



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**90 Valebridge Road
Burgess Hill
RH15 0RP**

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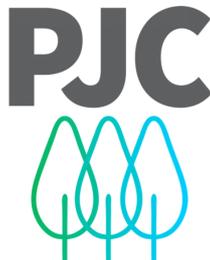
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CONTENTS

EXECUTIVE SUMMARY	5
1 INTRODUCTION	6
1.1 Instruction	6
1.2 Objectives of report.....	6
1.3 Contents of report	6
1.4 Documents and information provided.....	6
1.5 Limitations of report	7
2 INITIAL TREE SURVEY	8
2.1 Tree survey information.....	8
2.2 Tree categorisation	8
2.3 Root protection areas	9
2.4 Site visit.....	10
2.5 Site layout.....	10
2.6 Findings.....	10
2.7 Statutory tree protection.....	10
3 ARBORICULTURAL IMPACT ASSESSMENT	11
3.1 The proposals	11
3.2 Tree works	11
3.3 Mitigation planting.....	Error! Bookmark not defined.
3.4 Building footings in proximity to trees.....	11
3.5 Hard standing in proximity to trees.....	12
3.6 Services	12
3.7 Landscaping in proximity to trees	Error! Bookmark not defined.
4 ARBORICULTURAL METHOD STATEMENT.....	13
4.1 General requirements	13
4.2 Phasing of works	13
4.3 Initial tree works.....	13
4.4 Tree protection barriers.....	14
4.5 Storage and handling of harmful chemicals.....	15
4.6 Contractor facilities.....	15
4.7 Demolition of existing building adjacent to trees	15
4.8 Removing existing hard standing from root protection area of T7	15
4.9 Soft landscaping within root protection areas.....	16
4.10 Pre-commencement arboricultural consultancy input	16



4.11	Pre-commencement meeting.....	16
4.12	Arboricultural monitoring.....	17
4.13	Process if an unforeseen issue relating to trees arises.....	17
Appendix 1: Tree Constraints Plan		18
Appendix 2: Tree Survey Schedule		19
Appendix 3: Tree Retention Plan		20
Appendix 4: Tree Protection Plan.....		21
Appendix 5: Tree Protection Fencing Specification		22
Appendix 6: Example Protective Fencing Sign		23



EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Rathbone Miller to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the “alteration, extension and re-modelling of existing dwelling house including a new roof structure with new first floor and a single storey rear corner infill extension” at 90 Valebridge Road, Burgess Hill, RH15 ORP.

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 tree survey was carried out on 15th January 2026. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

No tree preservation order protects trees at this site and the site is not located within a conservation area.

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.

The proposed extension and building alterations will be located outside the root protection area of retained trees.

Four mixed boundary groups will require minor reduction works to provide adequate space for site access and construction activities associated with the proposals. All four groups have been assessed as category C.

A small section of existing hardstanding will be removed and replaced with soft landscaping within the root protection area of T7, which is a category B box elder. To minimise impacts to T7, sympathetic construction methodologies described in this report must be implemented.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 4 of this report being adhered to, I consider that trees recommended for retention can be feasibly integrated into the proposed development.



1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by Rathbone Miller to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the “alteration, extension and re-modelling of existing dwelling house including a new roof structure with new first floor and a single storey rear corner infill extension” at 90 Valebridge Road, Burgess Hill, RH15 ORP.

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 survey all trees within and adjacent to the site with trunk diameters of 75mm or more at a height of 1.5m.
- To assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value.
- To provide information relating to planning constraints that may restrict works to trees at the site.
- 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 3, a tree retention plan at Appendix 3.
- An arboricultural method statement at section 4 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:

- Rathbone Miller – Block Plan ref. 22540-101 rev. A.
- Rathbone Miller – Existing Floor Plan ref. 22540-102 rev. A
- Rathbone Miller – Proposed Site Plan ref. 22540-111 rev. A
- Rathbone Miller – Proposed Ground Floor Plan ref. 22540-106 rev. A



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.
- 1.5.2 The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or invasive ground investigation was carried out for this report. Where existing site constraints are present such as ivy-covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree dimensions were estimated by eye as accurately as possible.
- 1.5.3 The tree survey represents a preliminary overview of the condition and value of trees at the site. It is not a detailed assessment of any individual tree and although management recommendations are included, this report will not be sufficient to be used as a detailed condition and safety survey.
- 1.5.4 The information and measurements in this report are representative of the date of the site visit. The tree survey data will need to be updated to reflect tree growth and changes in the condition of the trees after prolonged periods.



2 INITIAL TREE SURVEY

2.1 Tree survey information

2.1.1 The following information was recorded in the tree survey schedule for each individual tree (average dimensions are recorded for groups):

- Tree reference number. (T=tree, G=group).
- Species (common and scientific name).
- Overall tree height (m).
- Stem diameter (mm) per stem or average diameter for multi-stemmed trees with six or more stems.
- Branch spread (m) measured to the four cardinal points.
- Existing height (m) above ground level of lowest significant branch and direction of growth (for individual trees only).
- Existing height (m) above ground level of canopy.
- Age class (young, semi mature, early mature, mature, over mature or veteran).
- Physiological condition (good, fair, poor).
- Structural condition (good, fair, poor).
- Comments (general description of tree(s) including any notable features).
- Tree categorisation (see below).
- Root protection area (m²).
- Root protection radius (m).

2.2 Tree categorisation

2.2.1 The condition and value of each tree was evaluated based on the current land use. Each tree or tree group has been awarded either category A, B, C or U and a subcategory of either 1,2 or 3 or a combination of the subcategories.

2.2.2 Tree categorisation summary:

- A – Trees of good condition and high arboricultural, landscape or conservation value. Must have a potential life span in excess of forty years.
- B – Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value. Must have a potential life span in excess of twenty years.
- C – Unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm. Must have a potential life span in excess of ten years.
- U – Trees of such impaired condition that they cannot realistically be retained as living trees in the context of the current land use for more than ten years. These trees do not need to be removed if they are not dangerous and do not conflict with the proposed development, but should not be considered a constraint to development.



2.2.3 Tree sub categorisation summary:

- 1 – Trees have mainly arboricultural value, e.g. trees of good condition, form and vitality or rare tree species.
- 2 – Trees have mainly landscape value, e.g. trees of landscape prominence, that serve to screen unsightly views or that are required for privacy. Also trees present in groups that attain higher collective rating that they would as individuals.
- 3 – Trees with mainly cultural value including conservation, e.g. commemorative trees, trees of historical significance or veteran trees.

2.2.4 Each tree can only be categorised as A, B or C but may comply with more than one subcategory.

2.3 Root protection areas

2.3.1 A root protection area represents a calculation of the minimum volume of rooting medium required to support a tree. It is a standardised calculation based on the stem diameter(s) measured at 1.5m and is not necessarily representative of the actual root spread or total rooting area of a tree. The formulas used to calculate root protection areas are shown below:

Table 1: Root protection area formulas

Number of stems	Root protection area formula
Single stemmed trees	$\frac{(\text{stem diameter (mm)} \times 12)^2 \times \pi}{1000}$
Trees with two to five stems	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$
Trees with more than five stems	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

2.3.2 The root protection areas are plotted onto the tree constraints plan in Appendix 1 and are recorded in the tree survey schedule in Appendix 2. These are represented as a circle on the plan (unless significant rooting constraints are present), and are colour coded depending on the category the tree has been awarded. Where existing site conditions/features are present that are deemed likely to have affected the root morphology, the root protection areas have been represented as a polygon of equivalent area.

2.3.3 The disturbance of a tree’s root system can result in crown dieback and even death of the tree. Roots are used to support the tree structurally as well as the absorption of moisture and nutrients from the soil. They also act as storage and transport for water and nutrients. It is therefore important to protect roots and their ability to function during the construction period and post development.

2.3.4 The majority of root growth is usually found within the top 600mm of soil. As such, even a shallow disturbance within a root protection area can potentially have a significant impact on the tree.



2.4 Site visit

2.4.1 A site visit was carried out on 15th January 2026. The weather conditions at the time were overcast with intermittent showers. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were not in leaf.

2.5 Site layout

2.5.1 The site is located to the east of Valebridge Road. The site comprises of a detached bungalow with parking area to the front and garden to the rear. Mixed vegetation and trees line the site boundary. The surrounding land use consists of residential properties to the north, east and south, and Valebridge Road with woodland boarder the west.

2.5.2 None of the trees surveyed for this report were assessed to be ancient or veteran individuals.

2.5.3 A check of 'MAGIC'¹ map showed that the woodland adjacent to the site is not designated as ancient semi natural woodland (ASNW). Ancient woodland is any area that's been continuously wooded since at least 1600 AD.

2.6 Findings

2.6.1 A total of five individual trees, five tree groups and one hedge were surveyed. Their locations are shown on the tree constraints plan at Appendix 1 and details and measurements are shown in the tree survey schedule at Appendix 2.

2.6.2 A summary of their British Standard categorisation is shown at Table 2 below.

Table 2: Tree categorisation summary

Tree category	Individual tree	Tree group	Hedgerow
A	-	-	-
B	4	-	-
C	1	5	1
U	-	-	-

2.7 Statutory tree protection

2.7.1 Mid Sussex Districts Council's online mapping tool was used on 18th January 2026 to check whether there are any tree preservation orders (TPOs) within the site. No TPOs were shown to cover trees located within the site. However, tree preservation order ref. CD/01/TPO/93 was shown to cover the woodland directly adjacent to the site. The woodland was not surveyed as part of this report and will not be affected by the proposals.

2.7.2 The online mapping tool can be updated at any time, therefore any persons proposing to undertake tree works should still check the status of the trees with the local planning authority prior to undertaking any tree works. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.

2.7.3 The site is not located within a Conservation Area.

¹ The DEFRA MAGIC map website provides authoritative geographic information about the natural environment across government: www.magic.defra.gov.uk



3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The proposals

3.1.1 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.

3.2 Tree works

3.2.1 Trees works required for the proposed development are highlighted with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate the BS5837 tree category of the relevant tree/shrub. A summary is listed at Table 3 below.

Table 3: Tree works summary

Tree number	Species	Category	Description of tree works
G2	Mixed (holly, laurel, cypress, hawthorn, oak)	C2	Laterally reduce southern aspect by 1.5m to provide adequate space for the parking area extension and access/construction activities to the north side of the dwelling.
G3	Mixed (bamboo, holly, laurel, bay, chestnut, spruce)	C2	Remove northeast section highlighted on the tree retention plan to provide adequate space for parking area extension and access beside the dwelling.
G5	Mixed (laurel, cypress, hawthorn)	C2	Laterally reduce north aspect by 1m to provide adequate space for access and construction activities to the south of the dwelling.
G8	Mixed (laurel, yew, privet, bay, holly, hawthorn)	C2	Laterally reduce south side to site boundary (circa 1.5m).

3.2.2 All works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

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

3.2.4 Any additional 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.

3.3 Building footings in proximity to trees

3.3.1 All proposed extension and building alteration works will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

3.3.2 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.



3.4 Hard standing in proximity to trees

- 3.4.1 No new hard standing will be constructed within the root protection areas of retained trees, however a small section of existing patio will be removed from within the root protection area of T7 in the area hatched orange on the tree retention plan. This must be undertaken carefully as described in the arboricultural method statement.

3.5 Services

- 3.5.1 Details of the routing of services for the proposed development are not currently available. However, it is considered that the proposals will likely utilise the properties existing service network.
- 3.5.2 If additional services are required, they should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.
- 3.5.3 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.



4 ARBORICULTURAL METHOD STATEMENT

4.1 General requirements

- 4.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, 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.
- 4.1.2 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.

4.2 Phasing of works

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

Table 4: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the shrub removals and access facilitation pruning specified in the arboricultural impact assessment.
2	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.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase.
5	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.

4.3 Initial tree works

- 4.3.1 The shrub removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.
- 4.3.2 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.
- 4.3.3 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species



Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

- 4.3.4 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.
- 4.3.5 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

4.4 Tree protection barriers

- 4.4.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of tree protection fencing.
- 4.4.2 The tree protection fencing shall be installed and signed off by the project arboriculturist before any plant activity, ground works or demolition/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.
- 4.4.3 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 5). 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.
- 4.4.4 Signs shall be affixed to the fencing as shown in Appendix 6 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.
- 4.4.5 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) shall be referred to as the construction exclusion zone. The following restrictions shall apply within the construction exclusion zone:
- 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.



4.5 Storage and handling of harmful chemicals

- 4.5.1 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.
- 4.5.2 Cement mixing shall always occur outside the construction exclusion zone. If cement mixing is to occur close to the construction exclusion zone, or there is the potential for cement washings to leech into a root protection area, adequate, banded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zone unless adequate, banded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities

- 4.6.1 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).
- 4.6.2 Care must be taken when unloading deliveries of construction materials from flatbed lorries in close proximity to trees to avoid damage to tree crowns. As such, a designated banksman must always be utilised to ensure the trees are not contacted when unloading a vehicle with a hi-ab arm.

4.7 Demolition of existing building adjacent to trees

- 4.7.1 Demolition of the above ground parts of the building adjacent to G2, G5 and G8 must occur carefully to avoid accidental contact with the trees. Where possible the building shall be dismantled by hand, however if plant machinery is used, a banksman must always be present to spot branches that are not visible to the machine operator. The machine must be of a reasonable size so it can be controlled safely in proximity to the trees and must always be operated from outside the construction exclusion zone. Debris from the demolition works must also be stockpiled outside the construction exclusion zone.

4.8 Removing existing hard standing from root protection area of T7

- 4.8.1 The paving slabs within the root protection area of T7 shall provide ground protection for construction traffic. Access across the root protection area shall be prohibited when the surface has been removed.
- 4.8.2 The existing paving slabs shall be removed from the root protection area by hand. To minimise the chance of encountering tree roots, as much of the sub-base shall be retained below ground level as is feasible, with a layer of topsoil imported to enable soft landscaping. If it is deemed necessary to remove the sub-base to allow sufficient soil volume to be imported for the proposed soft landscaping, the sub-base shall be removed carefully by hand. Roots revealed will not be left exposed and instead immediately covered by a layer of topsoil to prevent desiccation.



4.9 Soft landscaping within root protection areas

- 4.9.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers. The detailed specification for soft landscaping is to be confirmed but could potentially include turfing and tree/shrub planting within root protection areas.
- 4.9.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zone will still apply during the soft landscaping phase of development.
- 4.9.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.
- 4.9.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.
- 4.9.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

4.10 Pre-commencement arboricultural consultancy input

- 4.10.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:
1. The construction management plan.
 2. The routing of new services including drainage (if any).
- 4.10.2 If these aspects of the project have a material impact on the guidance in this method statement, the arboricultural method statement shall be updated and the revised information submitted to the local authority tree officer for approval.

4.11 Pre-commencement meeting

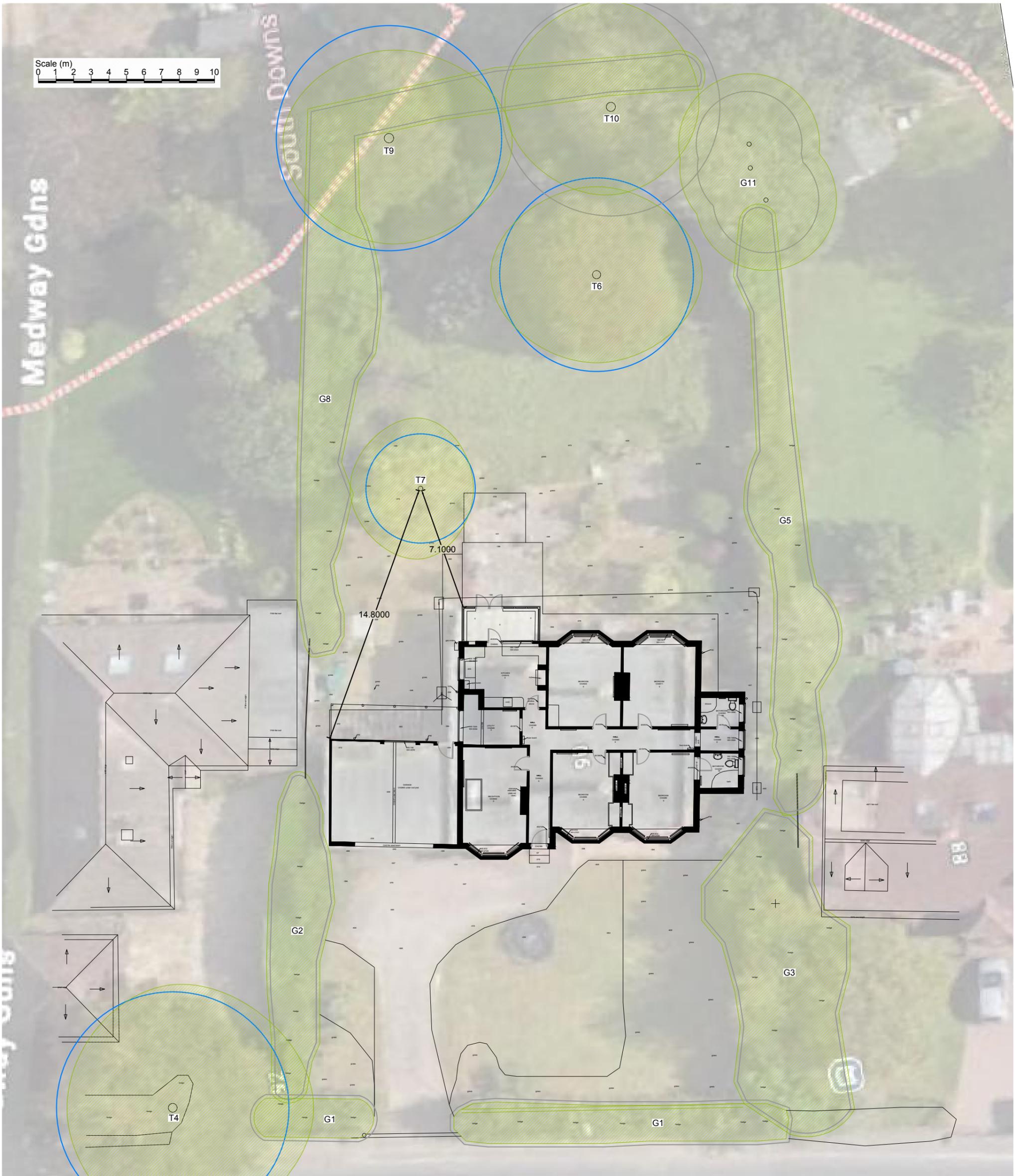
- 4.11.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:
1. To clarify the tree protection methodology with the site manager.
 2. To discuss the chronology and phasing of the project with the site manager.
 3. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.



4. To sign off that the tree protection fencing has been installed in the correct locations and to the agreed specification. To agree revised locations subject to the phasing of the development.
 5. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.
- 4.11.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.
- 4.12 Arboricultural monitoring**
- 4.12.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.
- 4.12.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting.
- 4.13 Process if an unforeseen issue relating to trees arises**
- 4.13.1 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.
- 4.13.2 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.
- 4.13.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.



Appendix 1: Tree Constraints Plan



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

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

No tree preservation order protects trees at this site and the site is not located within a conservation area.

Key:

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

Drawing no: PJC/7068/26/A Rev: - Sheet number: 1 of 1

Site:

90 Valebridge Road
Burgess Hill
RH15 0RP

Drawing title: Tree Constraints Plan

Date drawn: 20/01/2026

Scale: 1:200 at A3

Drawn by: NH

Checked by: PD



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Appendix 2: Tree Survey Schedule

Site: 90 Valebridge Road
Survey date: 15th January 2026
Surveyor: N.Hollett

Tree Survey Schedule



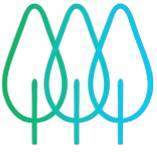
Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
H1	Beech (Fagus sylvatica)	4 average	Up to 75 average	1-2 average	0 average	Semi mature	Good	Good	Maintained boundary hedge providing screening to site. Formatively pruned. Historically managed to a height of 1.5m. Cables running parallel above.	No action required.	C2	2.5 average	0.9 average
G2	Mixed (holly, laurel, cypress, hawthorn, oak)	3-4 average	Up to 75 average	1-2 average	0 average	Semi mature	Good	Good	Mixed boundary group providing screening to site. Sections managed in height. Eastern end overgrown and encompassed side gate and path.	Laterally reduce southern aspect by 1.5m	C2	2.5 average	0.9 average
G3	Mixed (bamboo, holly, laurel, bay, chestnut, spruce)	3-6 average	Up to 100 average	1-3 average	0 average	Semi mature	Good	Good	Unmaintained boundary group providing screening to site. Cables running parallel above. Some reduction works carried out to eastern end to provide space to access rear garden.	Remove section highlighted on the tree retention plan.	C2	4.5 average	1.2 average
T4	Beech (Fagus sylvatica)	14	550 est	N: 7 E: 8 S: 7 W: 6	Crown: 3 north Branch: 3 average	Mature	Good	Good	Third party tree located in entrance of neighbouring property to north. Previously crown lifted. Several old limb fail points within crown.	No action required.	B1+2	136.9	6.6
G5	Mixed (laurel, cypress, hawthorn)	2-5 average	Up to 100 average	1-3 average	0 average	Semi mature	Good	Good	Mixed boundary group providing screening to site. Sections of group laterally pruned in places.	Laterally reduce north aspect by 1m.	C2	4.5 average	1.2 average
T6	Field maple (Acer campestre)	11	460	N: 5 E: 6 S: 5 W: 6	Crown: 2 average Branch: 2 average	Mature	Good	Good	Previously crown lifted. Good symmetrical crown formation. No major visible defects. Soil piles upon rooting area.	Remove soil piles from within rooting area.	B1+2	95.7	5.5

Site: 90 Valebridge Road
Survey date: 15th January 2026
Surveyor: N.Hollett

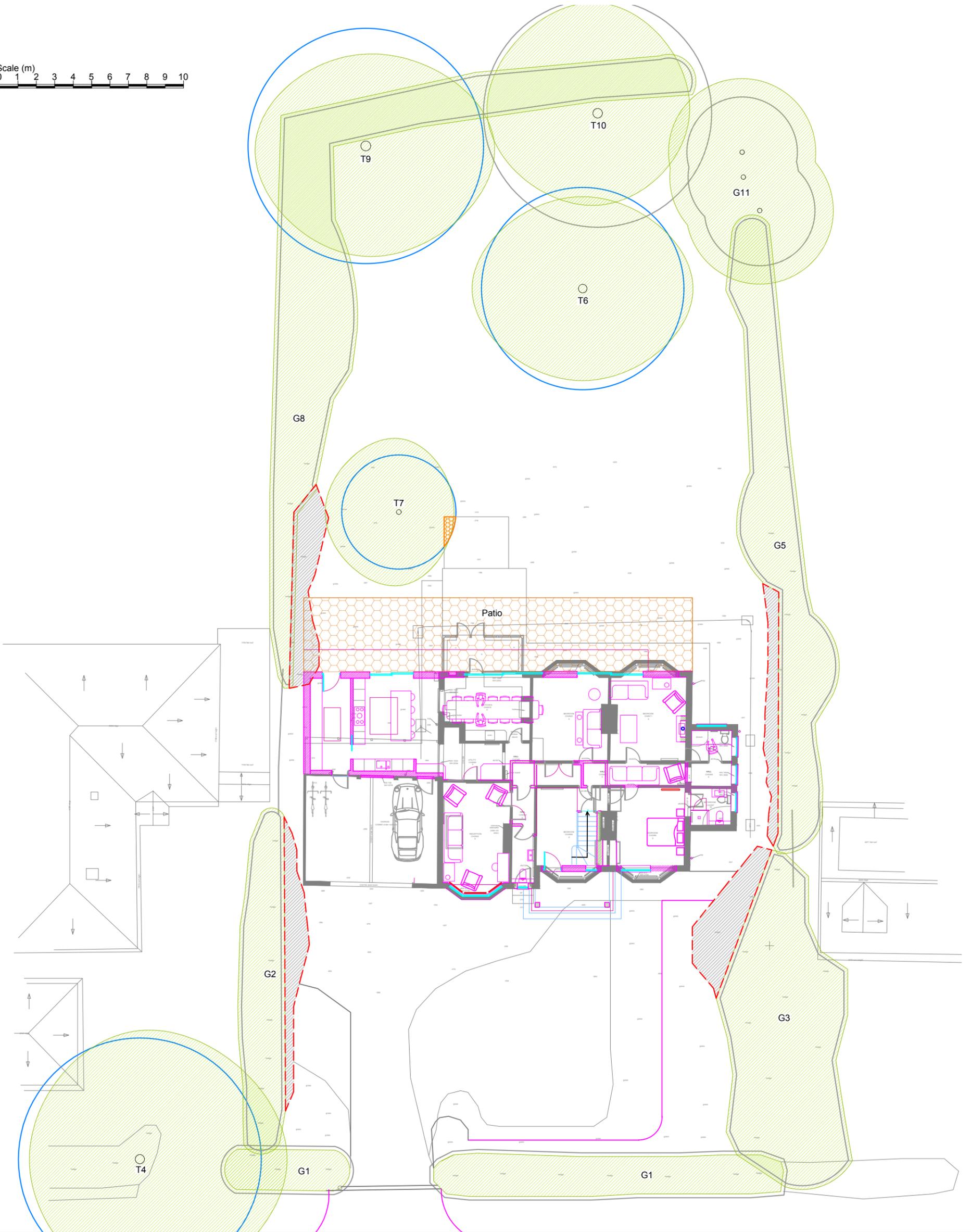
Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T7	Boxelder maple (Acer negundo)	7	260	N: 4 E: 3 S: 4 W: 4	Crown: 2 north Branch: 2 average	Semi mature	Good	Good	Dual stemmed from 2m. Previously crown lifted with several poor finishing cuts. Exposed severed root 1m north of stem base.	No action required.	B1+2	30.6	3.1
G8	Mixed (laurel, yew, privet, bay, holly, hawthorn)	3-4 average	Up to 100 average	1-2 average	0 average	Semi mature	Good	Good	Partially maintained mixed boundary group providing screening to site.	Laterally reduce south side to site boundary (circa 1.5m).	C2	4.5 average	1.2 average
T9	Field maple (Acer campestre)	14	380, 370	N: 5 E: 7 S: 6 W: 6	Crown: 3 average Branch: 2 north	Mature	Good	Fair	Historically dual stemmed from base with eastern stem now reduced to 4m in height. Fair basal union. Large snapped and hanging limb within canopy. Soil piles upon rooting area.	Remove soil piles from within rooting area.	B1+2	127.3	6.4
T10	Sycamore (Acer pseudoplatanus)	16	370, 360	N: 6 E: 5 S: 5 W: 6	Crown: 3 north Branch: 4 north	Mature	Good	Fair	Dual stemmed from 1.5m with included bark extending from 1.5-0.5m with little reaction growth wood. Snapped and hanging limbs in crown. Minor deadwood. Soil piles upon rooting area.	Remove soil piles from within rooting area.	C1+2	120.6	6.2
G11	Sycamore (Acer pseudoplatanus)	12-14 average	250 average	1-3 average	3 average	Semi mature	Good	Fair	Third party group on boundary line. 3x trees of similar size and age. Previously crown lifted. Stem occluding over stock fence. Soil piles upon rooting area.	Remove soil piles from within rooting area.	C2	28.3 average	3.0 average



Appendix 3: Tree Retention Plan



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

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

No tree preservation order protects trees at this site and the site is not located within a conservation area.

Key:

- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Canopy of tree to be retained
- Canopy of category C* tree to be removed/pruned
- Existing hardstanding to be removed from root protection areas
- New patio

Drawing no: PJC/7068/26/B Rev: - Sheet number: 1 of 1

Site:

90 Valebridge Road
Burgess Hill
RH15 0RP

Drawing title: Tree Retention Plan

Date drawn: 30/01/2026

Scale: 1:200 at A3

Drawn by: NH

Checked by: PD



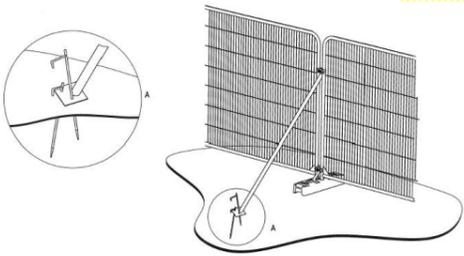
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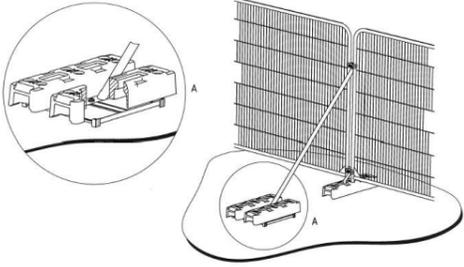


Appendix 4: Tree Protection Plan

Specification for tree protection fencing:

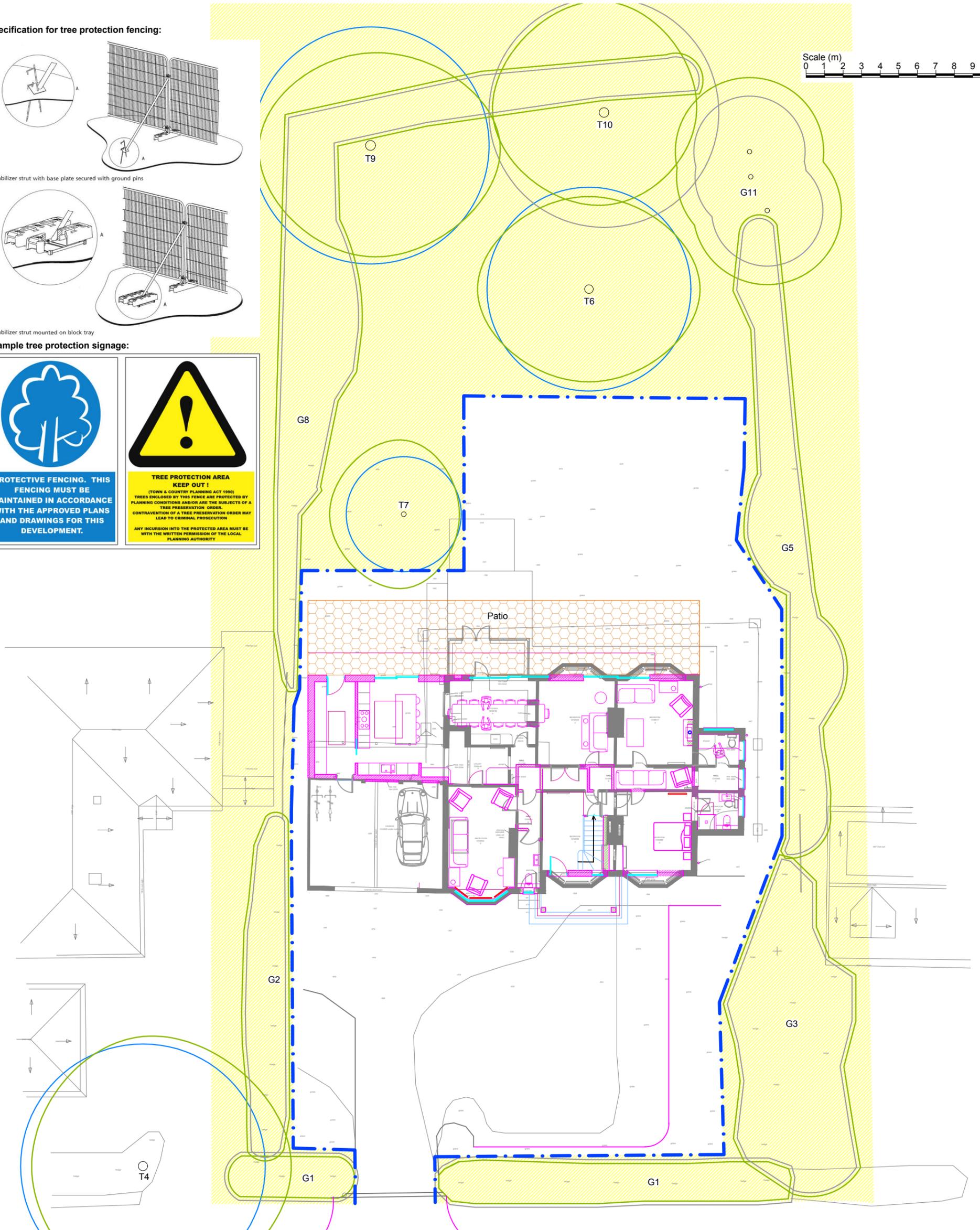


a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Example tree protection signage:



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

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

No tree preservation order protects trees at this site and the site is not located within a conservation area.

Key:

- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Canopy of tree to be retained
- Construction exclusion zone
- Tree protection fencing

Drawing no: PJC/7068/26/C Rev: - Sheet number: 1 of 1

Site:
90 Valebridge Road
Burgess Hill
RH15 0RP

Drawing title: Tree Protection Plan

Date drawn: 30/01/2026

Scale: 1:200 at A3

Drawn by: NH

Checked by: PD

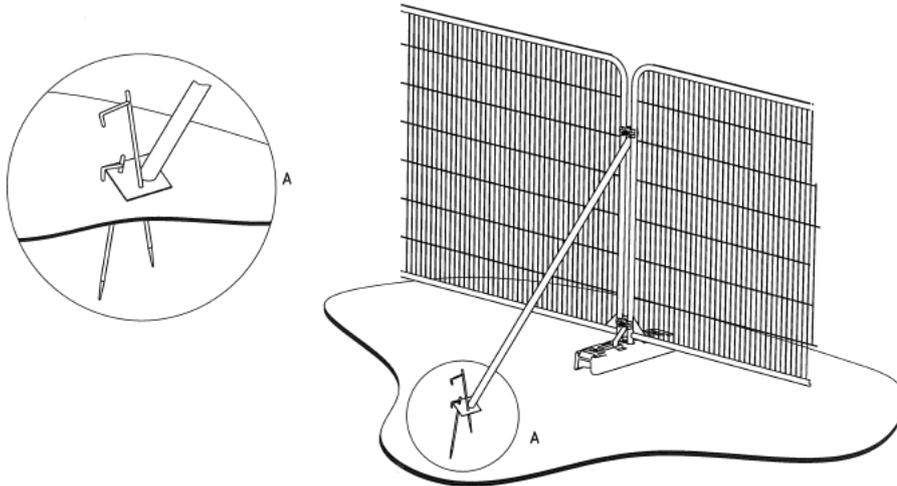


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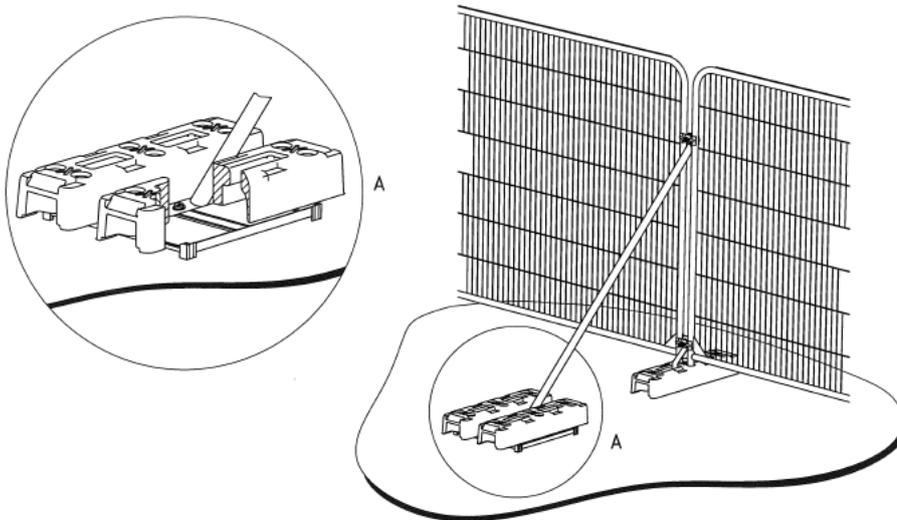
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Appendix 5: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 6: Example Protective Fencing Sign



PJC



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