



Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT)

OUR REFERENCE	214923/JH
CLIENT	Mr Paul Castell
PLANNING AUTHORITY	Mid Sussex District Council
SITE	White Cottage, Park Road, Slaughtam, RH17 6AQ
SURVEY & REPORT BY	Mr Joe Howard
DATE	12/12/2024

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1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Mr Paul Castell to produce an Arboricultural Impact Assessment of the proposed development works at White Cottage, Slaughtam to construct a two-story rear extension. This will be undertaken in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during our site visit on the 5th of December 2024. Details of all trees within and adjacent to the site can be found in the tree Survey Schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided and no investigation was taken on site.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

1.3 DOCUMENTATION

I have been provided with the following information in regard to the development:

- PDF site plans and drawings of all the proposed elevations of the new rear extension.

1.4 QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix IV.

1.5 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

2 SITE VISIT AND OBSERVATIONS

2.1 SITE VISITS

The initial site visit was undertaken on the 5th of December 2024 by the author of this report; Mr J Howard who is a qualified arboriculturist. The weather at the time of inspections was overcast with light drizzle.

2.2 GENERAL OBSERVATIONS AND BACKGROUND

The proposed development site is located at White Cottage in the rural village of Slaughtam.

The site comprises a detached cottage surrounded by areas of hard landscaping that extend around the property. To the south lies a modest garden, which includes a small garden room situated in the southeast corner. The topography of the site rises from the highway level to a plateau where the cottage itself is positioned. The property is bordered by neighbouring private houses and associated land to the north, east, and south, while the western boundary fronts the highway.

The proposed development involves the construction of a two-story extension, accompanied by modifications to the existing single-story extension.

2.3 SOIL TYPE

No on-site soil analysis was undertaken. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS 1:50,000 scale map for the area indicated the property is located on Upper Tunbridge Wells Sand.

Sand formation produces a subsoil which is generally not susceptible to undergoing volumetric change in relation to changes in soil moisture. It is not included in the BRE Digest 240 Low-rise buildings on shrinkable clay soils (part 1) as having a high to very high volumetric change potential.

Despite this it is always recommended that a structural engineer is consulted.

3 TREE SURVEY

In total 4 trees were recorded during the survey process, within or adjacent to the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

0 individual 'A' grade tree of a high quality and value, which is worthy of retention and a high level of protection.

1 individual category 'B' grade trees deemed to be of moderate quality and value, worthy of retention and protection. Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them.

3 individual trees which have been identified as category 'C' grade trees of low quality and value, which should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection.

0 individual 'U' grade trees identified as requiring removal for reason of sound Arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees and by a 'G' for groups of trees.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment via Mid Sussex District Council and identified that the site is situated within the Slaugham Conservation area (PR/00035/CA).

T1 (Norway Maple) is subject to a tree preservation order (SV/03/TPO/92). A search of the planning portal has identified multiple approved applications for the management of the Maples crown.

4 TREE CONSTRAINTS

4.1 ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based arboricultural assessment of potential root disturbance and consider the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

No RPAs have been amended and re drawn to take into consideration existing rooting constraints. The true root morphology is unknown as root formation in urban environments is hard to predict.

4.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 Trees in Relation to Design Demolition and Construction relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZs are to be afforded protection at all times and will be protected by a combination of fencing and ground protection measures.

4.3 ABOVE GROUND CONSTRAINTS

The current height and canopy spread of the trees is an important factor which needs to be considered when deciding the layout of a proposed development.

T1 will require a minor cutback to facilitate the construction of the rear extension. However, it should undergo further crown reduction under proper arboricultural management. The tree has previously been heavily reduced and crown-lifted, resulting in large pruning wounds that have created weak attachment points and minor decay. A careful approach to pruning and maintenance will be necessary to ensure the tree's health and structural integrity.

5 ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact Assessment has been made in relation to the proposed development details provided by our client. This is for double story extension to the rear of the existing property; this will include modifications to the existing single-story extension to facilitate the development. The location of the footprint of the proposed development has been included within the attached Tree Protection Plan (Appendix III).

5.1 SIGNIFICANT TREES

The survey identified that there is 1 individual B grade tree which is of good quality and has an active TPO

The category 'B' trees are identified as T1 which is a Norway Maple, located within the adjacent property grounds.

5.2 TREE LOSS

Consideration has been given to retaining all the trees. However, ultimately their removal is dependent on their condition and proximity to the development. This has identified that no trees will require removal to facilitate the development.

5.3 IDENTIFIED IMPACTS

The survey process and the Tree Protection Plan (Appendix III) has indicated the extent of the theoretical Root Protection Areas (RPA) and crown spreads of the surveyed trees in relation to the development and identifies the potential impacts resulting from the proposed development. The details of the impacts caused by each construction stage is identified within Table 2 below:

Table 1: Identifying impacts.

Tree No.	Total RPA m ²	Development Section	Impact of proposed development.
T1	137	WORKS	Will encroach upon 10m ² of the total RPA, equating to approximately 7.2%.

5.4 TREE PROTECTION MEASURES

Tree protection fencing is often recommended as a critical measure during construction or development to safeguard trees from mechanical damage, soil compaction, and root zone disturbances. However, in this case, the presence of an existing stone wall can serve as a substitute for fencing, provided it offers sufficient protection to meet industry standards and guidelines, such as those set out in BS 5837:2012 ("Trees in Relation to Design, Demolition and Construction").

The wall acts as a robust physical barrier, preventing mechanical damage to the tree stems from machinery, vehicles, or equipment. Unlike fencing, which can sometimes be displaced or damaged, a stone wall is a fixed, durable structure that offers consistent protection.

5.5 TEMPORARY GROUND PROTECTION

The temporary ground protection is to be constructed using proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth woodchip), laid on a geotextile membrane. Alternatively, two layers of scaffold boards which laid perpendicularly and then secured to each other can replace the inter-linked ground protection board. This method is suitable for pedestrian-operated plant up to a gross weight of 2-ton gross. If machinery greater than this is to be used, then a specific method will need to be utilised. This is likely to be formed using multiple layers of a three-dimensional cellular confinement system.

6 SUMMARY

On completion of the site survey and report it is concluded that the proposed development is for double story extension to the rear of the existing property will have an impact upon one tree within and adjacent to the site. These trees are as follows:

- Norway Maple a category B, which will require minor pruning to facilitate the development.

No trees will be lost to facilitate the proposed development.

The design of the proposed development has been carefully planned to minimize its impact on T1, a Norway Maple, ensuring that any encroachment into the Root Protection Area (RPA) remains within acceptable tolerances as outlined in arboricultural guidelines.

The proposed construction will result in an encroachment of approximately 10m² into the total RPA, representing 7.2% of the tree's theoretical rooting area. This level of intrusion is within the tolerable range and is not anticipated to have a detrimental effect on the tree's health or stability. With appropriate arboricultural supervision during key stages of the development and the implementation of ground protection measures, the tree's integrity can be preserved.

It is worth noting that T1 benefits from unrestricted rooting potential toward the east, away from the development site, which will support its ongoing growth and long-term viability.

The default position within the BS5837: 2012 document recommends that any development is situated outside of the RPA of any retained tree. However, where there is a requirement to construct within it, it is required to demonstrate the tree can remain viable and that the area lost can be compensated for elsewhere.

The advice given above is a summary of the required precautions to ensure that the proposed development can be constructed with a minimal impact to all retained trees. The exact methods of construction required in and adjacent to the RPA of retained trees and a final Tree Protection Plan should be addressed within a separate Arboricultural Method Statement.

6 GENERAL PRECAUTIONS

6.1 SITE FACILITIES

The position of the site office, compound, toilets and storage space will be sited outside of the RPA of any retained trees or within existing hard standing. Any re-siting of these during the course of the proposed development will need to be approved in writing by the Local Authority Tree Officer.

6.2 STORAGE SPACE

There will be no spoil or construction material stored within the protected sections of the RPA of the retained trees or shrubs on the site. Where possible all storage should be contained within pre-existing hard surfaces.

6.3 PERIMETER FENCING

Works to erect perimeter fencing can have a negative impact upon retained trees. To ensure all retained trees are not impacted it is essential that all fence post holes are formed by hand and away from the base of trees. If roots are identified the hole should be relocated.

6.4 HAZARDOUS MATERIALS

No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

No hazardous materials such as fuels, oils or cement will be stored within the storage area in the rear garden.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root protection area.

6.5 TREE SURGERY WORKS

All tree works considered necessary for health and safety reasons or to facilitate the development will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works.

All works required are outlined within the Tree Survey Schedule.

7 SITE PHOTOGRAPHS



Image showing T1.



Image showing current crown clearance between T1 and the existing cottage.

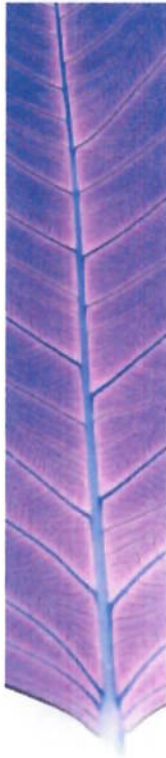


Image showing existing hard standing.



Image showing the location of the proposed rear extension.

APPENDIX I TREE SURVEY SCHEDULE

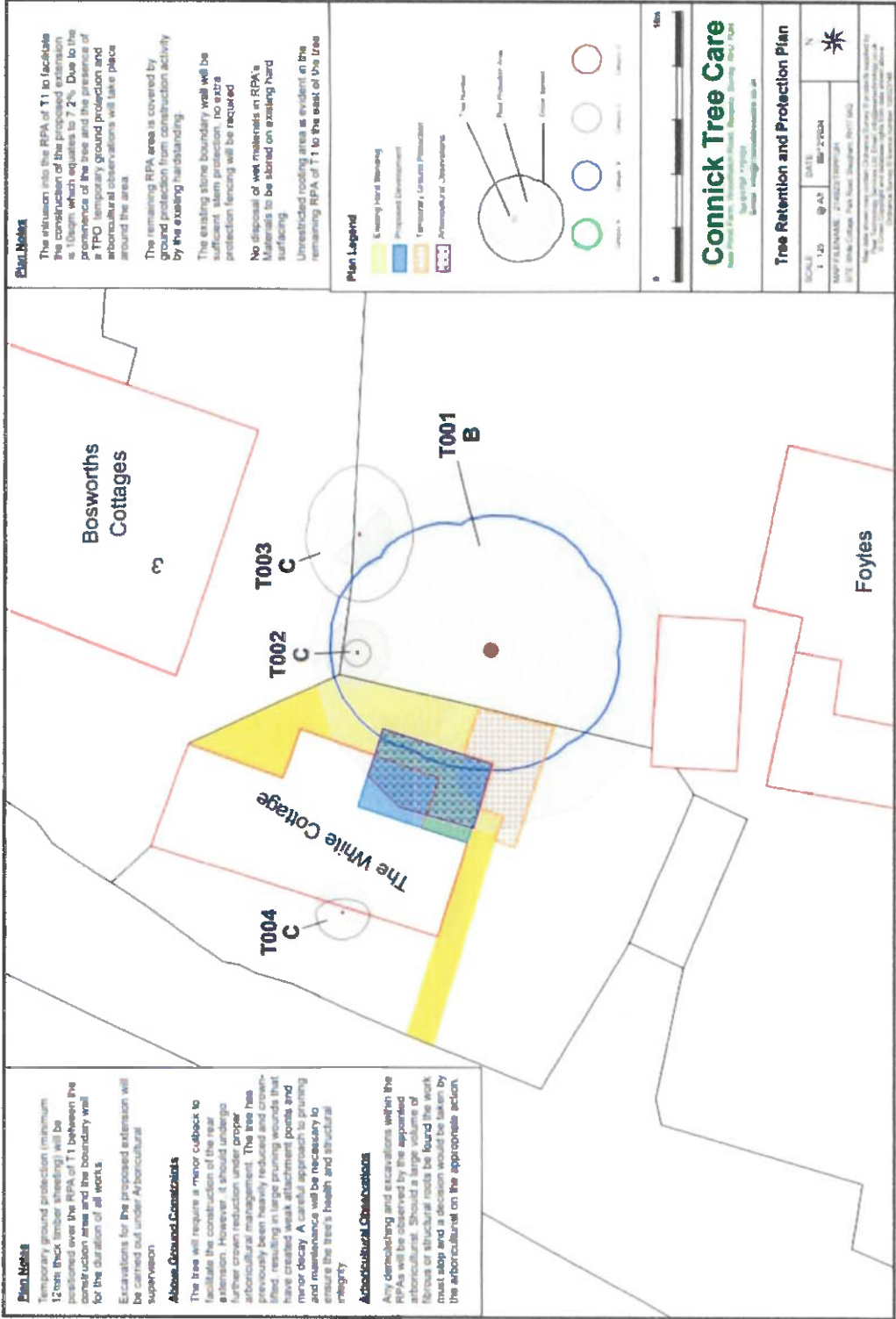


BS5837 Survey Data

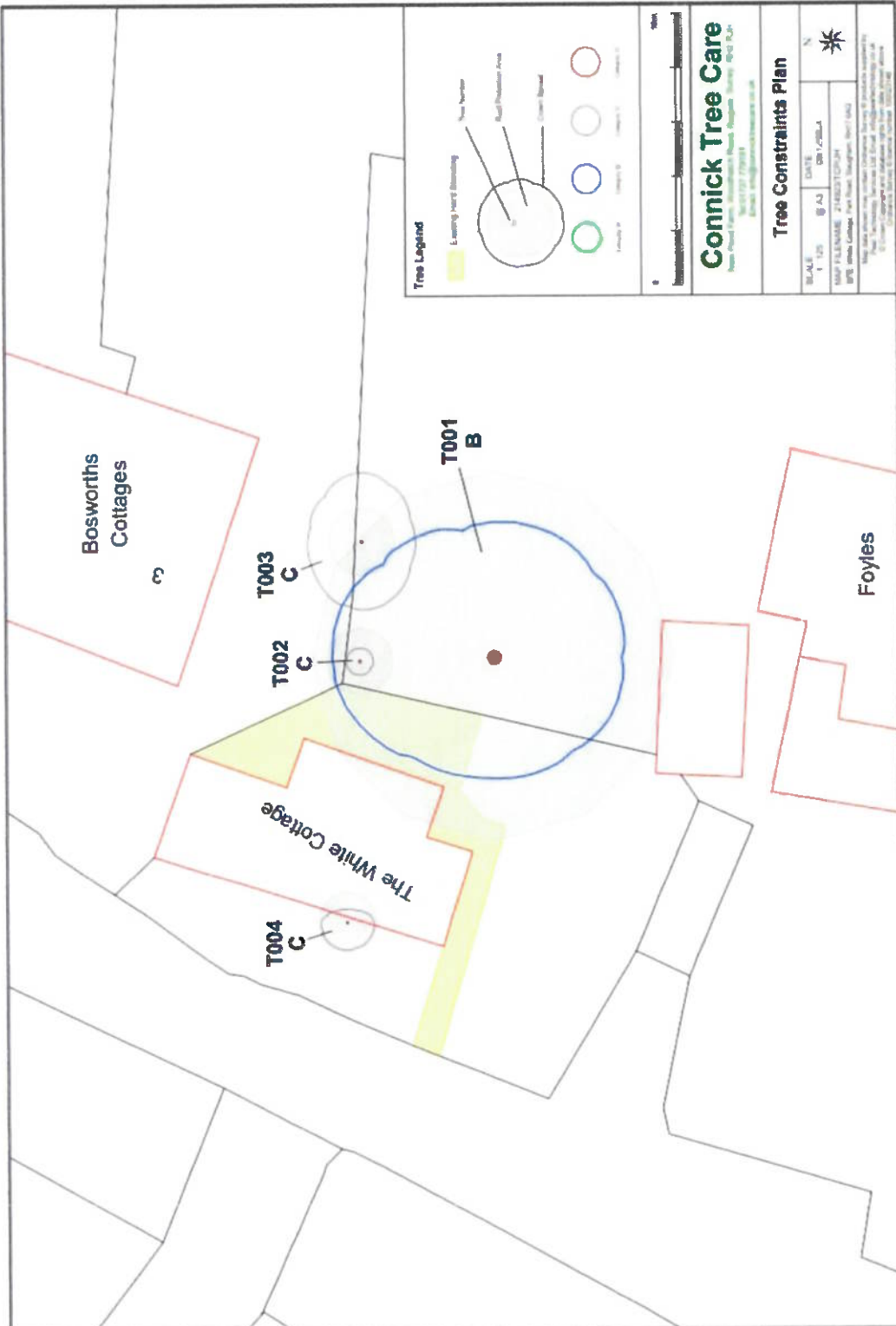
Ref.	Species	Measurements	General Observations	Category	Recommendations
T001	Norway maple (Acer platanoides)	Height (m). 14 Stem Diam(mm). 550 Spread (m). 6N. 5E. 5S. 4.5W Lowest Branch (m). 6(SW) Life Stage: Mature Rem. Contrib.: 30+ Years	Third party tree. Crown previously heavily reduced and crown lifted, up to 4m of new regrowth evident. Dead stubs and decay in the location of previous reduction points	B RPA Radius: 6.6m. Area: 137 sq m.	Reduce crown by 2.5m
T002	Cypress (Cupressus sp.)	Height (m). 3 Stem Diam(mm). 100 Spread (m). 0.5N. 0.5E. 0.5S. 0.5W Lowest Branch (m). 0.5(M) Life Stage: Young Rem. Contrib.: 30+ Years	Third party tree. Trimmed formal shape.	C RPA Radius: 1.2m. Area: 5 sq m.	
T003	Laurel cherry (Prunus laurocerasus)	Height (m). 3 Stem Diam(mm). 100 Spread (m). 2N. 2.5E. 2S. 2.5W Lowest Branch (m). 0(M) Life Stage: Semi Mature Rem. Contrib.: 30+ Years	Third party tree. Variegated variety. Main stem infurcates at ground level.	C RPA Radius: 1.2m. Area: 5 sq m.	
T004	Magnolia (Magnolia sp.)	Height (m). 3 Stem Diam(mm). 90 Spread (m). 1N. 0.5E. 1S. 1W Lowest Branch (m). 1(N) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Third party tree. Growing in shrub border. Trimmed compact crown.	C RPA Radius: 1.1m. Area: 4 sq m.	

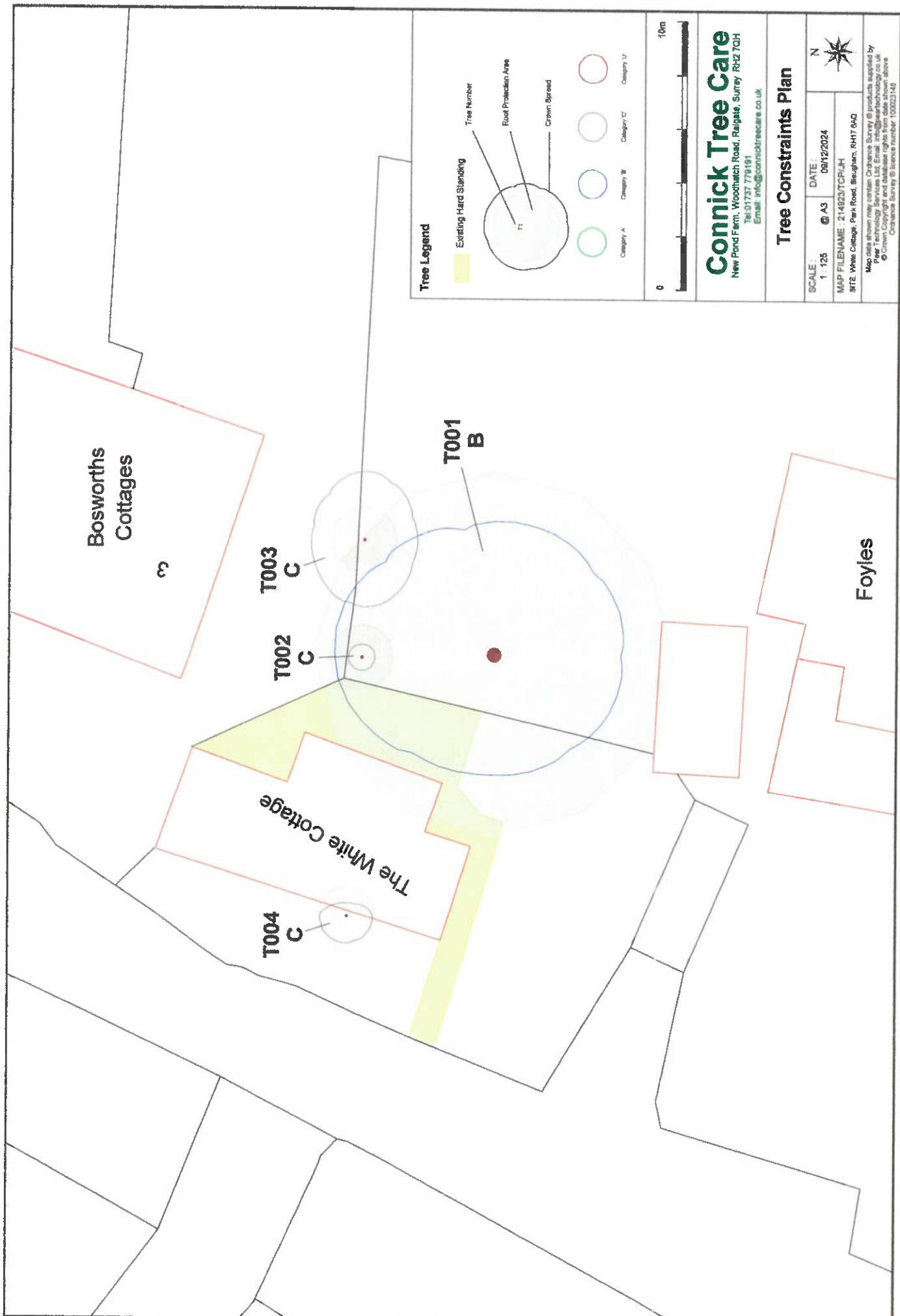
APPENDIX III

TREE PROTECTION PLAN



TREE CONSTRAINTS PLAN





Tree Legend

Existing Hard Standing

Tree Number

Food Protection Area

Crown Spread

Category A

Category B

Category C

Category U



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Tree Constraints Plan

SCALE:	1:125	A3	DATE:	09/12/2024
MAP FILENAME:				214923/TCP/JH
SITE:				White Cottage, Park Road, Beaumont, RH17 6AQ

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Plan Notes

Temporary ground protection (minimum 12mm thick timber sheeting) will be positioned over the RPA of T1 between the construction area and the boundary wall for the duration of all works.

Excavations for the proposed extension will be carried out under Arboricultural supervision.

Above Ground Constraints

The tree will require a minor cutback to facilitate the construction of the rear extension. However, it should undergo further crown reduction under proper arboricultural management. The tree has previously been heavily reduced and crown-lifted, resulting in large pruning wounds that have created weak attachment points and minor decay. A careful approach to pruning and maintenance will be necessary to ensure the tree's health and structural integrity.

Arboricultural Observations

Any demolishing and excavations within the RPAs will be observed by the appointed arboriculturist. Should a large volume of fibrous or structural roots be found the work must stop and a decision would be taken by the arboriculturist on the appropriate action.

Bosworths Cottages

The White Cottage

Foyles

T004
C

T002
C

T003
C

T001
B

Plan Notes

The intrusion into the RPA of T1 to facilitate the construction of the proposed extension is 10sqm which equates to 7.2%. Due to the prominence of the tree and the presence of a TPO, temporary ground protection and arboricultural observations will take place around the area.

The remaining RPA area is covered by ground protection from construction activity by the existing handstanding.

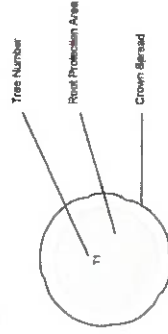
The existing stone boundary wall will be sufficient stem protection, no extra protection fencing will be required.

No disposal of wet materials in RPA's. Materials to be stored on existing hard surfacing.

Unrestricted rooting area is evident in the remaining RPA of T1 to the east of the tree

Plan Legend

- Existing Hard Standing
- Proposed Development
- Temporary Ground Protection
- Arboricultural Observations



- Category A
- Category B
- Category C
- Category U



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Tree Retention and Protection Plan

SCALE: 1:125
DATE: 09/12/2024
MAP FILENAME: 214623TRPP/JH

SITE: White Cottage, Park Road, Slough, RH17 6AQ
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Appendix III QUALIFICATIONS & EXPERIENCE

Subjects	Level	Dates
Technician member of the Arboricultural Association		2023 ongoing
Professional Tree Inspection (LANTRA)	Pass	April 2023
Level 3 diploma in forestry and arboriculture	Distinction	2015
NPTC cs30, cs31, cs38, cs39	Pass	From 2015 ongoing.

2. CAREER SUMMARY

Beginning in 2015, I embarked on a journey in forestry and arboriculture by qualifying with a Level 3 Diploma after a 2-year college course. This comprehensive education provided me with the essential knowledge and practical skills needed to excel in the field. Armed with my diploma and practical competency qualifications, I secured an arborist position at a reputable local arboricultural company, where I quickly immersed myself in the hands-on work of tree care and management.

In this role, I honed my skills and gained valuable experience, which enabled me to take on greater responsibilities within the company. Through dedication and continuous training, I eventually rose to the position of managing the company's tree teams. This leadership role not only enhanced my technical abilities but also developed my management skills, allowing me to coordinate complex projects and lead my team effectively.

My passion for tree care and management only grew stronger over time, driving me to further my expertise. To deepen my knowledge and credentials, I pursued additional qualifications and became a certified professional tree inspector. This certification opened new doors and significantly broadened my career opportunities.

With my enhanced qualifications and a wealth of practical experience, I transitioned into a role as an Arboricultural Consultant at Connick Tree Care. In this capacity, I leverage my extensive background to provide expert advice and consultancy services, helping clients manage their tree assets responsibly and sustainably. This progression in my career not only reflects my commitment to the field but also my continuous pursuit of excellence in arboriculture and tree care.

3. AREAS OF EXPERTISE

- Tree hazard risk assessments for tree owners
- Decay assessment and mapping
- Tree management reports to prioritise maintenance programs.
- Diagnosis of tree disorders
- General arboricultural advice
- Trees in relation to subsidence
- Arboricultural surveys to BS583