

Arboricultural Impact Assessment

Townhouse Farm
Church Lane
Ardingly
West Sussex
RH17 6UR

7th September 2022

PJC ref: 5861/21-02 Rev –

This report has been prepared by
PJC Consultancy Ltd
on behalf of
the Balcombe Estate

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Checked by	Peter Davies FdSc Arboriculture M.Arbor.A Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over ten years' experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a LANTRA accredited professional tree inspector.

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1 EXECUTIVE SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/5861/21-01 and preliminary arboricultural method statement ref. PJC/5861/21-03.

1.2 **Site location:** The site is located at the southern end of Church Lane, to the south of the village of Ardingly. It comprises of two sections, an existing barn and hardstanding adjacent to two semi-detached estate cottages with associated gardens.

1.3 **Proposal:** A proposal has been outlined to demolish the existing farm buildings and residential dwellings and construct new dwelling across three plots.

1.4 **Tree removals:** No trees will require removal to facilitate the proposed development.

1.5 **Access facilitation pruning:** No trees are anticipated to require access facilitation pruning to enable the proposed construction works.

1.6 **Works within root protection areas:** All proposed buildings and hard surfacing will be located outside the root protection areas of all retained trees.

2 INTRODUCTION

2.1 Instruction: PJC Consultancy has been instructed by the Balcombe Estate to provide an arboricultural impact assessment in accordance with BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' for the proposed development at Townhouse Farm, Church Lane, Ardingly.

2.2 Objectives of report: This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.

2.3 Scope of this report: This report is concerned with all significant trees and arboricultural features located within the site boundary. Additionally, trees located around the curtilage of the site have also been assessed when they are considered likely to have the potential to impact on the development (in relation to root and crown protection or foundation design).

2.4 Contents of report: This report includes the following:

- A schedule of trees to be retained/removed.
- Tree Constraints Plan and Tree Retention Plan.
- Tree Survey Schedule including management recommendations related directly to the proposed development.

2.5 Documents and information provided: The following documents were used to aid the preparation of this report:

- Drawing ref. Proposed Site Layout

2.6 Limitations of report: The following arboricultural impact assessment has been prepared for the proposal stated in paragraph 1.3 and using the plans and information listed in paragraph 2.5. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 Tree removals: No trees are required to be removed to facilitate the proposed development.

3.2 Access facilitation pruning: Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require access facilitation pruning.

3.3 Any additional requirements for access facilitation pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturalist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.

3.4 Services: Details of the routing of services for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

3.5 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012.

3.6 Vulnerability of trees during construction period: Construction activities can cause compaction or contamination of the rooting medium, which can have a significant detrimental impact on root function and the long-term health of trees. Similarly construction activities can result in damage to the above ground parts of trees that are not sufficiently segregated from the works area. It is therefore important to implement a tree protection strategy during the construction period. This strategy is described in the arboricultural method statement and on the accompanying Tree Protection Plan. The purpose of the tree protection strategy is as follows:

- To protect the above ground parts of trees from physical damage such as contact with plant machinery.
- To prevent compaction of the soil within root protection areas resulting from activities such as the movement of plant machinery or the storage of construction materials.
- To prevent contamination of the rooting medium resulting from the storage and handling of harmful chemicals such as cement/cement washings, builders sand or fuel within root protection areas.

3.7 Landscaping in proximity to trees: The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing will occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.

4 CONCLUSIONS

4.1 All proposed buildings and areas of new surfacing will be located outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and Tree Protection Plan are followed, trees proposed for retention should not be adversely affected by the construction works.

4.2 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.

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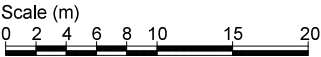
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Date: 7th September 2022

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APPENDIX 1

Tree Constraints Plan and Tree Retention Plan



* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/5861/21-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

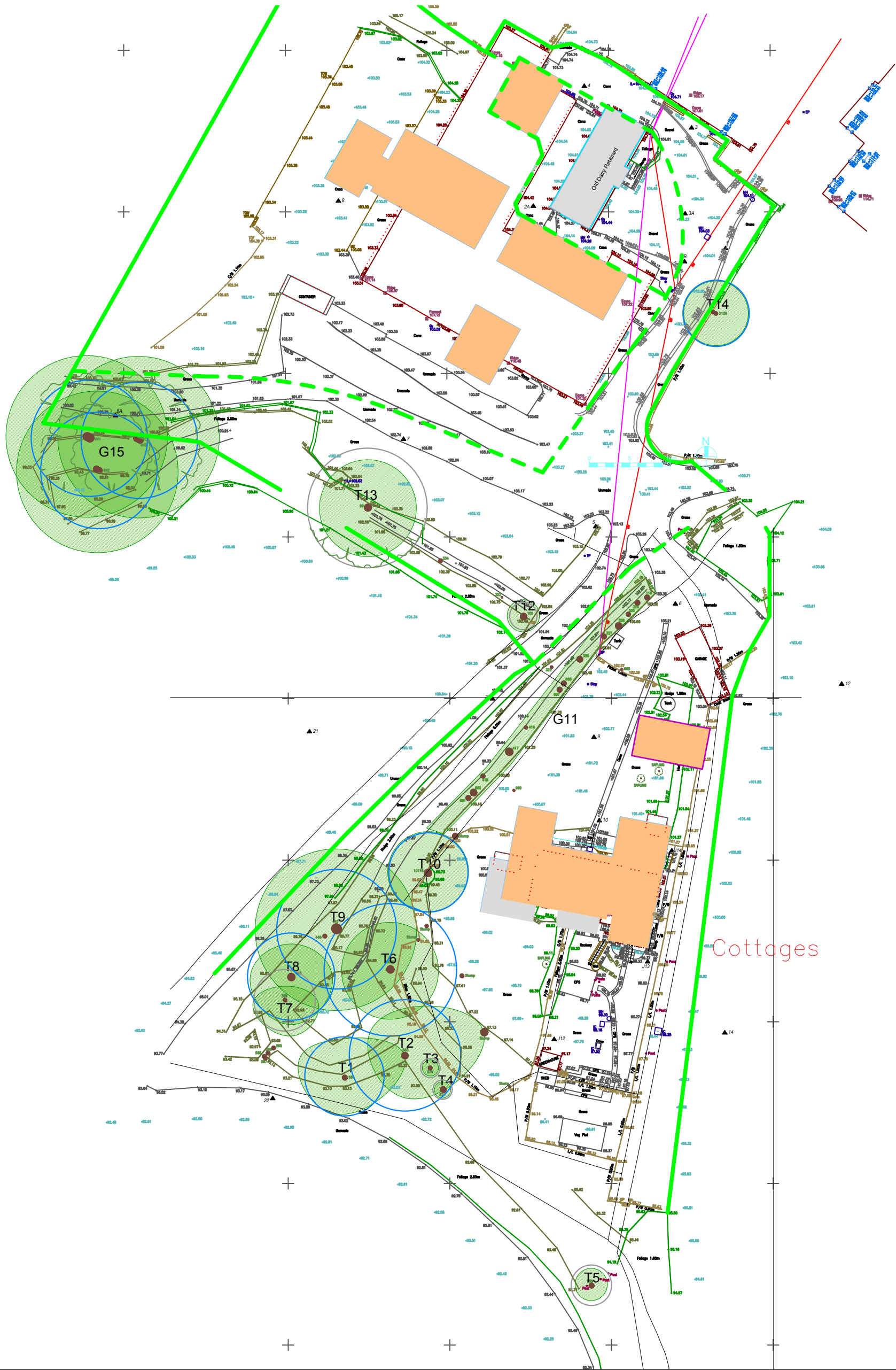
Key:

- Root protection area for category B* tree
- Root protection area for category C* tree
- Tree canopy

Drawing no: PJC/5861/21/A	Rev: -	Sheet number: 1 of 1
Client and site: The Balcombe Estate Townhouse Farm Church Lane Ardingly West Sussex		
Drawing title: Tree Constraints Plan		
Date drawn: 12/08/2021		
Scale: 1:500 at A3		
Drawn by: NB	Checked by: PD	



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* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/5861/21-02 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

-  Root protection area for category B* tree to be retained
-  Root protection area for category C* tree to be retained
-  Canopy of tree to be retained

Drawing no: PJC/5861/21/B Rev: - Sheet number: 1 of 1

Client and site:
Balcombe Estate
Townhouse Farm
Church Lane
Ardingly
West Sussex

Drawing title: Tree Retention Plan

Date drawn: 07/09/2022

Scale: 1:500 at A3

Drawn by: NB

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APPENDIX 2

Tree Survey Schedule

Site: Townhouse Farm, Ardingly

Survey date: 07/07/2021

Surveyor: NB

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	English oak, (Quercus robur)	12	410	N: 2 E: 9 S: 7 W: 4	Crown: 4 Branch: 4	Mature	Good	Good	No major visible defects	No action required	B1	76.1	4.9
T2	English oak, (Quercus robur)	14	560	N: 3 E: 10 S: 8 W: 4	Crown: 6 Branch: 6	Mature	Good	Good	No major visible defects	No action required	B1	141.9	6.7
T3	Holly, (Ilex aquifolium)	7	100	N: 1 E: 1 S: 1 W: 1	Crown: 0 Branch: 0	Juvenile	Good	Good	No major visible defects	No action required	C1	4.5	1.2
T4	Holly, (Ilex aquifolium)	5	100	N: 1 E: 1 S: 1 W: 1	Crown: 0 Branch: 0	Juvenile	Good	Good	No major visible defects	No action required	C1	4.5	1.2
T5	Ash, (Fraxinus excelsior)	7	210	N: 2 E: 2 S: 2 W: 2	Crown: 1 Branch: 1	Semi mature	Fair	Fair	Minor crown dieback, possibly indicating ash dieback	Monitor	C1	20.0	2.5
T6	English oak, (Quercus robur)	17	680	N: 5 E: 5 S: 5 W: 5	Crown: 9 Branch: 9	Mature	Good	Good	No major visible defects	No action required	B1	209.2	8.2

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Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T7	Field maple, (Acer campestre)	7	320	N: 2 E: 3 S: 4 W: 5	Crown: 1 Branch: 1	Semi mature	Fair	Fair	No major visible defects	No action required	C1	46.3	3.8
T8	English oak, (Quercus robur)	15	450	N: 4 E: 5 S: 6 W: 5	Crown: 3 Branch: 3	Mature	Good	Good	No major visible defects	No action required	B1	91.6	5.4
T9	English oak, (Quercus robur)	18	620	N: 10 E: 10 S: 10 W: 10	Crown: 4 Branch: 4	Mature	Good	Good	No major visible defects	No action required	B1	173.9	7.4
T10	Common lime, (Tilia x europaea)	18	410	N: 5 E: 5 S: 5 W: 5	Crown: 2 Branch: 2	Mature	Good	Good	No major visible defects	No action required	B1	76.1	4.9
G11	Hazel, ash, cherry, holly, hawthorn, blackthorn	6–10	200	N: 1 E: 1 S: 1 W: 1	Crown: 0 Branch: 0	Semi mature	Fair	Fair	Over mature hedge recently reduced to remove ash with ash dieback	Monitor remaining ash for dieback	C2	18.1	2.4
T12	Ash, (Fraxinus excelsior)	8	100 x 3	N: 2 E: 2 S: 2 W: 2	Crown: 1 Branch: 1	Juvenile	Fair	Fair	No major visible defects	No action required	C2	9.4	1.7

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Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T13	English oak, (Quercus robur)	12	620	N: 6 E: 6 S: 6 W: 6	Crown: 2 Branch: 2	Mature	Poor	Fair	Extensive crown dieback	Monitor	C1	173.9	7.4
T14	Poplar, (Populus spp.)	17	340	N: 4 E: 4 S: 4 W: 4	Crown: 3 Branch: 3	Mature	Good	Good	No major visible defects	No action required	B1	52.3	4.1
G15	English oak, (Quercus robur)	14	600 average	N: 10 E: 10 S: 10 W: 10	Crown: 2 Branch: 2	Mature	Good	Good	No major visible defects	No action required	B2	162.9	7.2