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ARBORICULTURAL REPORT

BS:5837 Tree Survey, Tree Constraints & Tree Protection Plan.



Land at:

12 Western Road
Hurstpierpoint
HASSOCKS
East Sussex
BN6 9TA

Prepared by:

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Table of Contents

1	Introduction, Objectives & Credentials.....	3
2	Summary	3
3	The Site	4
4	Protected Trees.....	4
5	Documents Considered	4
6	Direct & Indirect Type Root Damage Potential.....	5
7	Existing Trees.....	6
8	Root Protection Area (RPA)	7
9	Tree Dimension & Key Considerations.....	7
10	Survey Method & Limitations.....	8
11	Arboricultural Impact Assessment	9
12	Tree Protection Measures & Specifications	10
 Appendix 1 -Survey Data		14
Appendix 2 -Cascade chart for tree quality assessment		15
Appendix 3 – Tree Constraints plan		16
Appendix 4 – Tree Protection Fencing		17

1 Introduction & Credentials

- 1.1 I am instructed by Justin Pawsey of APS Sussex Ltd, to survey the trees at 12 western Road, Hurstpierpoint, Hassocks, BN6 9TA in accordance with BS:5837 Trees in relation to demolition, design and construction and broadly in accordance with Mid-Sussex District Council's Planning Policy.
- 1.2 Specifically, this report categorises the relative landscape value, condition, dimensions, and measures for the protection of the vulnerable rooting systems of individual trees within the garden environment and which are within 15m from the outermost limit of the development footprint and areas likely to be used during construction operations. This information should meet the national & local planning validation requirements.
- 1.3 I have 43 years of experience in the arboricultural and silvicultural industries including 25 years as a local government trees officer covering three separate local authorities, Lewes District and Eastbourne Borough Councils and the South Downs National Park. I acquired the N.Dip.Arb (with awards) and the N.C.Hort (Arb) at Merrist Wood in the early 1990s, and I am a peer reviewed professional member of the Arboricultural Association (MArborA) and peer reviewed Chartered Environmentalist (CEnv.)

2 Summary

- 2.1 This report provides an assessment of the trees at the site that conforms to the latest version of British Standards: 5837 Trees in relation to demolition, design and construction. A total of 9 individual trees & 2 hedgerows were assessed, and the following table summarises each of the categories these trees and groups of trees fall into. Please refer to Appendix 1 for a copy of the cascade chart used to help assess the BS3857 tree quality categories.

BS5837 Category		Tag number on the survey plan
Trees to be removed	U	T1
Trees of high quality and value	A	NONE
Trees of moderate quality and value	B	T6
Trees of low quality and value	C	T2, T3, T4, T5, T6, T7, T8 & H1 & H2

- 2.2 Please refer to the survey results in **Appendix 1** for information relating to the nomenclature, condition, longevity, dimensions, and where appropriate a shade analysis for each tree or group of trees. The plan in **Appendix 3** provides a drawing, showing the position, crowns spread and Root Protection Area (RPAs) of each of the trees, or groups of trees.

3 The Site

- 3.1 Site address is a property shown as 12 Western Road, Hurstpierpoint and is located on the northwestern side of Western Road in the civil Parish of Hurstpierpoint which in turn is within Mid-Sussex District Council's area in the County of Sussex.



4 Protected trees

- 4.1 Following interrogation of Mid-Sussex District Council's web pages, there are no apparent planning restrictions to trees within the garden of number 12, or on land immediately adjacent that might be conceivably affected by the development. In effect the site is outside Hurstpierpoint Conservation Area and there are no Tree Preservation Order extant on the site or properties abutting number 12.
- 4.3 It should be noted that the legal status of trees can change at any time through the serving of a new Tree Preservation Order, or the imposition of planning conditions relating to planning permission for development (past, present, or future). You should check with the local planning authority, which in this case is **Mid-Sussex District Council**, prior to the commencement of any works to the above and below ground parts of the tree(s).
- 4.3 Whilst it would be highly unusual to have restrictive covenants and/or legal agreements that specifically relate to trees and hedgerows, it is the responsibility of the landowner, or their agents, to check the title deeds to the property. A copy can be easily recovered from Land Registry directly for a small fee. A solicitor will be able to interpret any entries as required.

5 Documents Considered

- 5.1 I have been supplied with the Plans & Elevations (and location block plan) Supplied by M J Humphry Architects Ltd reference 2025/98

6 Direct & Indirect Type Root Damage Potential

- 6.1 'Gyoury Self' Structural Engineering Report (document Ref: H9568; Issue: 1; Dated: 23 Nov 2018), was prepared in response to visible cracking to the front, east bay of the property. It concluded that:

'...shrinkage of the clay substratum, during dry summer periods, due to changes in seasonal moisture content exacerbated by the water demand of the Creeper, had caused settlement of the shallow foundations resulting in movement and cracking of the bay.'

- 6.3 An inspection of the vegetation in the front garden and particularly around the east bay of the building revealed the presence of Virginia Creeper (*Parthenocissus quinquefolia*) growing against the east bay, and Jasmine (*Jasminum officinale*) growing against the western pillar of the entrance way.



Above left: Virginia Creeper



Above right: Common White Jasmine

- 6.4 The presence of the Virginia Creeper appears to be a result of regrowth from a stump of an older Vine and is quite young, possibly only a year or two old. Likewise, the Jasmine appears to be only two or three years old. In accordance with the Structural Engineer's advice, it is recommended to remove both plants and prevent regrowth.
- 6.5 Consideration should also be given to the rear elevation of the building and associated ancillary structures and the potential risk of localised differential soil shrinkage associated with nearby vegetation. In this case, the Cherry Laurel (T1 on the plans) would represent an

elevated risk of both direct and indirect type root damage. It would be advisable to completely remove it and prevent regrowth



Left: The Cherry Laurel located in the rear garden and abutting the rear of the garage. A combination of its current size (and potential size) with its position immediately abutting the rear elevation of the garage represents a risk of displacement damage from annual incremental growth as well as a risk of causing subsidence damage to the building via the rooting system progressively removing moisture from the underlying shrinkable clay soils.

7 Existing trees

- 7.1 The initial survey was undertaken on **Friday 4 July 2025**. I surveyed all the trees shown on the existing layout plan and located within the red line and included those trees on land adjacent that might conceivably be affected by development proposals, and which are within falling distance of the development boundary. Trees beyond the likely influence of development were not specifically surveyed because it is reasonably assumed they will not be affected by potential development operations.
- 7.2 I graded the trees according to the classifications outlined within *BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'* (**See Table 1 below and Appendix 2 for the Cascade Chart**). This British Standard provides recommendations and guidance for arboriculturists, architects, builders, engineers, and landscape architects. It is also expected to be of interest to land managers, contractors, planners, statutory undertakers, surveyors, and all others interested in harmony between trees and development in its broadest sense.
- 7.3 Individual trees, groups of trees and woodlands have been assessed for their quality and benefits within the context of proposed development, in a transparent, understandable, and systematic way. The quality of each tree or group of trees has been recorded on the plan (**Appendix 3**) by allocating it to one of four categories in **Table 1** below:
- 7.4 The purpose of the tree categorization method is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

Category		Definition	Colour on Plan
Trees for removal	U	Trees in such a condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.	RED
Trees to <u>be</u> considered for retention	A	Trees of high quality and value. Trees in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	GREEN
	B	Trees of moderate quality and value Trees in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	BLUE
	C	Trees of low quality and value. Trees currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm	GREY

Sub-categories		
1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation

Above: Table 1 categorisation of trees in accordance with BS:5837 Trees in relation to demolition, design and construction.

8 The Root Protection Area (RPA)

- 8.1 For single stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. The RPA for each tree is plotted as a circle centred on the base of the stem (a continuous black line on the attached plan). Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area is shown.
- 8.2 Any modifications to the shape of the RPA are a result of an arboricultural assessment of likely root distribution. Any deviation in the RPA from the original circular plot will be because of likely morphology and disposition of the roots influenced by past or existing site conditions (e.g. the presence of roads, structures and underground structures), site topography, drainage, the soil type and structure, and the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

9 Tree Dimensions & Key considerations

- 9.1 The vulnerable areas of the above and below ground parts of the trees is shown roughly to scale on the plan. It describes the relative crown spread of each identified tree and groups of trees, and their root protection areas. The accompanying tree survey also provides information on approximate current tree heights (**Appendix 1**).
- 9.2 The identification of Root Protection Areas is the primary means by which retained trees are protected on construction sites. The default position should be that structures are located

outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s).

- 9.3 If operations within the RPA are proposed, the project arboriculturist will determine whether the affected tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA; and propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.
- 9.4 The crown spread is shown as a circle, but may be asymmetrical where, for example, the canopy is significantly one-sided. In these cases, the canopy spread is shown in accordance with measurements taken at the four cardinal points. The default depiction of crown spreads is a simple circle where there is little variation, or a roughly equal canopy spread throughout the cardinal points.
- 9.5 The crown height is an estimate of the height of the canopy from ground level. This can be useful information, for example, for determining the access routes, or roof heights, or simply headroom (for lifting cranes for example) and so on.

10 Survey Method & Limitations

- 10.1 Where possible, I conducted a ground level visual inspection of the trees throughout the site but inaccessible areas such as impenetrable vegetation, or trees on land immediately adjacent, it would have been necessary to undertake a visual assessment from the nearest available viewing point.
- 10.2 The tree specimens were visually assessed (non-invasively) from ground level by employing the Visual Tree Assessment (VTA) system (*Matteck and Broeler* 2006) and the recommendations for survey and tree inspections as outlined in 'Principles of Tree Hazard Assessment and Management' (*David Lonsdale* 1999). Risk assessments have been conducted in accordance with the principles and practices of VALID [not-for-profit organisation] (*David Evans*) and Assessment of Junctions for Risk Management Course Notes (*Dr. Duncan Slater* 2016). These are recognised industry standards widely employed by professional arborists.
- 10.3 Trees are living organisms whose health and condition can change rapidly. A tree may be physiologically healthy, with vigorous growth, but also exhibit mechanical defects and therefore be structurally weak, consequently presenting an elevated risk. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works that affect the subject tree(s) or whichever is the sooner.
- 10.4 No climbing inspection was made of the crown, no excavation was made of the root system, and no specific decay detection equipment was used. No soil samples were taken, and no tissue samples were collected.

11 Arboricultural Impact Assessment

11.1 This arboricultural assessment report provides sufficient information for the Local Planning Authority to consider the effects of the proposed development on the local character from a tree perspective. It is fully compliant with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' – relating to the planning application stage of the planning process and it meets national & local standard planning application validation requirements. This report includes:

- A **Tree Protection Plan**, which includes trees to be removed and retained.
- An arboricultural **impact assessment**
 - Trees to be removed
 - Trees to be retained
 - Incursions into Root Protection Zones
 - Facilitation tree works

11.2 Summary table of tree works

BS5837 Category	Definition	Colour on Plan	Trees to be removed	Facilitation pruning works	Incursions into the Root Protection zones
U	Trees that cannot realistically be retained.	RED	T1	NONE	NONE
A	Trees of high quality and value.	GREEN	NONE	NONE	NONE
B	Trees of moderate quality and value	BLUE	NONE	NONE	NONE
C	Trees of low quality and value.	GREY	T2	NONE.	NONE

11.3 Trees requiring removal regardless of the proposal

T1 – Cherry Laurel. Removal to negate direct and indirect type root damage.

T2 – Almond. Infected with Peach Leaf Curl & Fire-Blight

11.4 Trees requiring removal as a consequence of the proposal

NONE

11.5 Trees Identified for pruning works to facilitate development operations

No trees are anticipated to require pruning intervention to facilitate the development.

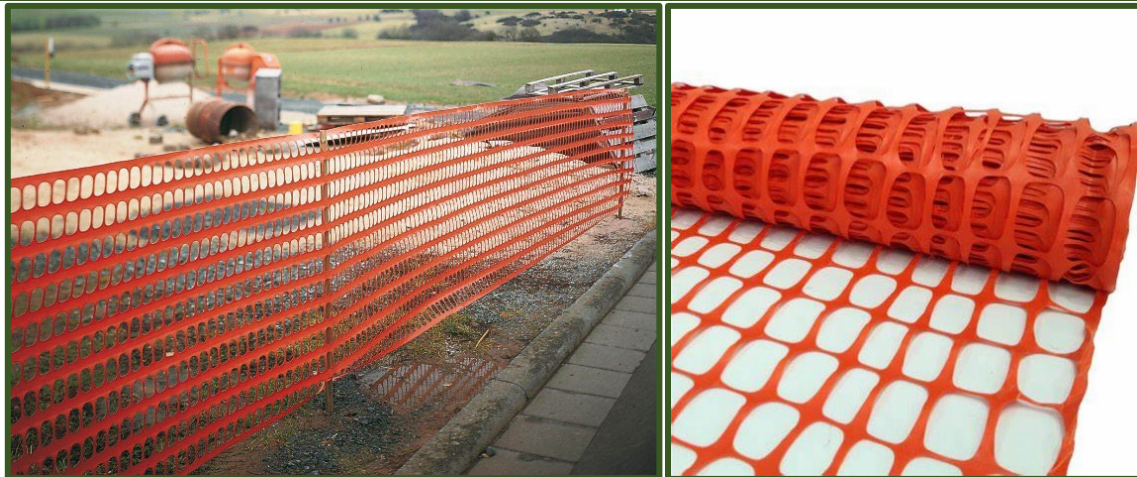
- 11.6 Any scheduled or unscheduled tree works should comply with the recommendations contained within British Standard 3998:2010 'Tree Work' and undertaken in compliance with the Wildlife and Countryside Act 1981(as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the recently enacted Environment Act 2021 and associated legislation it encompasses.

12 Tree Protection Measures & Specifications

- 12.1 Root Protection Areas (RPAs) The identification of Root Protection Areas is the primary means by which retained trees are protected on construction sites. No unspecified activity should occur within any prescribed RPA, access should only be permitted with prior approval of the Local Planning Authority, and encroachment should normally only take place if the ground beneath is suitably protected.
- 12.2 British Standard 5837:2012 provides arboriculturists with a method to determine the extent to which excavations associated with construction works might have a damaging effect on the roots of adjacent trees. For single stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. The RPA for each tree is plotted as a circle centred on the base of the stem (a continuous black line on the plan). Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area is shown.

13 Site specific tree protection measures

- 13.1 The following recommendations are made to ensure trees identified for retention survive demolition and subsequent construction operations.
- 13.2 British Standards 5837:2012 recommends that the RPAs of the subject trees should be protected by the erection of barriers, the preferred form of which consists of welded mesh 'Heras' type panels 1.8 metres high, mounted on a braced scaffolding frame as detailed in Figure 2 & 3 of BS 5837:2012.
- 13.3 In this case, however, important trees are of sufficient distance from potential development operations to avoid any potential damage, and there is ample space available for storage of construction material, plant machinery etc outside the root protection area of trees to be retained. For this reason, alternative fencing, such as extruded polymer netting, would be sufficient in this case. This will serve to remind construction crews of the tree protection areas.



Above: Where specified, extruded polymer netting supported by steel road pins or similar at maximum 3m centres can be used.

- 13.5 The barriers should carry laminated signs stating: “Construction exclusion zone – No Access,” or similar. It is recommended that gaps should be left beneath the bottom of any perimeter site fencing and the ground to allow for the passage of foraging mammals.



Examples of signage to be placed facing in towards the site on every other bay of tree protection fencing.

13.6 Underground and Overhead Utilities

- 13.7 No information has been provided to enable an assessment of the potential impact of above and below ground utilities and services. Where the route of any underground utilities passes through the RPAs of retained trees BS 5837:2015 recommends that detailed plans should be drawn up in conjunction with the project arboriculturist –
- 13.8 Where underground services cannot be routed outside the RPA, these should ideally be installed by trenchless technology, such as a directional drill. Where this technology is used the underground channel created should be no less than 600mm below normal ground level, or the base of affected tree. Also, the starting and receiving excavations should not be within the RPA. Drill channel lubricant should be avoided, other than water, unless precautions are taken to prevent contamination of soil and possibly water.

13.9 Other general activities

- 13.10 Many of the activities which occur on construction sites are potentially damaging to trees. These include the location of site huts, parking arrangements, the storage of materials, the mixing of cement, and the movement and operation of plant machinery and so on. It is important to understand the range of potentially damaging activities that might occur on a particular site and ensure at an early stage that these possible conflicts are recognised and avoided.
- 13.11 Therefore, areas designated for site huts, parking, and storage of materials, mixing cement etc should be identified prior to the commencement of works and agreed with the project arboriculturists in advance.

13.12 Prohibited Activities

- 13.13 The tree protection fencing (**see appendix 5 Tree Protection Plan**) is positioned to protect both the crowns and the Root Protection Areas (RPA) of the retained trees. Strict controls are imposed on any activities beyond the tree protection fencing without specific authorisation by the project arboriculturist, the client, and/or the local planning authority. The following lists prohibited activities:
- No excavations, including by hand, unless approved by the project arboriculturist
 - No storage of machinery.
 - No storage or handling of building materials, fuel, chemicals, or spoil.
 - No fires.
 - No vehicular access.
 - No pedestrian access, unless approved by the project arboriculturist.
 - No alteration, increase or decrease, to existing ground levels, unless approved by Mid-Sussex District Council.
 - No excavation or installation of services, unless approved by the project arboriculturist and Mid-Sussex District Council.

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My Reference: TS/25/31
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13.14 In order to ensure that the tree protection measures remain intact, the tree protection barriers shall not be moved or temporarily dismantled unless specifically agreed with the project arboriculturist.

13.15 Legend to Tree Survey Schedule

KEY to SURVEY RESULTS		
Title	Description	
Tag:	Relates to individual trees identified on the Tree Survey Plan. T # = tree & its sequential number G# = grouping of trees H# = hedge W# woodland block or compartment	
Species:	Common name & binomial botanical nomenclature	
DBH:	Diameter of main trunk taken at 1.5m above ground level.	
Height:	Estimated height expressed in metres	
Crown Spread:	Estimated crown radius expressed in metres. Where a trees crown is heavily asymmetrical the crown radius for each cardinal compass point is given.	
Crown Height:	Estimated height of the crown from ground level.	
Age Class:	Y - Young	Less than one third of optimum life expectancy for species in this location.
	SM - Semi-mature	Established new planting that falls between Young and Middle aged.
	EM - Early Mature	Between one to two thirds of optimum life expectancy
	M - Mature	Between two thirds and optimum life expectancy
	OM - Over mature	Reached optimum life expectancy & entering a period of decline.
	V - Veteran	a tree that is of interest biologically, culturally, or aesthetically because of its age, size or condition
Condition	Good – vigorous with good shoot extension growth	
	Fair – average vigour	
	Poor – smaller leaves, short shoot extension growth, low vigour	
	In Decline – dieback, small leaves, on downward spiral of mortality	
	Dead – could be retained as habitat	
ERC	Estimated Remaining Contribution in years (<10, 10+, 20+, 40+);	
RPA	Root Protection Area which is derived from the stem diameter measured at breast height (DBH value) and multiplying this by a factor of 12. The resulting value is rounded up or down by 0.5m.	
BS 5837 Category	U	Trees to be removed
	A	Trees of high quality and value
	B	Trees of moderate quality and value
	C	Trees of low quality and value
Notes	General observations, particularly of structural and/or physiological condition or perhaps recommended works etc.	

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Appendix 1 Survey Results

Tag	Species	DBH (cm)	Height (m)	Spread (m)				Canopy height (m)	Age class	ERC	RPA	Condition	BS 5837 Category	Notes
				N	E	S	W							
T1	Cherry Laurel (<i>Prunus laurocerasus</i>)	9	4	2	2	2	2	0	M	10+	2	Fair	U	Outgrown position & represents risk of causing direct & indirect type root damage. Remove
T2	Almond (<i>Prunus dulcis</i>)	5	3	1	1	1	1	0	M	<20	1	Poor	C	infection of Peach Leaf Curl & fire blight
T3	Magnolia (<i>Magnolia spp</i>)	4	3	1	1	1	1	1	SM	+10	1	Fair	C	Young and requires formative pruning
T4	Ornamental Apple (<i>Malus spp</i>)	22	10	4	4	4	4	2	M	+20	2.5	Fair	C	Ornamental planting of low visual impact. Colonised by semi-parasitic Mistletoe
T5	Silver Birch (<i>Betulus pendula</i>)	22	12	4	4	4	4	3	M	20+	2.5	Poor	C	Malformed and unsympathetically pruned in the past
T6	Himalayan Birch (<i>Betulus utilis</i> 'Jaquemontii')	36	13	5	5	5	5	3	SM	20+	4.5	Fair	B	Ornamental planting with medium impact
T7	Liquidambar (<i>Liquidambar styraciflua</i>)	40	11	6	5	5	5	3	Y	20+	5	Poor	C	Unsympathetically pruned in the past
T8	Flowering Cherry (<i>Prunus spp</i>)	21	6	2	2	2	2	2	SM	5+	2.5	Fair	C	Low impact and will outgrow its position and encroach into neighbouring garden.
H9	Viburnum tinus Fatsia japonica Forsythia spp	4	3	2	2	2	2	2	M	5+	1	Poor	C	Informal hedge arrangement
H10	Escallonia spp	2	2	1	1	1	1	0	M	5+	1	Poor	C	Heavily pruned hedge growing in a confined space

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APPENDIX 2 – Cascade chart for tree quality assessment

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Table 1 Cascade chart for tree quality assessment				
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</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2

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BRITISH STANDARD
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BS5837: 2012 tree categories

- 'U' Category.** Trees to be removed irrespective of development proposals
- 'A' Category.** Tree that is highly desirable for retention and extent of crown spread.
- 'B' Category.** Tree that is desirable for retention and extent of crown spread.
- 'C' Category.** Tree of no particular merit could be retained & extent of crown spread.
- Root Protection Area (RPA).**

The scaling accuracy is sufficient for planning purposes only and should not be used for construction. This plan is drawn in colour and is not suitable for monochrome reproduction.

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Appendix 4 Tree Protection Fencing



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END

Page 18 of 18

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