

CHANGE OF USE SALES SUITE LAND EAST OF BRIGHTON ROAD PEASE POTTAGE

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT



THAKEHAM

Written by:	A Bigg
Checked by:	J Constable
Date:	15/08/25
Revision:	
Ref:	THA19914aia_ams_SS

Table of Contents

1. Executive summary.....	3
2. Introduction	4
3. Arboricultural Impact Assessment	5
3.1. Overview of change of use for Sales Suite	5
3.2. Ancient Woodland Designation	5
3.3. Assessment of tree constraints with built form & surgery	6
3.4. Protection fencing.....	6
4. Arboricultural Method Statement.....	6
4.1. Site storage, parking, welfare facilities, etc.....	6
4.2. Tree surgery and removal	6
4.3. Tree protection areas	7
4.4. Tree protection fencing.....	8
Appendix 1: Tree Protection Plan	9

1. Executive summary

- 1.1. The content of this report has been updated to assess the retention of the Sales Suite with a change of use to a Community Building. The Sales Suite was completed with no impact to the adjacent trees nos. T147 (Sweet Chestnut) and T148 (English Oak) as recorded on the extant Tree Protection Plan reference TH19914-03. The tree data has been updated following a site visit 8th August 2025.
- 1.2. The change of use is appropriate and will have no further arboricultural impact than previously assessed. It is in line recommendations of BS5837:2012 Trees in relation to design, demolition and construction. Adequate protection can be provided to ensure the adjacent trees are protected throughout any associated works.
- 1.3. The relationship between the Suite and retained trees is sustainable and does not result in any situations that may result in unreasonable pressure to prune requests from future occupants. No pruning works are required for the change of use.
- 1.4. The arboricultural method statement and tree protection plan include details of all tree protection measures required.
- 1.5. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within areas to be protected and the protective fencing must remain in position for the duration of any associated works.

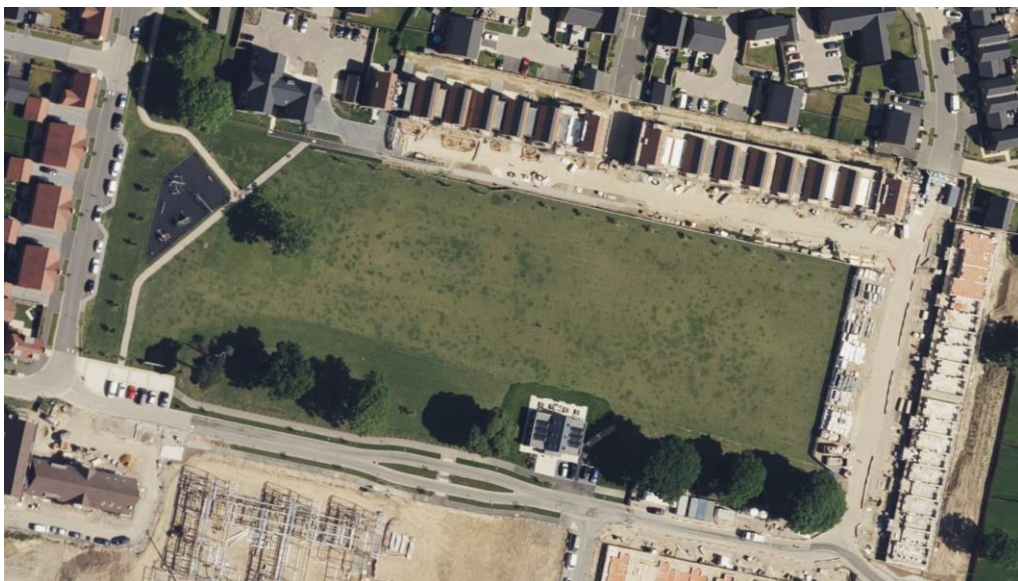


Figure 1 Aerial view of existing area

2. Introduction

- 2.1. Thakeham Pease Pottage LLP instructed ACD Environmental in August 2025 to prepare the following arboricultural report which contains impact assessment and method statement elements.
- 2.2. Following the recommendations of the British Standard¹, this report includes the necessary information to support a change of use planning application.
- 2.3. The implementation of any protection methods and special construction details recommended within this report are critical for ensuring the retained trees are successfully protected through the construction process and must be implemented prior to any work on site.
- 2.4. This assessment is based upon the supplied layout drawing and tree reference plan, drawing number THA19914-01.
- 2.5. The controlling authority is Mid Sussex District Council, who can be contacted at:

Oaklands, Oaklands Road, Haywards Heath, W Sussex, RH16 1SS. (01444) 458166.
- 2.6. This assessment considers the minimal development on the constraints posed by the retained trees (both beneath ground: the root protection area (RPA), and above ground: the canopy).
- 2.7. Direct impact from development comes in six main forms: 1) Surface installation within RPAs, 2) Root loss from excavation for foundations, drainage and other utilities within RPAs, 3) Soil stripping, removal and level changes within RPAs, 4) Excessive access facilitation pruning to retained trees, 5) Soil compaction from storage and vehicle movements within RPAs, 6) Soil contamination.

¹ BS5837:2012 *Trees in relation to design, demolition and construction- Recommendations*, London: British Standards Institute

3. Arboricultural Impact Assessment

3.1. Overview of change of use for Sales Suite

3.1.1. The existing site is currently being redeveloped. ACD Environmental have historically compiled arboricultural packages of work for the wider development. A Sales Suite has been constructed in the central open space. This area was included within extant arboricultural documents, the identical tree protection fencing alignment has been emulated as shown on these approved documents.

3.2. Ancient Woodland Designation

3.2.1. There are two areas designated as ancient woodland on or immediately adjacent to the site. Data is extrapolated from Magic Online Mapping System. Cherrytree Plantation is designated as 'Ancient Replanted Woodland' also known as 'PAWS Planted Ancient Woodland Site'. Hardridings Shaw is designated as 'Ancient and Semi-natural Woodland'. The data can be seen hatched in the picture below. It should be noted that the existing green waste compound is on the footprint of a large section of this recorded ASNW. This area is to be planted out as part of the wider Phase 5 Landscaping Strategy.

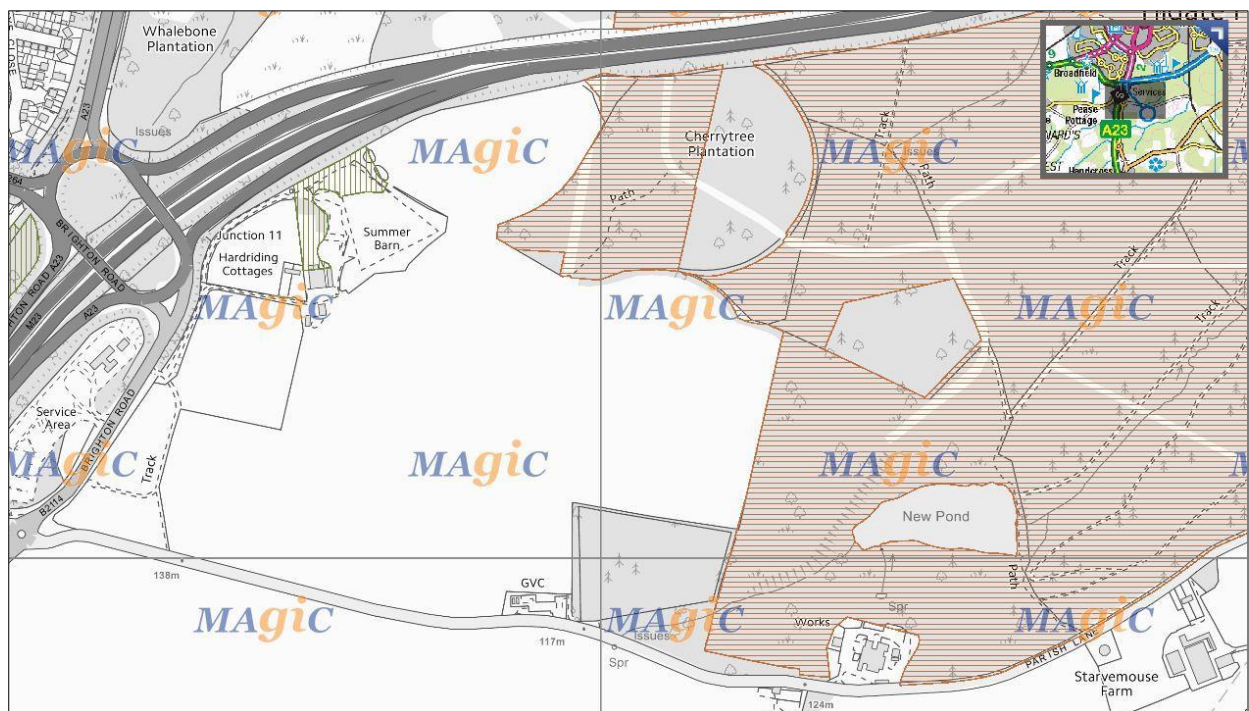


Figure 2 Ancient Woodland data extracted from government mapping system Magic (www.magic.gov.uk)

3.3. Assessment of tree constraints with built form & surgery

3.3.1. The proposed Sales Suite was to be a temporary structure to be removed following completion of the main site. The change of use proposals do not necessitate the removal of any trees previously identified for retention.

3.4. Protection fencing

3.4.1. Tree protection fencing should be used if any materials storage or associated movement of plant is required for internal refurbishment or soft landscape improvements.

3.4.2. Figure 2 of the British Standard recommends a standard fencing design for tree protection. This is a weld mesh panel design, mounted upon a well-braced scaffold framework. This is perfectly adequate for this site and all the retained trees can be suitably protected by its erection before any works start on site whatsoever.

4. Arboricultural Method Statement

TO BE READ INCONJUNCTION WITH THE APPENDED TREE PROTECTION PLAN REF: THA19914-03SalesSuite RevA

4.1. Site storage, parking, welfare facilities, etc.

4.1.1. The site has provision for; site storage, contractor parking, welfare facilities, temporary services/drainage, material drop off points, etc. These are provided elsewhere as part of the wider site redevelopment infrastructure.

4.1.2. None of the above provisions will be sited within RPAs of retained trees without the input of the project arboriculturist and the consent of the local planning authority.

4.2. Tree surgery and removal

4.2.1. Tree surgery works are not anticipated at time of report writing. Should surgery works be required moving forward, they should be submitted to and approved by Mid Sussex District Council before being carried out.

4.2.2. All work will be carried out in accordance with BS3998² industry best practice and in line with any works already agreed with the council.

4.2.3. The tree surgeon shall ideally be chosen from The Arboricultural Association's Approved Contractor list. All work shall be undertaken at the appropriate time and with the consent and approval of the Site Agent.

² BS3998:2010- *Recommendations for Tree Work*. London: British Standards Institute

4.2.4. The statutory protection³ ⁴ will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

4.3. Tree protection areas

4.3.1. Based on tree survey data, tree protection areas have been determined for every retained tree. These areas are designed to protect at least a functional minimum of tree root mass in order to ensure that the trees survive the construction process.

4.3.2. It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

4.3.3. Inside the exclusion area of the fencing, the following shall apply:

- No mechanical excavation whatsoever
- No excavation by any other means without arboricultural site supervision
- No hand digging without a written method statement having first been approved by the project arboriculturist.
- No lowering of levels for any purpose (except removal of grass sward using hand tools)
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access
- No fire lighting

4.3.4. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees
- No fire shall be lit such that flames come within 5m of tree foliage.

³ *Wildlife and Countryside Act*. (1981) London: HMSO.

⁴ *Countryside and Rights of Way Act*. (2000) London: HMSO.

4.4. Tree protection fencing

4.4.1. The tree protection plan (see the latest revision of: THA19914-03Sales Suite_RevA) shows the alignment of tree protection fencing (TPF), which is to be installed prior to any of the following taking place if required:

-
- Plant and material delivery
- Soil stripping
- Utility installation
- Construction works
- Landscaping

4.4.2. Stages for installation of TPF:

- 1) Hand clearance of any vegetation to allow clear working access.
- 2) Setting out of fencing points
- 3) Fencing erected
- 4) Site meeting with project arboriculturist to 'sign-off' tree protection fencing.
- 5) Site accessible to demolition/construction traffic

4.4.3. The typical TPF construction is suitable for areas of high intensity development, and shall comprise of interlocking weld-mesh panels, well braced to resist impacts by attachment to scaffold uprights driven firmly into the ground. A detailed specification can be found on the TPP.

4.4.4. Once barriers and/or ground protection have protected the exclusion zone, construction work can commence.

Andrew Bigg RFS CertArb
Head of Arboriculture
25th March 2021

LIMITATIONS OF USE AND COPYRIGHT

This assessment has been prepared for Thakeham Pease Pottage LLP. All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with Land east of Brighton Road, Pease Pottage. Until all invoices rendered by the Consultant to the Client have been paid in full, the copyright of any documents, forms, statements, maps, plans and other such material will remain vested in ACD Environmental and no unauthorised use of such material may be made by the Client or any person purporting to be acting on his/her behalf. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of ACD Environmental ©

Appendix 1: Tree Protection Plan

THA19914-03 Sales Suite_RevA



Head Office

Rodbourn Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES
Tel: 01666 825646

Surrey Office

Unit 7 Godalming Business Centre
Woolsack Way
Godalming
GU7 1XW
Tel: 01483 425714

Hampshire Office

Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX
Tel: 02382 026 300

Cambridgeshire Office

9 Brownlow Road
Cambridge
CB4 3NG
Tel: 07825 868654

Email: mail@acdenv.co.uk
Website: www.acdenvironmental.co.uk

ECOLOGICAL SURVEYS * PROTECTED SPECIES LICENSING * MITIGATION * IMPACT ASSESSMENT
ARBORICULTURAL SITE MONITORING AND SUPERVISION * ARCHAEOLOGY
LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE AUDIT * PROJECT MANAGEMENT
EXPERT WITNESS* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT