



Land Parcels adjacent to Worsell Drive, Copthorne

Arboricultural Report, Impact Assessment & Method Statement

Miller Homes

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Basis of Report

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Executive Summary

The two parcels of land proposed for new homes sit within the existing Heathy Wood residential scheme.

On behalf of Miller Homes, SLR Consulting Limited has carried out a Tree Survey in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction-Recommendations' on the 11th November 2024 and 20th January 2025.

The survey records all trees within and adjacent to the study area, recording a number of parameters including species, crown spread and Root Protection Area (RPA).

The RPA of any given tree is the area of ground around that tree which should not be disturbed by excavation, compaction, changes in level or other construction/demolition operations. The extent of the RPA is calculated in accordance with BS 5837:2012 and is an important metric for understanding the impact a proposal will have on tree removal and retention and how to protect those trees retained.

The survey recorded:

- Sixty individual trees (eighteen category A, seven category B, thirty-two category C and three category U trees).
- Three tree groups (two category A and one category B tree groups)
- One category A woodland listed as: 'Ancient & Semi-Natural'.

The study area contains trees designated as Ancient and Semi-Natural Woodland (**W40**). The proposed design has accounted for this, ensuring that no construction works will be undertaken that could affect the long-term health and vitality of these trees.

SLR has carried out an impact assessment, and due to the arboricultural sensitive area to the west of the Southern Parcel, the following considerations have been incorporated in the proposed layout:

- The proposed design will be located outside of the ancient woodland buffer as per the standing advice from Forestry England and Natural England.
- The buffer is a minimum of 15m extending to 20m in places to ensure the RPAs of the boundary trees and setting of the ancient woodland are adequately protected.
- The buffer includes appropriate tree protection measures acting as a physical boundary to prevent any impacts on the ancient woodland trees.

Overall, the proposed development's impact upon trees can be summarised as follows:

- Removal of one category C tree (**T31**) to facilitate construction of the road and layby to the east of the Southern Parcel.
- Removal of one category C tree (**T12**) to facilitate construction of the road to the north of the Southern Parcel.
- **T28** and **W40** are to be crown lifted where necessary to a height not exceeding 2.5m to facilitate installation of the Tree Protection Fencing (TPF).
- Minor incision to the RPA of **T10** (less than 2%) and a single trees within **G37** (approximately 3.5%) to facilitate construction of the highway.
- Minor incision to the RPA of trees along the edge of **W40** to facilitate installation of boundary fencing, construction of the garden shed bases.
- Installation of the proposed headwall will require an incursion into the RPA of **T49** to facilitate excavation and construction of the foundation base. Note: The installation of



the proposed drainage system to the north of the site will be undertaken with the use of Horizontal Directional Drilling (HDD) to avoid any incursions into the RPAs of retained trees.

Due to the arboricultural sensitivity of this operation, an Arboricultural Method Statement has been prepared to provide detailed guidance (see Section 11) on how these trees can be protected during the construction operations.

All remaining trees/groups and hedgerows are to be retained and protected with Tree Protection Fencing where necessary.



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Acronyms and Abbreviations

AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
CEZ	Construction Exclusion Zone
DBH	Diameter at Breast Height
RPA	Root Protection Area
TCP	Tree Constraints Plan
TPO	Tree Preservation Order
TPF	Tree Protection Fencing
TPP	Tree Protection Plan



1.0 Introduction

1.1 Purpose of the report

On behalf of Miller Homes, SLR Consulting Limited has undertaken a tree survey of the land adjacent to Worsell Drive, Copthorne with reference to 'BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations' (BSI, 2012).

This report follows on from the separate Arboricultural Report which presented the survey, dated 19th December 2024. The report re-presents the survey and provides an Impact Assessment with Preliminary Method Statement (Section 10).

1.2 The Proposed Development

The two parcels of land proposed for new homes sit within the existing Heathy Wood residential scheme. This benefitted from outline planning permission which was granted in May 2016 for 500 new homes. Various Reserved Matters applications have been approved to bring forward the detailed design of the Heathy Wood scheme at Copthorne.

The parcels were previously considered for a school and doctors' surgery. However, after extensive review, West Sussex County Council (WSCC) has confirmed that a new primary school is not required at this location as a new school could undermine the sustainability of existing schools. Instead, and in line with the obligations of the 2016 outline planning permission, significant financial contributions have been made towards education in the local area. The local medical group has advised it is not viable for it to bring forward a doctor's surgery. Therefore, as required by the outline planning permission, financial contributions have been made to support local healthcare facilities.

Accordingly, there are two sustainably located parcels of land at Heathy Wood that are vacant and unused. It is proposed to deliver new homes on these parcels to complement and integrate within the existing homes and wider Copthorne community.

This report is prepared on the proposal of delivering 73 new homes at across the two parcels of land. The description of development for the application is:

Full planning application at two parcels of land adjacent to Worsell Drive, Copthorne, each accessed from existing bell-mouth junctions at Worsell Drive and Langridge Way, for the erection of new homes (Use Class C3) including affordable homes; internal access roads, landscaping and associated infrastructure.

For Information Only (to be included as a condition): Number of homes: 69.

The application covers the two parcels of land edged red on the Tree Protection Plan presented in Appendix B, the Southern Parcel encompassing 1.81ha with the smaller Northern Parcel measuring 0.23ha.

The Northern Parcel, which is bordered by housing and roads, is currently devoid of trees. The twelve dwellings will be accessed from a junction off Worsell Drive.

The Southern Parcel will be accessed off Langridge Way from an existing bell mouth junction that is already partially constructed. The application area comprises overgrown scrub, one moderate value group trees (G37) which are to be retained and one low value (Category C) tree (T31), this goat willow tree is proposed to be removed.

As reported in the Arboricultural Report, the assessment area has been surveyed and SLR presented Miller Homes with a Tree Constraints Plan increasing the ancient woodland buffer from 15m to a maximum of 20m in places in order to reduce the impact on the trees in comparison with previous arrangements.



Accordingly, the development proposed for the Southern Parcel considers and respects tree root protection areas and woodland habitats on surrounding land as well as buffers associated with Wellfield Copse off site to the west, which is designated as “Ancient & Semi-Natural Woodland” and Copthorne Brook to the north.

The development proposals also allow for tree protection during construction and for on and off site tree planting, plus habitat creation to meet minimum biodiversity gain requirements.

1.3 Methodology and Scope

The tree survey was conducted in line with the methodology detailed within BS 5837:2012 and involved the surveying of trees as individuals or groups of trees within an agreed study area (forming the survey area). The information collected and methodology used is summarised in Section 4.2 (Tree Survey Schedule Key) of this Tree Survey Report.

Trees are recorded as individuals or groups. The tree locations were based on a topographical survey supplied by SLR Consulting Ltd (drawing reference Topographic Survey – 404.03120.00010 09_Copthorne 1124 dated November 2024).

Trees were categorised using BS 5837:2012 into four categories (A, B, C, U) and for trees in categories A-C, they also qualified under three subcategories (1, 2, 3). A summary of this classification can be seen in Section 4.3 (Cascade Chart of Tree Quality Assessment).

The tree survey data is shown in Section 4.4 (Tree Survey Schedule) and has been used to produce Tree Constraints Plans (TCP) (Appendix A). This depicts the existing rooting area and canopy constraints posed by the trees within the study area.

1.4 Limitations and Assumptions

Limitations to the tree survey include the following key points:

- No soil survey data is included in this report.
- Indicative Root Protection Areas (RPAs) have been calculated for tree groups based on the maximum stem diameter taken for each group.
- No data for individual trees within surveyed groups was recorded. An exception to this is when a tree was deemed notable within a group.
- Where access was restricted, tree measurement data has been estimated. This has been indicated within the Tree Survey Schedule (Section 4.4) with the use of an ‘#’ next to the tree number.
- The health and condition of trees can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report is based on the observed health and structural condition of the trees at the time of survey by suitably qualified inspectors. The health, condition and safety of trees should be checked on a basis commensurate with the level of risk at the frequency as recommended in Common Sense Risk Management of Trees (National Tree Safety Group, 2024). The tree survey conducted for this report is not a tree health and safety survey and should not be used as such.



- An RPA provides a notional circular buffer around a given stem based on the stem diameter measured at 1.5m above ground level. The RPA represents the minimum amount of root zone that is required in order to retain the tree in a safe and healthy manner. However, this is not necessarily representative of a tree root system e.g., the roots may extend beyond the RPA boundary on one side and remain inside it on the opposite. The root network extent is dependent on many factors including species, age, soil conditions, topography and exposure etc. The assessment has not taken consideration of these above and shows RPAs as an indicative circular form as per the BS5837:2012 guidance.
- A search for symptoms of disease, parasites, or fungi that may be affecting trees was undertaken as part of the survey and noted where identified. However, symptoms are not always apparent, therefore it is possible that trees affected by disease / parasites / fungi are present within the survey area but could not be identified by surveyor.
- Where the main trunks of trees have limited access due to dense vegetation, epicormic growth or are ivy (*Hedera helix*) clad, the inspection of such trees was limited. The category grading for such trees should be considered as provisional. Further inspection may be necessary following the removal of the obstruction.
- The identification of veteran trees is limited to the definition within NPPF Annex 2 only and have classified using RAVEN 2 (Recognition of Ancient, Veteran & Notable trees, Forbes-Laird Arboricultural Consultancy). Trees meeting the definition of 'veteran' as defined within the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are not recorded. Trees meeting the definition of 'veteran' as defined within the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are not recorded.



2.0 General Arboricultural Principles

2.1 General Principles

Trees are dynamic living organisms which provide essential benefits to society and the wider environment. Any proposed development with the potential to impact on trees must take into consideration the value of trees on site, the impact of any proposed activity, and any potential future conflicts on the Site. Suitable measures to safeguard retained trees or mitigate the loss of trees (to be removed) will need to be fully considered and may be subject to a condition of planning consent.

Tree branches and roots frequently grow across site boundaries and off-site trees can pose a constraint and should be carefully considered when assessing the developable space within a site.

2.2 Below Ground Constraints

Below ground tree roots and the soil environment in which they grow need to be protected if the tree is to be retained. Trees grow in association with fungi and other soil organisms which are of key importance to tree health. Roots are essential for anchorage, the uptake of water and nutrients, and the storage of energy (carbohydrates) for the future growth and function of the tree.

Roots can be damaged by physical severance or wounding (e.g., following excavation of the soil) which can lead to the development of decay and a decline in vitality and/or instability. Raising the soil level can bury tree roots at a depth where suitable conditions for growth are less available. Toxic materials discharged into the soil (such as cement based aggregates, fuel and chemicals) can lead to root death and dysfunction. Soils can be compacted to levels inhospitable to tree growth with even a single pass of machinery, regular pedestrian traffic or the storage of plant and materials. Relieving compaction can be problematic and may require costly remedial works. Changes in drainage/water levels can also have significant long-term impacts for tree health.

The effects of these incursions may take many years to manifest, with a resulting decline in amenity value and potentially the death or failure of the tree. It should be noted that older trees are particularly sensitive to damage and changes in conditions.

The RPA is a notional area considered to be the minimum zone that must be protected to avoid any adverse impacts on retained trees. This area is deemed to be particularly important for tree stability, growth, function and health. However, roots may extend far greater distances, with the distribution of the root system relating directly to the availability of suitable conditions for growth (namely oxygen, water and nutrients). It is accepted that tree roots grow predominantly near the surface, with 80-90% being located in the upper 60cm of soil, however, roots may develop at deeper levels where conditions allow.

The RPA of the existing tree stock is an important material consideration when assessing site constraints and planning development activities. The default position should be that all development, including any associated services will occur outside the RPAs of retained trees. Where this is unavoidable, it may be appropriate to use special measures to install structures, services or surfacing within RPAs which allow the protection of roots and soil structure which are essential for tree growth and keep any incursion to a minimum. Further steps to improve or increase the useable rooting area available to the tree may also be required.



2.3 Soils

On shrinkable clay soil, tree growth can lead to the differential movement of structures as moisture is removed from the soil during the growing season. Soils must be carefully assessed. Where trees which predate existing structures are to be removed, this can result in heave as the soils are re-wet.

The advice of a suitably qualified engineer should be obtained to inform any potential issue of heave. Specific advice in relation to this issue is beyond the scope of this report.

2.4 Above Ground Constraints

Tree stems and branches can restrict available space on a development site. Damage or wounding (including excessive pruning) can significantly reduce the amenity contribution of the tree and may lead to the development of dysfunction and decay, with significant long-term implications for tree health. The future impact of existing trees should be carefully considered, including individual species characteristics (such as potential future size, fruit fall, shade etc.) and how the tree will interact with any proposed development and future land use. Annual tree growth can lead to direct damage if stems/branches (or roots) come into physical contact with structures and this should also be taken into consideration.

2.5 Trees and Risk in the Context of Development

Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking appropriate remedial action or gaining further advice as appropriate.

Further guidance is available from the National Tree Safety Group (<https://ntsgroup.org.uk/>)

The tree survey carried out as the basis of this report is primarily for planning purposes, focusing on the quality and benefits of the trees and is not specifically designed to assess the safety of the trees identified. However, when obvious issues have been identified recommendations have been included in the Tree Survey Schedule (Section 4.4).

The Construction (Design and Management) Regulations (2015) states that developers and contractors have responsibilities for health and safety as a result of their actions. Should trees be left in an unstable or hazardous condition the Health and Safety Executive (HSE) could seek to prosecute those responsible along with the potential for further civil claims for damages.

2.6 Trees and Wildlife

Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended), the Countryside Rights of Way Act (2000) and the Conservation of Habitats and Species Regulations (2017), in particular the presence of bats and nesting birds. It is recommended that wherever possible, significant tree/hedge works take place outside of the typical bird nesting season, typically March to August, but this may vary regionally and advice from a suitably qualified ecologist should be sought. The advice of a suitably qualified ecologist is also recommended in relation to any potential impacts on protected species.



3.0 Site Observations

3.1 General Tree / Site Observations

The two parcels of land proposed for new homes sit within the existing Heathy Wood residential scheme, the Southern Parcel encompassing 1.81ha and the smaller Northern Parcel measuring 0.23ha.

Both areas are situated within the wider Heathy Wood development area, surrounded by both fully and partially constructed buildings and infrastructure to the north, south, east and west.

The Southern Parcel south consists of overgrown scrub bordered, off-site, along the northern and eastern boundaries by linear groups of trees containing oak, hazel, birch and holly species in various stages of growth. These tree groups provide natural screening for both current and future residential developments. Just outside of the application boundary to the west is Wellfield Copse, an area designated as "Ancient & Semi-Natural Woodland." This woodland primarily features oak, hazel, and birch tree species, with specimens ranging from young saplings to mature trees.

The Northern Parcel consists of overgrown grass / scrub with existing newly constructed buildings to the south and east. A line of newly planted trees borders the site to the west side and sits outside of the application boundary.



4.0 Tree Survey

4.1 Tree Survey Results and Plans

The study area was visited and surveyed by a qualified SLR arboriculturist on the 11th November 2024 & 20th January 2025.

The full findings of the tree survey are presented in the Tree Survey Schedule (Section 4.4) and the Tree Constraints Plans (See Appendix A).

Table 4-1: Summary of total number of trees surveyed and their relative BS 5837:2012 Categories.

BS 5837:2012 Categories	Trees	Tree Groups	Woodland	Totals
A	18	2	1	21
B	7	1	0	8
C	32	0	0	32
U	3	0	0	3
Totals	60	3	1	64

- Category 'A' trees are of high quality and value and should be retained.
- Category 'B' trees are of moderate quality and value and should be considered for retention where possible, although care should be taken to avoid misplaced retention. Any scheme should consider the retention and protection of trees, but also the tree's future growth.
- Category 'C' trees are of low quality and value and should not place a constraint on the proposals.
- From an arboricultural point of view, the Category 'U' trees cannot realistically be considered for retention as a living tree in the context of the current land use due to their low life expectancy of less than 10 years in their current poor condition.



4.2 Tree Survey Schedule Key

Table 4-2: Tree Survey Schedule Key

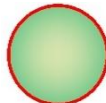
Parameters Assessed	Details
Tree ID	'T' denotes Tree, 'G' denotes Tree Group, 'W' denotes Woodland, 'H' denotes Hedgerow. The original tree survey numbering is shown in brackets.
Species	Botanical and common name.
Height	Measured using a clinometer. Measured to the nearest metre.
Stem Diameter	Measured at 1.5 m above ground level. For multi-stem trees each stem diameter is recorded. For trees with 2-5 stems the overall diameter is calculated by squaring each stem diameter, adding these figures together and square rooting the result. For trees with more than 5 stems the mean stem diameter is squared and multiplied by the number of stems. The result is then square rooted to give the overall diameter. The results of the calculations for multi-stemmed trees are shown in bold and in brackets on the schedule. Where the tree is inaccessible due to vegetation or obstacles then the stem diameter has been estimated.
RPA Radius	The Root Protection Area (RPA) is calculated using the stem diameter. The RPA is an area equivalent to a circle with a radius 12 times the stem diameter for a single stem tree. BS 5837:2012 limits the maximum RPA to 707 square metres (m²), i.e. equivalent to a circle with a radius of 15m or a square with approximately 26m sides. For veteran/ancient trees the current advice is that the RPA for a single stem tree should be an area equivalent to a circle with a radius 15 times the stem diameter or 5m beyond the tree canopy, whichever is the greater.
Branch Spread	Measured at the four cardinal points to derive an accurate representation of the crown and is recorded on the tree survey plan. Where the tree is inaccessible due to vegetation or obstacles then the branch spreads have been estimated. Measured to the nearest metre using a laser measurer. Direction measured using a compass.
Life Stage	Young (Y): Newly planted tree 0-10 years. Semi-Mature (SM): Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). Early Mature (EM): Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) Mature (M): Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). Over Mature (OM): Tree beyond the normal life expectancy for the species. Veteran (V): Tree, which is of interest biologically, aesthetically or culturally because of its condition, size or age.
General Observations	Particularly of structural and / or physiological condition (e.g. the presence of any decay and physical defect) and / or preliminary management recommendations. External features assessed based upon – The Body Language of Trees, Research for Amenity Trees No 4. (Mattheck and Breloer, 1994).



Parameters Assessed	Details
Category Grading	Recorded on the tree survey plans and schedule. See Section 4.3 for Cascade Chart for Tree Quality Assessment. BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. Occasionally trees are given more than one category grading, where trees would otherwise be categorised as U, but have identifiable conservation, heritage or landscape value, even though only for the short term, they may be upgraded, although they might be suitable for retention only where issues concerning their safety can be appropriately managed. A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. (Shown as green on the tree survey plans). B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. (Shown as blue on the tree survey plans). C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150 mm. (Shown as grey on the tree survey plans). U – Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. (Shown as red on the tree survey plans). 1 – Mainly arboriculture qualities. 2 – Mainly landscape qualities. 3 – Mainly cultural values, including conservation
Notes	Trees can be grouped if they form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or woodland pasture). The category grading for a group of trees does not necessarily imply that the individual trees within that group are the same grading. The group is viewed as a whole and individual trees within it may have a lower grading.
#	Estimated dimensions
*	Indicates estimated position of tree (not indicated on topographical survey).



4.3 Cascade Chart of Tree Quality Assessment (Taken from BS 5837:2012)

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan #
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - 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, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	



4.4 Tree Survey Schedule

Table 4-3: Tree Survey Schedule

Category A: High quality and value					Category B: Moderate quality and value				Category C: Low quality and value			Category U: Unsuitable for retention		
ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
T1	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects.	40+	C1
T2	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects.	40+	C1
T3	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects.	40+	C1
T4	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects.	40+	C1
T5	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects.	40+	C1
T6	Common Oak (<i>Quercus robur</i>)	16	1020	12.24	7	8	9.5	9	3 - S	4 - 6	M	Deadwood - < 150mm diameter. Sap run/ slime flux. Branch stubs. Bark wound.	40+	A1
T7	Common Oak (<i>Quercus robur</i>)	15	560 630 380	12.24	8.5	13	3.5	4	3 - NE	3 - 5	M	Multi-stemmed. Mutual suppression. Tight	40+	A1



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
			430 (1020)									union. Deadwood - < 150mm diameter. Adjacent to 'Ancient & Semi-Natural Woodland'		
G8	Hazel (<i>Corylus avellana</i>) Common Oak (<i>Quercus robur</i>) Holly (<i>Ilex aquifolium</i>) Silver Birch (<i>Betula pendula</i>) Common Alder (<i>Alnus glutinosa</i>)	6 - 14	650 max	7.8	As shown on Tree Constraints Plan				N/A	0 - 5	Y - M	Deadwood. Ivy clad stem. Multi-stemmed. Mutual suppression. Cavities. Dead specimen(s).	40+	A2
T9	Common Oak (<i>Quercus robur</i>)	14	660	7.92	7	5.5	10	4	3 - S	3 - 4	EM	Ivy clad stem. Deadwood - < 150mm diameter.	40+	B1
T10	Common Oak (<i>Quercus robur</i>)	13	750 640 (986)	11.83	11	7	12	9	4 - S	4 - 5	M	Deadwood - > 150mm diameter. Twin-stemmed. Tearouts. Branch stubs. Tight union.	40+	A1
T11	Common Oak (<i>Quercus robur</i>)	12	720	8.64	5.5	12	6	5	2.5 - E	1 - 3	M	Deadwood - < 150mm diameter. Mutual suppression. Ivy clad stem.	40+	A1



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
												Adjacent to 'Ancient & Semi-Natural Woodland'		
T12	Common Oak (<i>Quercus robur</i>)	7	210	2.52	2	2	5.5	2	1 - All	1 - 1.5	Y	No obvious visible defects.	40+	C1
T13	Common Oak (<i>Quercus robur</i>)	4	230	2.76	2	3	4	3	1 - All	1.5 - 2	Y	No obvious visible defects.	40+	C1
T14	Common Oak (<i>Quercus robur</i>)	14	1380	20.7	12	9.5	12	7	2 - S	3 - 4	V	Deadwood - > 150mm diameter. Tearouts. Dieback - Major. Branch stubs. Habitat spaces. Cavities. Retrenchment.	40+	A1, A3
T15	Common Oak (<i>Quercus robur</i>)	14	600 540 (807)	9.69	6	12	8	7	2.5 - E	1 - 4	M	Twin-stemmed. Ivy clad stem. Deadwood - < 150mm diameter. Mutual suppression. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	A1
T16	Silver Birch (<i>Betula pendula</i>)	10	340 220 (405)	4.86	3.5	3.5	5.5	2.5	1 - W	1.5 - 3	SM	Twin-stemmed. Ivy clad stem. Deadwood.	40+	B1
T17	Common Oak (<i>Quercus robur</i>)	13	720	8.64	10.5	10.5	6.5	3.5	3 - E	3 - 5	EM	Deadwood - < 150mm diameter. Ivy clad stem.	40+	B1



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
												Slightly one-sided. Mutual suppression. Adjacent to 'Ancient & Semi-Natural Woodland'		
T18	Common Oak (<i>Quercus robur</i>)	14	1020	12.24	10	6.5	10.5	12	4 - NW	2 - 5	M	Deadwood - > 150mm diameter. Ivy clad stem. Tearouts. Not fully surveyed.	40+	A1
T19	Common Oak (<i>Quercus robur</i>)	16	1040	12.48	10	10	7.5	8	4 - E	5 - 6	M	Deadwood - > 150mm diameter. Ivy clad stem. Epicormic shoots. Hanging branch. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	A1
T20	Common Oak (<i>Quercus robur</i>)	16	910	10.92	6.5	4.5	5.5	5	5 - W	3.5 - 5	M	Deadwood - > 150mm diameter. Ivy clad stem. Bark wound. Hanging branch. Located within 'Ancient & Semi-Natural Woodland'	40+	A1
T21	Unknown	12	250	3	2	2	2	2	8 - All	4 - 5	SM	Dead specimen(s). Partially uprooted. Leaning into adjacent crown.	<10	U



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
												Adjacent to 'Ancient & Semi-Natural Woodland'		
T22	Common Oak (<i>Quercus robur</i>)	16	1050	15.75	6.8	9.5	6	13	6 - W	5 - 6	V	Deadwood - > 150mm diameter. Tearouts. Ivy clad stem. Habitat spaces. Hanging branch. Cavities. Located within 'Ancient & Semi-Natural Woodland'	40+	A1, A3
T23	Common Oak (<i>Quercus robur</i>)	8	380	4.6	3	8	5	1	2 - NW	2.5 - 3	SM	Slightly one-sided. Ivy clad stem. Deadwood - < 150mm diameter. Suppressed. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	B1
T24	Common Oak (<i>Quercus robur</i>)	14	840	10.08	6	6.5	12.5	4	2.5 - SE	2.5 - 4	M	Ivy clad stem. Deadwood - < 150mm diameter. Crown lifted. Old pruning wounds.	40+	A1
T25	Common Oak (<i>Quercus robur</i>)	14	780	9.36	5	3.5	10	12	2.5 - W	1.5 - 4	M	Ivy clad stem. Deadwood - < 150mm diameter. Crown lifted. Old pruning wounds. Mutual suppression.	40+	A1



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
T26	Common Oak (<i>Quercus robur</i>)	14	740	8.88	6.5	12.5	13	4	4 - E	4 - 5	M	Deadwood - < 150mm diameter. Mutual suppression. Slightly one-sided. Ivy clad stem. Not fully surveyed. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	A1
T27	Common Oak (<i>Quercus robur</i>)	14	1020	12.24	8	8.5	1.5	5.5	2.5 - E	2 - 4	M	Ivy clad stem. Deadwood - < 150mm diameter. Crown lifted. Old pruning wounds. Dieback - Minor. Sap run/ slime flux. Significant stem bleeds.	40+	A1
T28	Goat Willow (<i>Salix caprea</i>)	4	90 90 90 100 100 (210)	2.4	4.5	5	4.5	4.5	0.5 - All	0 - 0.5	EM	Other. Regrowth from 1m high stump. Adjacent to 'Ancient & Semi-Natural Woodland'	20-40	C1, C3
G29	Hazel (<i>Corylus avellana</i>) Common Oak (<i>Quercus robur</i>)	13 - 15	680 max	8.16	As shown on Tree Constraints Plan				N/A	N/A	Y	Deadwood. Ivy clad stem. Mutual suppression. Sap run/ slime flux.	40+	A2



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
												Bark wound. Hazel coppice		
T30	Common Oak (<i>Quercus robur</i>)	14	1060	15.9	8.5	9.5	11	9.5	1.5 - NW	3 - 5	M	Deadwood - > 150mm diameter. Branch stubs. Tearouts. Hanging branch. Located within 'Ancient & Semi-Natural Woodland'	40+	A1, A3
T31	Goat Willow (<i>Salix caprea</i>)	4	80 90 90 100 100 (202)	2.4	4.5	4.5	4	5	0.5 - All	0.5 - 1.5	EM	Regrowth from 1m high stump.	40+	C1, C3
T32	Common Oak (<i>Quercus robur</i>)	12	440	5.28	5	5.5	3.5	5	6 - All	3.5 - 5	SM	Not fully surveyed. Mutual suppression. Dieback - Minor. Deadwood - < 150mm diameter. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	B1
T33	Silver Birch (<i>Betula pendula</i>)	8	200 360 (440)	4.94	2.5	6.5	5.5	5.5	3.5 - S	1 - 3.5	SM	Twin-stemmed. Branch stubs. Old pruning wounds. Slightly one-sided.	20-40	C1



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
												Adjacent to 'Ancient & Semi-Natural Woodland'		
T34	Common Oak (<i>Quercus robur</i>)	15	500	6	7	7.5	2	7	4 - S	2.5 - 4	SM	Not fully surveyed. Mutual suppression. Dieback - Minor. Deadwood - < 150mm diameter. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	B1
T35	Common Oak (<i>Quercus robur</i>)	15	470	5.64	2	5	7.5	7	5 - S	2.5 - 4	SM	Not fully surveyed. Mutual suppression. Dieback - Minor. Deadwood - < 150mm diameter. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	B1
T36	Holly (<i>Ilex aquifolium</i>)	8	200	2.4	2.5	2.5	2.5	2.5	1.5 - All	0 - 1	Y	No obvious visible defects. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	C1
G37	Common Oak (<i>Quercus robur</i>)	12 - 14	500 max	6	As shown on Tree Constraints Plan				N/A	N/A	EM	Ivy clad stem. Dieback - Major. Mutual suppression.	10-20	B2



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
												Deadwood - < 150mm diameter.		
T38	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects. Basal bark wounds.	40+	C1
T39	Scots Pine (<i>Pinus sylvestris</i>)	13	390	4.68	3	3	3	2.5	8 - All	6 - 8	SM	No obvious visible defects. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	C1
W40	Silver Birch (<i>Betula pendula</i>) Common Oak (<i>Quercus robur</i>) Hazel (<i>Corylus avellana</i>) Holly (<i>Ilex aquifolium</i>)	6 -15	1070 max	12.84	As shown on Tree Constraints Plan				N/A	0-5	Y - M	Deadwood. Ivy clad stem. Multi-stemmed. Mutual suppression. Etiolated. Not fully surveyed. Tearouts. Listed as 'Ancient & Semi-Natural Woodland'	40+	A2, A3
T41	Silver Birch (<i>Betula pendula</i>)	12	250	3	3	3	3	3	1.5 - All	1 - 3	SM	Epicormic shoots. No obvious visible defects. Adjacent to 'Ancient & Semi-Natural Woodland'	40+	C1
T42	Silver Birch (<i>Betula pendula</i>)	8	150	1.8	2	2	2	2	6 - N	4 - 5	Y	Dead specimen(s).	<10	U



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
T43	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects. Basal bark wounds.	40+	C1
T44	Silver Birch (<i>Betula pendula</i>)	10	210	2.52	2	2	2	2	7 - N	6 - 8	SM	Dead specimen(s).	<10	U
T45	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects. Basal bark wounds.	40+	C1
T46	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects. Basal bark wounds.	40+	C1
T47	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects. Basal bark wounds.	40+	C1
T48	Field Maple (<i>Acer campestre</i>)	4	100	1.2	2	2	2	2	1.5 - All	1 - 1.5	Y	No obvious visible defects. Basal bark wounds.	40+	C1
T49	Common Oak (<i>Quercus robur</i>)	14	740	8.88	6	9.5	6.5	4.5	6 - N	6 - 8	EM	Deadwood - < 150mm diameter. Ivy clad stem. Mutual suppression	40+	A1
T50	Hazel (<i>Corylus avellana</i>)	5	90	3.05	4	3.5	4.5	3.5	0 - All	0.5 - 1	SM	Hazel coppice.	40+	C1
T51	Hazel (<i>Corylus avellana</i>)	5	90	3.05	5	3.5	5.5	2	0 - All	0.5 - 1	SM	Hazel coppice.	40+	C1



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
T52	Hazel (<i>Corylus avellana</i>)	5	80 80 80 80 (160)	1.92	2	3.5	2	2	0 - All	0.5 - 1	Y	Multi-stemmed.	40+	C1
T53	Hazel (<i>Corylus avellana</i>)	6	140	4.44	4	2.5	8	6.5	0 - All	0.5 - 1	SM	Hazel coppice.	40+	C1
T54	Hazel (<i>Corylus avellana</i>)	5	100 110 110 (185)	2.22	2	2.5	4.5	3	0 - All	0.5 - 1	SM	Hazel coppice.	40+	C1
T55	Hazel (<i>Corylus avellana</i>)	5	80 80 80 (139)	1.66	2	2	2.5	2	0 - All	0.5 - 1	Y	Hazel coppice.	40+	C1
T56	Hazel (<i>Corylus avellana</i>)	6	120 x11	4.78	5	4.5	4.5	4	0 - All	0.5 - 1	SM	Hazel coppice.	40+	C1
T57	Hazel (<i>Corylus avellana</i>)	5	80 80 (113)	1.36	3	3	1	2	0 - All	0.5 - 1	Y	Multi-stemmed.	40+	C1
T58	Hazel (<i>Corylus avellana</i>)	5	80 80 80	1.66	2	2	3.5	2	0 - All	0.5 - 1	Y	Multi-stemmed.	40+	C1



ID	Species	Height (m)	Trunk dia. (mm)	RPA Radius (m)	Branch Spread (m)				Crown Clearance		Life Stage	General observations, including structural and physical conditions and any preliminary management recommendations.	Estimated remaining years	Category
					N	E	S	W	Height of 1 st branch (m) and direction	Height of canopy (m)				
			(139)											
T59	Hazel (<i>Corylus avellana</i>)	5	120 120 100 120 (231)	2.77	3	2.5	3.5	3	0 - All	0.5 - 1	SM	Hazel coppice.	40+	C1
T60	Hazel (<i>Corylus avellana</i>)	6	110	3.49	3	4	3.5	4.5	0 - All	0.5 - 1	SM	Hazel coppice.	40+	C1
T61	Common Oak (<i>Quercus robur</i>)	14	750	9	3.5	7	9	6.5	6 - N	6 - 8	SM	Deadwood - < 150mm diameter. Ivy clad stem. Mutual suppression.	40+	A1
T62	Hazel (<i>Corylus avellana</i>)	5	130 100 80 (182)	2.19	3.5	3	2	3	0 - All	0.5 - 1	Y	Multi-stemmed.	40+	C1
T63	Hazel (<i>Corylus avellana</i>)	5	100 90 80 (157)	1.88	4	3	1	3	0 - All	0.5 - 1	Y	Multi-stemmed.	40+	C1
T64	Alder (<i>Alnus</i> sp.)	14	410 x7	13.02	3	6	5	6.5	6 - All	6 - 8	EM	Multi-stemmed.	40+	A1



5.0 Arboricultural Impact Assessment

The Arboricultural Impact Assessment (AIA) sets out the direct and indirect impacts of the proposed development on the trees on or immediately adjacent to the Southern and Northern Parcel and provides suitable mitigation measures to allow for the successful retention of all the retained trees or to compensate for trees to be removed, where appropriate.

The table below provides a summary of the trees to be retained, trees to be removed and any surgery, or other mitigation works required in order to keep retained trees in a safe and healthy manner and are illustrated on the Tree Protection Plans (Appendix B).

Table 5-1: Summary of Tree Removal and Incursions to Root Protection Areas to Facilitate the Proposed Development.

Tree/ Group/ Hedge Number	Species	Remove or Mitigate	Category Grading
Trees to be removed			
T12	Common Oak (<i>Quercus robur</i>)	Remove to facilitate construction of the highway	C
T31	Silver Birch (<i>Betula pendula</i>)	Remove to facilitate construction of the road and layby for the Southern Parcel that would require a significant incursion into the RPA.	C
Incursions to facilitate the proposed development			
T10	Common Oak (<i>Quercus robur</i>)	Minor incision to the RPA (less than 2%) to facilitate construction of the highway.	A
G37	Common Oak (<i>Quercus robur</i>)	Minor incision to the RPA (less than 3.5%) to facilitate construction of the highway.	B
W40	Silver Birch (<i>Betula pendula</i>) Common Oak (<i>Quercus robur</i>) Hazel (<i>Corylus avellana</i>) Holly (<i>Ilex aquifolium</i>)	Minor incision to the RPA of trees along woodland edge to facilitate installation of boundary fencing, construction of the garden shed bases.	A
T49	Common Oak (<i>Quercus robur</i>)	Minor incision to the RPA (less than 1%) to facilitate installation of drainage headwall.	A
Trees requiring works			
T28	Goat Willow (<i>Salix caprea</i>)	To be crown lifted to a height not exceeding 2.5m to facilitate installation of Tree Protection Fencing.	C
W40	Silver Birch (<i>Betula pendula</i>) Common Oak (<i>Quercus robur</i>) Hazel (<i>Corylus avellana</i>) Holly (<i>Ilex aquifolium</i>)	To be crown lifted to a height not exceeding 2.5m to facilitate installation of Tree Protection Fencing. Minor incursion on into the RPA of woodland: limited to smaller trees on the woodland edge. Plot 14: 7.8m ² , Plot 15: 11.3 m ²) for the installation of boundary fencing and gardens.	A

5.1 Installation of Tree Protection Fencing

Tree Protection Fencing (TPF) is to be installed alongside tree groups **G8**, **G29**, **G37** and woodland **W40** (see Tree Protection Plan - Appendix B). This fencing is to remain in place throughout the construction of the proposed development to protect against any accidental



damage. The fencing is to be placed forward of the Ancient Woodland buffer and RPAs of retained trees in order to act as physical boundary.

Where necessary **T12**, **T28** and **W40** are to be crown lifted to a height not exceeding 2.5m to facilitate installation of the Tree Protection Fencing.

Installation of the 1.8m high timber close board fencing to the rear gardens of plots 14 and 15 will require the removal of the Tree Protection Fencing. It is recommended that this is conducted incrementally as the fencing contractor progresses along the proposed fence line, once installed, the permanent fence line will provide protection of the adjacent RPAs (noting the minor incursions stated in Table 5-1).

5.2 Incursions into RPA of Retained Trees

The construction of a small section of highway in the east of the Southern Parcel will result in a minor incursion (approximately 3.5%) to the RPA of a single tree within group **G37**. It is considered that through the use of supervised excavation within this area will minimise the impact of root loss and potential to effect the tree's overall health or stability. The extent of disturbance will be limited to approximately 4m² and the tree has sufficient rooting area elsewhere to sustain future vitality. Appropriate precautions will be taken to minimise any potential harm, ensuring that the tree remains unaffected in the long term.

5.3 Installation of Services Within Root Protection Areas

The installation of the proposed drainage system is illustrated on drawing 24205-2045-500 - Rev P07 Drainage Strategy.

Horizontal Directional Drilling (HDD) will be used to install the drainage infrastructure beneath the tree group **G8**. Given the arboricultural sensitivity of this operation, an Arboricultural Method Statement has been prepared to provide detailed guidance (see Section 11) on how these trees can be protected during construction operations.

The proposed drainage system headwall will involve a minor incursion into the RPA of **T49** to facilitate excavation and construction of the foundation base. However, this incursion is minimal (less than 1% of the RPA) and is unlikely to have any significant impact on the trees overall health or stability. The extent of disturbance will be limited, and the tree has sufficient rooting area elsewhere to sustain future vitality. Appropriate precautions will be taken to minimise any potential harm, ensuring that the tree remains unaffected in the long term.

Due to the arboricultural sensitivity of this operation, an Arboricultural Method Statement has been prepared to provide detailed guidance (see Section 9) on how these trees can be protected during the construction operations.

5.4 Summary of Impacts

The tables below provide a summary of the trees to be retained, trees to be removed and any tree works, or other mitigation works required, as illustrated on the Tree Protection Plans (Appendix C).

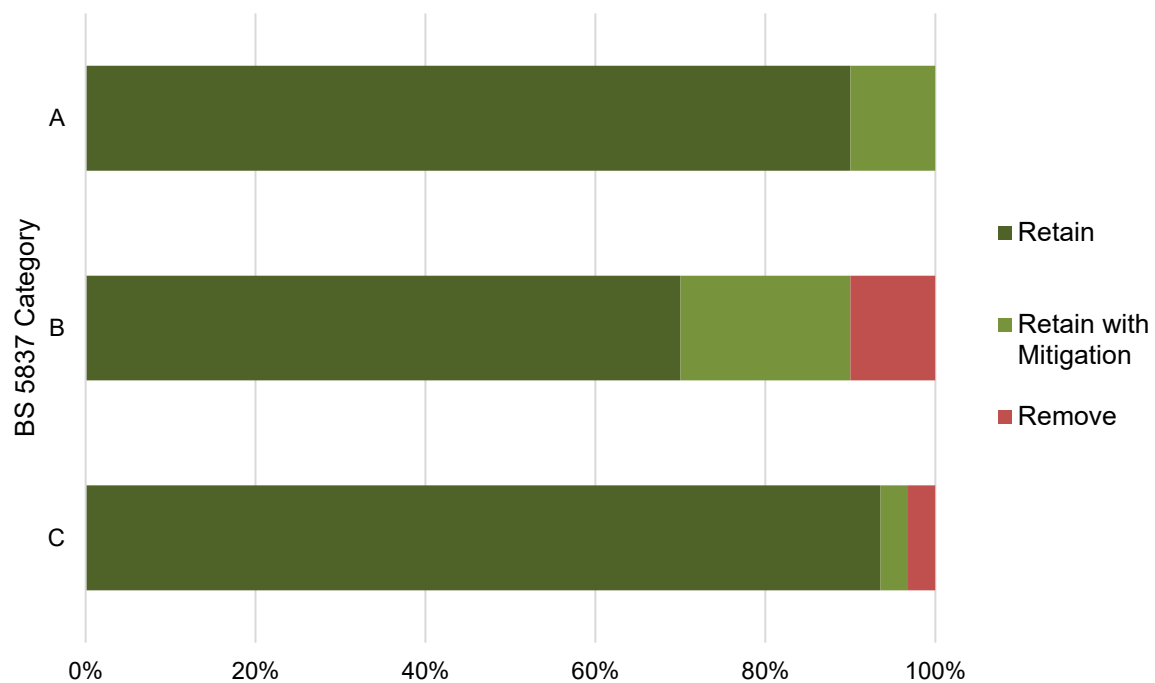
Table 5-2: Summary of Impacts

	Category	Retain	Retain with Mitigation	Partially Remove	Remove
Trees	A	16	1	0	0
	B	7	1	0	1
	C	29	1	0	1



	U	3	0	0	0
	Sub-totals	55	3	0	2
Groups	A	2	1	0	0
	B	0	1	0	0
	C	0	0	0	0
	U	0	0	0	0
	Sub-totals	2	2	0	0
Woodland	A	0	0	0	0
	B	0	0	0	0
	C	0	0	0	0
	U	0	0	0	0
	Sub-totals	0	0	0	0
Hedgerows	N/A	0	0	0	0
	Total	57	5	0	2

Figure 5-1: Summary of Impacts



6.0 Legal Considerations

6.1 Town and Country Planning Act

Prior to the removal of the trees or groups listed in this report, or any tree surgery works being undertaken, it is essential that the trees are assessed again for legal protected status. These include TPOs and Conservation Areas (CA), Sites of Special Scientific Interest, locally or nationally designated sites, designed landscapes and ancient woodland.

Works (either above or below ground) to trees protected by TPO or CA is an offence under the Town and Country Planning Act 1990 (as amended), and in the Town and Country Planning (Tree Preservation) (England) Regulations 2012 and Section 192 of the Planning Act 2008.

6.2 Tree Preservation Orders and Conservation Areas

A Tree Preservation Order (TPO) check was conducted using the interactive map found on the Mid Sussex District Council website (<https://www.midsussex.gov.uk/planning-building/trees-and-hedgerows/tree-preservation-order-tpo-map>) on the 19th November 2025 to identify the presence of any TPOs within the survey area.

This check confirmed that there are no trees within the Site that are covered by a Tree Preservation Order.

The same website confirmed that the Site is not within a Conservation Area.

6.3 Ancient Woodland

The Ancient Woodland Inventory was checked on the 19th November 2025 for the presence of ancient woodland within or adjacent to the study area. This inventory is located on the Multi-Agency Geographical Information for the Countryside (MAGIC) website (<https://magic.defra.gov.uk/MagicMap.aspx>). This is a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

There is an area to the west of the study area that is listed as 'Ancient & Semi-Natural Woodland'. This has been referred to within the tree survey schedule (Section 4-4) and the Tree Constraints Plans as W40.

6.4 Ancient and Veteran Trees

The Ancient Tree Inventory (<https://ati.woodlandtrust.org.uk>) was checked on 19th November 2025 for the presence of verified veteran/ancient trees within the survey area. National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2024) refers to veteran trees as "*irreplaceable habitat*" which due to their "*age, size and condition, is of exceptional biodiversity, cultural or heritage value*".

No trees within the Northern or Southern Parcel boundaries appeared within this inventory.

However, SLR's qualified arboriculturists did identify two trees during the survey (T14 & T22), which they considered to be ancient or veteran (as defined within NPPF Annex 2, Dec 2024).

6.5 Felling Licence

The felling of trees is regulated in England by the Forestry Act 1967 (the Act). The Forestry England (FE) is the government regulator that enforces the provisions of the Act.



The felling of growing trees in England is restricted under section 9 of the Act. It requires that felling is either authorised by a felling licence issued by the FE or the felling activity is excepted from the need for a licence.

There are many exceptions to the need for a licence, based on the type of the tree, the location of the tree, the size of the tree, the nature and scope of the felling activity and the person responsible for the felling. These are primarily set out in section 9 of the Act as well as the Forestry (Exceptions from Restriction of Felling) Regulations 1979.

The most relevant exemption is;

'Section 9 - Requirement of licence for felling (1) A felling licence granted by the appropriate forestry authority shall be required for the felling of growing trees, except in a case whereby or under the following provisions of this Part of this Act this subsection is expressed not to apply...

(d) is immediately required for the purpose of carrying out development authorised by planning permission granted or deemed to be granted under the Town and Country Planning Act 1990 or the enactments replaced by that Act, or under the Town and Country Planning (Scotland) Act 1997.

Advice from a suitably qualified arboriculturist should be sought before any felling takes place on site.

The granting of permission to remove trees covered by a TPO by the Local Planning Authority does not remove the need to obtain a felling licence from the Forestry Commission if more than 5m³ of timber are to be felled in a calendar quarter and none of the exemptions apply.



7.0 Tree Related Constraints and Opportunities

7.1 Considerations

In planning terms lower quality trees can generally be removed to facilitate development where their loss can be mitigated with replacement tree planting or where no replacement planting is necessary. This is likely to apply to C category and U category trees where there are no other constraints in place (e.g., ecological or heritage). Whereas higher quality trees (A and B category) should be retained and protected wherever possible; however, in some cases it may also be feasible to remove trees of this quality where there is no reasonable alternative and where the benefit of the development outweighs the impact of the loss of the tree(s).

New services or the diversion or removal of existing services must be carefully considered. In general, all new services should be routed outside of the RPA of retained trees. Where this is unavoidable alternative methodologies such as the use of directional drilling or equivalent trenchless techniques can facilitate service installation beneath tree root systems (likely to be at least 1m+ dependent on ground conditions and tree species affected).

Shallow service runs may be installed using hand excavation where all significant tree roots can be retained and services be threaded beneath. Existing services can be winched out from a manhole/chamber located outside of an RPA and redundant pipework can be decommissioned using pipe bursting techniques to avoid excavation which could damage roots.

These operations typically require a detailed Arboricultural Method Statement to set out in detail how they can be successfully achieved.

7.2 Tree Works

All tree work is to follow the principles of BS 3998: 2010 Tree Work – Recommendations and must be carried out by suitably qualified and insured contractors. The Arboricultural Association provides a list of contractors who meet these requirements which can be found at www.trees.org.uk.

Significant pruning works are best undertaken when trees are dormant or outside periods of high functional activity to reduce the overall impact on energy available to the tree for growth and processes. In general, the optimum period for works is between November to February and July to August (subject to the presence of protected species) when the tree is less active and better placed to respond to wounding and a reduction in leaf area.

7.3 Tree Planting

During the detailed design stage, consideration has been given to the reasonable provision of space for new tree planting to offset any necessary tree loss and enhance biodiversity.

It is recommended that, where possible, soil structure in areas designated for new planting should be maintained and protected during the construction of the proposed development to ensure suitable conditions for future tree growth.

New trees should be planted in accordance with the minimum distances from new structures, services, and surfacing as set out in Table A.1 of BS 5837:2012. Tree stock selection, planting methods, and maintenance regimes should align with the guidance provided in BS 8545:2014 Trees: from nursery to independence in the landscape.

7.3.1 Proposed New Tree Planting

The following tree species are proposed for planting as part of the development:



- *Aesculus hippocastanum* (Horse Chestnut)
- *Amelanchier lamarckii* (Snowy Mesplilus)
- *Betula pendula* (Silver Birch)
- *Carpinus betulus* 'Frans Frontaine' (Hornbeam)
- *Prunus avium* (Wild Cherry)
- *Pyrus calleryana* 'Chanticleer' (Callery Pear)
- *Salix caprea* (Goat Willow)
- *Sorbus aucuparia* (Rowan)
- *Tilia cordata* (Small-leaved Lime)
- *Prunus* 'Amanogowa' (Cherry)
- *Magnolia x loebneri* 'Leonard Messel' (Magnolia)
- *Corylus avellana* (Hazel)
- *Ilex aquifolium* (Holly)
- Fruit trees- to be local or heritage cultivars, locally sources. An equal mix of fruits such as apple, pears and plums.

Species selection aims to complement existing vegetation while enhancing biodiversity and resilience.

Tree planting locations and specifications will be detailed in drawings 200710-OEL-22-XX-DR-L Soft Landscape Plans (Sheet 1-4), 200710-OEL-22-XX-DR-L-0900 Planting Schedules and 200710-OEL-22-XX-DR-L-0901 Planting Details.



8.0 Conclusions

The BS5837:2012 compliant tree survey conducted on 11th November 2024 and 20th January 2025, recorded:

- Sixty individual trees (eighteen category A, seven category B, thirty-two category C and three category U trees).
- Three tree groups (two category A and one category B tree groups)
- One category A woodland listed as: 'Ancient & Semi-Natural'.

The study area contains trees designated as Ancient and Semi-Natural Woodland (**W40**). The proposed design for the Southern and Northern Parcels has accounted for this, ensuring that no construction works will be undertaken that could affect the long-term health and vitality of these trees.

Due to the arboricultural sensitive area to the west of the Southern Parcel, the applicant proposes that:

- The proposed design will be located outside of the ancient woodland buffer as per the standing advice from Forestry England and Natural England.
- The buffer will be a minimum of 15m extending to 20m in places to ensure the RPAs of the boundary trees are adequately protected.
- The buffer will include appropriate tree protection measures acting as a physical boundary to prevent any impacts on the ancient woodland trees.

Overall, the proposed development's impact upon trees can be summarised as follows:

- Removal of one category C tree (**T31**) to facilitate construction of the road and layby to the east of the Southern Parcel.
- Removal of one category C tree (**T12**) to facilitate construction of the road to the north of the Southern Parcel.
- **T28** and **W40** are to be crown lifted where necessary to a height not exceeding 2.5m to facilitate installation of the Tree Protection Fencing (TPF).
- Minor incision to the RPA of **T10** (less than 2%) and a single trees within **G37** (approximately 3.5%) to facilitate construction of the highway.
- Minor incision to the RPA of trees along the edge of **W40** to facilitate installation of boundary fencing, construction of the garden shed bases.
- Installation of the proposed headwall will require an incursion into the RPA of **T49** to facilitate excavation and construction of the foundation base. Note: The installation of the proposed drainage system to the north of the site will be undertaken with the use of Horizontal Directional Drilling (HDD) to avoid any incursions into the RPAs of retained trees.

Due to the arboricultural sensitivity of this operation, an Arboricultural Method Statement has been prepared to provide detailed guidance (see Section 11) on how these trees can be protected during the construction operations.

All remaining trees/groups and hedgerows are to be retained and protected with Tree Protection Fencing where necessary.



9.0 Arboricultural Method Statement

9.1 Overview

This Arboricultural Method Statement (AMS) provides best practice measures to be adopted in order to protect retained trees during the development process. It has been prepared in liaison with the contractor undertaking the works in order to inform the planning and construction/ development process.

The Arboricultural Method Statement should be available on site for inspection by the local authority, contractors and other relevant persons.

9.2 Order of Operations

- 1 Pre commencement actions
- 2 Site briefing for site personnel
- 3 Installation of protective fencing
- 4 Re adjustment of protective fencing and ground protection as required
- 5 Construction Activities
- 6 Site signed off on agreed completion of significant development works
- 7 Dismantling of tree protection measures

9.3 Pre-Commencement Actions

9.3.1 Site meeting

Prior to the commencement of works on site a meeting must take place including the Site Manager, Arboriculturist and Local Authority Tree Officer. This meeting will allow a further discussion of the programme of works, tree protection measures, the locations of the areas for storage/site organisation and the agreement of any changes to the Method Statement which will then be formally updated and approved as required.

9.3.2 Site briefing

The Site Manager is responsible for ensuring that all personnel are made fully aware of the constraints posed by retained trees on site and the measures in place to ensure they are protected, including having full on-site access to the Arboricultural Method Statement and Tree Protection Plan (TPP). It is good practice for the site arboriculturist to be involved in the site briefing to ensure all constraints and tree protection measures are clearly understood.

9.3.3 Toolbox talk

A Toolbox Talk should be provided to site workers to highlight the need for safe driving of plant and working within the defined corridor to ensure that accidents and resulting potential damage to trees not covered by tree protection measures are eliminated. A copy of the TPP should be used in the process of explaining to all personal the requirements required to ensure retained trees are not damaged and copies of both the TPP and this Method Statement must be available in the site office at all times.



9.4 Site monitoring

An auditable system of site monitoring shall be established to guide contractors on site, ensure that tree protection measures are implemented and adhered to and to demonstrate to the LPA that any planning requirements have been met satisfactorily. The site monitoring shall be undertaken by a qualified and experienced Arboriculturalist at pre-determined and agreed time intervals. This includes site visits by the site arboriculturist (as appointed by the contractor) to confirm the correct installation of protective fencing, to oversee sensitive elements of works within the RPA of retained trees and to sign off the site when works are complete before fencing can be dismantled.

The frequency of site monitoring will be discussed with the Local Authority Tree Officer and agreed in writing before works begin on site (but is recommended to be every four weeks in addition to ad hoc monitoring of particularly sensitive operations near retained trees as required).

9.5 Protective Fencing

The purpose of this fencing is to provide protection to the RPAs of retained trees and tree groups.

Fencing must be fit for purpose to prevent unauthorised incursions into RPAs. It should be installed at locations specified in the Tree Protection Plan and should not be relocated or removed without prior approval from the supervising arboriculturist. Additionally, the fencing must remain in place until construction activities no longer pose a risk to the trees.

The type of fencing used shall be appropriate to the level of adjacent construction activity and shall be agreed with the Local Authority tree officer. The default specification for Tree Protection Fencing (extract from BS 5837:2012) is illustrated in Appendix C.

Protective measures extend to areas surrounding the fencing, ensuring no unauthorised vehicular or pedestrian access, no storage of materials, no fires, no cement mixing, and no changes to soil levels. Any exceptions to these restrictions must be approved by the supervising arboriculturist.

Weather-proof notices shall be attached to any protective fencing located adjacent to retained trees displaying the words "Tree Protection Area" and listing restrictions which apply. All personnel must be made aware of these restrictions.



Figure 9-1: Example of Protective Fencing Signs



Barrier Tape Fencing Specification:

The area of trees/woodland within the vicinity of the drainage works prevents the erection of fencing to the default specification an alternative specification of fencing is to be adopted. This will comprise of hi visibility orange barrier tape fixed in place with road pins or treated wooden stakes at a maximum spacing of 4m (carefully positioned to avoid any significant tree roots).

Protective fencing and ground protection shall stay in place until all development operations have been completed and the prior consent of the LPA Tree Officer and/or an arboriculturist has been obtained.

9.6 Ground Protection

The development works associated with the installation of the drainage will require unavoidable access within the RPA of trees **T49**, **T51**, **T52** and **T53** for the installation of a headwall. As such, suitable ground protection must be in place which will provide sufficient protection to the structure of the soil from the heaviest anticipated load. This must be installed prior to the commencement of any development activity on site.

As set out in section 6.2.3.3 of BS5837:2012 the following ground protection measures will be appropriate:

- Suitable ground protection for pedestrian only access will comprise a single thickness of scaffold boards set on a compressible layer of 100mm of woodchip on a geotextile separation layer.
- Pedestrian operated plant up to two tonnes in weight would require the use of a proprietary ground protection system (such as Ground Guards, Eki mats, Eve Trakway or equivalent) set on a minimum depth of 150mm woodchip or sharp sand.



- c) Heavier loads will require ground protection to an engineering specification in conjunction with arboricultural advice.

As a guide the threshold beyond which root development is significantly affected is a bulk density ranging from 1.4g per cm³ for clay soils, to 1.75g per cm³ for sandy soils.

9.7 Construction Exclusion Zones

The Construction Exclusion Zone (CEZ) is the area identified by a suitably qualified arboriculturist as the area to be protected during development, from site clearance and construction work through the use of barriers and/or ground protection to ensure the successful long-term retention of a tree. Fencing or ground protection shall not be taken down or relocated at any time without prior agreement and/or site supervision as recommended by the arboriculturist.

All areas protected by Tree Protection Fencing shall be treated as CEZs, and the following restrictions shall apply:

- No construction activity must occur within these areas.
- No works on trees unless agreed by a suitably qualified arboriculturist.
- No alterations of ground levels or conditions.
- No chemicals or cement washings.
- No excavation.
- No temporary structures.*
- No storage of soil, rubble, or other materials.
- No vehicles or machinery to be used or parked without appropriate ground protection measures as per BS 5837:2012. This will require the use of a proprietary system of reinforced concrete slabs/steel road plates on a compressible layer, or side butting scaffold boards/ 18mm plywood sheets on a compressible layer. The type of ground protection used shall be appropriate for the likely loading applied.
- No fixtures (lighting, signs etc.) to be attached to trees.
- No fires within 10 metres of the canopies of any tree or hedgerow.

*Site huts, provided they are of the “Jack Leg” type, can be sited to act as ground protection for the duration of the construction.

9.8 Movement of Vehicles, Machinery and People

Due to the spatial constraints on within the area of drainage works to the north of the site, construction works and in particular the use of machinery must be carefully co-ordinated to avoid damage to retained trees. A banksman must be in place for any operations which occur within this area. Protective fencing and ground protection will be in place to ensure tree canopies and root systems are fully protected during the main construction works.

9.9 General Canopy Protection

Since the canopies of retained trees may be in close proximity to areas of plant operation, the following restrictions will apply:

- All plant will be sited outside the defined RPAs of retained trees / groups, and the appointed contractor will ensure all relevant personnel shall be made aware of the location of branches and the need to avoid causing damage to them.



- Prior to the implementation of lifting operations, a representative from the equipment supply company shall visit the site and ensure all operations can be completed without causing damage to retained trees. A lifting plan will be prepared and submitted for approval prior to all lifting operations. The lifting plan will make provision for the potential for damage of retained trees.
- All lifting operations will be completed under the close direction of a qualified banksman, who will be briefed by the appointed contractor as to the need to avoid damage the stems and branches of retained trees.
- Should additional tree removal or pruning be required the Local Authority Tree Officer shall be contacted and the scope of works agreed in writing.

9.10 Hazardous Materials

The delivery, storage, mixing and discharge of hazardous materials shall be carried out so that there is no run-off and spillage near the RPAs of retained trees. No substances that are potentially injurious to plant tissue (including diesel, bitumen, concrete, mortar, salts, builders' sand, herbicides and other phyto-toxic materials) shall be stored, discharged, prepared or used, where direct contact, infiltration or run-off might reasonably be considered liable to harmfully affect existing root growth, other parts of retained trees or beneficial soil organisms.

Hazardous chemicals are to be stored in suitable containers as specified by the Control of Substances Hazardous to Health (COSHH) Regulations (2002) (Ref 4). It is now standard practice to have emergency spillage kits available to minimise the impacts of any accidental spillages to the local environment.

All cement mixing, vehicle washing or any other activity where toxic chemicals are used shall have the provision to contain any accidental spillage. This can be achieved by creating a bunded area using concrete slabs, timber framework or sandbags. Heavy duty plastic sheeting should be used to line the area as necessary to prevent leaking. Alternatively, all activities should take place on suitable spill trays or on an existing impermeable surface with runoff controls and at least 10m from the edge of the RPA of retained trees.

Additionally, installing soil bunding or a supporting framework covered in heavy-duty plastic sheeting is required where there is a risk of spillages contaminating RPAs.

9.11 Excavations Within the RPA

The following guidelines should be followed when excavating ground within the RPA of a retained tree:

- All machine excavation within RPAs is strictly prohibited.
- Use compressed air tools or hand tools like forks and spades for excavation, with a preference for air tools.
- When using hand tools, avoid bark damage by loosening soil with a fork to locate substantial roots and then clearing soil with smaller tools.
- Remove soil from the excavation without disturbing the adjacent root environment.
- Retain and, if possible, reposition flexible clumps of smaller fibrous roots beyond the excavation area without damage.
- Individual roots and clumps less than 25mm in width can be cut cleanly without arboriculturist consultation; larger roots should be retained and only cut with authorisation from the supervising arboriculturist and LA tree officer.



- Cover exposed roots to prevent light exposure, drying, and temperature extremes. If roots will be exposed for extended periods, ensure hessian coverings are kept damp by watering.
- When backfilling, use an inert granular material mixed with topsoil or sharp sand around roots greater than 25mm before light compaction.

9.12 Use of Cranes within the Development

The crane and its lifting operations must be carefully planned to avoid any contact with tree canopies. The crane boom, counterweights, and loads should be positioned and manoeuvred in such a way that no branches are struck or damaged. If access constraints necessitate working close to the canopy, selective pruning may be considered, but only under the guidance of the supervising arboriculturist.

Cranes must be positioned outside RPAs to eliminate the risk of root damage.

The crane operator and lifting team must be fully briefed on the locations of protected trees and their RPAs. Lifting paths should be pre-planned to avoid tree canopies, and a banksman should be assigned to oversee lifting operations and prevent accidental contact with trees.

Regular inspections by the site manager must be conducted throughout the lifting operations to assess any potential damage to trees or the soil structure. If any damage occurs, this should be reported immediately to the supervising arboriculturist and remedial actions will be taken, such as aeration of compacted soil or corrective pruning of damaged branches.

9.13 Installation of Timber Fencing Adjacent RPA

Close board timber fencing at 1.8m high will be created to the rear gardens of plots 14 and 15, adjacent to the RPA of **W40**.

This will require the incremental removal of Tree Protection Fencing, as the fencing contractor progresses with installation along the route of the proposed fence line.

To ensure the limit of the RPA is clearly demarcated at all times, prior to the removal of Tree Protection Fencing, the Tree Protection Fencing shall initially be set back to allow the installation of fencing posts. The removal of Tree Protection Fencing shall be limited to the length of fencing to be installed within the same day.

Where works are not completed within the same day, Tree Protection Fencing shall be re-installed. All works will be undertaken from outside the RPA

Once installed, the permanent fence line will provide the protection to the adjacent RPAs.

9.14 Installation of Services Within the RPA

The proposed 525mm drainage pipe will be installed using horizontal directional drilling (HDD), a trenchless method that allows for underground pipe installation with minimal surface disturbance. HDD involves drilling a guided borehole from an entry pit, through which the pipe is then pulled into position. This technique is particularly advantageous as it avoids open excavation, thereby reducing the risk of root damage. The pipe will be installed at an approximate depth of 600mm, with the only excavation required being the entry pit, which will be located outside the Root Protection Area (RPA) of all retained trees.

No other proposed services are located within the RPA of any trees

NJUG Guidelines for the Planning, Installation, and Maintenance of Utility Apparatus in Proximity to Trees (NJUG: 2007, V4.2), requires the following principles apply:



- To prevent root damage from percussive boring, trenchless service runs should be installed at least 600mm below ground level.
- Boring equipment must not be lubricated with anything other than water when working within the Prohibited Zone—materials such as oil or bentonite are not permitted.
- Launch and reception pits for trenchless installations must be positioned outside the RPAs of all retained trees.

Figure 9-2: NJUG:2007. V4.2. Table 1 - Prevention of Damage to Trees Below Ground

Causes of Damage	Type of Damage	Implications to Tree	Precautions
Trenching, mechanical digging etc.	Root severance	• The tree may fall over • Death of the root beyond the point of damage • Potential risk of infection of the tree The larger the root the greater the impact on the tree.	Hand excavate only within the Precautionary Zone. Work carefully around roots. Do not cut roots over 25mm in diameter without referring to the local authority tree officer. For roots less than 25mm in diameter use a sharp tool and make a clean cut leaving as small a wound as possible.
Trenching, mechanical digging, top soil surface removal etc.	Root bark damage	• The tree may fall over • If the damage circles the root it will cause the death of the root beyond that point • Potential risk of infection of the tree The larger the root the greater the impact on the tree.	Do not use mechanical machinery to strip the top soil within the Precautionary Zone. Hand excavate only within the Precautionary Zone. Work carefully around roots. Do not cut roots over 25mm in diameter without referring to the local authority tree officer. For roots less than 25mm use a sharp tool and make a clean cut leaving as small a wound as possible.
Vehicle movement and plant use. Material storage within the precautionary area.	Soil compaction & water saturation	Restricts or prevents passage of gaseous diffusion through soil, the roots are asphyxiated and killed affecting the whole tree.	Prevent all vehicle movement, plant use or material storage within the Precautionary Zone.
Top-soil scouring, excavation or banking up.	Alterations in soil level causing compaction or exposure of roots.	Lowering levels strips out the mass of roots over a wide area. Raising soil levels asphyxiates roots and has the same effect as soil compaction.	Avoid altering or disturbing soil levels within the Precautionary Zone.
Use of herbicides.	Poisoning of the tree via root absorption	• Death of the whole tree • Death of individual branches Damage to leaves and shoots.	The selection and application of herbicides must be undertaken by a competent person in accordance with COSHH regulations.
Spillage of oils or other materials.	Contamination of soil	Toxic and asphyxiation effects of chemicals, oils, building materials (cement, plaster, additives etc.) on the root system can kill the tree.	Never store oils, chemicals or building materials within the Precautionary Zone or within the branch spread of a tree, which ever is the greater.
Placement or replacement of underground apparatus.	Various	Death of all or part of the tree.	Effective planning and liaison with local authority tree officer, taking into consideration the position of trees, and their future growth potential and management

9.15 Installing the Headwall

The headwall installation will require an incursion into the RPA of **T49**, excavation to the watercourse bank is required to prepare the base before the lifting operation begins.

The proposed headwall specifications as detailed in the *Althon - SFA10C Headwall, 500 x 500mm Toe, SFA1 525 Outfall Safety Grille* drawings are:

- Depth (D) - 1500mm



- Width (W) - 2289mm
- Height (H) - 1230mm + 500mm (Toe Extension).
- Weight - 2315KG + 1380KG (Toe Extension).

The bank excavations to facilitate the working area either side of the headwall must not exceed a total of (D) 2000mm x (W) 3000mm to avoid any further disturbance to the subject tree, with this being a particularly sensitive operation, all digging will be done by hand to minimise root disturbance.

The proposed incursion is of such a small size (less than 1% of the RPA) it is considered to have a negligible effect on the long-term health and vitality of the tree. However, adherence to the guidelines for excavations within an RPA (Section 11.11) will be followed.

A pre-cast headwall will be lifted and placed using a crane. To prevent ground compaction and root damage around the working area, ground protection measures will be installed in line with the specifications in Section 11.6b. Access into the RPAs by machinery is strictly forbidden and is to be by pedestrian only, the working area will be protected by alternative Tree Protection Fencing and additional ground protection.

These precautions will ensure that the trees remain healthy while allowing the installation to be carried out.

9.16 Installation of new hard surfacing within RPAs

The small area of new hard surfacing totalling approximately 4m² is proposed within the RPA of a single tree within G37, which represents approximately 3.5% of the RPA. This will be constructed using hand excavation supervised by an arboriculturist. Due to the very small incursion within an RPA no specialist construction measures are proposed. Fencing will be set back following completion of the main construction works to facilitate this. No roots greater than 25mm in diameter will be severed without the consent of the arboriculturist.

9.17 Soft Landscaping

All works will conform to BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

All landscaping and associated ground preparation within RPA will be carried out in an appropriate manner, without the use of heavy machinery to prevent root damage to retained trees. All operations shall be undertaken by hand without the use of heavy plant or rotovators.

All grass seeding shall be undertaken by hand.

The removal of existing surface vegetation by a light mechanical turf stripper is acceptable.

Ground levels must not be changed, no digging or soil levels raised, all ground levelling must be carried out by hand. Any sunken areas or hollows must be filled with good quality soil. Any new soil used must be of good quality, fertile and weed free and must be spread by hand.

Should soil be compacted or have poor structure and considered to be in a condition which may hinder the development of newly planted flora, advice should be sought from the project Arboriculturist in regard to appropriate de-compaction works, such as using 'air-spade' technology and 'vertimulching' techniques.

No trench planting shall take place in the RPA. Plants must be individually planted by hand and caution must be used to ensure that no roots over 25mm are severed.



9.18 Dismantling of Tree Protection Measures

All protective fencing and ground protection measures must remain securely in place and undisturbed until all major site works, including construction, landscaping, and any other potentially damaging activities, have been fully completed. Additionally, the removal of these protective measures must not occur until approval has been formally obtained from the Local Planning Authority (LPA), ensuring that all necessary conditions have been met and that no further risk to retained trees or their root protection areas exists.

9.19 Contact Details

- | | |
|---------------------------------|-----------------|
| • Site Manager: | To be confirmed |
| • Site Arboriculturist: | To be confirmed |
| • Local Authority Tree Officer: | To be confirmed |



10.0 References

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Appendix A Tree Constraints Plans

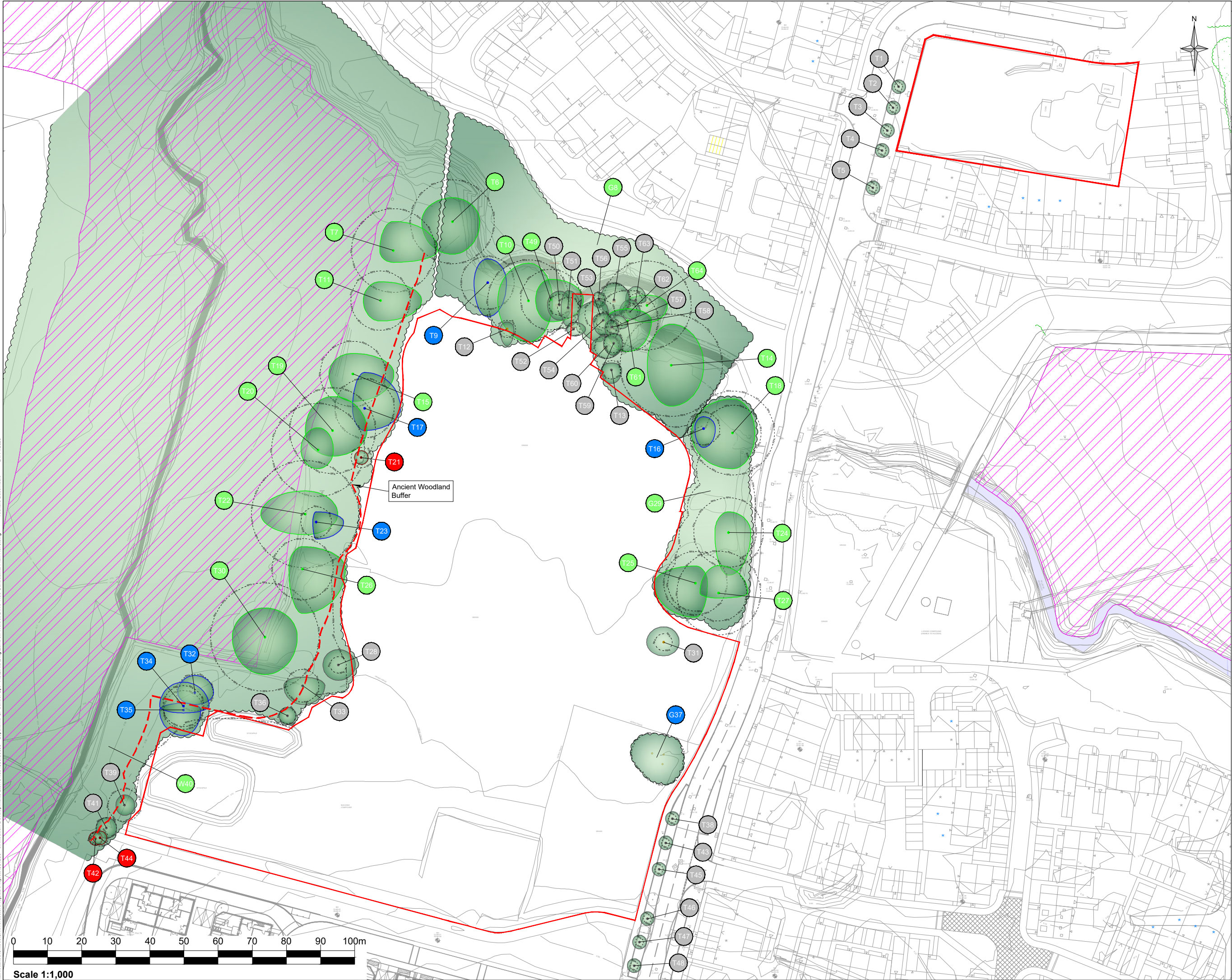
Land Parcels adjacent to Worsell Drive, Copthorne

Arboricultural Report, Impact Assessment & Method Statement

Miller Homes

SLR Project No.: 404.064550.00003

28 November 2025



Notes:

Legend:

- Application Boundary
- Tree of high quality and value (Category A)
- Tree of moderate quality and value (Category B)
- Tree of low quality and value (Category C)
- Tree unsuitable for retention (Category U)
- Tree (T)
- Tree Group (G), Hedgerow (H)
- Ancient and Semi-Natural Woodland
- Ancient Woodland Buffer (Minimum 15m)
- Root Protection Area (RPA)

03	Minor amendment to application boundary	20.11.25	AG	RB	RB
02	Minor amendment to application boundary	19.12.24	AG	RB	RB
01	Minor amendment to AW buffer	19.11.24	AG	RB	RB
Rev	Amendments	Date	By	Chk	Auth

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Drawing Status & Suitability Code

For Planning

Client

Miller Homes Limited

Project

Land Parcels adjacent to Worsell Drive, Copthorne

Drawing Title

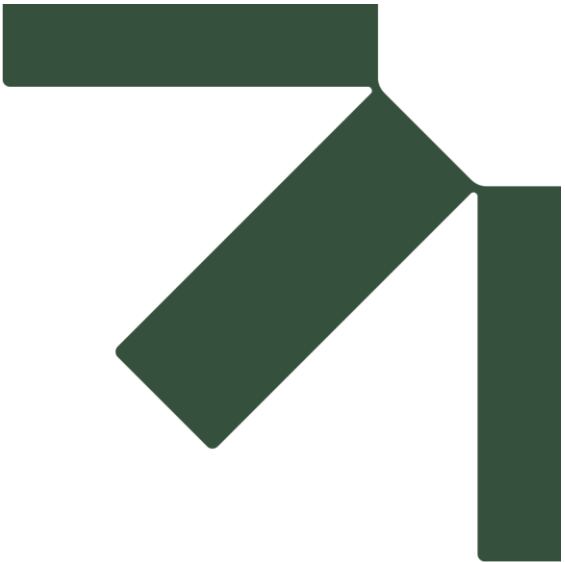
Tree Constraints Plan

Scale	1:1000	@ A3	SLR Project No.	404.064550.00001				
Designed	AG	Drawn	AG	Checked	MMS	Authorised	RB	
Date	NOV 24	Date	NOV 24	Date	NOV 24	Date	DEC 24	
Drawing Number	404.064550.00001-ARB-D-01						Rev	03

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I:\local\offices\UK Worcester\Projects\031200 - St Modwen Developments Ltd\04. 064550.00003 - Copthorne GPS\School Opt - AS12\Arb\DWG\Land off Worsell Drive-Tree Constraints Plan-Rev 3.dwg 21/11/2025 Richard Bassindale



Appendix B Tree Protection Plan

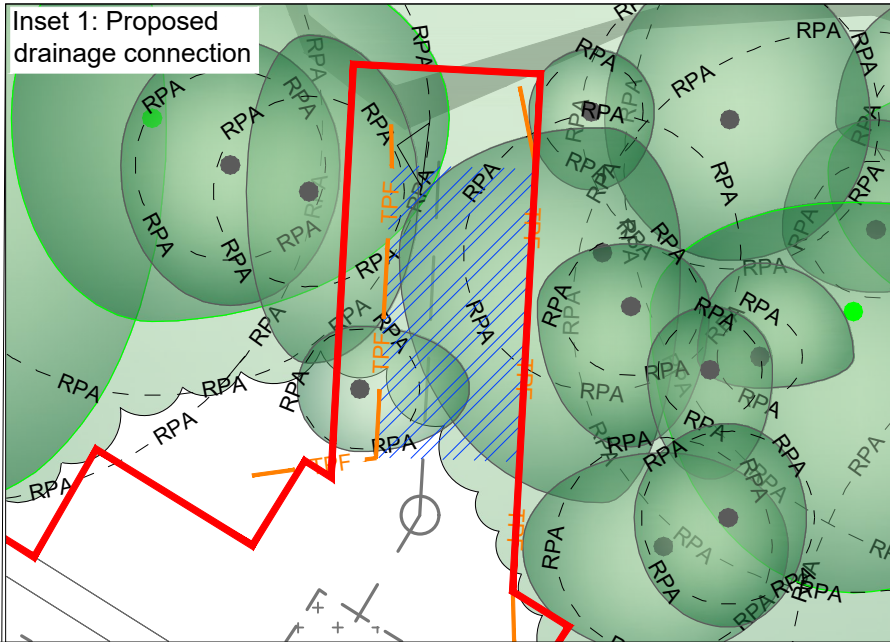
Land Parcels adjacent to Worsell Drive, Copthorne

Arboricultural Report, Impact Assessment & Method Statement

Miller Homes

SLR Project No.: 404.064550.00003

28 November 2025



Notes:

Legend:

- Application Boundary
- Tree of high quality and value (Category A)
- Tree of moderate quality and value (Category B)
- Tree of low quality and value (Category C)
- Tree unsuitable for retention (Category U)
- Tree (T) to be retained
- Tree Group (G), Woodland (W), Hedgerow (H) to be retained
- Ancient and Semi-Natural Woodland
- Ancient Woodland Buffer (Minimum 15m)
- Root Protection Area (RPA)
- Tree to be removed
- Indicative Tree Protection Fencing
- Alternative Tree Protection Fencing
- Supervised excavation
- Indicative Ground Protection

04	Proposed layout updated	19.11.25	RB	MMS	RB
03	Drainage revision and associated AMS	03.02.25	AG	RB	RB
02	Trees re-surveyed to the north	22.01.25	AG	RB	RB
01	Minor changes to the RLB	16.12.24	AG	RB	RB
Rev	Amendments	Date	By	Chk	Auth

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Drawing Status & Suitability Code

For Planning

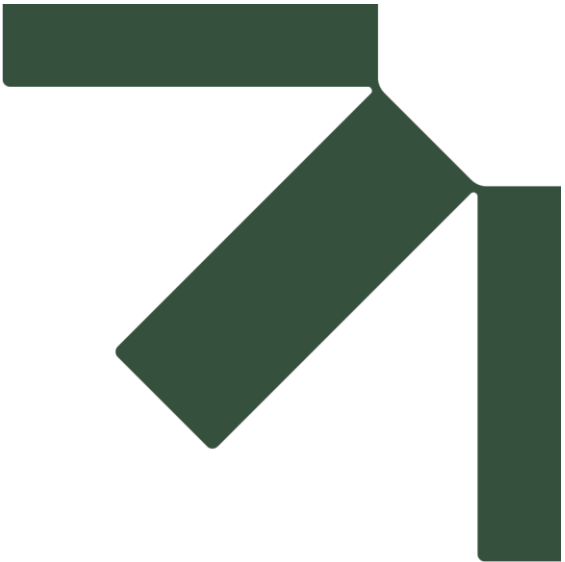
Client: Miller Homes Limited

Project: Land Parcels adjacent to Worsell Drive, Copthorne

Drawing Title: Tree Protection Plan

Scale: 1:1000	@ A3	SLR Project No: 404.064550.00001	
Designed: AG	Drawn: AG	Checked: MMS	Authorised: RB
Date: DEC 24	Date: DEC 24	Date: DEC 24	Date: DEC 24
Drawing Number: 404.064550.00001-ARB-D-02			Rev: 04

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Appendix C Tree Protection Fencing Illustrations

Land Parcels adjacent to Worsell Drive, Copthorne

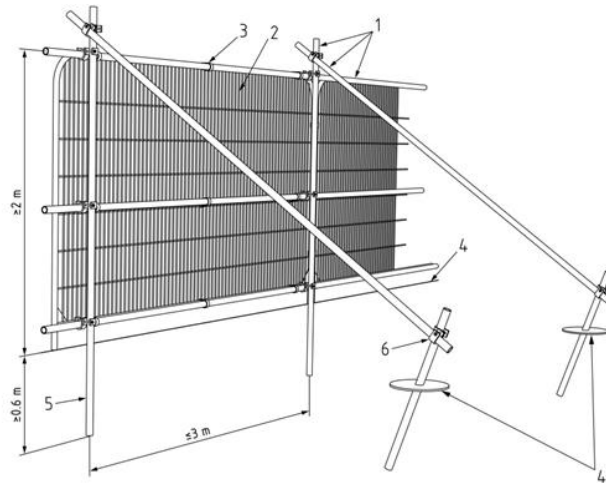
Arboricultural Report, Impact Assessment & Method Statement

Miller Homes

SLR Project No.: 404.064550.00003

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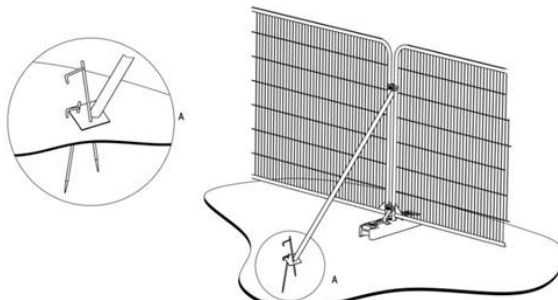
Extracts taken from B.S. 5837: (2012), “Trees in relation to design, demolition and construction – Recommendation”.



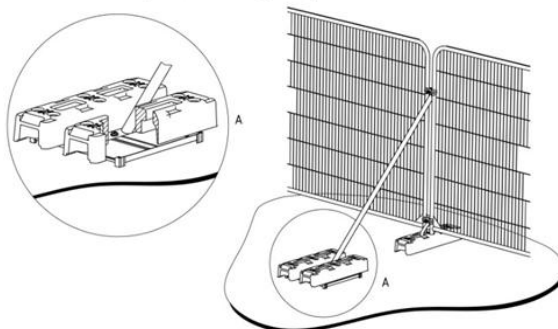
Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Default specification for protective barrier



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Examples of above ground stabilising systems





Appendix D Glossary of Arboricultural Terms

Land Parcels adjacent to Worsell Drive, Copthorne

Arboricultural Report, Impact Assessment & Method Statement

Miller Homes

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Glossary of Arboricultural Terms

- **AIA:** Arboricultural Impact Assessment.
- **AMS:** Arboricultural Method Statement.
- **Ancient tree:** An ancient tree is exceptionally valuable attributed with great age/size/cultural heritage/biodiversity value as a result of significant wood decay and the habitat created from the ageing process. All ancient trees are veteran trees with very few trees of any species reaching the ancient life-stage.
- **Bark:** A term usually applied to all the tissues of a woody plant lying outside the vascular cambium.
- **Buttress zone:** The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of their junction.
- **Canker:** A lesion formed by the death of bark and cambium often due to fungal or bacterial infection.
- **Condition:** An indication of the physiological vitality the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree.
- **Conservation Area:** A designated area that requires notice (currently six weeks) to be given to the local planning authority prior to the commencement of any tree works.
- **Construction Exclusion Zone:** Area based on the Root Protection Area (in square metres) to be protected during development, by the use of barriers and/or ground protection.
- **Crown/Canopy:** The main foliage bearing section of the tree.
- **Crown lifting:** A term used to describe the removal of limbs and small branches to a specified height above ground level.
- **Deadwood:** Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard.
- **Dieback:** The death of parts of a woody plant, starting at shoot-tips or root-tips.
- **Diameter at Breast Height (DBH):** Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified.
- **Habit:** The overall growth characteristics, shape of the tree and branch structure.
- **Hazard beam:** An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting.
- **Minor deadwood:** Dead wood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree.
- **Notable:** Notable trees are usually mature trees which may stand out in the local environment because they are large in comparison with other trees around them



- **Pollarding:** is the removal of the tree canopy, back to the stem or primary branches. Pollarding may involve the removal of the entire canopy in one operation or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species.
- **Primary branch:** A major branch, generally having a basal diameter greater than 0.25 x stem diameter.
- **Pruning:** The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs.
- **Root Protection Area (RPA):** An area of ground surrounding a tree that contains sufficient rooting volume to ensure the tree's survival, calculated with reference to BS 5837:2012.
- **Snag/stub:** In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point.
- **Stem/s:** The main supporting structure/s, from ground level up to the first major division into branches.
- **Topping:** In arboriculture it is the removal of the crown of a tree, or of a major proportion of it.
- **Tree Preservation Order (TPO):** Is an order made by the local authority and placed upon individual trees, groups of trees or areas of trees. The local authority must usually grant permission prior to any works undertaken to affected trees.
- **Veteran tree:** A loosely defined term for an old specimen that is of interest biologically, culturally or aesthetically because of its age, size or condition and which has usually lived longer than the typical upper age range for the species concerned.





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