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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED HOUSE & GARAGE**

AT

**LAND AT HOUND'S COTTAGE
ASHURST WOOD
WEST SUSSEX
RH19 3TQ**

BY

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**Our ref: J66.46
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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Ms. A. Button to undertake an inspection of trees located on and immediately adjacent to the site referred to as Land at Hound's Cottage, Ashurst Wood, West Sussex, RH19 3TQ. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for the demolition of the existing outbuilding and the construction of a single two storey house with a detached drive-through garage and access drive. Details of the proposals will have been submitted by Mr S. MacBean and others.
- 1.3 The trees were inspected on 14th October 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.
- 1.4 Online checks with Mid Sussex District Council did not indicate the site to be located within a Conservation Area and no Tree Preservation Orders were shown to be present. Confirmation of these facts would need to be made with the Council direct as online information is not always accurate.

2. SITE DESCRIPTION

- 2.1 The site is located on the south side of Wall Hill Road with levels falling from north to south with some terracing of the site. A north/south bank is located to the west side of the site.
- 2.2 To the north a tarmac surfaced access drive passes across the site leading to a residential property to the southeast of the site. Near the eastern boundary a part stone/hardcore surfaced access track leads south and curves around the southern extent of the site, which is indicated by a low wire fence. In the southern section of the site is a rectangular single storey outbuilding.
- 2.3 Numerous trees of varying species, age and dimensions are located down the western boundary, with a mature Monterey Cypress to the northeast on the edge of the surfaced drive and a maturing Oak northeast of the outbuilding.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

- 4.2 The tree survey followed the numbered sequence from T1 to T32 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J66.46/02 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.
- 4.3 The following categories of information were obtained for each tree. Separate detailed tree survey sheets are attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.
- (1) Tree reference number
 - (2) Species
 - (3) Height in metres
 - (4) Stem count
 - (5) Stem diameter or equivalent in millimetres
 - (6) Branch spread in metres
 - (7) Age class
 - (8) Height of crown clearance in metres
 - (9) Physiological condition
 - (10) Estimated remaining contribution in years
 - (11) Category grading
 - (12) Structural condition
 - (13) Preliminary management recommendations
- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT – INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 32 individual trees, small groups and hedges were inspected, ranging from young Sycamore and Oak of less than 20 years of age through to mature Ash and a Monterey Cypress of up to 120 years of age. Many of the trees have been planted or have self seeded over the past 50 years with gradually increasing numbers resulting in intense inter tree competition. This has resulted in either drawn up, high crowns (Ash T13), or heavily asymmetric crowns (Hawthorn T22). Along the western boundary dense Cherry Laurels have developed and spread widely to the east with partially collapsed stems/limbs.
- 6.2 Almost all of the Ash present are dying from Ash Dieback, with various stages of development. Most will require felling on safety grounds and the numbers represent a lack of maintenance in recent years. Those Ash not showing decline at present are at high risk of future decline.
- 6.3 The Sycamores and young Oak are suffering extensive squirrel damage, with areas of bark loss on stems and branches that subsequently rots and results in limb/stem failures. These trees have no future potential due to the extent of the damage.
- 6.4 The large Monterey Cypress, T1, has scattered dieback in the canopy, most symptomatic of *Coryneum Canker*. This causes gradual dieback of limbs and can cause considerable disfigurement and ultimately death, but normally over a number of decades.
- 6.5 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS Category.

BS Category	Tree No.	Sub Total
A	-	-
B	T1, T5	2
C	G2, G3, G4, T9, T10, T12, G14, G15, G16, G17, T21, T22, T23, T26, T29, T30, G31, T32	18
C/U	G7	1
U	T6, T8, T11, T13, T18, G19, T20, T24, G25, T27, T28	11
	TOTAL	32

6.6 Interpretation of table

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.

Category C/U

Trees that would be included in category C but have structural faults, areas of decay, etc. that require more detailed investigations or climbing inspections to ascertain whether or not they can be safely retained. Groups that include dead/dying/dangerous individuals.

Category U

Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table attached in Appendix 3 has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the demolition of the existing outbuilding and the construction of a single two storey house with a detached drive-through garage and access drive. Details of the proposals will have been submitted by Mr S. MacBean and others.
- 8.2 The supplied proposed site plan has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J66.46/03 in Appendix 4. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL

- 9.1 Based on the supplied proposed site layout the following trees will require removal for the redevelopment works.

Tree No.	Species	BS Category	Comments
G3 (part)	Leyland Cypress	C	Regrowth from heavily topped screen.
G15	Elder/Hazel	C	Small, previously coppiced. No visual amenity value.
G19	Ash	U	Advanced Ash Dieback. Dying.
T20	Elm	U	Dead for many years.
T21	Holly	C	Crowded. Limited presence.
T22	Hawthorn	C	Crowded. Leaning heavily east.
T23	Holly	C	Small. Crowded. Leaning heavily northeast.
T24	Ash	U	Ash Dieback. Dying.

- 9.2 Of the above the dying Ash T24 is the only tree with clear public visible presence. The removal of the majority of the trees will have no impact on public visual amenity or the wider landscape context, particularly with the density of trees retained to the west.
- 9.3 Of the trees listed for removal two individuals and one group are BS Category U and therefore of no planning relevance within BS5837:2012. The remainder are BS Category C and as such should not represent a constraint to proposals, according to BS5837:2012.
- 9.4 The trees for removal are indicated as such with blue crown outlines on the Tree Protection Plan.

10. TREE SURGERY REQUIREMENTS

- 10.1 To provide appropriate clearances from the proposed house and over the existing access track, the following minor tree works are proposed. For G4 these return it to its previous maintained dimensions.

Table: Tree Surgery Requirements

Tree No.	Species	Works Required
G4	Hornbeam, Yew, Holly	Cut back outer growth to north and west at northern end back to 1m from stems to W and 1m from stems to N.
T5	Common Oak	Reduce back outer crown to W by 1.5m to 8m radius below 6m height.

- 10.2 All tree work should be carried out by a competent tree surgeon to comply with BS3998:2010 "Tree Work - Recommendations".
- 10.3 All trees recommended for felling or tree surgery works should be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981 and result in prosecution.

11. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 11.1 The proposed house has been positioned to avoid any retained tree RPAs. As such it will not adversely affect any tree root systems.
- 11.2 The proposed garage and drive have been designed with the benefit of the tree constraints information.
- 11.3 To avoid adverse impacts on the root system of T1 Monterey Cypress the drive and garage will be constructed off screw/mini piles and set above ground level. Any impacts will be limited to the small diameter piles which are unlikely to impact significantly on the root system of T3.
- 11.4 A cross section of the proposals is included in Appendix 5 to indicate the intended raised floor of the garage and drive.
- 11.5 This design approach accords with the principles of Section 7.5 "Special engineering for foundations within the RPA" of BS5837:2012. Specific details of the design can be required in relation to a precommencement Condition.
- 11.6 The proposed drive will link in with the existing surfaced drive. Its design and elevated form will allow continued water percolation and gaseous exchange with the soils, ensuring no change in hydrology for T3. The design measures proposed are indicated on the Tree Protection Plan.
- 11.7 With the correct application of appropriate design and installation techniques for the drive and garage, the proposals overall should not have an adverse impact on any of the retained trees, provided they are appropriately protected during the installation process.

12. TREE PROTECTION FENCING

12.1 *Location of fencing*

- 12.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

12.2 *Design of fencing*

- 12.2.1 Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5th panel declaring “TREE ROOT PROTECTION ZONE – KEEP OUT” or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

- 12.2.2 Examples of the fencing specification and signage required are included in Appendix 6.

12.3 *Timing of fencing*

- 12.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons' vehicles will be kept outside the indicated protection zones utilising existing areas of hard standing and drive.

12.4 *Additional precautions*

- 12.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

13. GROUND PROTECTION MEASURES

- 13.1 In areas within root protection zones where access around the new building footprint will be required during construction, specific ground protection measures will be necessary. For machinery access these should comprise interlocking, specifically designed load bearing temporary roadway plates, commonly made of steel or specialised plastics. They will minimise any risk of compaction whilst providing a running platform for machinery.

- 13.2 Installation of the ground protection measures should take place at the same time as the protective fencing, prior to demolition, and remain in place until completion of construction. The area requiring ground protection measures is indicated by cross hatching on the Tree Protection Plan.

14. SERVICES/DRAINAGE/SOAKAWAYS

- 14.1 Based on the supplied layout, any new services, drainage or soakaway alignments should be located outside root protection areas. If incursion into the protective areas of retained trees is unavoidable, then the routing should be obtained either by hand tool excavation or air spade, supervised by an arboricultural consultant. Any works within the protective areas will need to be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

15. SUMMARY

- 15.1 The proposals will require the removal of five individual trees, two groups and part of one group of overgrown Cypress screen. All of the trees for removal are either BS Category C or U and these should not represent a constraint to the proposals, according to BS5837:2012. None are of high public visual amenity, with the most visible tree being a dying Ash.
- 15.2 The proposed tree removals will not adversely affect the visual amenity setting of the site or the wider landscape context.
- 15.3 The proposed house will not impact on any retained tree RPAs.
- 15.4 The proposed drive-through garage and access drive are within the RPA of one tree but design proposals have accounted for this with proposals to ensure a minimal potential root impact, in accordance with BS5837 recommendations.
- 15.5 Robust tree protection measures are proposed, in accordance with BS5837:2012 requirements.
- 15.6 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded Condition to ensure that the retained trees are appropriately protected during the demolition and construction works.

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Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL					Identification on plan
Category and definition	Criteria				
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	<ul style="list-style-type: none">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 R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality <p>NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)</p>				DARK RED
TREES TO BE CONSIDERED FOR RETENTION					
	Criteria - Subcategories				Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation		
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)		LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits		MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits		GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation					

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T1	Monterey Cypress	19	1	1660	10	11	9	8	M	1.6+	Fair	20-40	B1	Multi-stemmed <5m. Slight lean to N. Roots lifting tarmac drive. Deadwood. Fine dieback in mid and upper crown. Possibly Coryneum Canker	Deadwood crown
G2	Mixed Species	<2	Multi	<80	<1	<1	<1	<1	SM	0+	Good	40+	C2	Maintained hedge	
G3	Leyland Cypress	<5	1	<250	<2	<1.5	<2.5	<2	Y	0+	Good	20-40	C2	Regrowth from heavily topped screen	
G4	Hornbeam, Yew, Holly	<5	Multi	<120	<3.5	<2.5	<2.5	<2	M	0+	Good	40+	C2	Overgrown hedge	
T5	Common Oak	12	1	530	8	c9	7	9.5	Y	1+	Good	40+	B2	Multi-stemmed from 3.5m. Open crown, long limbs. Crown bias to W	
T6	Ash	7	1	c600	2	c1	2	1.5	M	4+	Dead	-	U	Ivy clad. Dead. Reduced in past couple of years	Fell.
G7	Cypress	<6	Multi	<600	<4	<3	<4.5	<3	SM	0+	Poor	<10-20	C/U1	Multi-stemmed near ground level. Heavily topped screen. Thin/bare crowns. Dieback. Dead stems	
T8	Common Oak	7	1	240	3.5	4	c4	5	Y	1+	Poor	<10	U	Extensive squirrel damage and decay of exposed tissues	
T9	Ash	14	1	360	3.5	8	6.5	1.5	SM	1.9+	Fair	10-20	C1	Three stems <3m. Slight lean to S. Crowded	
T10	Ash	14	1	200	3	2.5	2	3	SM	9+	Fair	10-20	C1	Crowded. High crown	
T11	Sycamore	11	1	280	3.5	3.5	5.5	1.5	SM	0.9+	Poor	<10	U	Crowded. Extensive squirrel damage	
T12	Lawson Cypress	11	2	340	2.5	1.5	2.5	2.5	SM	0+	Poor	10-20	C1	Crowded. Twin stemmed from ground level. Canopy thinning and dieback	
T13	Ash	12	1	160	2.5	1.5	3	3	SM	4+	Poor	<10	U	Crowded. High crown. Minor dieback	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
G14	2no Lawson Cypress	<15	1	<300	<2	<4	<5	<2.5	SM	0+	Unconfirmed	20-40	C2	Crowded. Multi-stemmed near ground level	
G15	Elder, Hazel	<5	Multi	<180	<2	<2.5	<3.5	<3	M	0+	Fair	20-40	C2	Multi-stemmed near ground level. Coppiced in past	
G16	Cherry Laurel	<6	Multi	<180	<3	<6	<4	<2	SM	0+	Variable	10-40	C2	Overgrown shrubs. Mostly part collapsed to E/SE	
G17	Hazel	<7	Multi	<230	<2	<4	<3	<3	M	1+	Variable	10-40	C2	Previously coppiced. Multi-stemmed near ground level	
T18	Ash	20	1	650	4	6	6	3	M	8+	Poor	<10	U	Advanced basal decay, Kretzschmaria deusta. Ash Dieback. Deadwood. Twin stemmed <5m	Fell
G19	Ash	<16	1	<230	<2.5	<2	<2.5	<4	Y	5+	Poor	<10	U	Crowded. Drawn up. Advanced Ash Dieback	Fell
T20	Elm	14	1	350	1	4	2.5	0	SM	4+	Dead	-	U	Dead for many years. No bark. Heavily decayed and leaning E	Fell
T21	Holly	7	Multi	260	2	4	3	2.5	SM	0+	Fair	20-40	C2	Crowded. Multi-stemmed from ground level, one stem leaning SE reduced to stub in past	
T22	Hawthorn	9	1	390	4	7.5	4	0	M	1+	Fair	20-40	C2	Crowded. Leaning E. Multi-stemmed <3m. Ivy clad	
T23	Holly	6	2	350	5	7.5	1	1.5	M	0+	Fair	20-40	C2	Twin stemmed from ground level. Leaning heavily NE	
T24	Ash	20	2	570	5	7	5	3	M	6+	Poor	<10	U	Twin stemmed from ground level, leaning to E. Ash Dieback. Deadwood	Fell
G25	2no Sycamore	<9	1	<110	<1.5	<2.5	<3.5	<2	Y	3+	Poor	<10	U	Crowded. Squirrel damage	
T26	Holly	7	Multi	280	3.5	3.5	3	2	SM	0+	Fair	20-40	C2	Three stems near ground level. Crowded	
T27	Field Maple	9	Multi	240	7	5	0	4	SM	1+	Poor	<10	U	Three stems from ground level, one collapsed to W in past. Decay in base. Leaning N/NE	Fell
T28	Ash	14	1	c400	9	3	0	3	SM	6+	Dead	-	U	Dead. Leaning N/NW	Fell
T29	Cherry Laurel	12	Multi	430	2.5	7	5	4	M	1+	Good	20-40	C2	Multi-stemmed <1m	
T30	Sycamore	16	1	270	3	3	2.5	2.5	SM	6+	Poor	10-20	C1	Crowded. High crown. Dieback in upper crown. Squirrel damage	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W						
G31	Cherry Laurel	<12	Multi	<400	<5	<8	<4	<3	0+	Good	20-40	C2	Overgrown shrubs. Cut back to W	
T32	Ash	17	2	520	6	6.5	4	4	2+	Fair	10-20	C1	Crowded. Ivy clad. Twin stemmed <1.5m, one stem dominant	

APPENDIX 2

APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
HOUNDS' COTTAGE, ASHURST WOOD RH19 3TQ

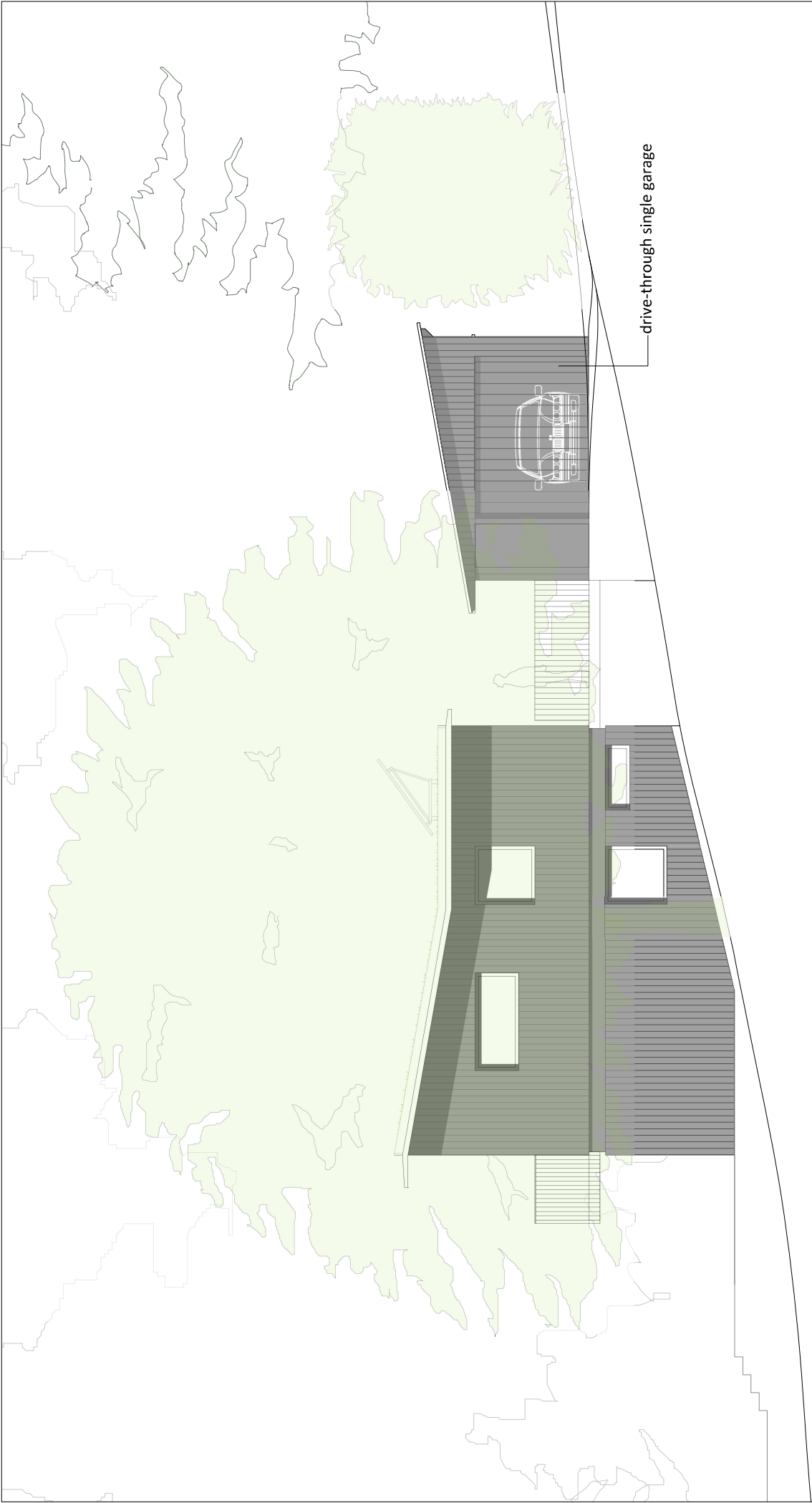
Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m ²)
T1	Monterey Cypress	B1	1660	*15	*707
G2	Mixed Species	C2	<80	<1	<3
G3	Leyland Cypress	C2	<250	<3	<28
G4	Hornbeam, Yew, Holly	C2	<120	<1.4	<6
T5	Common Oak	B2	530	6.4	129
T6	Ash	U	-	-	-
G7	Cypress	C/U1	<600	<7.2	<163
T8	Common Oak	U	-	-	-
T9	Ash	C1	360	4.3	58
T10	Ash	C1	200	2.4	18
T11	Sycamore	U	-	-	-
T12	Lawson Cypress	C1	340	4.1	53
T13	Ash	U	-	-	-
G14	2no Lawson Cypress	C2	<300	<3.6	<41
G15	Elder, Hazel	C2	<180	<2.2	<15
G16	Cherry Laurel	C2	<180	<2.2	<15
G17	Hazel	C2	<230	<2.8	<25
T18	Ash	U	-	-	-
G19	Ash	U	-	-	-
T20	Elm	U	-	-	-
T21	Holly	C2	260	3.1	30
T22	Hawthorn	C2	390	4.7	69
T23	Holly	C2	350	4.2	55
T24	Ash	U	-	-	-
G25	2no Sycamore	U	-	-	-
T26	Holly	C2	280	3.4	36
T27	Field Maple	U	-	-	-
T28	Ash	U	-	-	-
T29	Cherry Laurel	C2	430	5.2	85
T30	Sycamore	C1	270	3.2	32
G31	Cherry Laurel	C2	<400	<4.8	<72
T32	Ash	C1	520	6.2	121

* RPA limited to 15m radius maximum

J66.46
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APPENDIX 4

APPENDIX 5



PRELIMINARY

Rev	date

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LAND AT HOUNDS' COTTAGE, WALL HILL ROAD, RH19 3TQ
PROPOSED EAST ELEVATION
Scale 1:100 @ A4 Date 11/25 Drg No. HC-PL-PR-E-02 Rev

APPENDIX 6

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

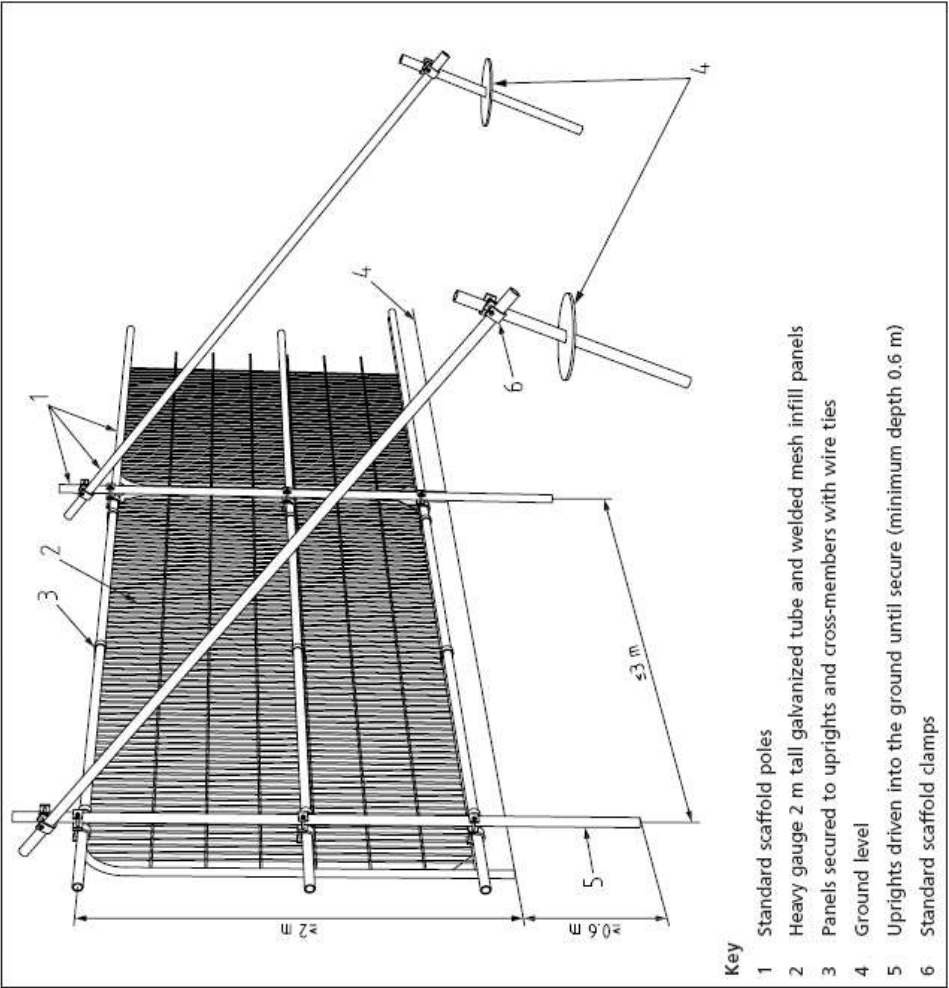
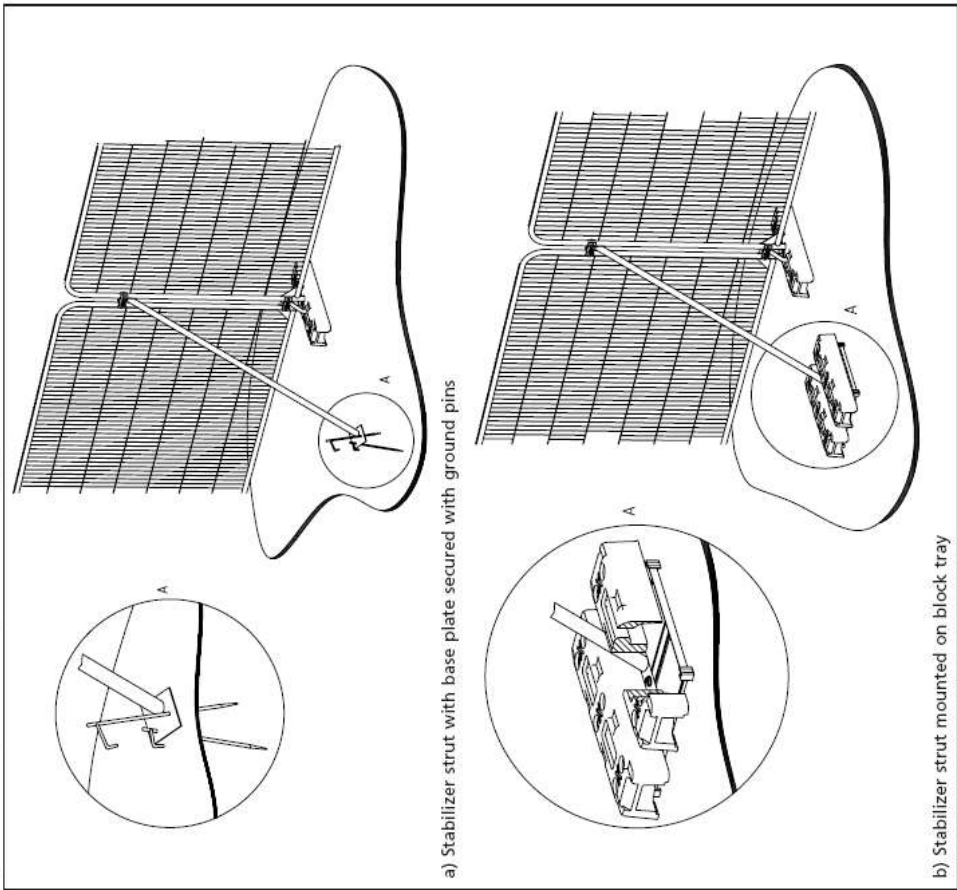


Figure 3 Examples of above-ground stabilizing systems





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



TREE PROTECTION AREA

KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A
TREE PRESERVATION ORDER.

CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY