

**Brookleigh Eastern Primary School,
Brookleigh, Burgess Hill**

Reserved Matters Application

Arboricultural Impact Assessment

Client



**Homes
England**

Project No

DARTS-OTH-88

Date

October 2025

CampbellReith

Multidisciplinary Consultants



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**Brookleigh Eastern Primary School
Brookleigh
Burgess Hill
West Sussex**

Document date: 24th February 2025

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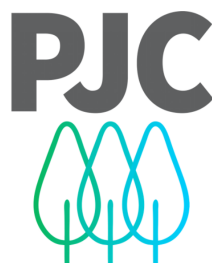
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1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Campbell Reith on behalf of Homes England to provide an arboricultural impact assessment and arboricultural method statement to support a reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.
- 1.1.2 This report complies with the planning policies of Mid Sussex District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

- 1.2.1 This report has been undertaken with the following objectives:
- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
 - To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

- 1.3.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 2, and a tree retention plan at Appendix 3
 - An arboricultural method statement at section 3 and a tree protection plan at Appendix 4.

1.4 Documents and information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
- PJC Initial Arboricultural Report Ref: 6763/25-01
 - Proposed Site Layout

1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.



2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

- 2.1.1 The survey was carried out on 11th February 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.
- 2.1.2 There is a tree preservation order (TPO) which protects trees adjacent to Isaac's Lane, titled TPO/16/0008.

2.2 The proposals

- 2.2.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

2.3 Tree removals

- 2.3.1 No trees are proposed to be removed.

2.4 Access facilitation pruning

- 2.4.1 Based on the information currently available, it is anticipated that the crowns of all retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.
- 2.4.2 Any requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.

2.5 Levels

- 2.5.1 The levels of the site are broadly flat and level.

2.6 Building footings in proximity to trees

- 2.6.1 All proposed buildings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.
- 2.6.2 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report as well as appropriate sampling to determine soil profiles at the site.

2.7 Hard standing in proximity to trees

- 2.7.1 No new hard standing will be constructed within the root protection areas of retained trees.

2.8 Services

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



- 2.8.2 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.
- 2.8.3 All proposed buildings and areas of new surfacing will be located outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and tree protection plan are followed, trees proposed for retention should not be adversely affected by the construction works.
- 2.8.4 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.



3 ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

- 3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Phasing of works

- 3.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
2	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase.
3	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

3.3 Tree protection barriers

- 3.3.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works.
- 3.3.2 The tree protection fencing shall be installed before any plant activity, ground works or construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.
- 3.3.3 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 2). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.



- 3.3.4 Signs shall be affixed to the fencing as shown in Appendix 3 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.
- 3.3.5 The areas protected by tree protection fencing shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:
- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
 - Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
 - No storage of construction materials shall occur.
 - No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
 - No harmful chemicals shall be stored or handled.
 - No fires shall be permitted.
 - No mechanical excavation including regrading of levels shall occur.
 - There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
 - No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

3.4 Storage and handling of harmful chemicals

- 3.4.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.
- 3.4.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 3.4.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

3.5 Contractor facilities

- 3.5.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.

3.6 Services

- 3.6.1 The routing of new services for the development is not available on the date of this report. These must be signed off by the project arboriculturist before implementation. Wherever



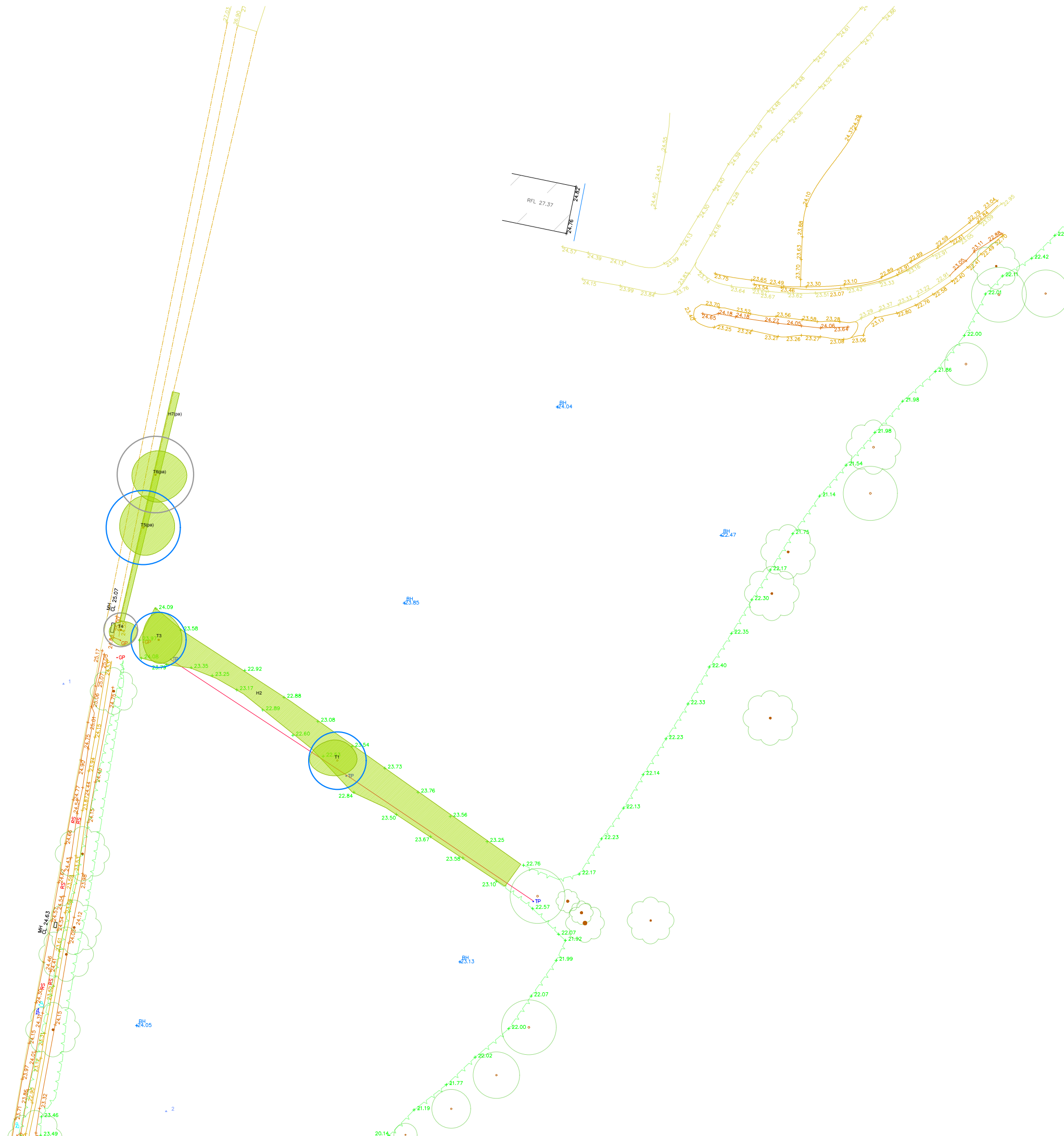
possible, the services must completely avoid the root protection areas of retained trees. Where this is not feasible, the arboriculturist shall provide an arboricultural method statement (to be signed off by the local authority arboricultural officer before implementation) detailing any sympathetic methodologies that are required to minimise damage to tree roots (as described in NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012).

3.7 Process if an unforeseen issue relating to trees arises

- 3.7.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.
- 3.7.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.



Appendix 1: Tree Constraints Plan



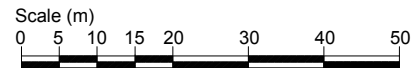
- Key:**
- Root protection area for category A* tree
 - Root protection area for category B* tree
 - Root protection area for category C* tree
 - Root protection area for category U* tree
 - Tree canopy

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

Tree survey schedule contained within the arboricultural report ref. PJC/6763/25-01 contains further information for each tree.

This drawing should be viewed in colour.

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



Drawing no: PJC/6763/25/A Rev: - Sheet number: 1 of 1

Client and site:
Campbell Reith

Site of Brookleigh Primary School
Isaacs Lane
Burgess Hill

Drawing title: Tree Constraints Plan

Date drawn: 17/02/2025

Scale: 1:1000 at A3

Drawn by: NB **Checked by:** PD



Appendix 2: Tree Survey Schedule

Site: Brookleigh Primary School, Burgess Hill

Survey date: 11/02/2024

Surveyor: Nick Betts

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	English oak, (<i>Quercus robur</i>)	14	610	N: 5 E: 5 S: 4 W: 7	Crown: 4 Branch: N	Mature	Fair	Fair	No major visible defects	No action required at date of survey	B1	168.4	7.3
H2	Hawthorn, (<i>Crataegus monogyna</i>) Blackthorn, (<i>Prunus spinosa</i>) Ash, (<i>Fraxinus excelsior</i>)	5-7	100	N: 1 E: 1 S: 1 W: 1	Crown: 0 Branch: 0	Mature	Fair	Fair	No major visible defects	No action required at date of survey	B2	4.5	1.2
T3	English oak, (<i>Quercus robur</i>)	22	580	N: 7 E: 6 S: 6 W: 4	Crown: 2 Branch: E	Mature	Fair	Fair	No major visible defects	No action required at date of survey	B1	152.2	7.0
T4	Field maple, (<i>Acer campestre</i>)	16	360	N: 2 E: 4 S: 4 W: 3	Crown: 3 Branch: N	Mature	Poor	Poor	Dieback occurring within crown resulting in aerial deadwood	Fell as in close proximity to public highway	C1	58.6	4.3
T5	English oak, (<i>Quercus robur</i>)	17	780	N: 8 E: 8 S: 9 W: 7	Crown: 4 Branch: S	Mature	Good	Good	No major visible defects	No action required at date of survey	B1	275.3	9.4
T6	English oak, (<i>Quercus robur</i>)	18	810	N: 6 E: 8 S: 7 W: 6	Crown: 2 Branch: S	Mature	Fair	Fair	Dieback occurring within crown resulting in aerial deadwood	Monitor in 12 months	C1	296.9	9.7

Site: Brookleigh Primary School, Burgess Hill

Survey date: 11/02/2024

Surveyor: Nick Betts

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
H7	Hawthorn, (Crataegus monogyna) Blackthorn, (Prunus spinosa) Hazel, (Corylus avellana)	2-4	100	N: 1 E: 1 S: 1 W: 1	Crown: 0 Branch: 0	Mature	Fair	Fair	No major visible defects	No action required at date of survey	C2	4.5	1.2



Appendix 3: Tree Retention Plan



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of category A* tree to be removed
 - Canopy of category B* tree to be removed
 - Canopy of category C* tree to be removed
 - Canopy of category U* tree to be removed

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

Tree Survey Schedule contained within the arboricultural report ref. PJC/6763/25-02 contains further information for each tree.

This drawing should be viewed in colour.

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

Drawing no: PJC/6763/25/B Rev: - Sheet number: 1 of 1

Client and site:
Campbell Reith

Brookleigh School
Isaacs Lane
Burgess Hill

Drawing title: Tree Retention Plan

Date drawn: 24/02/2025

Scale: 1:1000 at A3

Drawn by: NB Checked by: PD



Appendix 4: Tree Protection Plan



Key:

- Root protection area for tree to be retained
- Canopy of tree to be retained
- Tree protection fencing

Tree Survey Schedule contained within the arboricultural report ref. PJC/6763/25-02 contains further information for each tree.

This drawing should be viewed in colour.

Specification for tree protection fencing:

a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

Drawing no: PJC/6763/25/C **Rev:** - **Sheet number:** 1 of 1

Client and site:
Campbell Reith

Brookleigh School
Isaacs Lane
Burgess Hill

Drawing title: Tree Protection Plan

Date drawn: 24/02/2025

Scale: 1:1000 at A3

Drawn by: NB **Checked by:** PD

arboriculture . ecology . landscape

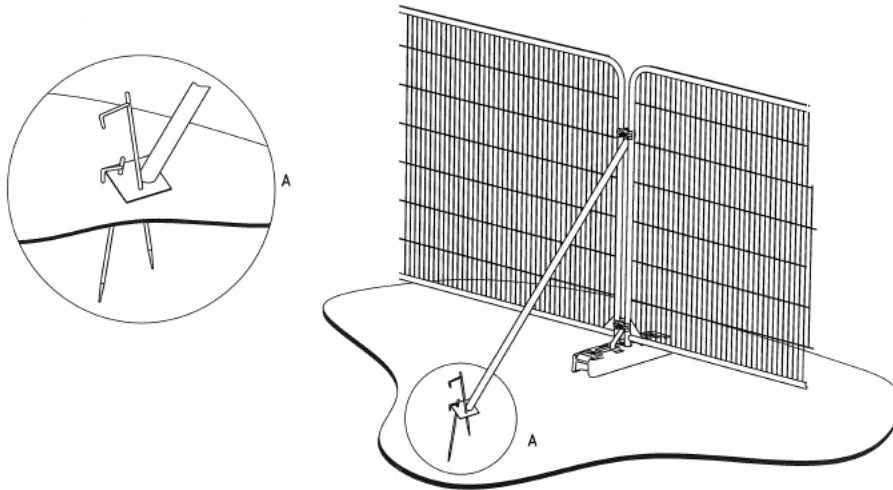
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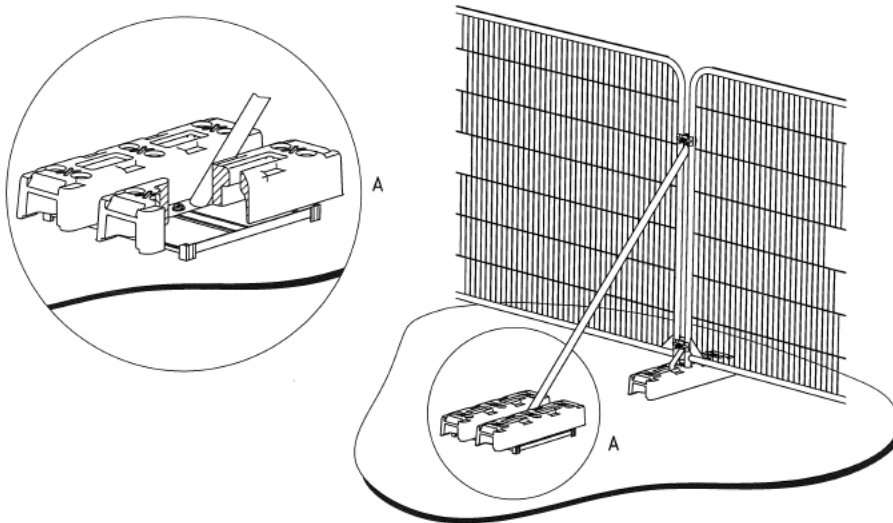
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Appendix 5: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 6: Example Protective Fencing Sign





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