum long term of clearance 3.5m from the ground.	B 2	Retain

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
TG20	Mixed Species Native Tree Group; (6.0m Radius of nominal circle; RPA 113m²)	480 mm Average	15.0 m Clear Stem Height 2.0 m	N: 4.0 m E: 4.0 m S: 4.0 m W: 4.0 m	Mature Estimated Remaining Contribution 20 + Years	Species present Hazel coppice, Willow - , Sycamore, of mature age class, forming a screen, no obvious defects. Vitality - Normal. Recommendations; A 26m long section from the northern aspects will require crown lifting to provide minimum clearance long term of 3.5m from the ground.	B 2	Retain
T 21	<i>Acer pseudoplatanus</i> (Sycamore) (9.6m Radius of nominal circle; RPA 290m²)	796 mm	18.0 m Clear Stem Height 3.0 m	N: 9.0 m E: 9.0 m S: 9.0 m W: 9.0 m	Mature Estimated Remaining Contribution 40 + Years	Southern boundary, sited on ditch line / bank, root plate raised, upright stem, crown break at 3.5m, co-dominant leaders and 2no secondary branches in an east / west direction, open crown, no obvious defects, PRF's - High, Vitality - Normal.	A 1	Retain
TG22	Mixed Species Native Tree Group; (4.5m Radius of nominal circle; RPA 64m²)	355 mm Average	10.0 m Clear Stem Height 2.0 m	N: 5.0 m E: 5.0 m S: 5.0 m W: 5.0 m	Mature Estimated Remaining Contribution 20 + Years	Mainly off site trees. Hazel, Sycamore, Ash - Coppice stands, and mature trees. Vitality - Normal. Recommendations; A 27m long section from the northern aspects will require crown lifting to provide minimum clearance long term of 3.5m from the ground. The removal of additional understory vegetation will also be required.	B 2	Partial Retain / Partial Remove
TG23	Mixed Species Native Tree Group; (4.8m Radius of nominal circle; RPA 72m²)	400 mm Average	21.0 m Clear Stem Height 2.0 m	N: 5.0 m E: 5.0 m S: 5.0 m W: 5.0 m	Mature Estimated Remaining Contribution 20 + Years	Mainly off site trees. Southern boundary, Hazel, Holly, Ash. Coppice stands and mature Ash. Overall. Vitality - Normal.	B 2	Retain

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
TG 24	Mixed Species Native Tree Group; (3.6m Radius of nominal circle; RPA 41m ²)	300 mm	4.0 m Clear Stem Height 1.5 m	N: 3.0 m E: 3.0 m S: 3.0 m W: 3.0 m	Semi-Mature Estimated Remaining Contribution 20 + Years	An area of woodlands. Species present Oak, Field Maple, Cherry - , Blackthorn, Gorse - Ulex,. Vitality - Normal. ***Recommendations; An area of 9m ² , to the far southern section will require removal to allow construction of a SUDs feature. An section 50m long will need to be removed from the edge of this native tree group to accommodate the proposed footpath. This equates to an area of 38.5m ² . And, An additional section will need to be removed from the edge of this native tree group to accommodate the proposed construction of the 'FW Pump Station'. This equates to an area of 15.2m ² .	C 2	Partial Retain / Partial Remove
T 25	<i>Quercus robur</i> (Pedunculate Oak) (6.3m Radius of nominal circle; RPA 124m ²)	509 mm	8.5 m Clear Stem Height 1.0 m	N: 5.5 m E: 5.5 m S: 5.5 m W: 5.5 m	Semi-Mature Estimated Remaining Contribution 20 + Years	Sited in paddock land, single stem, upright, upper crown even and open, crown on west less dominant, No obvious defects, Vitality - Normal.	B 1	Retain
TG 26	Mixed Species Native Tree Group; (3.6m Radius of nominal circle; RPA 41m ²)	295 mm Average	7.0 m Clear Stem Height 2.0 m	N: 2.0 m E: 2.0 m S: 2.0 m W: 2.0 m	Semi-Mature Estimated Remaining Contribution 10 + Years	Sited inside North West corner, Birch - Betula sp, Hazel - Corylus sp, small group of planted specimens on low mound, twin stems, understorey of Bramble - Rubus sp, Vitality - Normal.	C 2	Retain

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
T 27	<i>Quercus robur</i> (Pedunculate Oak); (13.2m Radius of nominal circle; RPA 547m²)	1100 mm (Estimated)	22.0 m Clear Stem Height 4.0 m	N: 7.0 m E: 8.0 m S: 12.0 m W: 8.0 m	Mature Estimated Remaining Contribution 40 + Years	Within hedge line, base cannot be assessed, upright Ivy clad stem, crown break at 7m+, asymmetrical upper crown growth to the south, upper crown has rips, minor deadwood, and evidence of early retrenchments, PRF - High, Vitality - Normal.	A 1	Retain
T 28	<i>Quercus robur</i> (Pedunculate Oak); (11.4m Radius of nominal circle; RPA 408m²)	939 mm (Estimated)	21.0 m Clear Stem Height 3.0 m	N: 4.0 m E: 6.0 m S: 10.0 m W: 5.0 m	Mature Estimated Remaining Contribution 40 + Years	Within the hedge line, base cannot be assessed, crown break at 4m+, asymmetrical upper crown growth to the south, upper crown has rips, minor deadwood, PRF - High, Vitality - Normal.	A 1	Retain
T 29	<i>Quercus robur</i> (Pedunculate Oak) (12.9m Radius of nominal circle; RPA 519m²)	1066 mm (Estimated)	21.0 m Clear Stem Height 4.0 m	N: 6.0 m E: 6.0 m S: 7.0 m W: 5.0 m	Mature Estimated Remaining Contribution 40 + Years	Within hedge line, base cannot be assessed, upright stem, crown break at 8m+, asymmetrical upper crown growth to the south, upper crown has rips and has received tree work as branch/crown reductions, reaction growth normal, minor deadwood, PRF - High, Vitality - Normal.	A 3	Retain
H 30	Mixed Species Hedgerow; (1.8m Radius of nominal circle; RPA 10m²)	146 mm (Estimated)	1.5 m Clear Stem Height 0.2 m	N: 0.8 m E: 0.8 m S: 0.8 m W: 0.8 m	Mature Estimated Remaining Contribution 10 + Years	Between site and driveway, Holly - Ilex sp, Beech - Fagus sp, Rhododendron sp, maintained top, side not cut, encroaching into paddock, Vitality - Normal. Recommendations: All Rhododendron sp should be eradicated from this area, in preparation for enhancement planting.	C 1	Retain

<i>Tree No.</i>	<i>Species</i>	<i>Diameter @1.5m</i>	<i>Height (approx.)</i>	<i>Spread (approx.)</i>	<i>Age</i>	<i>Condition/Preliminary Recommendations</i>	<i>Category</i>	<i>Status</i>
H 31	Single-Species Ornamental Hedgerow; (1.2m Radius of nominal circle; RPA 5m²)	99 mm (Estimated)	1.0 m Clear Stem Height 0.2 m	N: 0.8 m E: 0.8 m S: 0.8 m W: 0.8 m	Semi-Mature Estimated Remaining Contribution 10 + Years	Forming a boundary around an enclosed garden, Wilsons Honeysuckle - Lonicera nitida,	C 1	Retain
H 32	Mixed Species Native Hedgerow; (1.8m Radius of nominal circle; RPA 10m²)	146 mm (Estimated)	1.5 m Clear Stem Height 0.2 m	N: 0.8 m E: 0.8 m S: 0.8 m W: 0.8 m	Mature Estimated Remaining Contribution 20 + Years	Off site. Between site and driveway, Holly - Ilex sp, Beech - Fagus sp, Rhododendron sp, maintained top, side not cut, encroaching into paddock, Vitality - Normal.	C 1	Retain

CATEGORY DIVISION - BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'

Trees to be considered for retention

Category A

- Trees whose retention is most desirable to include; trees of high quality having an estimated longevity of over 40 years;

Category B

- Trees where retention is desirable to include; trees of moderate quality having an estimated longevity of over 20 years;

Category C

- Trees of low quality having an estimated longevity of over 10 year, or young trees with a stem diameter below 150mm;

1. Mainly Arboricultural Qualities

- Trees that are particularly good examples of their species, especially if rare or unusual

- Trees that might be included in the higher category, but because of significant impaired but remediable condition are downgraded

- Trees in adequate or impaired condition, or those which can be retained with minimal tree surgery, but not worthy for inclusion in the high or moderate category

2. Mainly Landscape Qualities

- Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features

- Trees present in numbers offering a higher collective categorisation than as individually rated; trees occurring in groups but due to situation, offering little contribution in the context of the wider locality

- Trees present in numbers without having significant landscape value

3. Mainly cultural values, including conservation

- Trees of significant historical, commemorative or other value, or good specimens of rare or unusual species

- Trees having some material conservation or cultural value

- Trees having no material conservation or other cultural value

Trees unsuitable for retention

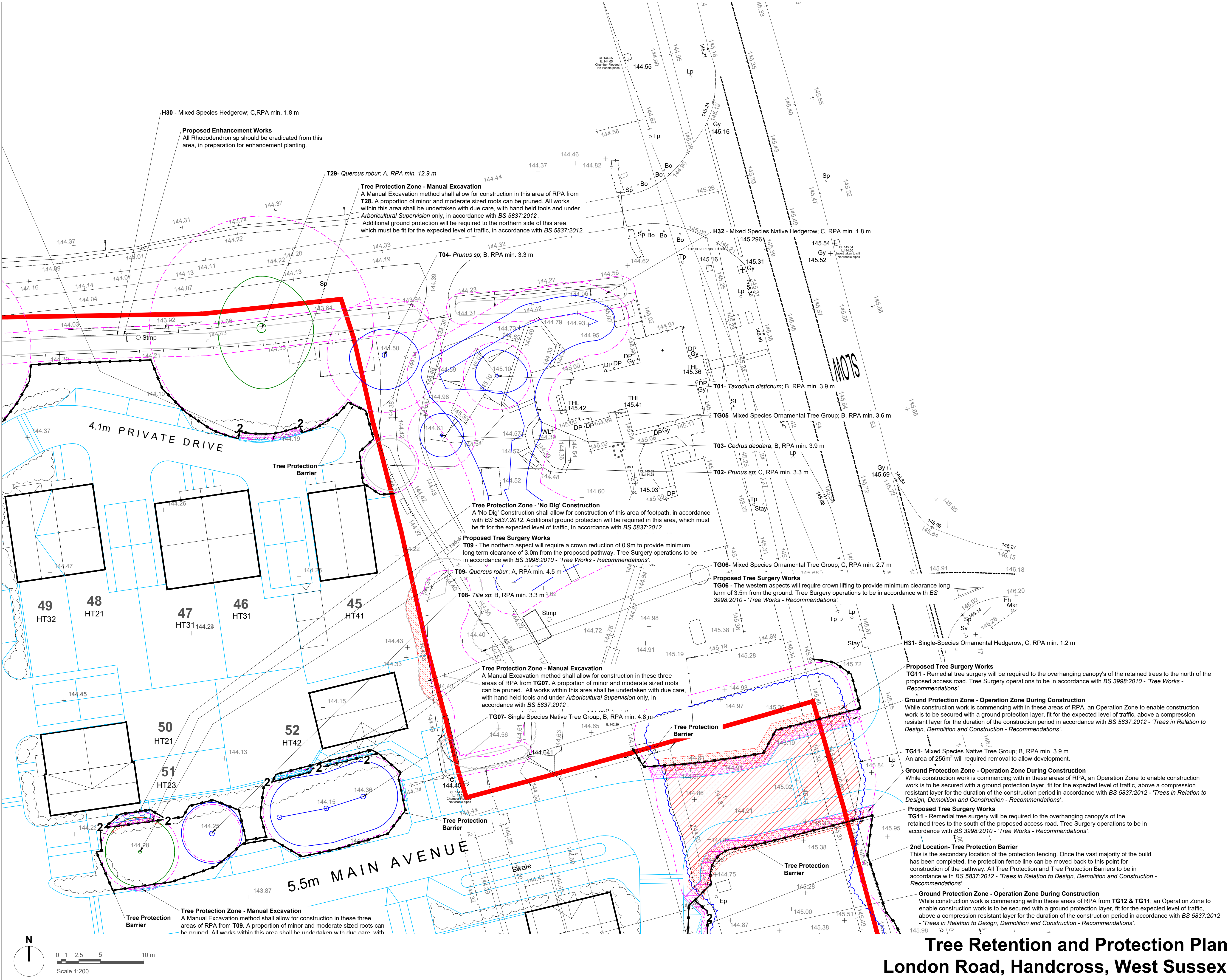
Category U - Trees not for retention within the context of existing land use;

- Trees that are unviable due to serious, irremediable structural defect; early loss is expected due to collapse;
 - Trees that are dead or showing signs of significant, immediate, irreversible decline;
 - Trees infected with pathogens of significance to health and subsequent safety, and threat thereof to trees nearby;
 - Trees of very low quality suppressing the development of those of greater quality;
 - Trees that will become unviable after the removal of other trees for reasons above.
-

CSD – Combined Stem Diameter;

- Root Protection Areas calculated for multiple stemmed trees based upon a combined stem diameter in accordance with BS 5837:2012.

Appendix B – Tree Retention and Protection Plan



Legend

- T02** Tree, Hedgerow and Shrub Numbers
(T - Single Tree, TG - Tree Group, H - Hedgerow, SC - Scrub)
- Tree Root Protection Areas (RPA)**
Specified in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Category A Trees - Retained**
Trees of High Quality and Value.
- Category B Trees - Retained**
Trees of Moderate Quality and Value.
- Category C Trees - Retained**
Trees of Low Quality and Value.
- Category U Trees - Retained**
Trees Unsuitable for Long Term Retention.
- Existing Vegetation and Hedgerows**
- Existing Trees to be Removed**
All operations to be in accordance with BS3998:2010- 'Tree Works- Recommendations'
- Existing Shrubs and Hedges to be Removed**
In accordance with BS3998:2010- 'Tree Works- Recommendations'
- Tree Protection Barrier**
In accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
2.0 m height 'Heras' Welded Wire Mesh Fencing secured and positioned as specified.
- 2** **Tree Protection Barrier Secondary Locations**
In accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Proposed Tree Surgery Works**
Operations to be in accordance with BS 3998:2010 - 'Tree Works - Recommendations'.
- Protection Zone - 'No Dig' Construction**
Works to be implemented without intrusion or change of existing ground levels, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Protection Zone - Operation Zone During Construction**
Operation Zone within the RPA-s to be fit for the expected level of traffic, and to be secured for the duration of the construction period in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Protection Zone - Manual Excavation**
A Limited Manual Excavation Zone shall be implemented, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'. All works shall be undertaken with due care with hand held tools under *Arboricultural Supervision* only.

Notes:

- Drawing to be read in colour.
- To be read in conjunction with all accompanying Arboricultural documents produced by LLD.

PLANNING ISSUE

Rev	Description	Date	Initials
00	Planning Issue	02.04.26	GO

LIZARD
Landscape Design and Ecology

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Client
Welbeck Strategic Land III Limited
Project Title and Location
London Road, Handcross, West Sussex

Drawing Title
Tree Retention and Protection Plan

Scale
1:200@A1

Drawn
GO

Approved
KM

Date
02/04/2026

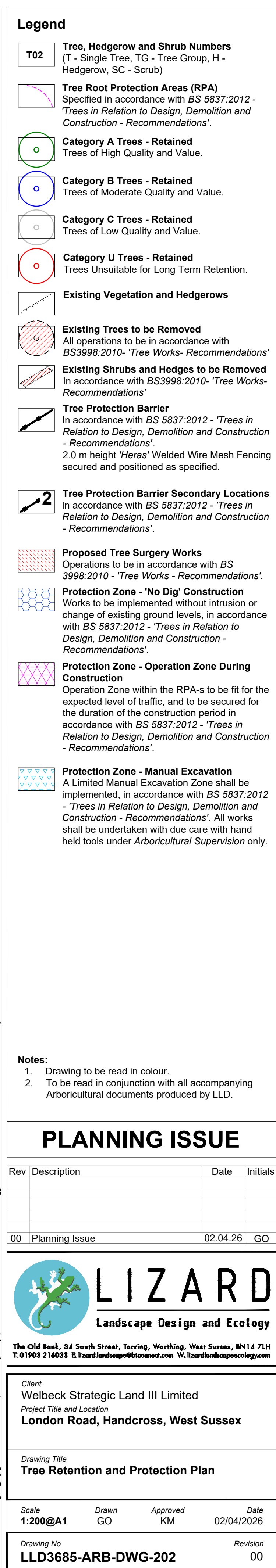
Drawing No
LLD3685-ARB-DWG-200

Revision
00

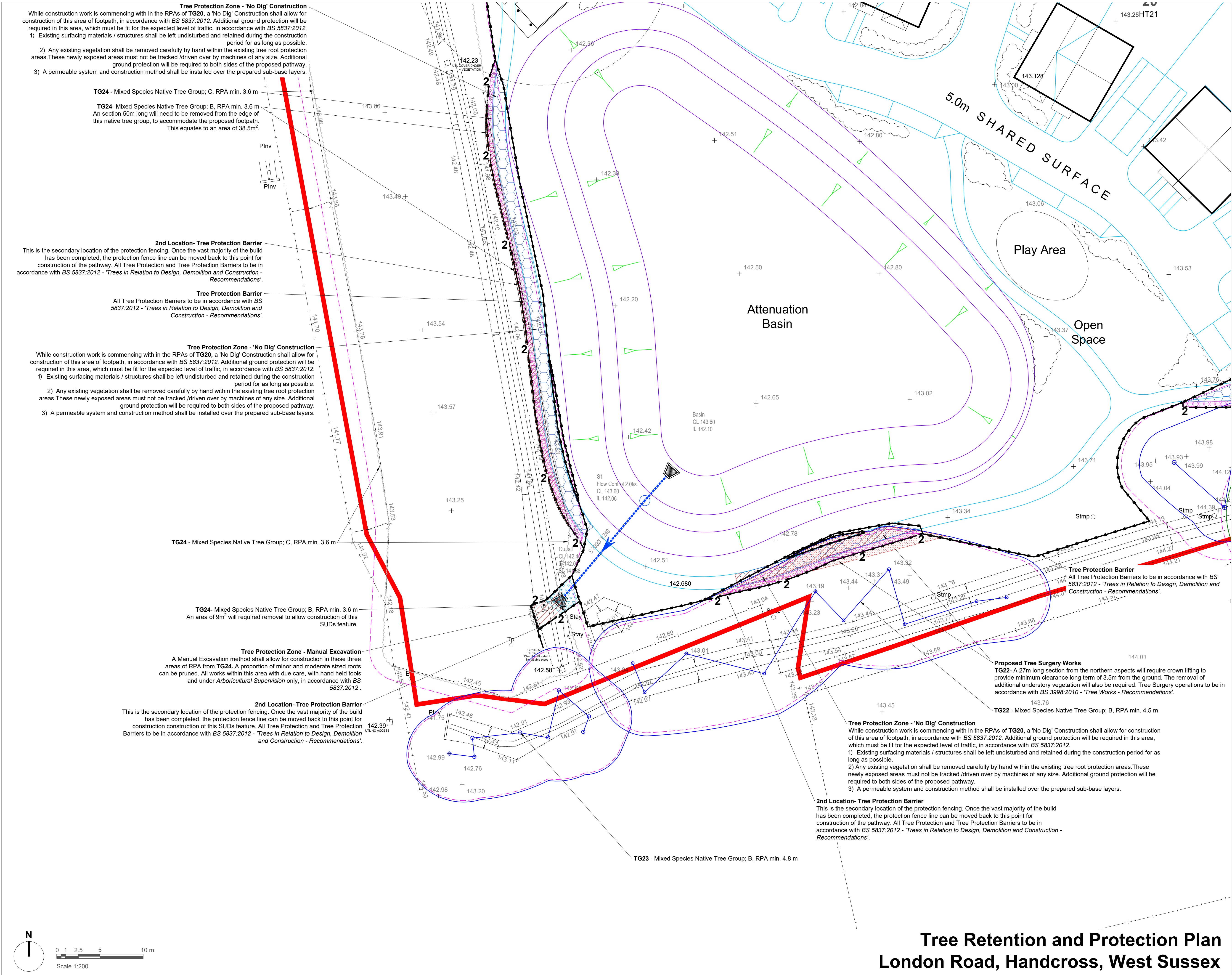
Tree Retention and Protection Plan
London Road, Handcross, West Sussex



Drawing No	Revision
LLD3685-ARB-DWG-201	00



			
L I Z A R D			
Landscape Design and Ecology			
The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH T: 01903 216033 E: lizardlandscape@btconnect.com W: lizardlandscapedecology.com			
<i>Client</i> Welbeck Strategic Land III Limited <i>Project Title and Location</i> London Road, Handcross, West Sussex			
<i>Drawing Title</i> Tree Retention and Protection Plan			
<i>Scale</i> 1:200@A1	<i>Drawn</i> GO	<i>Approved</i> KM	<i>Date</i> 02/04/2026
LLD3685-ARB-DWG-202			<i>Revision</i> 00



Legend

T02

Tree, Hedgerow and Shrub Numbers
(T - Single Tree, TG - Tree Group, H - Hedgerow, SC - Scrub)

Tree Root Protection Areas (RPA)
Specified in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Category A Trees - Retained
Trees of Low Quality and Value.

Category B Trees - Retained
Trees of Moderate Quality and Value.

Category C Trees - Retained
Trees of Low Quality and Value.

Category U Trees - Retained
Trees Unsuitable for Long Term Retention.

Existing Vegetation and Hedgerows

Existing Trees to be Removed
All operations to be in accordance with BS3998:2010- 'Tree Works- Recommendations'

Existing Shrubs and Hedges to be Removed
In accordance with BS3998:2010- 'Tree Works- Recommendations'

Tree Protection Barrier
In accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
2.0 m height 'Heras' Welded Wire Mesh Fencing secured and positioned as specified.

Tree Protection Barrier Secondary Locations
In accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Proposed Tree Surgery Works
Operations to be in accordance with BS 3998:2010 - 'Tree Works - Recommendations'.

Protection Zone - 'No Dig' Construction
Works to be implemented without intrusion or change of existing ground levels, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Protection Zone - Operation Zone During Construction
Operation Zone within the RPA-s to be fit for the expected level of traffic, and to be secured for the duration of the construction period in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Protection Zone - Manual Excavation
A Limited Manual Excavation Zone shall be implemented, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'. All works shall be undertaken with due care with hand held tools under *Arboricultural Supervision* only.

Notes:

1. Drawing to be read in colour.

2. To be read in conjunction with all accompanying Arboricultural documents produced by LLD.

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00	Planning Issue	02.04.26	GO

LIZARD
Landscape Design and Ecology

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Client
Welbeck Strategic Land III Limited
Project Title and Location
London Road, Handcross, West Sussex

Drawing Title
Tree Retention and Protection Plan

Scale
1:200@A1

Drawn
GO

Approved
KM

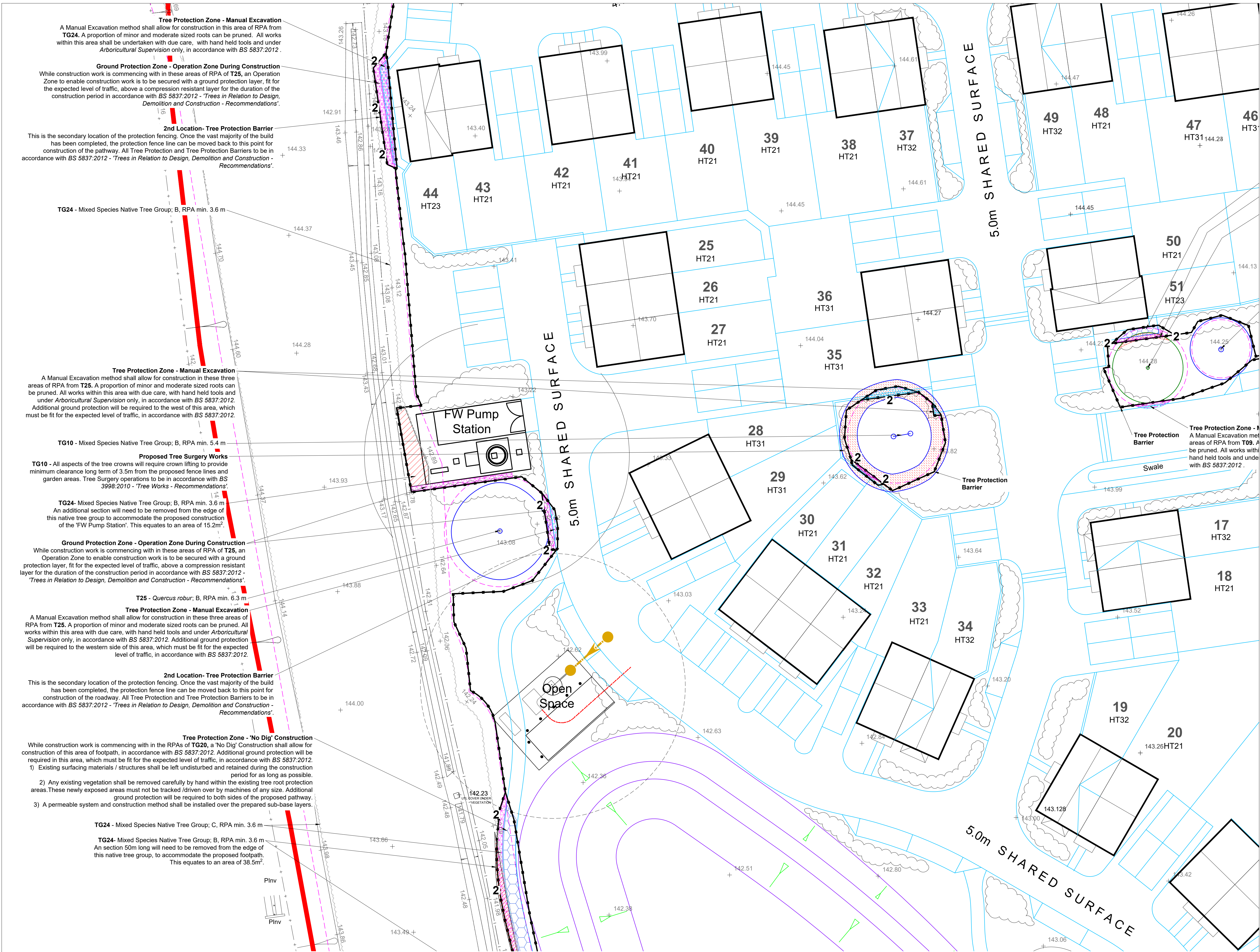
Date
02/04/2026

Drawing No
LLD3685-ARB-DWG-203

Revision
00

Tree Retention and Protection Plan

London Road, Handcross, West Sussex



Legend

Tree, Hedgerow and Shrub Numbers
(T - Single Tree, TG - Tree Group, H - Hedgerow, SC - Scrub)

Tree Root Protection Areas (RPA)
Specified in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Category A Trees - Retained
Trees of High Quality and Value.

Category B Trees - Retained
Trees of Moderate Quality and Value.

Category C Trees - Retained
Trees of Low Quality and Value.

Category U Trees - Retained
Trees Unsuitable for Long Term Retention.

Existing Vegetation and Hedgerows

Existing Trees to be Removed
All operations to be in accordance with BS3998:2010- 'Tree Works- Recommendations'

Existing Shrubs and Hedges to be Removed
In accordance with BS3998:2010- 'Tree Works- Recommendations'

Tree Protection Barrier
In accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
2.0 m height 'Heras' Welded Wire Mesh Fencing secured and positioned as specified.

Tree Protection Barrier Secondary Locations
In accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Proposed Tree Surgery Works
Operations to be in accordance with BS 3998:2010 - 'Tree Works - Recommendations'.

Protection Zone - 'No Dig' Construction
Works to be implemented without intrusion or change of existing ground levels, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Protection Zone - Operation Zone During Construction
Operation Zone within the RPA-s to be fit for the expected level of traffic, and to be secured for the duration of the construction period in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Protection Zone - Manual Excavation
A Limited Manual Excavation Zone shall be implemented, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'. All works shall be undertaken with due care with hand held tools under *Arboricultural Supervision* only.

Notes:

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Client
Welbeck Strategic Land III Limited
Project Title and Location
London Road, Handcross, West Sussex

Drawing Title
Tree Retention and Protection Plan

Scale 1:200@A1	Drawn GO	Approved KM	Date 02/04/2026
Drawing No LLD3685-ARB-DWG-204	Revision 00		

Tree Retention and Protection Plan

London Road, Handcross, West Sussex



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