

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

12th June 2026

Basement Design Studio
Forest House Office
3-5 Horndean Road
Bracknell RG12 0XQ

FAO Michael Wiseman

Dear Mr Wiseman,

Re: 1 Stoaches Cottages, Freshfield Lane, Dane Hill RH17 7HQ – Trees Support Statement to Planning Application DM/26/0719

1.0 Introduction

1.1 This support statement has been prepared with reference to BS 5837: 2012 Trees in Relation to Design Demolition and Construction. The author has qualifications and 35 years+ experience within the arboricultural sector, a brief summary is appended.

1.2 The above referenced planning application has been validated and is awaiting determination. The local planning authority, West Sussex District Council, has request an arboricultural impact assessment to better understand the potential impact on trees of a proposed side and rear extension to this semi-detached, residential cottage property.

1.3 Tree Projects has provided information to the applicants agent, Basement Design Studio, enabling preparation of a Trees Plan 'SC -Trees' dated June 2026 to the site as proposed. This is attached. Also attached are photographs of three trees considered significant for the purposes of this assessment.

2.0 Trees Impact Assessment

2.1 Three trees have been surveyed and the following schedule of findings is presented. Note that tree references should be cross-referenced to the attached plan:

Tree Ref	Species	DBH (mm)	Low Crown (m)	Height (m)	NSEW crown spread (m)	Age Category	Condition	Life expectancy	Comments & Recommendations	BS:5837 Category Grade	RPA Radius (m)	RPA m2
T1	Purple Norway Maple/ <i>Acer platanoides</i> <i>Crimson King</i>	360	2.5	10	4.5, 3.5, 4, 4	Early Mature	Good, except included branch union at	>10	Weak fork exhibiting included bark at bifurcation of main stem at 1.8m. Crown reduce by 3m and maintain on 3 year reduction cycle. Consider removal and replacement	C2	4.3	58
T2	Birch, <i>Betula pendula</i>	240	3	13	2, 3.5, 2, 3	Early mature	Good	20+		B2	2.9	26.5
T3	Himalayan Birch, <i>Betula utilis</i>	240	2.5	9	2.5, 4, 3, 3.5	Early mature	Good	20+		B2	2.9	26.5

2.2 It can be seen by reference to the attached Trees Plan that the proposed extension incurs into the Root Protection Area [RPA] of tree T1 (Purple leaved Norway Maple) by 2.86m² of overall RPA of 58m² i.e. by 4.9%. This extent of incursion is considered to be low; it is accepted that there may be a degree of root-competition between T1 and, T2 and T3, however T1 is a substantially open grown tree such that the extent of incursion is not considered likely to have a material and discernable impact upon it.

Furthermore, it is noted within the schedule that T1 exhibits a structural weakness insofar as the 'included bark formation' described at approximately 1.8m height above ground can be recognised as an irremediable issue that from the authors experience with this particular species, *Acer platanoides*, is one that can give rise to failure. In this instance the concern is that half the crown of the tree is at risk of 'splitting out'. This is significant due to proximity of the tree to the existing premises and, the relative intensity of use of the area adjacent to it. Please see additional photograph illustrating this.

The defect is such that the quality and life expectancy of the tree has been downgraded and for the reasons given, it is not of sufficient value to be worthy of a Tree Preservation Order.

Whilst the defect has been characterised as irremediable, it is possible to manage this risk by lessening the 'sail area', and weight, by crown reduction and this is recommended to be enacted within the next six months. Removal and replacement is a further option in which case, this would lessen competitive influence on T2 and T3. Notwithstanding, advocating this is not the principal purpose of this report and the assumption is that T1 can remain, following intervention pruning, for at least in the short term (say 10 years).

Although the proposed construction footprint incurs to only a nominal extent into the RPA of T1, access to the perimeter of the construction location will be required and, there is the risk of harm to soils and roots from construction overspill by way of use of equipment and material storage. To counter such risk, new materials and waste should be stored external to RPA and, provision for protective barrier and ground protection should be made. Ground protection should be 1.2m wide across RPA and may comprise a double layer of 18mm plywood screw-fixed and laid to staggered joints. Behind this and demarcating a complete construction exclusion zone, a tree protective barrier should be erected in accordance with BS 5837 Fig. 2. See copy illustration attached and, the Trees Plan where the above elements are plotted.

2.3 Trees T2 and T3 are sufficiently distant from the area of proposed works that no concerns arise, especially when considering the protection arrangements outlined for the protection of T1. In no circumstances should any construction activity or materials be stored within the RPA of T2 and T3.

3.0 Conclusions.

3.1 No trees need to be removed to implement the proposal

3.2 The incursion into the RPA of T1 is nominal and will not have a material impact on it

3.3 Tree protection is required to ensure no harm to soils or the roots of T1. These measures are simple and straightforward to implement and are a necessity to provide the construction access for builders around the work area. This protection should be installed at first site set-up and maintained for the duration of work.

3.4 A defect to T1 has been highlighted and discussed. This application does not seek to remove the tree and a course of remedial action is proposed that is required for arboricultural and safety related reasons.

3.5 Given the above, it is considered that there should be no arboricultural objection to an otherwise acceptable scheme.

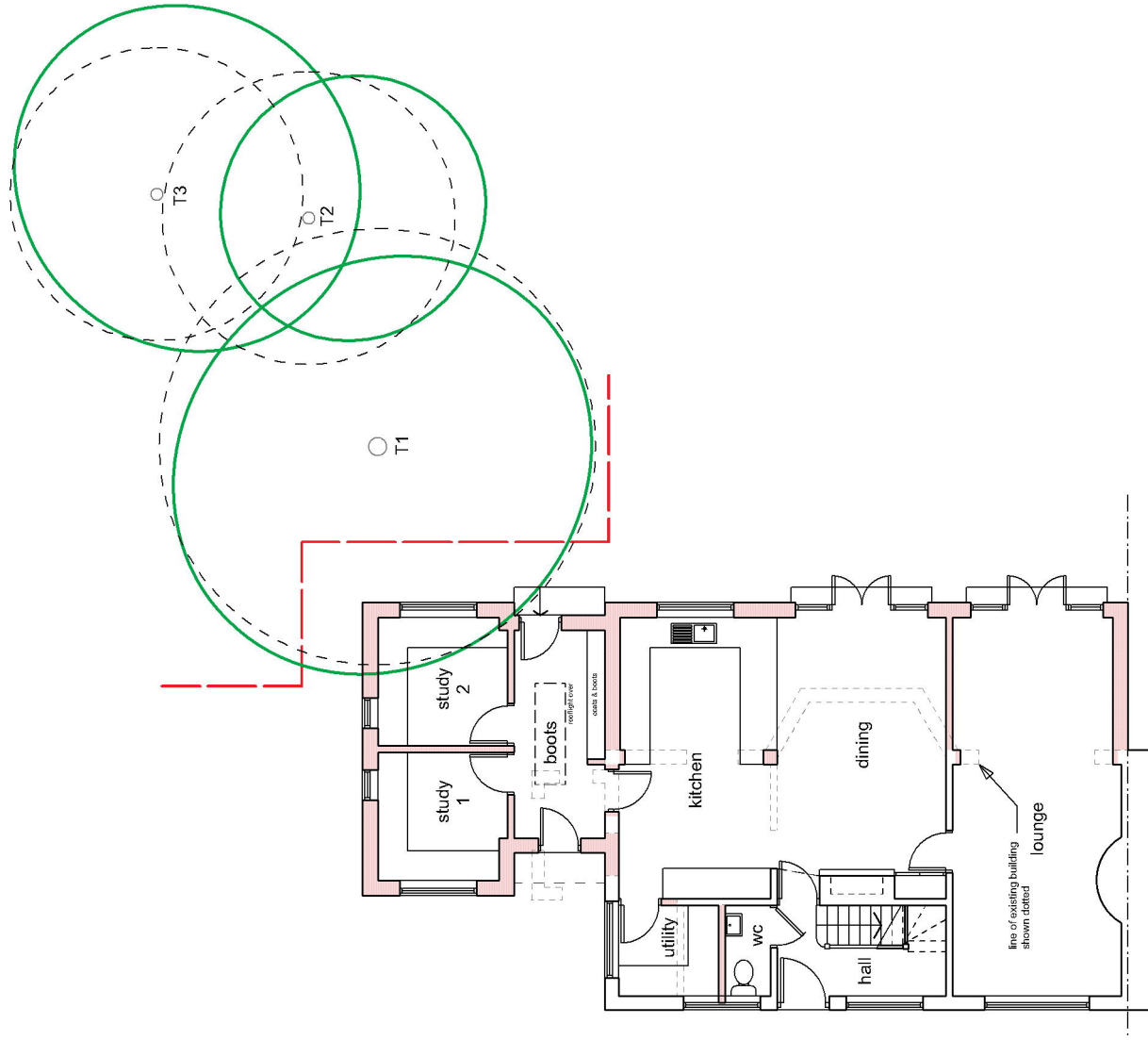
3.6 Planning policy seeks to ensure protection of trees on construction sites. Whilst this is often a reserved matter, a special condition worded to reference the protection measures contained within this support statement could be applied. This would of course be subject to the discretion of the District Council, but would give rise to avoidance of unnecessary administration and the delay of discharging a pre-commencement condition.

Yours sincerely,

Nick Bentley
HNDH, RFS Cert arb.

Brief qualifications and experience of Nick Bentley

- 1. Qualifications:** HNDH Landscape Design & Horticultural Technology, Credit, Askham Bryan College, York, 1989. RFS Cert Arb 1991 Credit. Professional Tree Inspection, 2006.
- 2. Practical experience:** As gardener, arborist and arboriculturist. Brighton Parks & Recreation Department as trainee gardener. Royal Botanic Gardens Kew (Wakehurst Place) as climbing tree surgeon. 15 years experience Local Government as an Arboricultural Officer: Leicester City Council, Wycombe District Council and latterly 8 years at the Royal Borough of Kensington and Chelsea handling all aspects of public sector tree management and procedures relating to the Town and Country Planning Act 1990 i.e. Development Control, public inquiries and informal hearings, tree preservation procedures and all aspects of control and enforcement thereof. Following a brief spell of 18 months as contracts manager of Arboricultural Association tree surgery contracting company I have sole traded since 2004 as a specialist tree planting and landscape contractor and, consulting arboriculturist for public and private clients
- 3. Continuing professional development:** Member of the Arboricultural Association and Royal Forestry Society and Associate of the London Tree Officers Association. Seminars/ Workshops: 2009: Veteran Tree Management, ISA; Trees and Climate Change, EtaLog, 2008: The Underground Movement, Barcham/ Bartlett seminar; CAVAT in practice training seminar with Chris Neilan/ Tim Moya Assoc; 2007: the Business of Arboricultural Consultancy, Arb Association; Through the Trees to Development, AAIS; 2006; Introducing BS 5837: 2005, Arb Association; Report Writing, Arb Association; Elite Bio-Mechanics, Mattheck/ Symbiosis Consulting; The Future of Tree Risk Management,
- 4. Commissions undertaken:**
 - Planning consultancy to British Standard 5837 Trees in Relation to Design Demolition and Construction; tree surveys and design advice for new builds, underground and above ground extensions, including method statements and tree protection plans.
 - Tree condition surveys and recommendations including data handling through bespoke tree management software solutions.
 - Providing advice on tree preservation matters, tree work applications and sub-contracting tree surgery operations.
 - Tree supply and planting and new hard and soft landscape installations
 - Small scale construction and refurbishment contracts, specialising where tree related considerations apply.
 - Tree root investigations by trench formation and pile spotting by use of non percussive air spade and air vacuum excavation techniques



GROUND FLOOR PLAN as proposed

client: James Greeley

project: 1 Stoaches Cottages
Freshfield Lane
Danehill
RH17 7HQ

scale: 1:100 @ A3

date: June 26

drawn: MW

drawing title:

Tree Plan

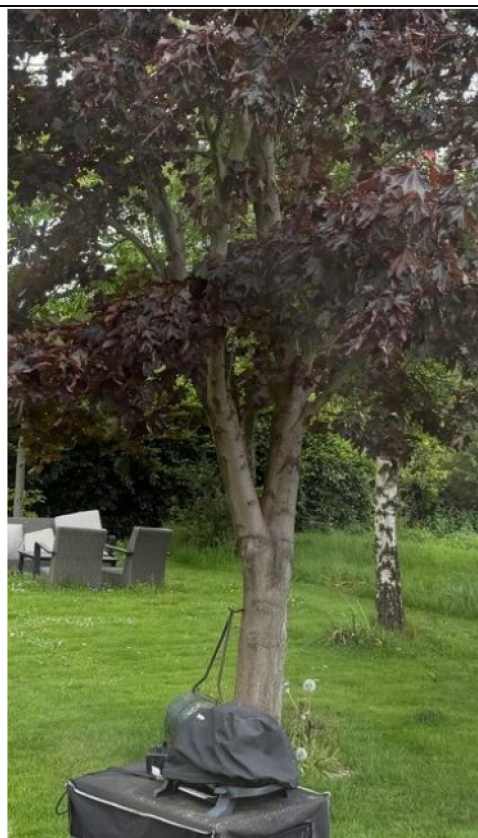
drawing no:

SC - TREES

1 Stoaches Cottages, Freshfield Lane, Danehill RH19 7HQ – Trees, Site Photographs



T1, Purple leaved Norway Maple, *Acer platanoides* *Crimson King*



T1, Included bark formation

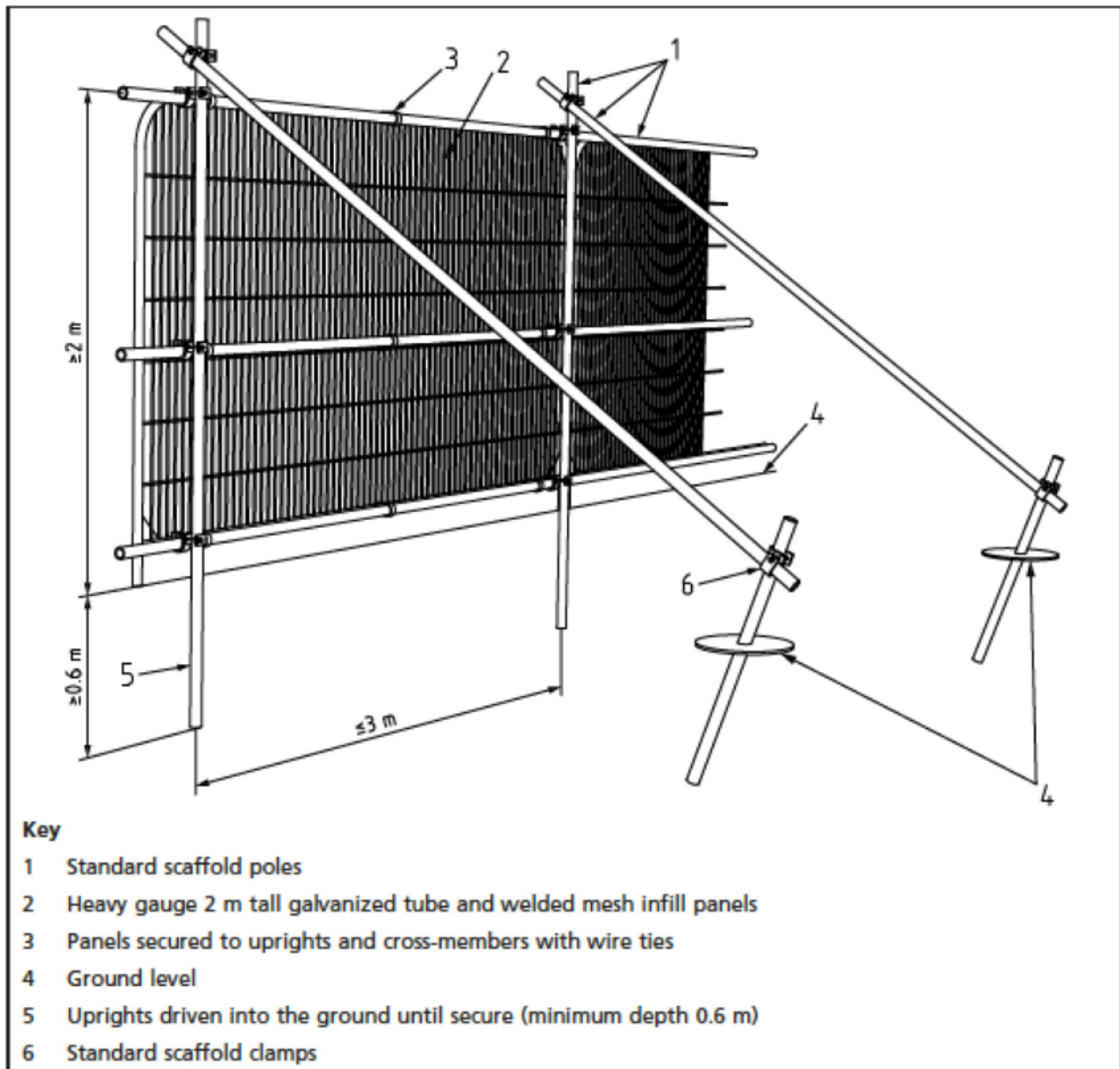


T2, Silver Birch, *Betula pendula*



T3 Himalayan Birch, *Betula utilis*

Figure 2 Default specification for protective barrier



Notes:

- 1) To insert scaffold uprights and pins for the back brace, especially for the uprights, a post-knocker is safer than use of a sledge hammer. Risk assess for underground services and pilot holes with a bar or similar prior to insertion.
- 2) It may be acceptable to replace **Item 2**, normally conceived to be Heras fencing mesh panels with code A 142 200mm x 200mm square reinforcing mesh that can be sold-on or recycled as scrap. If using Heras panels, to accommodate excess length and corners, carefully crease top and bottom rails with a cold chisel to fold square. Ensure eye protection measures are taken where necessary
- 3) **Item 6**, scaffold clamps: for back braced elements it is more effective to use swivel clamps.
- 4) To simplify fixing mesh panels to the framework, stout wire is generally more effective and makes less critical precise positioning of horizontal rails. A further additional alternative is to clamp mesh to scaffold frame by screw fixing through the set-up between opposing timbers.