



**CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN
(CEMP): BIODIVERSITY**

MRS COTTRELL

WILDGOOSE STABLES,
SELSFIELD PLACE,
SELSFIELD COMMON,
EAST GRINSTEAD,
RH19 4LW

26TH NOVEMBER 2024

REF: 23018

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1. INTRODUCTION

Background

- 1.1 CT Ecology Limited was commissioned by Mrs Cottrell to compile a Construction Environmental Management Plan (CEMP) in relation to land at Wildgoose Stables, in East Grinstead (hereafter referred to as “the site”). This document was conditioned as part of the planning permission (Reference: DM/23/1599) for works to upgrade the existing access track.
- 1.2 This document has therefore been written to ensure compliance with the associated planning consent:

‘Prior to the commencement of development, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities;*
- b) Identification of “biodiversity protection zones”;*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- d) The location and timing of sensitive works to avoid harm to biodiversity features;*
- e) The times during construction when specialist ecologists need to be present on site to oversee works;*
- f) Responsible persons and lines of communication;*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.’

- 1.3 A ground level tree assessment (GLTA) for bats was undertaken in April 2023 (CT Ecology 2023). No evidence of bats was recorded during the ground level inspection of the trees adjacent to the existing access track subject to the proposed works. Potential roosting features (PRF) were present in six individual trees however none of the trees were being impacted by the proposals.

- 1.4 An Ancient Woodland Assessment was also undertaken in respect to the proposals (CT Ecology 2024). Based on the results of the assessment, providing the methodology detailed in the associated arboricultural method statement are adhered to, the effects of the proposed works on ancient woodland are assessed as being **no impact/negligible** and are considered **unlikely to have any negative impact** on the ancient woodland, the associated receptors or connectivity between woodland in the wider landscape.
- 1.5 The document is based on details provided in the GLTA report, the Ancient Woodland Assessment, the associated Arboricultural Method Statement (St Aubyn Tree Consultancy 2023) and the Site Plan and Sections As Proposed (Gould Baxter 2022).

Site Description

- 1.6 The application site is within a rural location in the northern extent of West Hoathly, approximately 5km to the south-west of East Grinstead. The application site is a linear area comprising an existing access track which extends east from Vowels Lane, through to Wildgoose stables, located approximately 450m to the west. The access track extends through Hawthorn Cottage Shaw Ancient Semi-Natural Woodland (ASNW) at its eastern end.
- 1.7 The British National Grid for the centre of the application site is TQ353 345. The British National Grid for the centre of Hawthorn Cottage Shaw is TQ3536 3455.
- 1.8 Habitats in the surrounding landscape included grassland, woodland and hedgerows. A large number of woodland blocks, including areas of ASNW, are located within 2km of the site. The woodland adjacent to the access track provides connectivity to more extensive areas of ASNW in the wider landscape, situated to the north-east and south. Areas of ancient semi-natural woodland are shown on Figure 1 in Appendix B. Selsfield Common, a National Trust woodland, is approximately 70m to the west of the application site.

Proposed Works

- 1.9 Works are to upgrade the existing access track with crushed stone. The centre of the access track will be re-seeded with grass. No tree removals will be required to facilitate the works although it has been recommended following on from the arboricultural survey undertaken for the scheme, that two trees are removed due to their poor condition (St Aubyn Tree Consultancy, 2023).

- 1.10 Cellweb® TRP (or similar cellular confinement system) will be used for the re-surfacing of the track within the ancient woodland and the associated buffer. Works are anticipated to commence as soon as possible following the discharge of conditions however there are a number of elements to organise before works can commence, including obtaining permission for the temporary closure of the public footpath for the duration of the works together with a licence from the Highway Authority. Factoring in potential delays for these elements which are outside of the landowner's control, works are anticipated to commence between February 2025 and April 2025. Once underway, the re-surfacing work is anticipated to be completed within 3-5 days.
- 1.11 Hedgerow and woodland planting will be incorporated adjacent to the access road and adjacent to the existing woodland. Hedgerow planting will comprise beech (*Fagus sylvatica*), hazel (*Corylus avellana*), holly (*Ilex aquifolium*), hawthorn (*Crataegus monogyna*), honeysuckle (*Lonicera* sp.) and dogwood (*Cornus sanguinea*). Areas of new woodland planting (adjacent to the existing woodland) will comprise a native woodland mix. Species will include oak (*Quercus robur*), holly, rowan (*Sorbus aucuparia*), hazel and hawthorn. The areas of new planting are shown on the Site Plan and Sections As Proposed (Gould Baxter 2022).

2. ECOLOGICAL/BIODIVERSITY FEATURES

2.1 Following the recommendations made in the GLTA report and ancient woodland assessment report, a series of measures are described in this document to protect existing ecological features at the site:

- * Trees/Ancient Woodland - retention of trees/woodland adjacent to the working area¹;
- * Ancient Woodland ground flora - retention of woodland and associated ground flora adjacent to the north and south of the working area;
- * bats - roosting opportunities are associated with a small number of trees adjacent to the working area. The site provides foraging and commuting opportunities for bats in the wider woodland; and
- * breeding birds – the adjacent woodland provides nesting opportunities for range of widespread nesting birds together with woodland specialists.

2.2 Biodiversity objectives were determined through consideration of the information collated during the ecological surveys at the site. These are detailed in Table 2.1 below.

Table 2.1: Biodiversity Objectives

Ecological Feature	Target
Trees/Ancient Woodland	No net loss of habitat. Increase in species diversity and available habitat opportunities post works.
Ancient Woodland Ground Flora	No net loss of habitat/species. Increase in species diversity, quality and available habitat opportunities post works.
Roosting/Foraging/Commuting Bats	No risk of killing/injury. No disturbance to flight lines. Increase in connectivity post works.
Breeding Birds	No risk of killing/injury. No disturbance nesting species. Increase in potential nesting habitat post works.

¹ This document excludes reference to the two trees proposed for removal due to poor health as detailed in the accompanying arboricultural report produced for the site (St Aubyn Tree Consultancy, 2023). As these trees are being removed independently of the proposed works and with recommendations regarding felling provided in the associated tree report, they are omitted from this CEMP.

3. IMPACTS

3.1 Potentially damaging construction activities arising in relation to road resurfacing works are listed below. These have been identified based on current guidance on activities/operations likely to result in impacts to ecological features (CIEEM, 2016):

- * Movement of machinery and vehicles;
- * excavation or infilling;
- * pollution/silt runoff;
- * dust/air pollution;
- * noise;
- * lighting;
- * dumping, spreading, discharge and/or storage of materials; and
- * ground compaction

3.2 Taking into consideration the expected zone of influence of each of these activities, potential direct or indirect impacts resulting from the proposed access track upgrade works have then been identified in the absence of mitigation. These include (but are not limited to) short-term impacts (i.e., disturbance) and long-term impacts (i.e., modification, loss, and fragmentation/ isolation).

3.3 Aspects of ecological structure and function considered when predicting impacts included available resources, environmental processes, ecological processes, human influences, historical context, ecological relationships, ecological role or function, ecosystem properties and other environmental influences, in accordance with current guidelines (CIEEM, 2016).

3.4 Potential impacts on ecological/biodiversity features (in the absence of mitigation) are summarised in Table 3.1 below.

Table 3.1: Potential Impacts on Ecological Features

Ecological Feature	Potential Impact
Trees/Ancient Woodland	Yes- potential impact for works within root zones of trees adjacent to the access track during resurfacing activities. Minor adverse, permanent, irreversible impact.
Ancient Woodland Ground Flora	Yes – potential impact on ground flora within woodland adjacent to the access track. Minor adverse, temporary, reversible impact.
Bats	Yes – risk of disturbance to foraging/commuting bats through fragmentation of flight lines during any night

Ecological Feature	Potential Impact
	works where lighting is used. Minor adverse, temporary, reversible impact.
Breeding Birds	Yes – risk of disturbance to nesting birds through tree pruning. Minor adverse, temporary, irreversible impact.

4. MITIGATION

- 4.1 For each potential impact identified, all mitigation options provided follow the established mitigation hierarchy as set out in BS 42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. All mitigation measures follow current best practice guidance (CIEEM, 2014), and are proportionate to the level of impact identified and to the nature and scale of the proposed works.
- 4.2 This section has been compiled based on details provided in the Site Plan and Sections As Proposed (Gould Baxter 2022), the arboricultural method statement (St Aubyn Tree Consultancy, 2023), the ancient woodland assessment (CT Ecology 2024) and extensive discussions with the client and tree consultant.

Trees/Ancient Woodland

Avoidance

- 4.3 The resurfacing works have been designed to avoid impacts on root zones of existing trees. The works will use best practice methodologies to enable the new surface to be installed entirely above the existing surface. Cellweb® TRP (or similar cellular confinement system) will be used. This type of surfacing can be constructed entirely above the existing level of the woodland, so no excavation or disturbance of roots will result from the works. The type of aggregate used for the filling of the cellular confinement system is a 'no fines' aggregate in order to eliminate the risk of dust on adjacent trees. The cellular confinement system has been designed to comply with recommendations made in Arboricultural Practice Note 12 and BS 5837 2012 – Trees in relation to design, demolition and construction which avoids the need for excavation and avoids root compaction. Works to re-surface the track are estimated to be completed within 3-5 days, using a small tracked vehicle which will be wholly located on the access track; based from the filled cellular confinement system, which will be progressively filled as it's laid out, with the tracked vehicle only moving across the filled cells. A detailed methodology for re-surfacing the access track is provided in Section 4.7 of the Arboricultural Method Statement (AMS) produced for the site which is included in Appendix B.
- 4.4 A 15m buffer has been identified around the ancient woodland. All works will be undertaken in accordance with the AMS compiled in respect to the adjacent ancient woodland in order to fully safeguard adjacent trees and their root protection areas. Resurfacing works will be confined to the existing route of the access track with a no dig policy within the identified 15m buffer zone or within woodland adjacent to the existing access track; the cellular confinement system has been designed to ensure that a no dig methodology can be employed within 15m of the ancient woodland to avoid impacts on ancient woodland tree roots.

- 4.5 Where the existing wooden five bar gate and pedestrian gate require removal at the junction of Vowels Lane, the posts supporting them will be cut just below ground level and their footings left in place below ground rather than being removed to avoid disruption to the underlying soil and any associated tree roots in this area.

Mitigation

- 4.6 The methodology for installation of the new surface includes decompaction measures, as outlined within the associated AMS. The proposed de-compaction measures together with the new surfacing, will serve to improve the soil conditions under the existing access track and improve the existing compacted conditions associated with the track. The new surface will also provide protection against future compaction and in turn will make the environment more suitable for plant growth by improving the porosity of the soil, the availability of water and nutrients to the adjacent trees.
- 4.7 Porous materials (crushed stone) will be used to upgrade the existing aggregate in order to retain the existing topography and porosity levels associated with the current access track.
- 4.8 No changes are proposed to the existing levels within or adjacent to the access track, serving to protect adjacent woodland banks within the western extent of the woodland section of the access track.
- 4.9 Excavation work may be required for tying in the levels where the access track meets Vowels Lane to the east, in regards to the above soil surfacing, installation of posts for the new gate and intercom. Where excavation is required in this area, this work will be undertaken in accordance with the AMS as follows:
- * All excavation will be carried out using hand tools and/or an air spade only, under direct on-site arboricultural supervision;
 - * If any roots are found during the excavation, they will be cut cleanly by the project arboricultural consultant, using secateurs or a sharp saw;
 - * All faces of the excavation will be covered with hessian and kept damp at all times;
 - * If post hole mix is going to be used, an impermeable membrane will be used to sleeve the hole so that no leachate reaches the surrounding soil;
 - * In the unlikely event a larger root is uncovered (greater than 25mm diameter), they will initially be covered and protected by damp hessian. In consultation with the MSDC tree officer, either the root will be retained and the structure relocated nearby, or the root will be cleanly severed.

Compensation

- 4.10 Supplementary woodland planting is included as part of the associated landscaping for the scheme. Details are provided in the Site Plan and Sections As Proposed (Gould Baxter 2022), and the Biodiversity Enhancement Layout (CT Ecology 2024). The new areas of woodland planting, located in the eastern extent of the existing woodland will comprise a native woodland mix consisting of; oak, holly, rowan, hazel and hawthorn in order to augment the existing woodland and ensure a net gain in biodiversity as a result of the works.

Ancient Woodland Ground Flora

Avoidance

- 4.11 The ancient woodland survey recorded limited ground flora within circa 5m of the existing access track due to current levels of vehicular disturbance associated with the existing, degraded access track. Using a cellular confinement system will serve to confine the machinery to the route of the existing access track/ filled cells will serve to avoid any direct impacts to ground flora within the wider woodland. The type of aggregate used for the filling of the cellular confinement system is a 'no fines' aggregate in order to eliminate the risk of dust on adjacent ecological receptors including woodland ground flora.

Mitigation

- 4.12 The methodology for installation of the new surface includes decompaction measures, as outlined within the associated AMS. The proposed de-compaction measures together with the new surface, will serve to improve the soil conditions under the existing access track and improve the existing compacted conditions associated with the track. The new surface will also provide protection against future compaction and in turn will make the environment more suitable for plant growth by improving the porosity of the soil, the availability of water and nutrients to the adjacent trees and associated ground flora.
- 4.13 No changes are proposed to the existing levels within or adjacent to the access track, serving to protect adjacent woodland banks within the western extent of the woodland section of the access track together with the associated ground flora both on the banks and though out woodland beyond the banks.

Compensation

- 4.14 Supplementary woodland planting is included as part of the associated landscaping for the scheme. Details are provided in the Site Plan and Sections As Proposed (Gould Baxter 2022), and the Biodiversity Enhancement Layout (CT Ecology 2024). The new areas of woodland planting, located in the eastern extent of the existing woodland will comprise a native woodland mix consisting of; oak, holly, rowan, hazel and hawthorn in order to augment the existing woodland, enable woodland ground flora to establish over time whilst creating a buffer between the adjacent ancient woodland ground flora. Supplementary woodland planting will ensure a net gain in biodiversity as a result of the works.

Bats

Avoidance

- 4.15 No lighting or night working will be required to facilitate the works. Once underway, the re-surfacing work is anticipated to be completed within 3-5 days and activities will only be carried out in daylight hours, with works ceasing at least 30 minutes prior to sunset.
- 4.16 The existing access track is in constant use by cars and farm machinery. The vehicle used to lay the surface of the access track will not serve to increase noise levels significantly beyond baseline levels. No trees will require removal to facilitate the works therefore any adjacent bat roosts associated with the wider woodland will be retained, with connectivity for bats between habitats retained in their entirety.

Mitigation

- 4.17 None required.

Compensation

- 4.18 Supplementary woodland and hedgerow planting (using native species) is included as part of the associated landscaping for the scheme. Details are provided in the Site Plan and Sections As Proposed (Gould Baxter 2022), and the Biodiversity Enhancement Layout (CT Ecology 2024). The new planting will provide additional foraging opportunities for bats and will also serve to enhance commuting routes between the site and adjacent habitats to the west; with new hedgerows providing additional linear features for bats in this direction.

Birds

Avoidance

- 4.19 Any tree pruning required for machine access must be undertaken outside the nesting bird season; taken to nominally run between March and August inclusive, with pruning works possible between September and February inclusive.

Mitigation

- 4.20 Where tree pruning cannot avoid the nesting bird season, a suitably experienced ecologist must carry out a pre-works check of the vegetation to ensure birds are not present within or adjacent to the trees. Where a nest is suspected or confirmed, an appropriate exclusion buffer (to be ascertained by the ecologist when on-site) will be implemented. No works will be permitted within the buffer area until the young have fledged the nest(s). Nesting will be monitored by the ecologist and the client/contacter informed once the nest can be classed as 'disused', with works able to commence within the buffer zone.

Compensation

- 4.21 Supplementary woodland and hedgerow planting will provide additional nesting opportunities for birds in the long-term and will also serve to enhance foraging opportunities for a range of widespread birds and woodland specialists.

Other

- 4.22 If at any time, evidence of a previously unidentified protected species is encountered or if the proposed working methodology needs to be revised then works must cease and the project ecologist consulted in order to ascertain the best way to proceed with the works. This may involve the need for additional mitigation.

5. SCOPE OF WORKS AND SCHEDULE

- 5.1 Site clearance will not be required to facilitate the works, with the retention of woodland throughout the works. There will be no land take, with the machinery and associated materials required to resurface the track located wholly within the footprint of the existing access track.
- 5.2 The site boundary together with the location and extent of ecological features and site enhancement measures are shown in the Site Plan and Sections As Proposed (Gould Baxter 2022), and the Biodiversity Enhancement Layout (CT Ecology 2024) in Appendix A.
- 5.3 Mitigation and enhancement measures will be undertaken in accordance with the proposed programme of works. The programme will take into account seasonal constraints, the expected timetable of works (i.e., when the resurfacing works are due to commence) and any other timing considerations.
- 5.4 The Principal Contractor and the Project Ecologist will review the scope of works, design a timetable to agree and ensure appropriate on-site supervision is provided to avoid/mitigate impacts on protected species as outlined above (see Mitigation). The timetable for ecological supervision must be agreed prior to works commencing on site.

6. MECHANISMS TO SECURE DELIVERY

- 6.1 The site is currently owned by the client, and they are responsible for arranging site access and contractors accordingly.
- 6.2 The client or a third party employed to undertake specific services, will be responsible for implementing all of the necessary avoidance / mitigation / enhancement measures detailed within this CEMP and the associated AMS.
- 6.3 The Principal Contractor will be responsible for relaying any necessary information to contractors on site, either employed by them directly or third parties. Advice will be sought from CT Ecology in the event of complex issues arising or in cases where there is any doubt as to the action to be taken. Any proposed deviation from this CEMP will be discussed with CT Ecology prior to seeking approval from the Local Planning Authority, as necessary. Any tree related queries or deviations from the AMS will be discussed with the project arboriculturist.
- 6.4 If at any time during the construction process trees are accidentally damaged, the project arboricultural consultant must be contacted for advice. This will involve liaison with the relevant tree officer to agree appropriate mitigation and remedial measures.

Phasing of Works

- 6.5 The works must be carried out in accordance with Section 4 of the AMS compiled for the site (See Appendix B). Full details are provided in the AMS but the salient points are also provided below. The works have been divided into three phases (in accordance with the AMS), to include initial tree works; pre-start meeting; and arboricultural monitoring.

1) Initial Tree Works

Where crown clearance is required along the route of the access track, this must be carried out in accordance with Section 4.3 of the AMS. These actions may also need to be carried out under ecological supervision where relevant, i.e. if tree pruning is required within the nesting bird season as detailed in Section 4 of the CEMP above. If ecological supervision is required, a suitably qualified and experienced ecologist (and licenced, where necessary), will be provided and act as an ECoW. The role of the ECoW is in accordance with BS 42020:2013 (BSI, 2013) and will satisfy the following requirement:

'An ecological Clerk of works should be able to demonstrate a level of experience and competence commensurate with the complexity of the role needed on site to deal with the wide range of ecological issues likely to be encountered and to adapt to new and unforeseen challenges raised by development activities.'

2) Pre-Start Meeting

Prior to the commencement of any construction related activities on-site, the Principal Contractor (and any personnel appointed by the Principal Contractor) will receive a formal briefing by the project arboriculturist and project ecologist. This briefing will detail all relevant tree related and protected species elements as set out within this CEMP. At this time, a copy of this document and the associated Arboricultural Method Statement (AMS) must be read and understood by all contractors conducting the works, with copies kept on site for reference during the works.

3) Arboricultural Monitoring

The following actions can only proceed under supervision from the project arboricultural consultant, to include;

- a) all works to install the above soil surfacing; and
- b) installation of the new electric gate at the entrance to Vowels Lane, the intercom and associated pedestrian gate.

Landscaping

6.6 Prior to the commencement of any landscaping works on site, the Principal Contractor (and any personnel appointed by the Principal Contractor) will receive a formal briefing by the project ecologist. This briefing will detail all relevant tree related and protected species elements as set out within this CEMP. At this time, a copy of this document must be read and understood by all contractors undertaking the landscaping works, with copies kept on site for reference during the works. Planting will be undertaken using hand tools, with no machinery tracked through the woodland and no materials stored in the woodland. Nothing will be attached to any of the existing trees. Additional precautionary measures must also be implemented in relation to planting within the ancient woodland buffer zone. For these areas, the contractor must ensure that;

- * there will be no changes in existing ground levels;
- * no vehicles or plant will track across the buffer zone;
- * no fuels or chemicals will be stored within the buffer zone;

- * nothing will be attached to trees;
- * any (pre-approved) excavation for fencing or other structures will be carried out using hand tools only;
- * if roots are encountered, wherever possible the location of the excavation will be moved to a new location. If this is not possible then any roots with a diameter of less than 25mm may be cut cleanly using hand tools; and
- * advice from the project arboriculturist will be required if any roots are uncovered with a diameter greater than 25mm.

7. REFERENCES

- * British Standards Institute (2013). 24040:2013. *Biodiversity-Code of Practice for Planning and Development*. Standards Policy & Strategy Committee. Milton Keynes: BSI.
- * CIEEM – Chartered Institute of Ecology and Environmental Management (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal*. Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf [Accessed on 28/10/2024].
- * CT Ecology Ltd (2023). *Ground Level Tree Assessment Report: Access Track from Vowels Lane, East Grinstead. Unpublished report for Gould Baxter*.
- * CT Ecology Ltd (2024). *Ancient Woodland Assessment Report: Wildgoose Stables, Selsfield Place*. Unpublished Report for Mrs Cottrell. CT Ecology Ltd. East Sussex.
- * Gould Baxter (2022). *Site Plan and Sections As Proposed: Selsfield Place. Drawing No: PL.02 (Rev K)*. Gould Baxter. West Sussex.
- * St Aubyn Tree Consultancy (2023). *Arboricultural Impact Assessment and Method Statement: Selsfield Place: Access track from Vowels Lane. Unpublished Report for Mrs Cottrell*. St Aubyn Tree Consultancy. East Sussex.

Appendix A

Site Plans

Figure 1: Site Plan and Sections As Proposed

FOR PLANNING
PURPOSES ONLY

NOT FOR CONSTRUCTION
TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS,
DETAILS AND SPECIFICATIONS

N

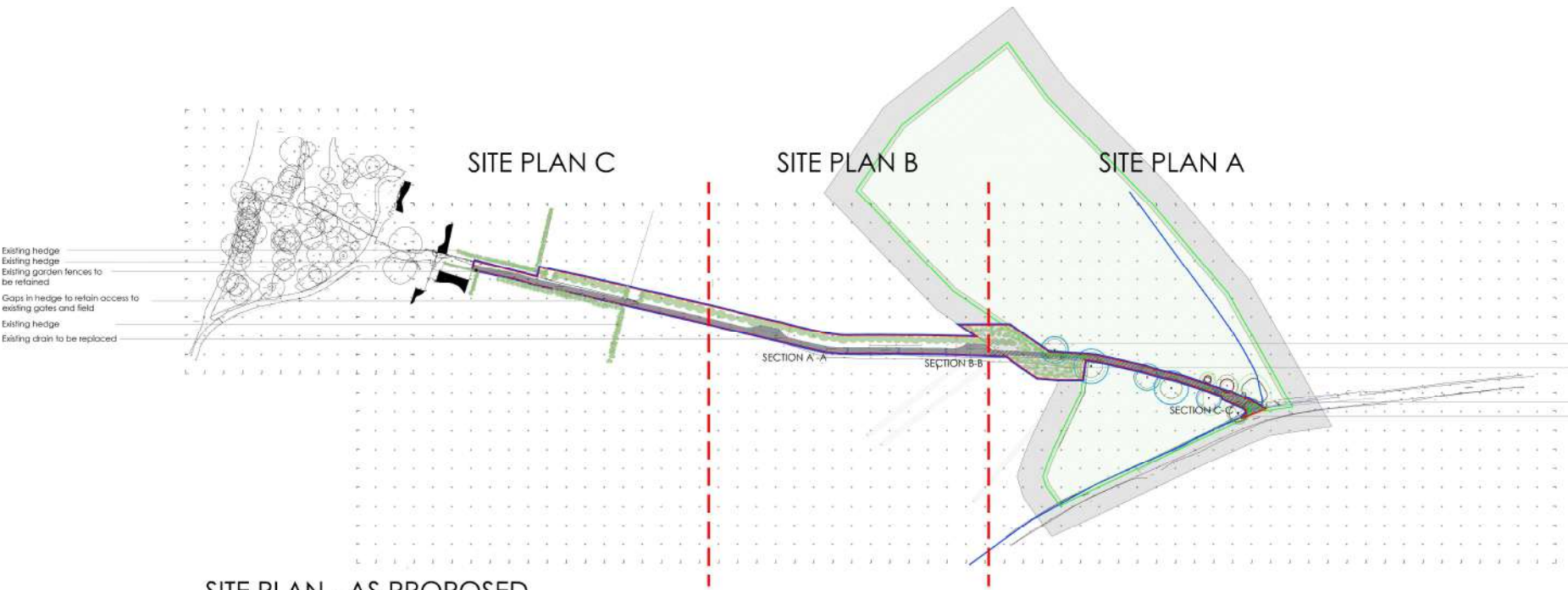


- No Dig Driveway
- 45m Visibility Splay
- 15m Ancient Woodland Boundary and Buffer Zone
- Gully Drainage Channel as a hydraulic brake

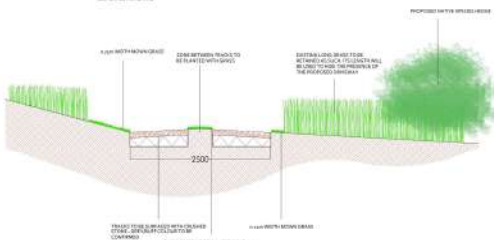
To terminate outside
15m Ancient
Woodland Boundary
and Buffer Zone

- Sign installed
notifying drivers to
give way to walkers

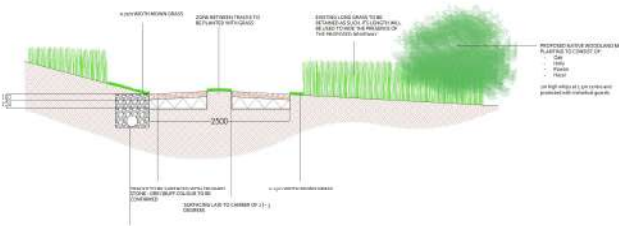
Native Woodland Mix:
Oak, Holly, Rowan, Hazel, Hawthorn
1m whips at c. 1.5m centres, staked and
protected against deer with individual
guards/fencing
Electrical vehicle gate and Non electrical
pedestrian gate for footpath 13WH access,
set back at least 5m from highway edge
Track 4.5m wide for first 15 metres
Track 2.5m wide after the first 15 metres



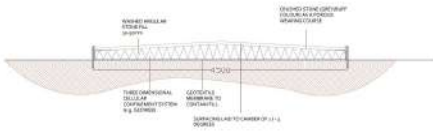
SITE PLAN - AS PROPOSED
SCALE @ 1:1250 ON AN A1 SHEET



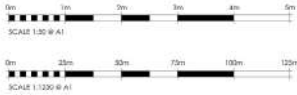
INDICATIVE SECTION A-A
- AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



INDICATIVE SECTION B-B
- AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



TYPICAL SECTION OF NO DIG DRIVEWAY
SECTION C-C
- AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



REV.	DATE	BY	AMENDMENT	CHK.
H	04.05	GP	Further amendments	RH
G	25.04	GP	Further amendments	RH
F	25.04	GP	Further amendments	RH
E	20.04	GP	Further amendments	RH
D	04.04	GP	Further amendments	RH
C	30.03	GP	amendments	RH
B	31.10	GP	amendments	RH

PLANNING

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ALL DIMENSIONS AND WORKMANSHIP MUST CONFORM WITH
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CLIENT:
Mrs. P. Cottrell
PROJECT:
Selffield Place
Selffield Common
East Grinstead
RH19 4LW

DRAWING:
Site Plan and Sections As Proposed

DATE: 17.08.2022 SCALE AT A1: 1:1250 / 1:50 DRAWN BY: GP CHECKED BY: RH

JOB NO: GH335 DRAWING NO: PL.02 REV: H

Figure 2: Biodiversity Enhancement Layout

Grassland Seeding/planting should be undertaken within the growing season (grassland seeding: March-September, tree/hedgerow planting: March-October) following completion of the works. Planting should avoid periods of prolonged cold weather and ground frosts. Whips/trees should be protected with appropriate tree guards and watered regularly during periods of dry weather. Damaged or diseased specimens must be replaced.

New Native Hedgerow Planting.
175m total length.
Fagus sylvatica, Corylus avellana, Ilex aquifolium, Crataegus monogyna, Lonicera sp. and Cornus sanguinea.
Planted in double rows, protected with tubes and stakes until established.
Installed as per manufacturers recommendations

New Native Woodland Planting.
650m2 total area.
Species will include Quercus robur, Ilex aquifolium, Sorbus aucuparia, Corylus avellana and Crataegus monogyna. New planting should be undertaken between March and October to avoid periods of prolonged cold weather and ground frosts. Whips/trees should be protected with appropriate tree guards and watered regularly during periods of dry weather. Damaged or diseased specimens must be replaced.

Grassland Re-Seeding.
Grassland between tracks extending for approximately 75m to be re-seeded with an appropriate grassland seed mix containing a proportion of wildflowers.

Grassland Management.
The centre of the access track in addition to 0.75m to north of the access track and 0.25m width to south of the track will be managed at ground level. Grassland beyond these areas up to field boundary hedges/fences will be subject to meadow management with one or two cuts annually in Spring/Autumn, with the sward height kept long throughout the summer months.

Legend	
Application Boundary	
	Lines
Land Ownership Boundary	
	Lines
Ancient Woodland Buffer Zone	
	Areas
Grassland Re-Seeding	
	Lines
Native Woodland Planting	
	Areas
New Native Hedgerow	
	Lines

Hawthorn Cottage Shaw
Ancient Semi-Natural Woodland

Hawthorn Cottage Shaw
Ancient Semi-Natural Woodland

SECTION C-C

Base Map Provided By Gould Baxter (2022)

Figure 2: Wildgoose Stables Access Track Biodiversity Enhancement Layout

Drawn by: CT
Date: 26/11/2024
Scale: 1:1250 @ A1



Appendix B
Arboricultural Impact Assessment
& Method Statement

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Access track from Vowels Lane

Selsfield Place

Selsfield Common

East Grinstead

RH19 4LW

Client: Mrs P. Cottrell

May 2023

Abi St Aubyn

MICFor MArborA DipArb L6 (ABC) MEng(Hons)

Ref: StA 3110 AIA AMS Selsfield Place Rev 1



Executive Summary

This report provides an arboricultural impact assessment and method statement for a FUL application to upgrade an access track at Wildgoose Stables, Selsfield Common to serve Wildgoose Units A-E at Wildgoose Stables, Selsfield Common, West Hoathly, East Grinstead, West Sussex RH19 4LW.

This report complies with the planning policies of Mid Sussex District Council and with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*.

The track is located on the north-west side of Vowels Lane. The eastern end bisects an area of ancient semi-natural woodland, the central section is across open fields and the western section has well managed hedges on either side.

The trees on the site were surveyed by Abi St Aubyn on the 21st March 2023. Information about the survey methodology and the tree data recorded can be found at **Appendix 1**. The root protection areas (RPAs) table and the tree constraints plan can be found at **Appendices 2 & 3** of this report respectively.

A total of 10 individual trees, 1 group, 1 hedge and 1 woodland were surveyed. The key arboricultural feature of the track is the woodland, Hawthorn Cottage Shaw, at the eastern end. The woodland is readily visible in views from Vowels Lane, it is classified as ancient semi-natural woodland and makes a significant contribution to the character and appearance of the locality.

In September 2022 a similar planning application was made and subsequently withdrawn (planning application ref: DM/22/2827). Although there were no objections from the tree officer, MSDC's ecological consultees, Place Services required further information about the ancient woodland buffer.

The feedback from the initial planning application has been carefully considered, resulting in the ancient woodland buffer being marked on all plans, the redline of the planning application being extended to allow for a mixed native matrix of planting within the buffer zone at the western edge of the woodland and an arboricultural method statement has been provided at section 4 of this report.

The tree protection plan and sections of the proposed track can be found at **Appendices 4 & 5** respectively. The proposed re-surfacing of the existing track through a section of ancient woodland and the 15m buffer to this woodland have been carefully considered to ensure that there are negligible impacts on these irreplaceable features. As far as possible the existing footprint of the track



will be reused, and an above soil surfacing will be used, constructed entirely above the existing surfacing, to avoid disturbance to the underlying soil.

No changes in the existing levels within or adjacent to the track are proposed. In particular, the woodland banks at the western end of the woodland will not be affected.

The proposed woodland planting mix within the woodland buffer to the west of the woodland represents a positive contribution to ancient woodland habitat.

Subject to the adherence to the recommendations within the method statement at section 4 of this report, I consider that the proposals represent a negligible impact on the ancient woodland or its buffer. Adherence to the method statement could readily be secured by an appropriate planning condition.



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Appendix 1: Tree survey schedule

Appendix 2: Table of root protection areas (RPAs)

Appendix 3: Tree constraints plan

Appendix 4: Tree protection plan

Appendix 5: Proposed sections



1. Introduction

1.1. Scope of report

- 1.1.1 This report provides an arboricultural impact assessment and method statement for a FUL application to upgrade an existing track at Wildgoose Stables, Selsfield Common to serve Wildgoose Units A-E at Wildgoose Stables, Selsfield Common, West Hoathly, East Grinstead, West Sussex RH19 4LW.
- 1.1.2 This report complies with the planning policies of Mid Sussex District Council (MSDC) and with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* (the British Standard).
- 1.1.3 This report provides an impact assessment and an arboricultural method statement including a tree protection plan.

1.2. Site description

- 1.2.1 The track is located on the north-west side of Vowels Lane. The eastern end bisects an area of ancient semi-natural woodland, the central section is across open fields and the western section has well managed hedges on either side.

1.3. Relevant planning history

- 1.3.1 In September 2022 a similar planning application was made and subsequently withdrawn (planning application ref: DM/22/2827). Although there were no objections from the tree officer, MSDC's ecological consultees, Place Services required further information about the ancient woodland buffer:
 - The tree officer supported the previous application, commenting regarding the previous arboricultural report,

"I have read the AIA submitted for this application along with the plans shown within the appendices. It appears there is little or no impact on the surrounding trees and hedges. Provided the construction is carried out with care and respect for the woodland, there should be no adverse effects to the ancient woodland. I would not object to the proposal on arboricultural grounds."
 - MSDC's ecological consultees, Place Services objected to the previous application stating that,

"..... We (also) note that 80m of the track runs through ancient woodland (MAGIC maps) before the junction with Vowels Lane and therefore a 15m buffer zone would be required to protect ancient woodland under Government Policy (see Government standing advice)...."

1.4. Information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
 - Gould Baxter Location Plan GH335 PL.OO B
 - Gould Baxter Block Plan GH335 PL.01 B
 - Gould Baxter Site Plan and Sections As Proposed GH335 PL.02 J
 - Gould Baxter Site Plan A As Proposed GH251 PL.03
 - Gould Baxter Site Plan B As Proposed GH251 PL.04
 - Gould Baxter Site Plan C As Proposed GH251 PL.05
 - Gould Baxter Site Plan D As Proposed GH251 PL.06



1.5. Limitations

- 1.5.1 This arboricultural impact assessment and method statement have been prepared for the proposals stated above, using the information available at the time of writing. Any subsequent amendments to the design or to the construction methods proposed, will need to be reviewed by the project arboricultural consultant to assess whether these changes might create additional or fewer arboricultural impacts and to see if additional measures are required or if some of the measures specified are no longer needed.



2. Tree survey

2.1. Findings

- 2.1.1 The trees on the site were surveyed by Abi St Aubyn on the 21st March 2023. Information about the survey methodology and the tree data recorded can be found at **Appendix 1**. The root protection areas (RPAs) table and the tree constraints plan can be found at **Appendices 2 & 3** of this report respectively.
- 2.1.2 A total of 10 individual trees, 1 group, 1 hedge and 1 woodland were surveyed. A summary of their British Standard categorisation is provided at **Table 1** below.

Tree category	Individual tree	Group	Hedge	Woodland
A	-	-	-	1
B	5	-	-	-
C	3	1	2	-
U	2	-	-	-
Totals	10	1	2	1

Table 1: Tree categorisation summary

- 2.1.3 The key arboricultural feature of the track is the adjacent woodland, Hawthorn Cottage Shaw. The woodland is readily visible in views from Vowels Lane, it is classified as ancient semi-natural woodland and makes a significant contribution to the character and appearance of the locality.

2.2. Statutory protection

- 2.2.1 From information on Mid Sussex District Council's website, no trees within the boundaries of the site are shown to be the subject of a Tree Preservation Order (TPO).
- 2.2.2 The site is not in a Conservation Area.

2.3. Other designations

- 2.3.1 A check of 'MAGIC'² map showed that the eastern end of the track has ancient semi-natural woodland (ASNW) on either side. This woodland is called Hawthorn Cottage Shaw. Ancient semi-natural woodland is any area that's been continuously wooded since at least 1600 AD. Standing advice from the Forestry Commission and Natural England recommends that a 15m buffer from the boundary of the ancient woodland is provided – both the boundaries of the ancient woodland and the ancient woodland buffer are shown on the tree constraints plan at **Appendix 3**.
- 2.3.2 The site is within the High Weald area of outstanding natural beauty (AONB).



3. Arboricultural impact assessment

3.1. Overlay of the proposals to identify impacts

- 3.1.1 The feedback from the initial planning application has been carefully considered, resulting in the ancient woodland buffer being marked on all plans, the redline of the planning application being extended to allow for a mixed native matrix of planting within the buffer zone at the western edge of the woodland and an arboricultural method statement has been provided at section 4.
- 3.1.2 The tree protection plan and sections of the proposed track can be found at **Appendices 4 & 5** respectively.

3.2. Existing woodland track

- 3.2.1 The existing track is used for agricultural, equestrian and residential use including heavy farm machinery and is accessed from Vowels Lane via an existing wooden five bar gate and separate pedestrian gate – see **Photo 1** below. The woodland section of the existing track comprises compacted scalpings and road chippings – see **Photo 2** below.
- 3.2.2 The levels along the track are generally level. To the north (off-site) the levels decrease, down to the access track to Hawthorn Cottage and Kennels – see **Photo 3**. At the western edge of the woodland there is a substantial woodland bank – see **Photo 4**.



Photo 1 (lhs): Shows the vehicular gate and pedestrian gate at entrance to the track off Vowels Lane

Photo 2 (rhs): Showing the existing track surface of compacted scalpings and road chippings



Photo 3 (lhs): Shows a central section of the track, showing that generally there are high crowns and the levels across the track are level, but decrease to the north (rhs)

Photo 4 (rhs): Shows the section of track within the ancient woodland buffer at the western edge of the woodland note the bank on the southern side of the existing track (rhs)

3.3. Proposals

- 3.3.1 The proposed resurfacing to the track is to provide access to barns to the south-east of Selsfield Place from Vowels Lane.
- 3.3.2 *Type of proposed surfacing*
- 3.3.3 The existing surface is to remain and an above soil surface using a cellular confinement system is to be used over the top. This will prevent further compaction below the existing track.
- 3.3.4 The use of above ground cellular confinement systems to install surfacing near to trees has been used for over 20 years. This involves laying a geocell mat onto a non-woven geotextile laid on the surface of the ground (no excavation required), filling it with clean stone aggregate, and topping this sub-base with a wearing course. **Fig 1** below, from the latest good practice guidance on above soil surfacing near trees¹, shows this in principle.

¹ Rose, B., 2010. The use of cellular confinement systems near trees; A guide to good practice. The Arboricultural Association: Gloucestershire.





Figure 1: The basic approach to using cellular confinement systems for ground protection near trees [image courtesy of Core LP]

Fig 1: adjusted extract from the Arboricultural Association's 'A guide to good practice – the use of cellular confinement systems'

3.3.5 This surface does not require excavation (other than tying into existing levels at the junction with a road) and it improves the bearing capacity of the soil by distributing stress over a wider area which prevents ground deformation.

3.3.6 Another option would be to remove the existing scalpings and road chippings and decompact the existing track prior to installing the above soil surface, but on balance, I consider this operation would cause disturbance to the woodland for minimal benefits.

3.3.7 A section showing the proposed track can be found at **Appendix 5**.

3.3.8 Proposed footprint

3.3.9 The existing footprint of the track is to be maintained, other than at the entrance to Vowels Lane where Highways require an increase from 2.5m to 4.5m for the first 15m. The topography of the ground is flat in this area and therefore no excavation will be required to achieve the required width.

3.3.10 Tree removals

3.3.11 No trees need to be removed to enable the proposals.

3.3.12 Proposed pruning

3.3.13 The track is currently used for agricultural, equestrian and residential access including access for farm machinery. Most of the trees adjacent to the existing track have high crowns with a crown clearance well in excess of the 5.5m above ground level necessary for farm machinery.

3.3.14 However, occasional trees along the track have an existing crown clearance of less than 5.5m. These are: Hazel T3 (3.5m), Sweet Chestnut T5 (2.5m), Hazel T7 (2.5m), Cherry T8 (2.5m), Oak T10 (5.5m) and Oak T12 (4m). Irrespective of this planning application, it would be good arboricultural management to ensure that a 5.5m crown clearance from ground level is available to prevent branches being torn by contact with farm machinery already using this track. The site owners carry out these works from time to time as required.

3.3.15 Prior to implementation of these proposals, I recommend that works to ensure a minimum crown

clearance of 5.5m over the track are carried out.

3.3.16 *Excavation*

3.3.17 Some excavation at the junction of the track with Vowels Lane will be required to tie in the levels of the road with that of the above soil surfacing. The method statement at section 4 of this report provides a recommended methodology to carry this out.

3.3.18 The post holes for the new electric gate, intercom post and pedestrian gate will need to be excavated carefully in accordance with the method statement at section 4.

3.3.19 Electricity connection for the gate and intercom

3.3.20 The electricity and intercom cables will be taken from the barns to the south-west of Selsfield Place and will be run underground up to the edge of the ancient woodland buffer, where the armoured cable will be laid above the existing track but beneath the above soil surfacing.

3.3.21 No excavation within the ancient woodland buffer or within the woodland will be required to install these connections, other than for the posts (see para 3.3.18-19 above).

3.3.22 *Drainage*

3.3.23 The proposed drainage gulley will stop outside of the ancient woodland buffer. No new drainage measures will be introduced within the ancient woodland or its buffer.

3.3.24 *Levels*

3.3.25 No change in the existing levels within or adjacent to the track are proposed. The woodland banks at the western end of the woodland will not be affected.

3.3.26 *Landscaping*

3.3.27 A new mixed native hedge is to be planted on the northern side of the proposed track, beyond the woodland. Within the ancient woodland buffer on the western side of the woodland, areas have been set aside on both sides of the track for a mix of native trees and shrubs to be planted.

3.4. **Conclusions**

3.4.1 The proposed re-surfacing of the existing track through a section of ancient woodland and the 15m buffer to this woodland have been carefully considered to ensure that there are negligible impacts on these irreplaceable features.

3.4.2 To minimise the impacts, as far as possible the existing footprint of the track will be reused, and an above soil surfacing will be used, constructed entirely above the existing surfacing, to avoid any disturbance to the underlying soil.

3.4.3 No changes in the existing levels within or adjacent to the track are proposed. In particular, the woodland banks at the western end of the woodland will not be affected.

3.4.4 The proposed woodland mix planting within the woodland buffer represents a positive contribution to ancient woodland habitat.

3.4.5 Subject to the tree protection measures recommended within the arboricultural method statement at section 4 of this report being adhered to, I consider that the proposals represent a negligible impact on the ancient woodland and its buffer.



4. Arboricultural method statement (AMS)

4.1. Pre-start meeting

4.1.1 Before any works take place on site, the site owner will hold a pre-start meeting. This meeting will be led by the project arboricultural consultant and will be attended by the site owner and any other parties working close to the trees on the site. The LPA tree officer will also be invited to this meeting. At the pre-start meeting the project arboricultural consultant will:-

- explain the implications of the ancient woodland and its 15m buffer.
- explain the approved tree protection methodology.
- sign-off the pre-start tree works.
- discuss any changes that may be required to the approved arboricultural method statement. These changes will either be agreed with the LPA tree officer at the time or if the LPA tree officer is not attendance, by exchange of email following the meeting.
- agree the arboricultural monitoring frequency and reporting required with the LPA tree officer if in attendance.
- contact numbers will be exchanged and the methods of tree protection outlined in this statement will be explained.

4.2. Phasing of works

Works Order	Stage	Notes
1	Initial tree works	The approved tree works will be carried out in accordance with para 4.3.1 below.
2	Pre-start meeting	The project arboricultural consultant will explain tree protection measures at the pre-start meeting. The tree works will also be signed off. This meeting must occur before any construction activities begin.
3	Arboricultural monitoring	All works to install the above soil surfacing, the new electric gate, the intercom and the pedestrian gate will be carried out under arboricultural supervision.

Table 2 – Phasing of works.

4.3. Tree works

- 4.3.1 A crown clearance of 5.5m will be provided along the woodland section of the track. All tree works will be carried out in accordance with British Standard BS 3998: 2010, *Tree Work – recommendations*.
- 4.3.2 Advice should be sought from an ecologist regarding the nesting bird season and any protected species prior to the works being undertaken.
- 4.3.3 No bonfires will be used to dispose of arisings.



4.4. Tree protection fencing and ground protection

- 4.4.1 Due to the sensitive nature of the site, the limited space on either side of the track and the minimal works proposed, it is recommended that in this case, no tree protection fencing or ground protection is used.
- 4.4.2 Instead, it is recommended that the entire operation is supervised by a project arboricultural consultant to ensure that this methodology is adhered to and that there is no storage of materials within the woodland or its buffer, that there is no access for vehicles or people within the woodland or its buffer and that no excavation or changes in soil level of any kind take place within the woodland or its buffer (other than tying levels with Vowels Lane and excavation for the new electric gate, the pedestrian gate and the post for the intercom as per this method statement).

4.5. Demolition

- 4.5.1 Where the existing wooden five bar gate and pedestrian gate are going to be removed, the posts supporting them will be cut just below ground level and their footings will be left in place below ground rather than being removed. This is to ensure that there is minimal disruption to the underlying soil.

4.6. Supervised excavation

- 4.6.1 Excavation for tying in the levels of Vowels Lane with the above soil surfacing, the posts for the electric gates, the new pedestrian gate and the intercom post, will be carried out as follows:-
- All excavation will be carried out using hand tools and/or an air spade only, under direct on-site arboricultural supervision.
 - If any roots are found during the excavation, they will be cut cleanly by the project arboricultural consultant, using secateurs or a sharp saw.
 - All faces of the excavation will be covered with hessian and kept damp at all times.
 - If post hole mix is going to be used, an impermeable membrane will be used to sleeve the hole so that no leachate reaches the surrounding soil.
 - In the unlikely event a larger root is uncovered (greater than 25mm diameter), they will initially be covered and protected by damp hessian. In consultation with the MSDC tree officer, either the root will be retained and the structure relocated nearby, or the root will be cleanly severed.

4.7. Construction of above-ground hard surfacing

- 4.7.1 The proposed hard surfacing will be constructed using a cellular confinement system in accordance with section 7.4 of the British Standard and more recent best practice guidance². These areas are shown as red honeycomb hatch on the tree protection plan.
- The proposed area of above soil surfacing will be marked out.
 - Any small hollows will be filled with clean sharp sand (not builders' sand) to a maximum depth of 100mm. A permeable geotextile membrane will be laid down prior to the installation of a cellular confinement system.

² Rose, B., 2010. The use of cellular confinement systems near trees; A guide to good practice. The Arboricultural Association: Gloucestershire.



- An engineer should specify the appropriate depth of geocell to use for a specific location, as this will depend on the usage but also the bearing capacity and strength of the soil.
- The cellular confinement system will be laid out and backfilled, ensuring all cells are fully expanded and filled to capacity, with clean, angular, no-fines aggregate (20mm-40mm).
- Edge supports of appropriate size and strength will be set above ground level and will be secured either with steel pins driven into the ground, or with concrete haunching laid onto the existing ground level on an impermeable polythene membrane.
- A permeable geotextile membrane will also be laid on top of the cellular confinement sub-base to prevent fines and other debris filling the air spaces in the aggregate. The wearing course will be crushed stone.

4.8. Services

4.8.1 The electricity and intercom connection will be laid above the existing ground level beneath the above soil surfacing through the ancient woodland and the ancient woodland buffer.

4.9. Landscaping

4.9.1 Whilst the proposed landscaping is being carried out within the ancient woodland buffer, the site manager will ensure that:-

- There will be no changes in existing ground levels.
- No vehicles or plant will track across the buffer zone.
- No fuels or chemicals will be stored within the buffer zone
- Nothing will be attached to trees.
- Any approved excavation for fencing or other structures will be carried out using hand tools only. If roots are encountered, wherever possible the location of the excavation will be moved to a new location. If this is not possible then any roots with a diameter of less than 25mm may be cut cleanly using hand tools. Advice from the project arboriculturist is required if any roots are uncovered with a diameter greater than 25mm.

4.10. Review of the detailed design prior to commencement on site

4.10.1 Prior to the pre-start meeting, the project arboricultural consultant will review and where necessary provide input into the arboricultural impacts of the detailed design including the above soil surfacing and the service routes. Where necessary, this method statement and tree protection plan will be updated as required and submitted for approval to the LPA tree officer.

4.11. Site monitoring & supervision

4.11.1 The site manager is responsible for giving adequate instructions about the approved tree protection measures and for giving a copy of this method statement to everyone who is working close to trees or who has control over others working close to trees. They are also responsible for ensuring that any works following the recommendations set out within this method statement are fit for purpose in relation to the development and comply with the health and safety policies of the site.

4.11.2 Due to the presence of ancient woodland, the project arboricultural consultant will supervise all elements of the replacement of surfacing within the section of the track within the ancient woodland and its adjacent buffer. Following completion of the project the project arboricultural consultant will



provide a short email report to the MSDC tree officer including photographs.

- 4.11.3 The site owner will inform the arboricultural consultant if there is a change of site manager during the project. If this occurs, the arboricultural consultant will arrange a meeting with the new site manager to explain the remaining aspects of the method statement as a matter of urgency.

4.12. Unforeseen damage to trees

- 4.12.1 If at any time during the construction process damage is inadvertently caused to a tree, the project arboricultural consultant must be contacted to advise on the process going forward. This will involve liaison with the MSDC tree officer to agree appropriate mitigation and remedial measures.



Appendix 1: Tree survey schedule

Tree survey methodology

The site was surveyed on the 21st March 2023 by Abi St.Aubyn DipArb L6 (ABC) MArborA MICFor.

Weather conditions at the time were overcast but held dry.

Trees were out of leaf. The trees within and adjacent to the site were surveyed using Visual Tree Assessment³ and following the recommendations of the British Standard⁴.

The survey information was recorded using Axciscape tree survey software. Heights and crown spreads were measured using a laser distometer or where inaccessible, these were estimated. Trunk diameters were measured using a diameter tape or where inaccessible, these were estimated.

Other tools used if needed were a nylon headed hammer to tap trunks to detect the difference in sound in degraded wood/cavities and a large screwdriver to determine the depth of cavities, within reach from ground level.

The assessment of the categories (A, B, C & U) for trees was carried out in accordance with the British Standard².

Tree survey schedule key

No	Sequential reference number. Individual trees are recorded as T, groups as G, woodland as W and hedges as H.
Species	Common tree name.
Height	Measured/estimated in metres as access allows.
Trunk diameter	Measured/estimated in millimetres as access allows.
Crown clearance	Height between the existing ground level and the canopy of the tree, estimated in metres.
Crown spread	Either an average or at four cardinal points. Measured/estimated as access allows.
Life stage	Young, semi-mature, early-mature, mature, over mature and ancient.
Physiology	Good, average, below average, poor, dead.
Structure	Good, average, below average, hazardous, dead.

³Visual Tree Assessment (VTA) is a tree survey methodology established by **Mattheck & Breloer**, outlined within the *Principles of Tree Hazard Assessment and Management* by **Lonsdale**, where external above ground visual signs of decay and of growth-related defects are recorded from ground level, using binoculars where necessary.

⁴BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations (the British Standard)*. The survey methodology follows the British Standard apart from sub-categories have not been included and the first significant branch and direction of growth have been omitted. These adjustments are because the British Standard is nearly 10 years old and overdue a review, and in practice the omitted information is very rarely used to inform the design process or tree protection measures. However, if in a particular case this information is relevant, it will be included in the comments. Also, an additional category of 'collection' is used for new tree planting of a similar age, to supplement the recommended individual, group, woodland and hedge categories.



Landscape value	High, moderate, low.
Lifespan	<10 years, 10+ years, 20+ years, 40+ years
Comments	Presence of any decay and/or physical defects, and/or preliminary management recommendations. Whether a tree is considered to be a veteran tree ⁵ , irrespective of its age.
Category	A – trees of high quality with an estimated remaining life expectancy of at least 40 years B – trees of moderate quality with an estimated remaining life expectancy of at least 20 years C – trees of low quality with an estimated remaining life expectancy of at least 10 years, or young tree with a stem diameter below 150mm U – trees unsuitable for retention due to their condition

Table 3: Tree survey schedule key

⁵Whilst veteran trees typically provide a range of niche habitats, they are especially valuable if ancient, due to their scarcity and high habitat values for associated species of fungi, lichens and saproxylic invertebrates, including some which are rare or endangered and occur only where such trees have been continuously present for centuries. These trees, where present, will be of high value, category 'A'.



Tree Survey Schedule															
No.	Species	Height	Trunk Dia.	Crown Clearance	Radial Crown Spread N	Radial Crown Spread E	Radial Crown Spread S	Radial Crown Spread W	Life Stage	Physiology	Structure	Landscape Value	Life-span	Comments	Cat-egory
T1	Ash	20m	385mm	11m	5m	5m	5m	5m	Early mature	Below average	Below average	Moderate	10+	Tall narrow crown; signs of Ash dieback; of short term potential only.	C
G2	Ash	21m	300mm	11.5m	6m	6m	9m	6m	Early mature	Below average	Below average	Moderate	10+	Group growing on bank adjacent to track; small high crowns; signs of Ash dieback; of little potential; southern individual has crown biased over track entrance and road.	C
T3	Hazel	6m	25mm x15	3.5m	3m	3m	3m	3m	Semi mature	Average	Average	Low	40+	Coppiced Hazel, growing adjacent to track; crown clearance of 3.5m over track.	C
W4	Mixed Species	23m	750mm	3m	10m	10m	10m	7m	Mature	Average	Average	High	40+	Ancient semi-natural woodland (ASNW); high crowns; dominant trees are Oak, which are mostly mature, there is abundant coppiced Hazel (semi-mature), frequent Holly (young/semi-mature) and bramble, occasional Scots Pine (mature) and occasional Blackthorn; little understorey; topography of track is fairly level, however on the north-east side of the path the levels decrease.	A



No.	Species	Height	Trunk Dia.	Crown Clearance	Radial Crown Spread N	Radial Crown Spread E	Radial Crown Spread S	Radial Crown Spread W	Life Stage	Physiology	Structure	Landscape Value	Life-span	Comments	Category
T5	Sweet Chestnut	12m	300mm	2.5m	2.5m	5.5m	5.5m	2.5m	Early mature	Below average	Below average	Low	<10	No access due to barbed wire; growing adjacent to track; extensive dieback; little live crown remaining; extensive deadwood; of little potential.	U
T6	Oak	22m	550mm	8.5m	7m	9m	9m	3m	Mature	Below average	Below average	Moderate	40+	Suppressed by adjacent individuals; epicormic growth and ivy on trunk; asymmetric crown due to suppression; deadwood over track.	B
T7	Hazel	10m	100mm, 75mm, 75mm & 75mm	2.5m	4m	4m	4m	4m	Mature	Average	Average	Low	40+	Lapsed coppice; no access due to barbed wire; growing in Holly thicket adjacent to T8.	C
T8	Cherry	4m	150mm	2.5m	4m	4m	4m	4m	Over mature	Dead	Dead	Low	<10	Trunk leaning over track; no live growth; trunk covered in dense ivy and failed at top.	U
T9	Scots Pine	21m	750mm	18m	5.5m	5.5m	5.5m	5.5m	Mature	Below average	Average	High	40+	High crown, characteristic of the species; crown slightly sparser than average.	B
T10	Oak	23m	580mm	5.5m	7m	7m	7m	7m	Over mature	Poor	Below average	Moderate	40+	No access to base; extensive dieback; dense ivy; c.30% live crown remaining.	B
T11	Scots Pine	19m	750mm	11.5m	7.5m	7.5m	7.5m	7.5m	Mature	Average	Below average	High	40+	Growing on bank; storm damage in upper crown and lost leader.	B



No.	Species	Height	Trunk Dia.	Crown Clearance	Radial Crown Spread N	Radial Crown Spread E	Radial Crown Spread S	Radial Crown Spread W	Life Stage	Physiology	Structure	Landscape Value	Life-span	Comments	Category
T12	Oak	15m	580mm	4m	7.5m	7.5m	7.5m	7.5m	Early mature	Average	Below average	High	40+	Growing on bank c.0.5m above track; woodland edge tree with crown biased over track; bark wound to underside of lowest branch overhanging track.	B
H13	Mixed Species	2m	25mm	0m	0.5m	0.5m	0.5m	0.5m	Mature	Average	Average	Low	20+	Mixed native species hedge; well maintained.	C
H14	Beech	2m	10mm	0m	0.5m	0.5m	0.5m	0.5m	Semi mature	Average	Average	Low	40+	Growing on N side of timber close boarded fence; well maintained.	C



Appendix 2: Table of root protection areas (RPAs)

The root protection areas (RPAs) table

The root protection area (RPA) of a tree is a layout design tool which shows the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

The British Standard provides calculations for both single and multi-stemmed trees, which are based on mathematical formulae using the trunk diameter of a tree.

For single stem trees, the RPA, is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. This is capped at a circle of 15m diameter or 707m². For trees with 2-5 stems and 5+ stems more complex calculations are required in accordance with the methodology recommended within the British Standard.

The RPA radius and nominal RPA area for each tree is shown at **Table 4** below.

The root protection areas (RPAs) for all trees are initially plotted on the tree constraints plan (**Appendix 3**) as a circle centred on the base of the stem/s. Where pre-existing site conditions (road, building foundations etc) or other factors (for example trenching) indicate that rooting has occurred asymmetrically, the standard circle has been modified to reflect the more likely root distribution. Although the shape of the RPA may be amended, no change will be made to its overall area, up to a maximum distance of a 15m from the stem. Beyond this, marginal decreases in RPAs might result if there are no other areas suitable for rooting within the 15m radius.

The trees' RPAs are shown on the tree constraints plan in the colour of their corresponding categories

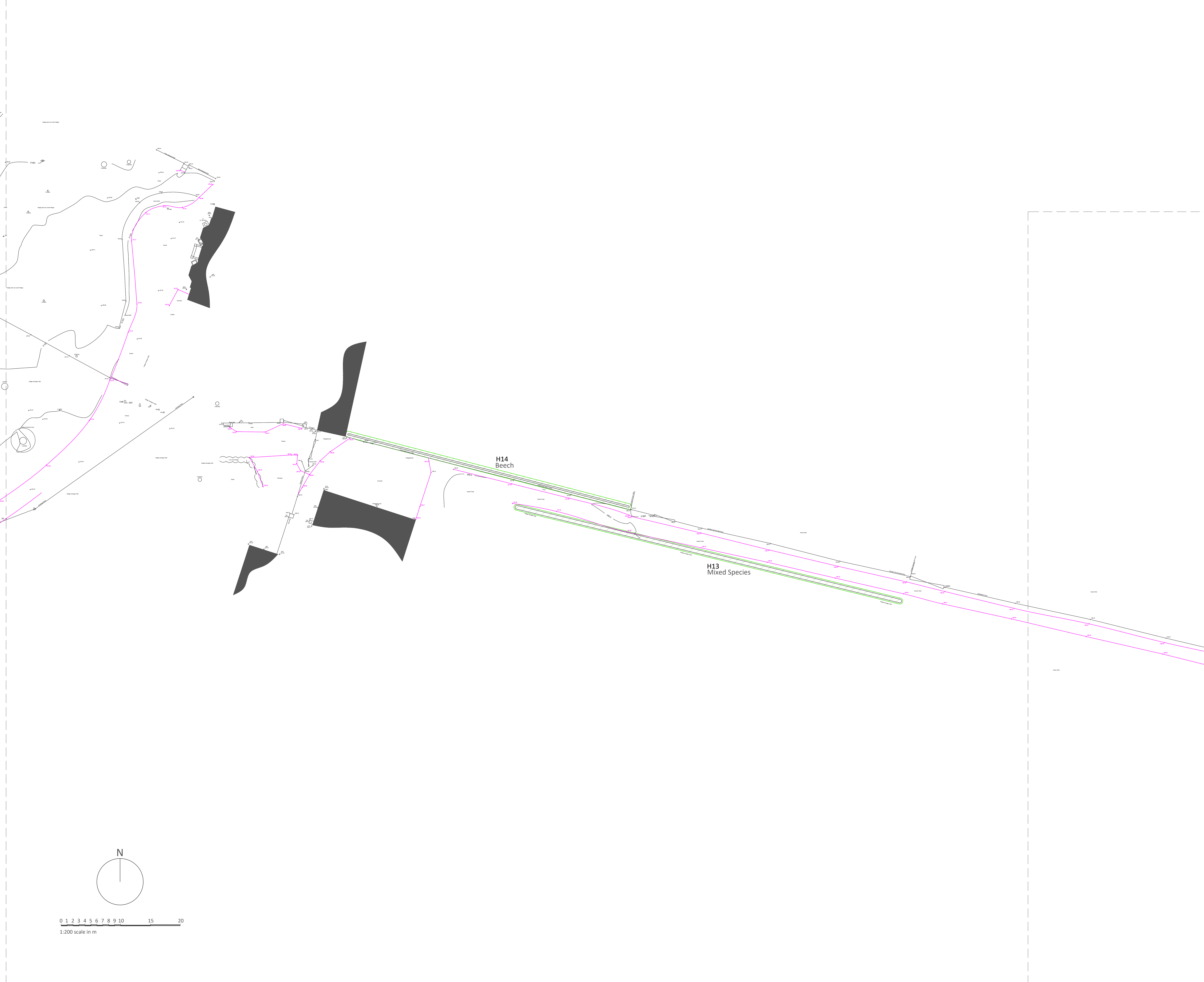


No.	Species	Category	RPA Radius	RPA Area
T1	Ash	C	4.62m	67.06m ²
G2	Ash	C	3.6m	40.72m ²
T3	Hazel	C	1.16m	4.23m ²
W4	Mixed Species	A	9m	254.5m ²
T5	Sweet Chestnut	U	3.6m	40.72m ²
T6	Oak	B	6.6m	136.87m ²
T7	Hazel	C	1.97m	12.19m ²
T8	Cherry	U	1.8m	10.18m ²
T9	Scots Pine	B	9m	254.5m ²
T10	Oak	B	6.96m	152.2m ²
T11	Scots Pine	B	9m	254.5m ²
T12	Oak	B	6.96m	152.2m ²
H13	Mixed Species	C	0.3m	0.28m ²
H14	Beech	C	0.12m	0.05m ²



Appendix 3: Tree constraints plan

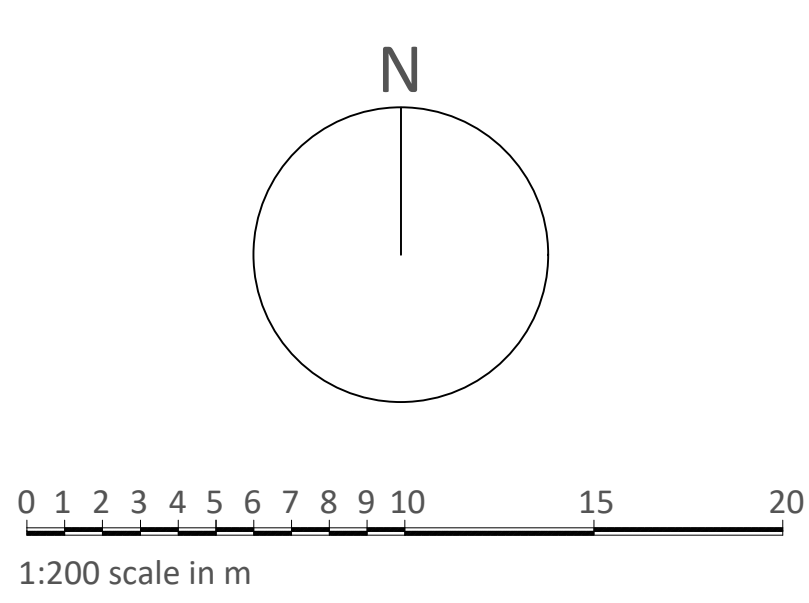
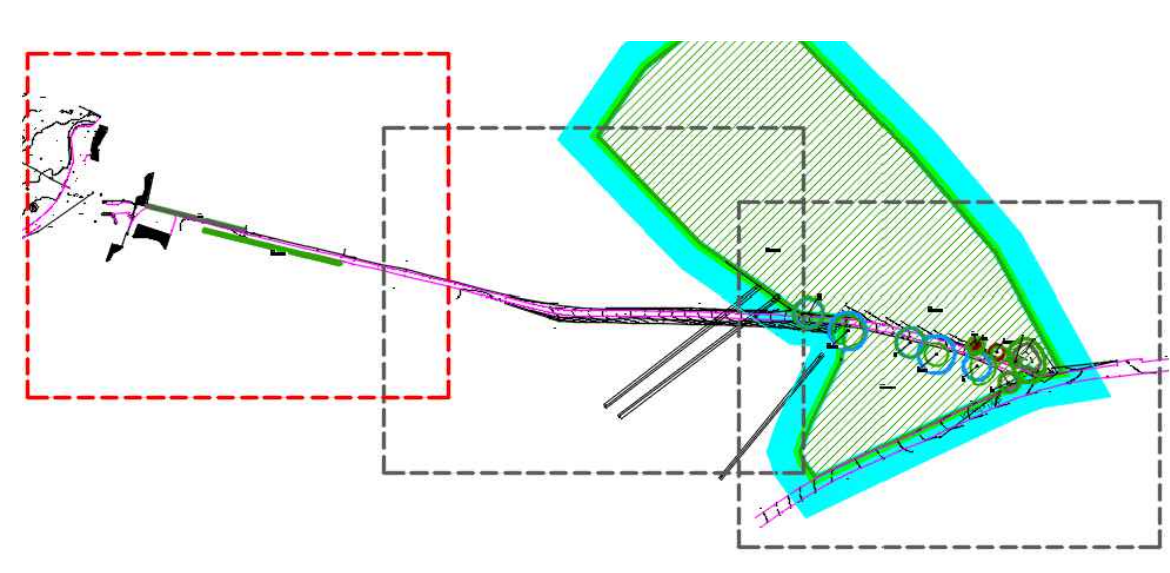




Key:

- Tree canopy - all categories
- RPA of a category 'A' tree - high quality
- RPA of a category 'B' tree - moderate quality
- RPA of a category 'C' tree - low quality
- RPA of a category 'U' tree - tree that cannot realistically be retained due to its condition
- T1 Tree (T), hedge (H) or woodland (W) number
- Ancient woodland boundary & buffer

- Notes:*
- This drawing is based on topographical survey ref: InCo Surveys Project No. S22575 August 2022. Some additional trees have been plotted by measurements taken on site.
 - Please check if Tree Preservation Order (TPO) protection applies to trees before carrying out trees works - TPOs might have been made after the date of this drawing, or the online planning mapping service might not have been up to date at the date of this drawing.
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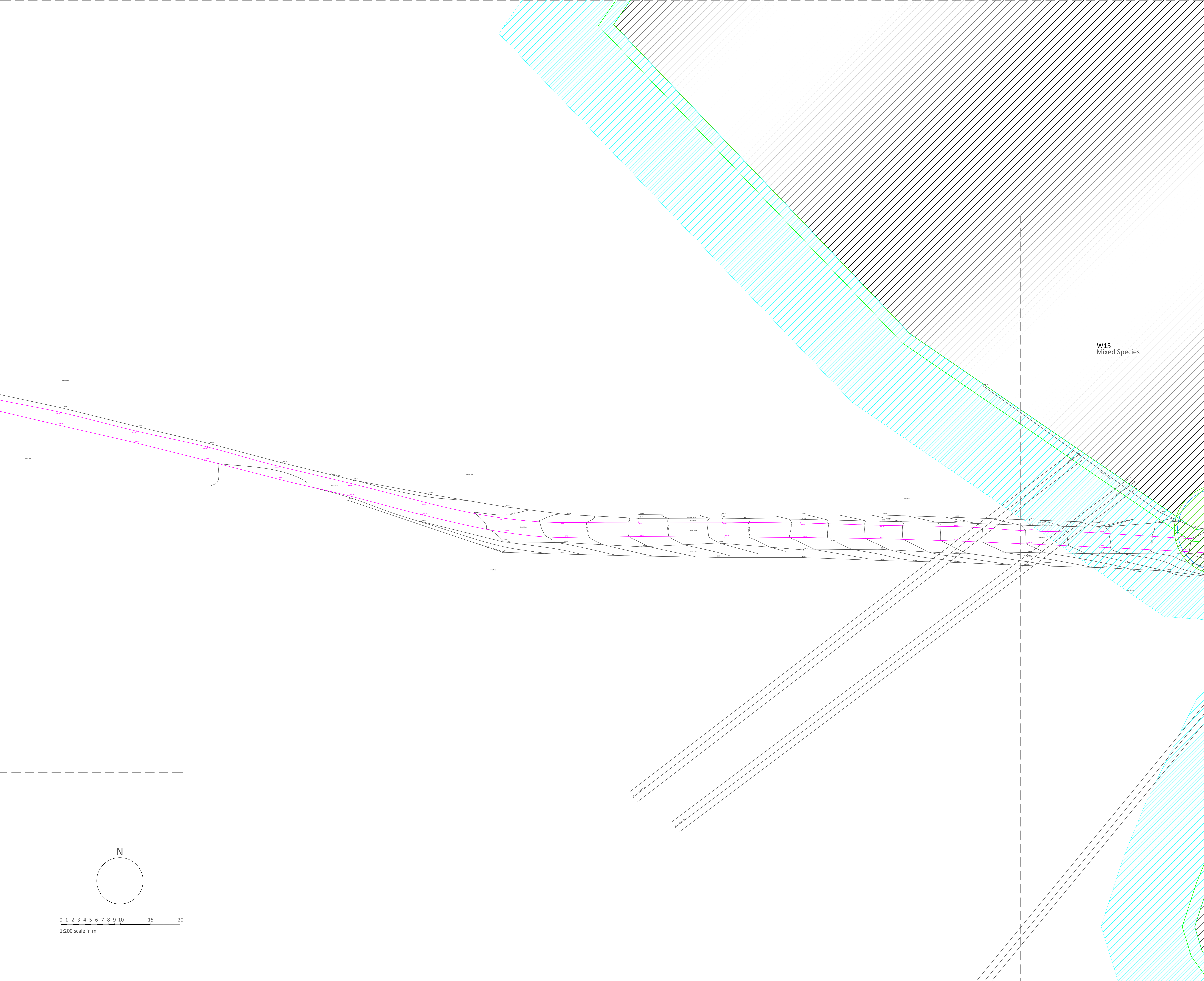
REV	Description	Date
0	Preliminary issue	23.03.2023

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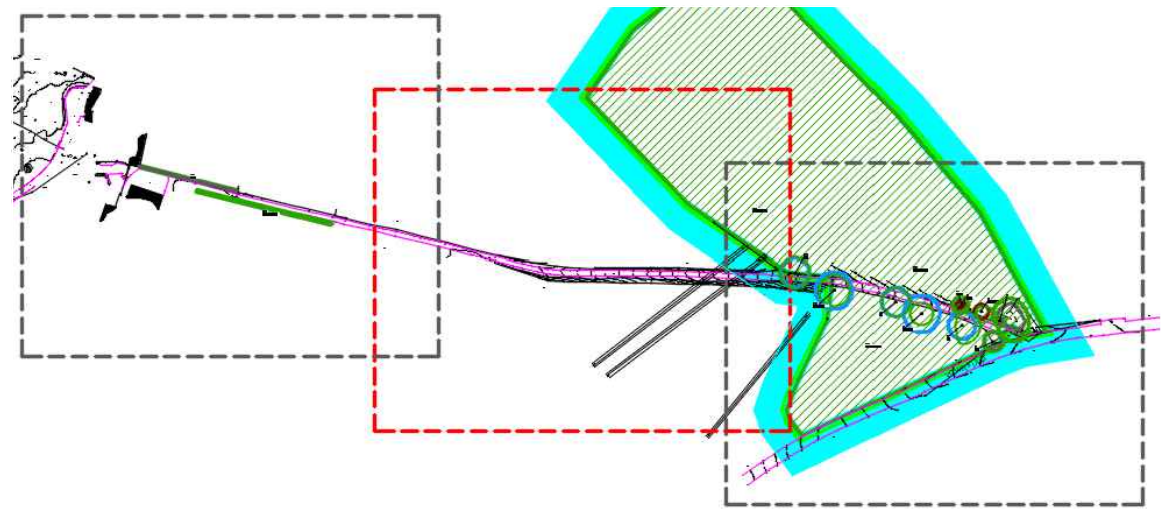
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Project	ACCESS TRACK FROM VOWELS LANE, SELSFIELD PLACE, SELSFIELD COMMON RH19 4LW	
Title	TREE CONSTRAINTS PLAN 1 OF 3	
Scale	Date	Drawn by
1:200 @ A0	MAR 2023	ASTA
Drawing Number STA 3110 TCP SELSFIELD PLACE REV -		



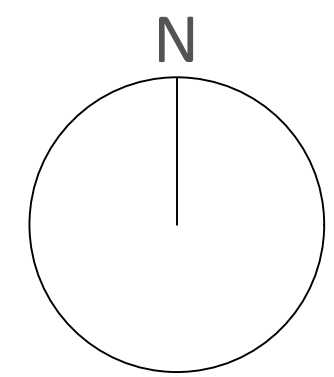
Key:

- Tree canopy - all categories
- RPA of a category 'A' tree - high quality
- RPA of a category 'B' tree - moderate quality
- RPA of a category 'C' tree - low quality
- RPA of a category 'U' tree - tree that cannot realistically be retained due to its condition
- Tree (T), group (G), hedge (H) or woodland (W) number
- Ancient woodland boundary & buffer

- Notes:**
- This drawing is based on topographical survey ref: InCo Surveys Project No. S22575 August 2022. Some additional trees have been plotted by measurements taken on site.
 - Please check if Tree Preservation Order (TPO) protection applies to trees before carrying out trees works - TPOs might have been made after the date of this drawing, or the online planning mapping service might not have been up to date at the date of this drawing.
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W13
Mixed Species



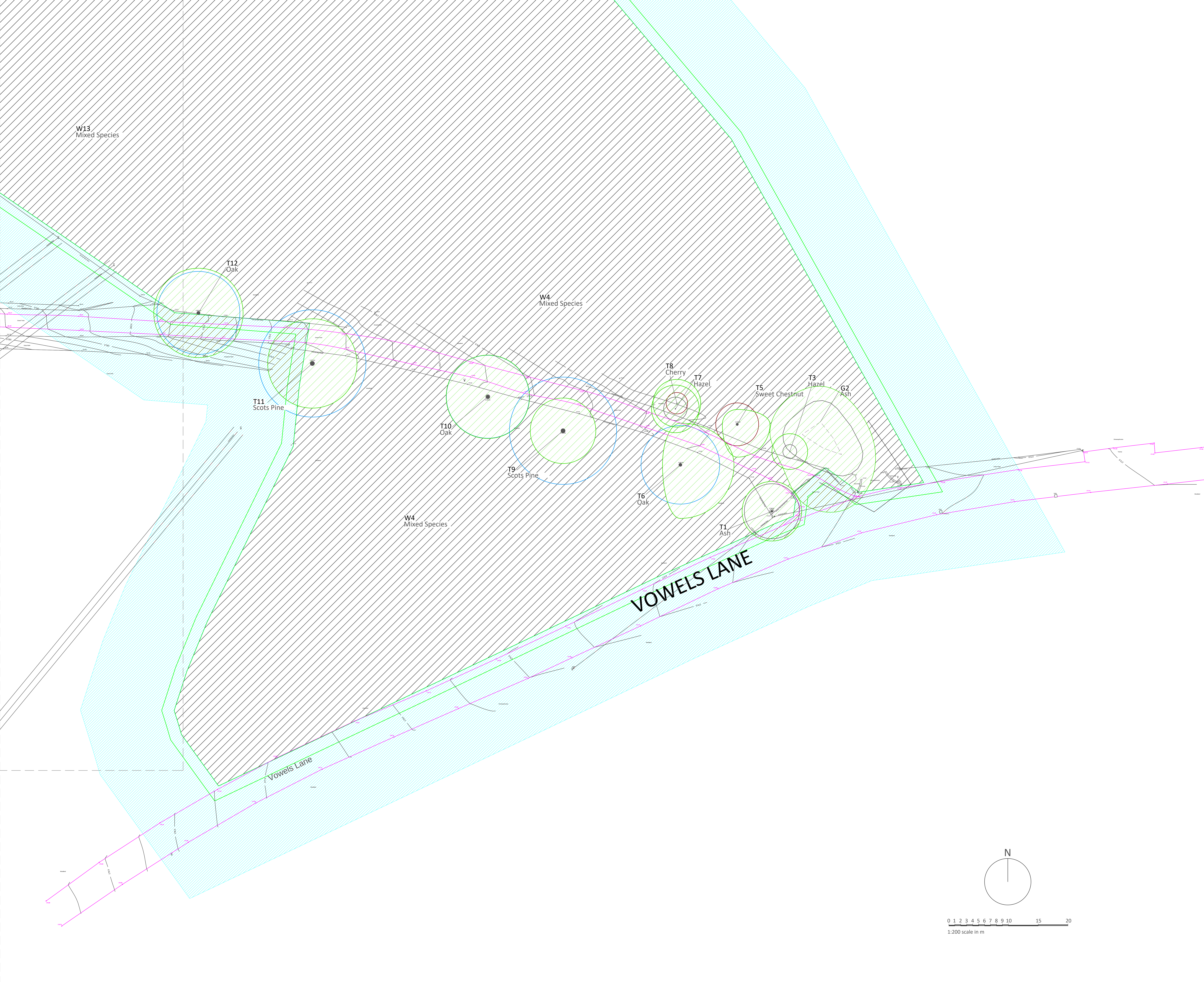
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1:200 scale in m

0	Preliminary issue	15.01.2023
REV	Description	Date

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Company Reg No: 12564503

Client	MRS P. COTTRELL				
Project	ACCESS TRACK FROM VOWELS LANE, SELSFIELD PLACE, SELSFIELD COMMON RH19 4LW				
Title	TREE CONSTRAINTS PLAN 2 OF 3				
Scale	1:200 @ A0	Date	MAR 2023	Drawn by	ASTA
Drawing Number STA 3110 TCP SELSFIELD PLACE REV -					

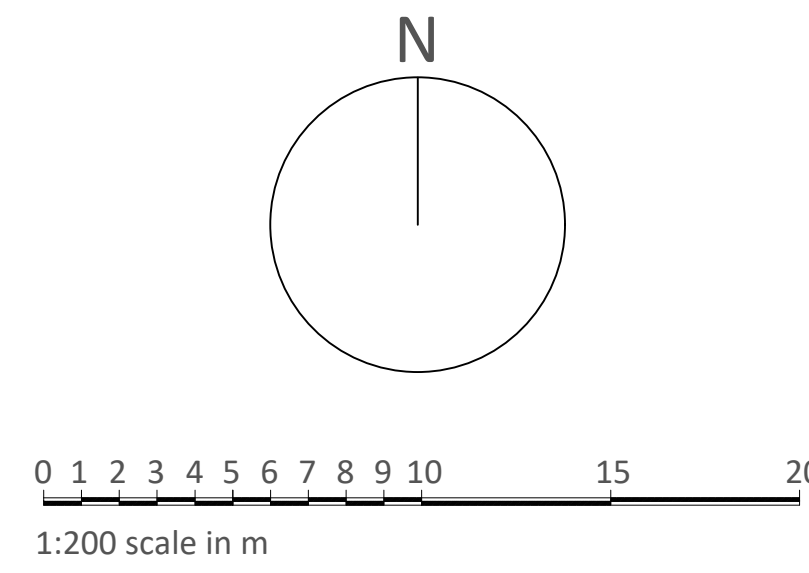
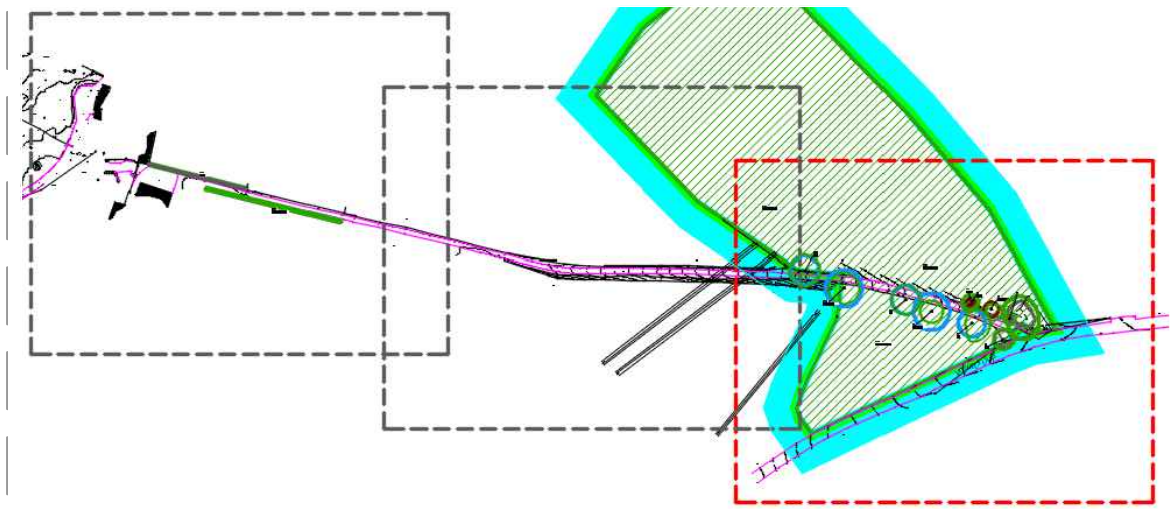


Key:

- Tree canopy - all categories
- RPA of a category 'A' tree - high quality
- RPA of a category 'B' tree - moderate quality
- RPA of a category 'C' tree - low quality
- RPA of a category 'U' tree - tree that cannot realistically be retained due to its condition
- Tree (T), group (G), hedge (H) or woodland (W) number
- Ancient woodland boundary & buffer

Notes:

- This drawing is based on topographical survey ref: InCo Surveys Project No. S22575 August 2022. Some additional trees have been plotted by measurements taken on site.
- Please check if Tree Preservation Order (TPO) protection applies to trees before carrying out trees works - TPOs might have been made after the date of this drawing, or the online planning mapping service might not have been up to date at the date of this drawing.
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0 Preliminary issue 15.01.2023	
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Client	MRS P. COTTRELL
Project	ACCESS TRACK FROM VOWELS LANE, SELSFIELD PLACE, SELSFIELD COMMON RH19 4LW
Title	TREE CONSTRAINTS PLAN 3 OF 3
Scale	1:200 @ A0
Date	MAR 2023
Drawn by	ASTA
Drawing Number STA 3110 TCP SELSFIELD PLACE REV -	

Appendix 4: Tree protection plan

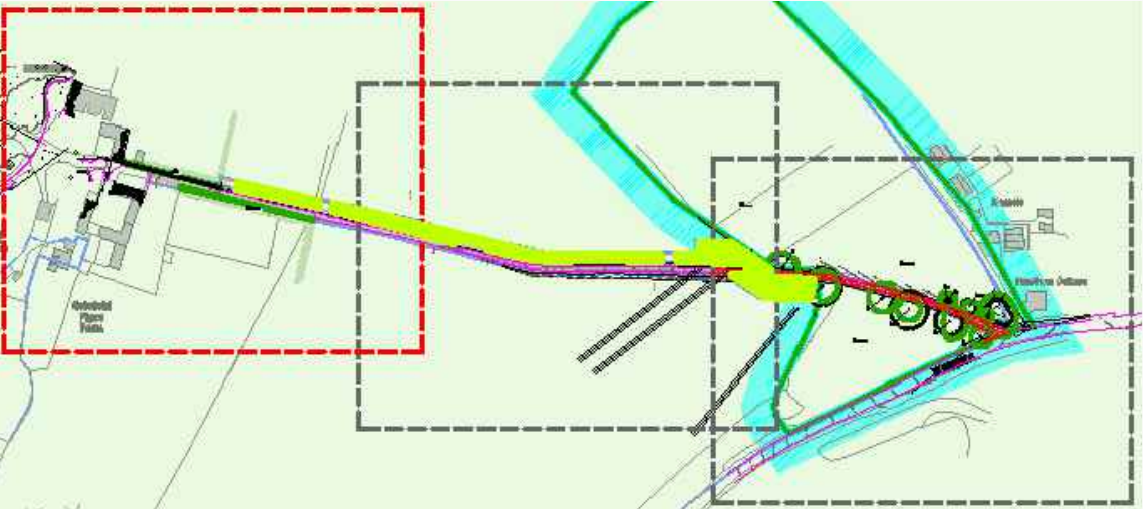


Key:

- Tree canopy - all categories
- Retained tree RPA - all categories
- T1 Tree (T), group (G), hedge (H) or woodland (W) number
- Above soil surfacing
- Proposed planting
- Ancient woodland boundary & buffer

Notes:

- This drawing is based on St Aubyn Tree Consultancy Tree Constraints Plan ref: STA 3110 TCP Wildgoose Stables & Gould Baxter Site Plan and Sections As Proposed ref: GH335 PL.02JJ.
- Please check if Tree Preservation Order (TPO) protection applies to trees before carrying out trees works - TPOs might have been made after the date of this drawing, or the online planning mapping service might not have been up to date at the date of this drawing.
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1	Minor amendment	07.06.2023
0	Preliminary issue	20.05.2023
REV	Description	Date

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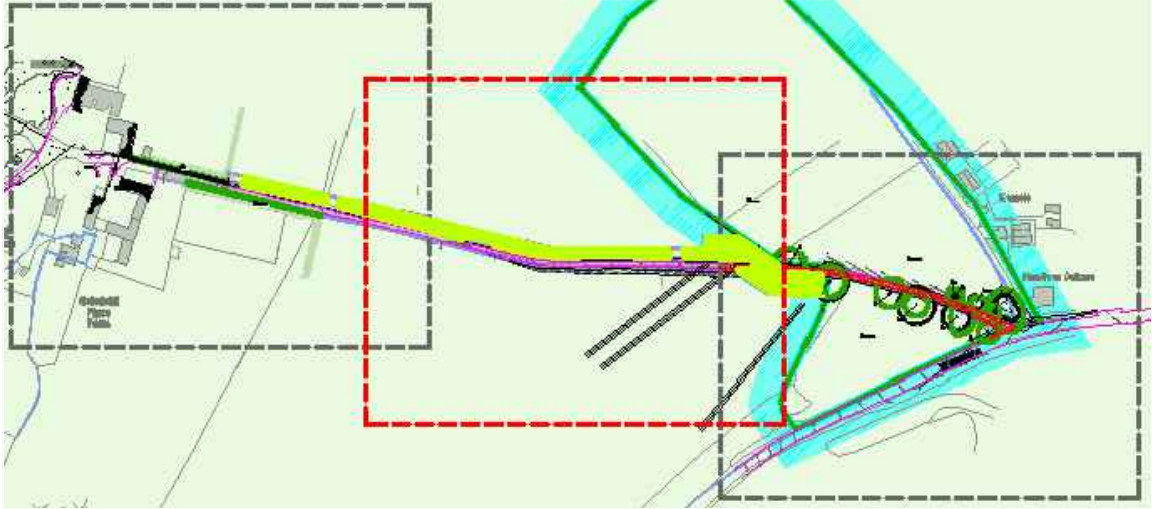
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Project	ACCESS TRACK FROM VOWELS LANE, SELSFIELD PLACE, SELSFIELD COMMON RH19 4LW
Title	TREE PROTECTION PLAN 3 OF 3
Scale	1:200 @ A0
Date	JUNE 2023
Drawn by	ASTA
Drawing Number	STA 3110 TPP SELSFIELD PLACE REV 1

Key:

- Tree canopy - all categories
- Retained tree RPA - all categories
- Tree (T), group (G), hedge (H) or woodland (W) number
- Above soil surfacing
- Proposed planting
- Ancient woodland boundary & buffer

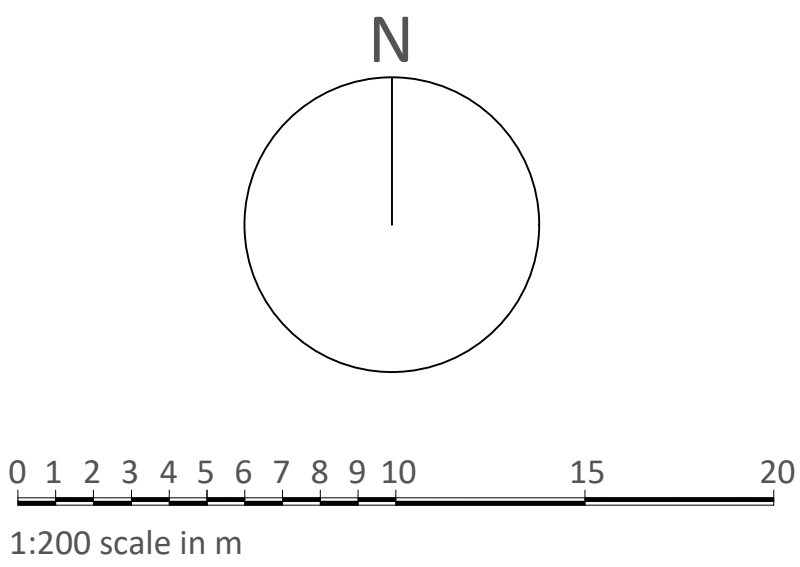
Notes:

- This drawing is based on St Aubyn Tree Consultancy Tree Constraints Plan ref: STA 3110 TCP Wildgoose Stables & Gould Baxter Site Plan and Sections As Proposed ref: GH335 PL.02JJ.
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Proposed native hedge planting adjacent to the track and proposed tree & shrub planting within the ancient woodland buffer.

W13
Mixed Species



1	Minor amendment	07.06.2023
0	Preliminary issue	20.05.2023
REV	Description	Date

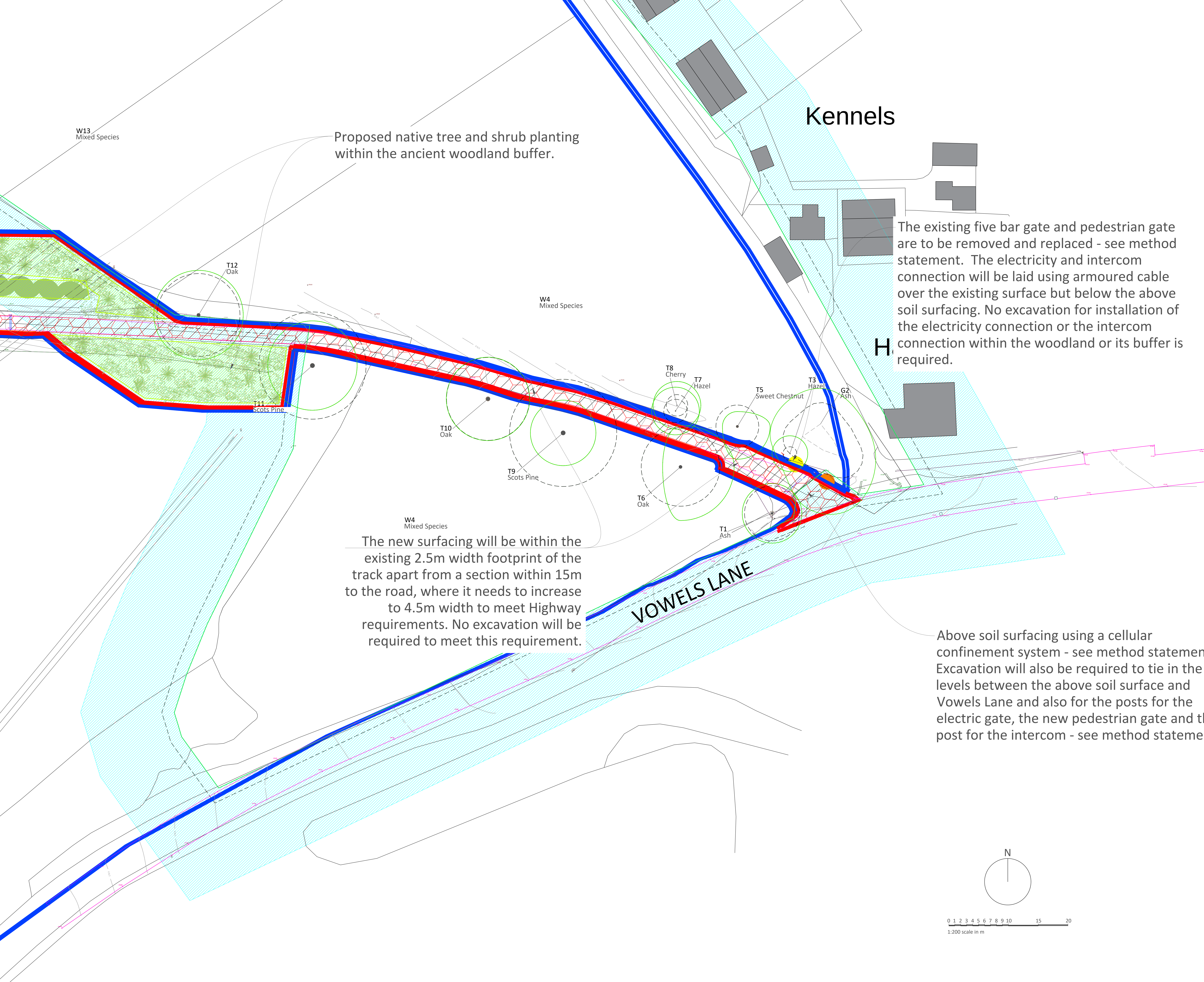


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Client	MRS P. COTTRELL	
Project	ACCESS TRACK FROM VOWELS LANE, SELSFIELD PLACE, SELSFIELD COMMON RH19 4LW	
Title	TREE PROTECTION PLAN 3 OF 3	
Scale	Date	Drawn by
1:200 @ A0	JUNE 2023	ASTA
Drawing Number	STA 3110 TPP SELSFIELD PLACE REV 1	

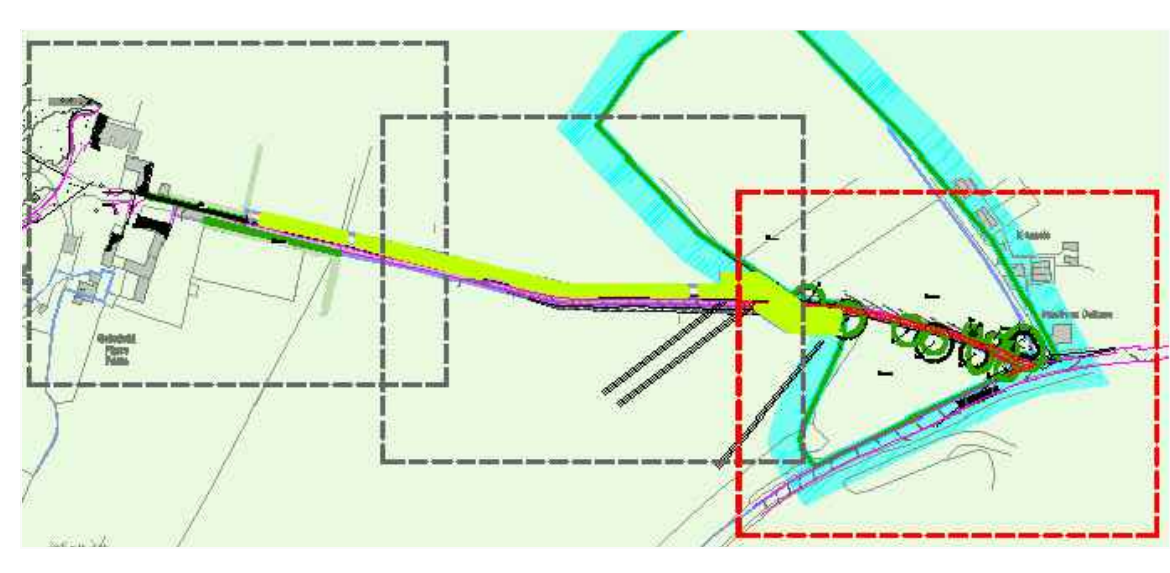


Key:

- Tree canopy - all categories
- Retained tree RPA - all categories
- Tree (T), group (G), hedge (H) or woodland (W) number
- Above soil surfacing
- Proposed planting
- Ancient woodland boundary & buffer

Notes:

- This drawing is based on St Aubyn Tree Consultancy Tree Constraints Plan ref: STA 3110 TCP Wildgoose Stables & Gould Baxter Site Plan and Sections As Proposed ref: GH335 PL.02JJ.
- Please check if Tree Preservation Order (TPO) protection applies to trees before carrying out trees works - TPOs might have been made after the date of this drawing, or the online planning mapping service might not have been up to date at the date of this drawing.
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Proposed native tree and shrub planting within the ancient woodland buffer.

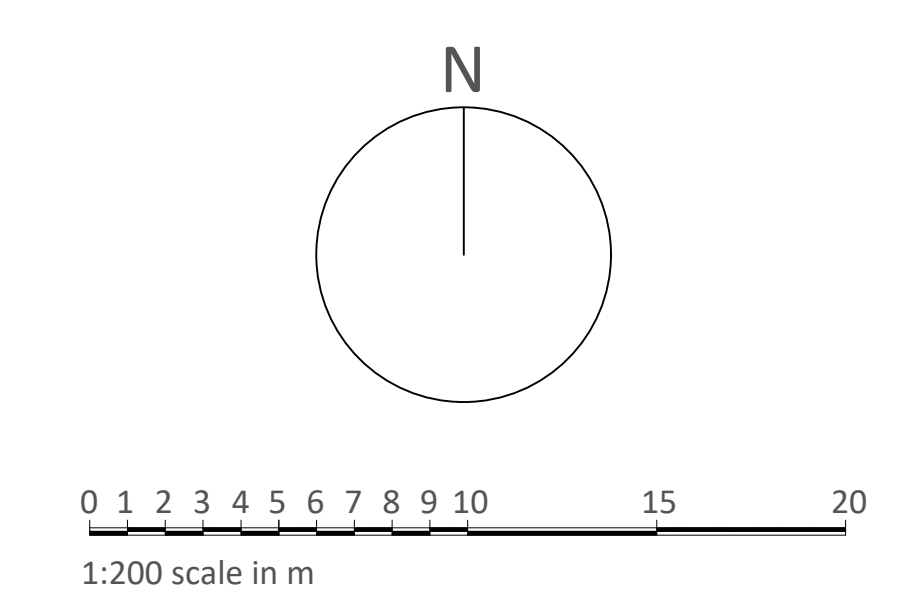
Kennels

The existing five bar gate and pedestrian gate are to be removed and replaced - see method statement. The electricity and intercom connection will be laid using armoured cable over the existing surface but below the above soil surfacing. No excavation for installation of the electricity connection or the intercom connection within the woodland or its buffer is required.

The new surfacing will be within the existing 2.5m width footprint of the track apart from a section within 15m to the road, where it needs to increase to 4.5m width to meet Highway requirements. No excavation will be required to meet this requirement.

VOWELS LANE

Above soil surfacing using a cellular confinement system - see method statement. Excavation will also be required to tie in the levels between the above soil surface and Vowels Lane and also for the posts for the electric gate, the new pedestrian gate and the post for the intercom - see method statement.



1	Minor amendment	07.06.2023
0	Preliminary issue	20.05.2023
REV	Description	Date



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Client: MRS P. COTTRELL

Project: ACCESS TRACK FROM VOWELS LANE,
SELSFIELD PLACE, SELSFIELD COMMON RH19 4LW

Title: TREE PROTECTION PLAN 3 OF 3

Scale: 1:200 @ A0	Date: JUNE 2023	Drawn by: ASTA
Drawing Number: STA 3110 TPP SELSFIELD PLACE REV 1		

Appendix 5: Proposed sections



FOR PLANNING
PURPOSES ONLY

NOT FOR CONSTRUCTION

TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS,
DETAILS AND SPECIFICATIONS

N



- No Dig Driveway
- 15m Ancient Woodland Boundary and Buffer Zone
- Gully Drainage Channel

To terminate outside
15m Ancient
Woodland Boundary
and Buffer Zone

- Sign installed
notifying drivers to
give way to walkers
- Intercom installed
for operation of the
vehicle access
gate

- Application Site
- Other land owned
by applicant

L	06.06	GP	further amendments	RH
K	22.05	GP	further amendments	RH
J	17.05	GP	further amendments	RH
I	15.05	GP	further amendments	RH
H	04.05	GP	further amendments	RH
G	28.04	GP	further amendments	RH
F	25.04	GP	further amendments	RH
E	20.04	GP	further amendments	RH
D	04.04	GP	further amendments	RH
C	30.03	GP	amendments	RH
B	31.10	GP	annotations	RH

REV.	DATE.	BY.	AMENDMENT.	CHK.
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PLANNING



2 Lucastes Mews, Paddockhall Road,
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West Sussex, RH16 1HE
(01444) 452604
hb@gouldbaxter.co.uk
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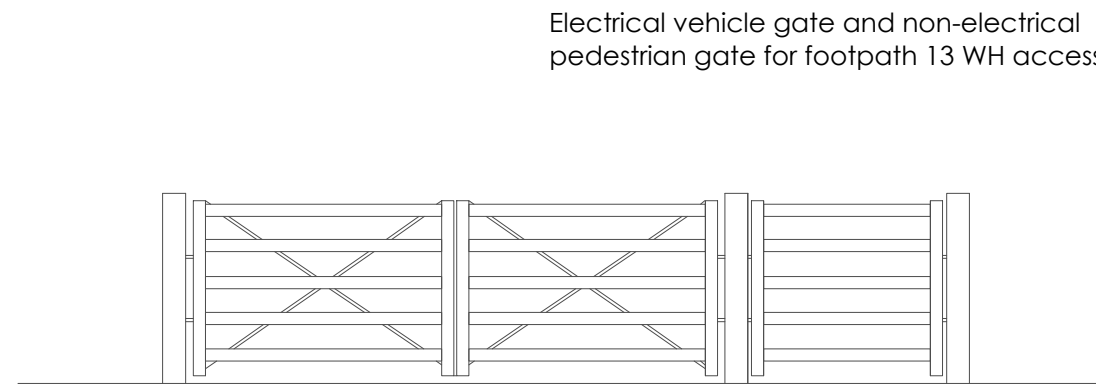
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Selsfield Place
Selsfield Common
East Grinstead
RH19 4LW

DRAWING:

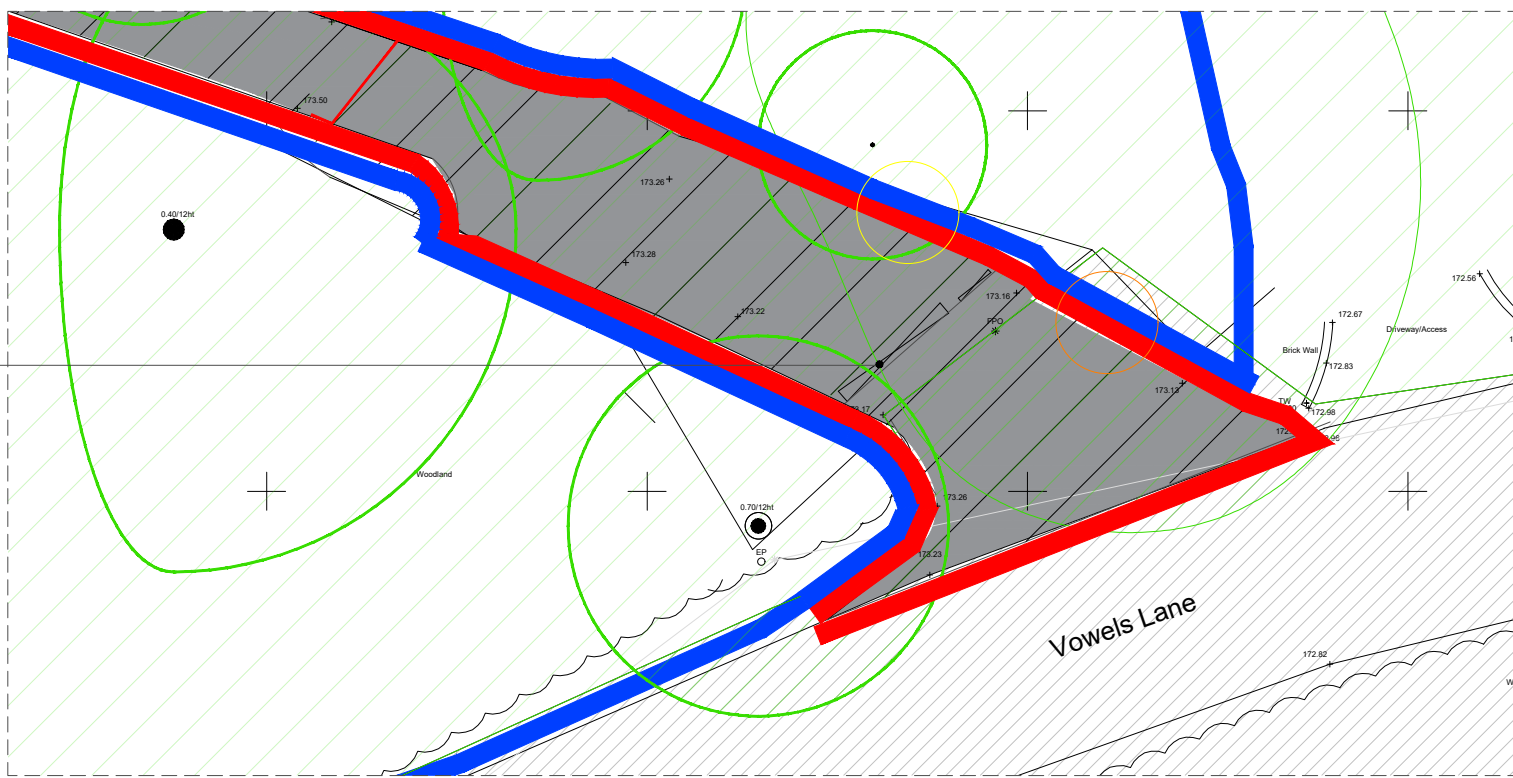
Site Plan and Sections As Proposed

DATE.	SCALE AT A1.	DRAWN BY.	GP
17.08.2022	As Shown	CHECKED BY.	RH

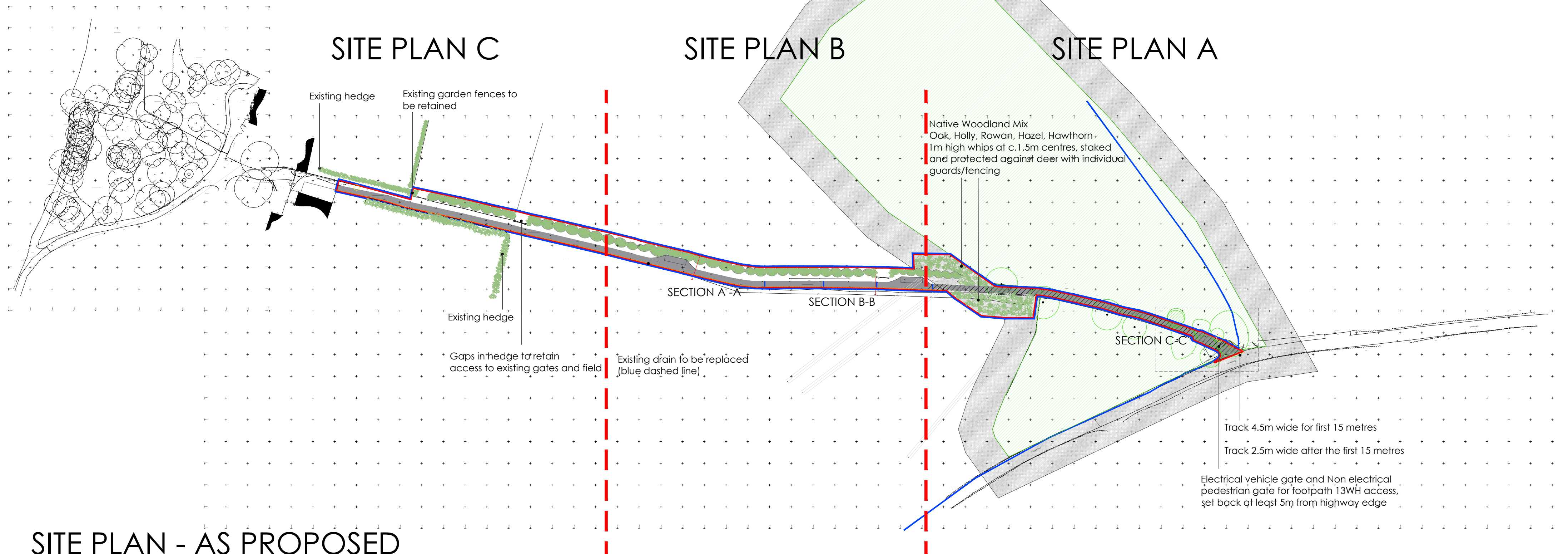
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GH335	PL.02	L



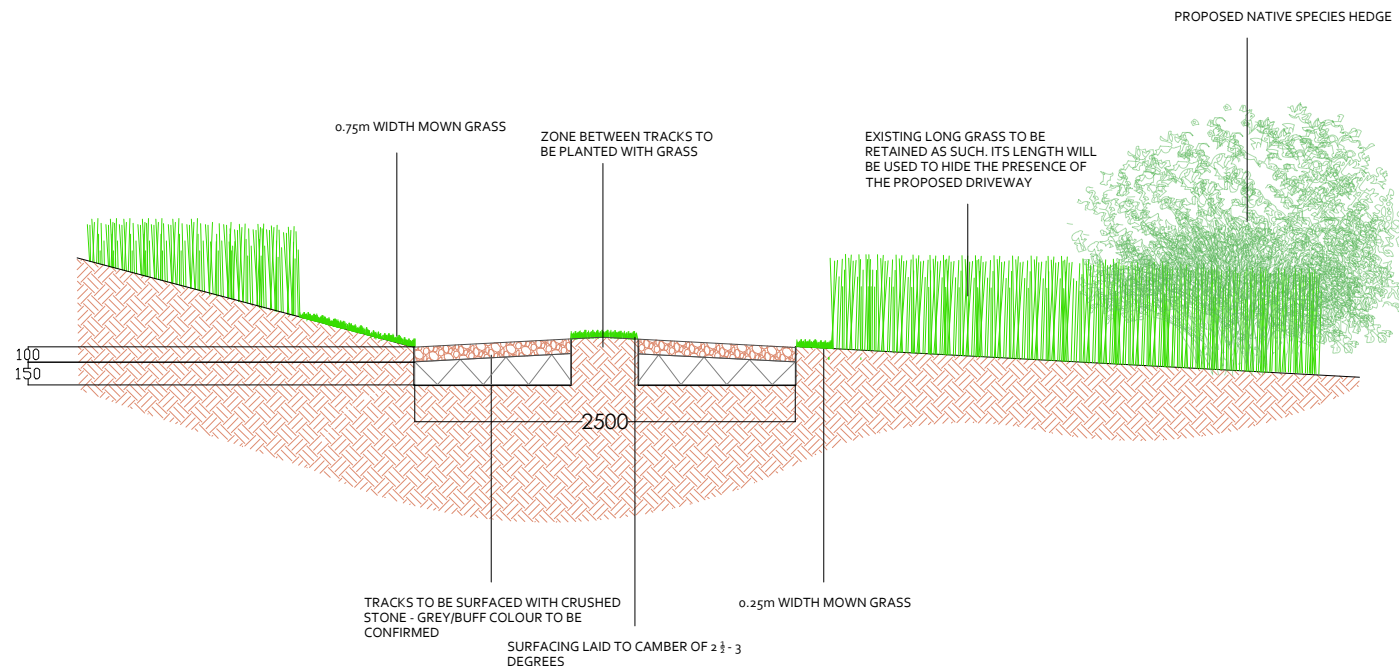
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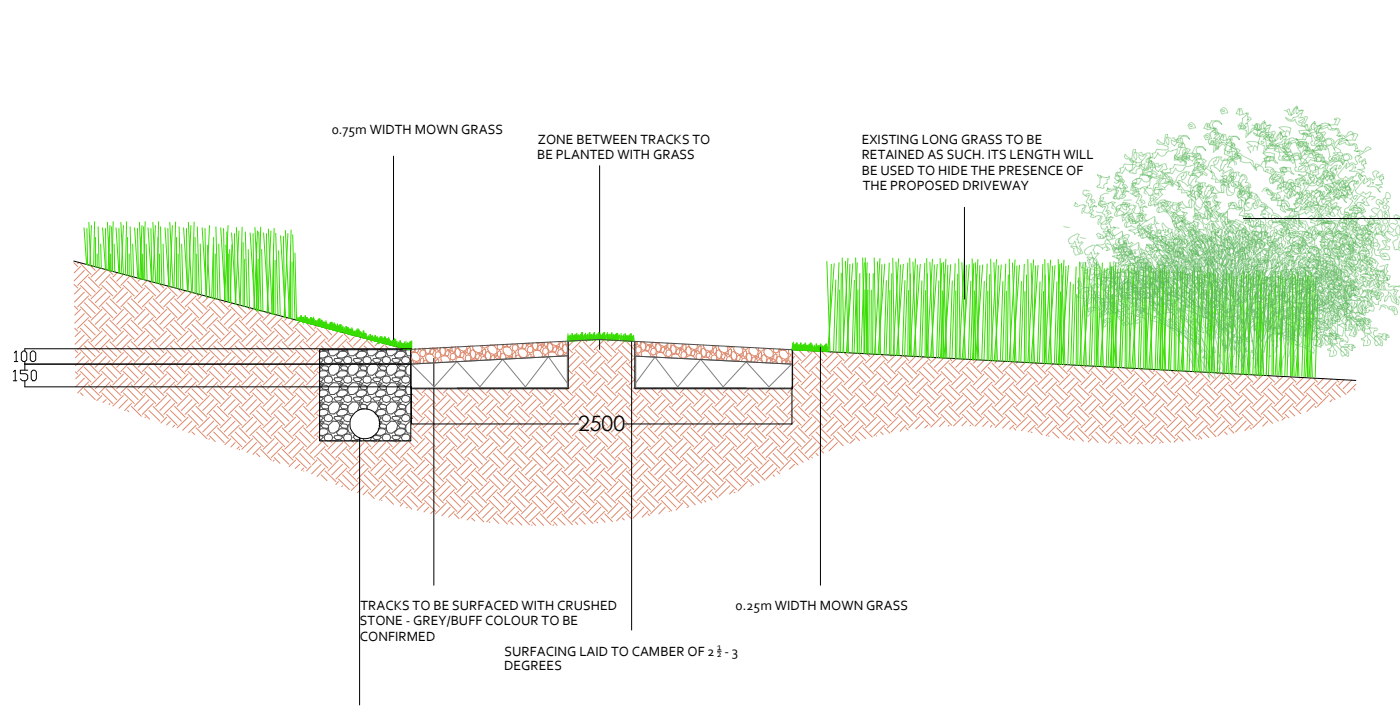
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SCALE @ 1:200 ON AN A1 SHEET



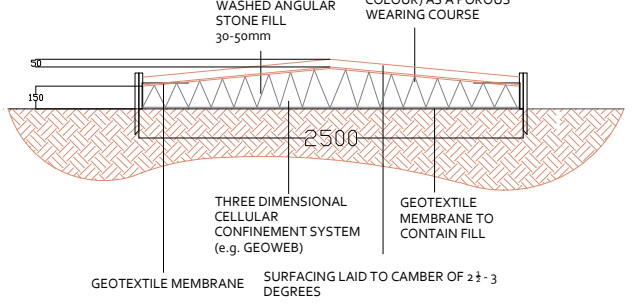
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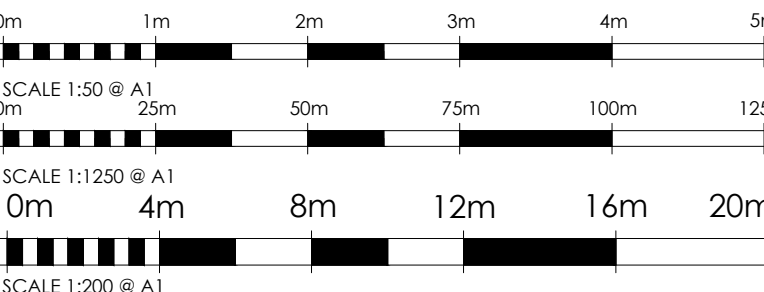
INDICATIVE SECTION A-A
- AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



INDICATIVE SECTION B-B
- AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



TYPICAL SECTION OF NO DIG DRIVEWAY
SECTION C-C
- AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



Contact Details



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Project arboricultural consultant:	Abi St Aubyn St Aubyn Tree Consultancy 01424 533216 abi@statrees.com
Local authority tree officer:	Sarah Nelson, Assistant Tree Officer Mid Sussex District Council
Site manager:	tbc

