



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**57 The Broadway
Haywards Heath
RH16 3AS**

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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Roblewood Projects Ltd to provide an arboricultural impact assessment and arboricultural method statement to support a planning application at 57 The Broadway, for the change of use from former restaurant / takeaway on ground floor to flexible commercial / retail use (Class E) alongside extensions and alterations to upper floors to form residential accommodation (3no. one-bedroom and 2no. two-bedroom units) (Class C3).

This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 3rd November 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

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

There are no ancient or veteran trees at the site and no areas designated ancient woodland within or adjacent to the site.

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, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

One individual category B tree and two category C hedges require removal to facilitate the proposals. These are located at the rear of the property so the impact on the street scene will be minimal.

The proposals include the construction of building footings and hard standing within the root protection areas of retain trees at the rear of the site. Engineered solutions and sympathetic construction methodologies are recommended in this report which will minimise the impact on the trees.

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 the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees.



1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by Roblewood Projects Ltd to provide an arboricultural impact assessment and arboricultural method statement to support a planning application at 57 The Broadway, for the change of use from former restaurant / takeaway on ground floor to flexible commercial / retail use (Class E) alongside extensions and alterations to upper floors to form residential accommodation (3no. one-bedroom and 2no. two-bedroom units) (Class C3).

1.1.2 This report 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 and a root protection area incursions plan at Appendix 4.
- An arboricultural method statement at section 4 and a tree protection plan at Appendix 5.

1.4 Documents and information provided

1.4.1 The following documents were used to aid the preparation of this report:

- RMS Topographical Survey ref: RMS1293-01
- ECE Proposed Site Layout – Roof Plan ref: PL 03 Rev B
- ECE Proposed Sections ref: PL 10 Rev B



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, H=hedgerow, W=woodland block). Tree numbers suffixed with PA on the tree constraints plan indicate that the tree position is approximate.
- 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 3rd November 2025. The weather conditions at the time were cloudy with light rain showers. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were in partial leaf.



2.5 Site layout

- 2.5.1 The site is located between The Broadway to the east and a tree lined railway embankment to the west. The surrounding land use is comprised of a combination of commercial and residential properties.

2.6 Findings

- 2.6.1 A total of five individual trees and two hedges 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
A	-	-
B	5	-
C	-	2
U	-	-
Total	5	2

- 2.6.3 None of the trees surveyed for this report were assessed to be ancient or veteran specimens.
- 2.6.4 A check of 'MAGIC'¹ map showed there to be no woodland within/adjacent to the site that is designated as ancient woodland. Ancient woodland is any area that's been continuously wooded since at least 1600 AD.

2.7 Statutory tree protection

- 2.7.1 Mid Sussex District Council's online mapping tool was used on 26th April 2026 to check whether there are any tree preservation orders (TPOs) within the site. No TPOs were shown within or immediately adjacent to the site.
- 2.7.2 However, 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 in 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, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

3.2 Tree removals

- 3.2.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 3 below.

Table 3: Tree removals summary

Tree number	Species	Category	Reason for tree removal
H4	Mixed	C	To enable construction of new hard standing and new landscaping within communal amenity space.
H5	Mixed	C	Conflict with new building.
T6	Sycamore	B	Conflict with new building and footpath.

- 3.2.2 T6 has been assigned category B2 because, although it is located at the rear of the property, it is partially visible from The Broadway (see below photograph). It is not a high-quality tree and its contribution to the street scene is limited. The loss of T6 should have a negligible impact on the street scene, particularly as T7 is being retained at the road frontage.



T6 and T7 viewed from The Broadway.



T7 viewed from rear garden.

3.3 Access facilitation pruning

- 3.3.1 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.
- 3.3.2 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 around



T7) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer.

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

3.4 Building footings in proximity to trees

- 3.4.1 Flat 1 (single storey section) encroaches the root protection areas of T1 and T2 (third party ash and sycamore located on railway embankment) in the areas hatched pink on the root protection area incursions plan. These represent a minor encroachment (7.8m² or 4.3% of the root protection area of T1 and 8.2m² or 5.0% of the root protection area of T2).
- 3.4.2 The foundation design within the root protection areas is to be confirmed on the date of this report and will be provided by an engineer at the detailed design phase of development. To minimise the impact on T1 and T2, the use of piles should be explored to minimise the amount of excavation required. Additionally, there should be a small void left between the existing soil and the foundation slab to allow continued moisture ingress and gaseous diffusion into the soil and also help prevent the risk of heave in the future if the adjacent trees die or are removed. An example foundation design is shown in Appendix 6.
- 3.4.3 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.

3.5 Hard standing in proximity to trees

- 3.5.1 An area of new hard standing for pedestrian access will partially encroach the root protection areas of T1 and T2 in the areas hatched green on the root protection area incursions plan. The total encroachment into each root protection area is shown in Table 4 below and falls below the maximum tolerance recommended in BS5837: 2012.

Table 4: Summary of surfacing encroachment percentages:

Tree number	Species	Existing root protection area (m ²)	Encroachment into root protection area (m ²) by new hard standing	Encroachment into root protection area (m ²) by new building	Total encroachment into root protection area (%)
T1	Sycamore	183.2	12.3	7.8	11.0
T2	Ash	162.9	15.9	8.2	14.8

- 3.5.2 Where hard standing is constructed within the root protection areas of retained trees, an engineered solution is required to mitigate harm to the roots and the viability of the rooting medium. The design of the hard standing should therefore result in the following three outcomes:
1. The hard standing should be constructed without the need to sever or prune shallow roots (most tree roots are usually found near to the surface).
 2. Compaction of the underlying soil should be avoided both during the construction period and post development.
 3. The hard standing should not significantly inhibit moisture ingress and gaseous diffusion into or out of the soil.
- 3.5.3 The detailed specification (including levels) for the new hard standing to be constructed within root protection areas shall be provided by an engineer but must be signed off by the project arboriculturist before implementation to ensure the roots and rooting medium are adequately protected. To achieve the three outcomes described above, the design for hard



standing within root protection areas must adhere to the following basic specification (see also Appendix 7):

- Within the root protection areas, the hard standing shall be constructed directly onto the existing ground level without soil stripping. The surface vegetation (e.g. grass sward) shall be carefully removed using hand tools but the underlying soil must be fully retained and protected. If necessary, a layer of sharp sand (or other inert granular fill) may be used to fill divots to create a level surface onto which the hard standing can be constructed.
- The hard standing must be constructed onto a three-dimensional cellular confinement system (such as CellWeb TRP or equivalent product signed off by the project arboriculturist) filled with no-fines angular stone. This will provide a permeable base for the surface that will spread loads to reduce compaction of the soil beneath (compacting the rooting medium will have a significant detrimental impact on root function and the health of surrounding trees).
- CellWeb TRP is available from 75mm-200mm depth, depending on the soil conditions and the load it is designed to support. Further guidance should be sought from the geocell manufacturer when specifying the detailed surface design. In some cases, it may be necessary to lay additional sub-base beneath the cellular confinement system, however this must also be permeable and laid onto the existing ground level.
- The cellular confinement system shall be installed directly onto a geotextile membrane (such as a TreeTex® 300). A second membrane shall be installed above the cellular confinement system as well. These membranes will prevent soil, construction debris and other materials migrating through the cellular confinement system, which would otherwise impact on the porosity of the completed surface.
- The wearing course for the new surface must be permeable (loose gravel, resin bound gravel, porous asphalt or permeable block paving) to allow continued moisture ingress and gaseous diffusion with the rooting medium.
- Although a three-dimensional cellular confinement system should not in itself require edge supports, edge restraints may be needed for the wearing course. Standard kerb stones set in concrete haunches that are usually dug into the ground will not be suitable for use within root protection areas due to the likely damage to shallow tree roots. As an alternative, one of the following edging types may be used:
 1. Treated timber, peg and board edging.
 2. Proprietary metal or plastic edging strips.
 3. Railway sleepers affixed to the ground.
 4. Small concrete kerbs set in concrete (above existing ground level) and potentially also pegged into place.

3.6 Services

- 3.6.1 Details of the routing of the proposed drainage layout and utility 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.



- 3.6.2 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.

3.7 Landscaping in proximity to trees

- 3.7.1 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that shrub planting and potentially turfing will occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.

3.8 Post development tree pressures

- 3.8.1 The proposed development has been assessed to determine the likely impact of tree shade, and also the likely future pressure to prune or remove additional trees.
- 3.8.2 None of the proposed dwellings are expected to be shaded to the extent that it inhibits future residents reasonable use or enjoyment of the properties, thereby leading to pressure to fell or severely prune the trees in a manner the local planning authority could not reasonably resist.



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 5: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals specified in the arboricultural impact assessment.
2	Installation of tree protection barriers.	Stem hoarding and temporary ground protection 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 stem hoarding shall be maintained throughout the construction phase. The temporary ground protection shall be retained until it is replaced with new permanent hard standing.
5	Soft landscaping phase.	The remaining 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 tree/hedge removals 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 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.



- 4.3.3 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.
- 4.3.4 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.
- 4.3.5 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.
- 4.3.6 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 a combination of stem hoarding and temporary ground protection.
- 4.4.2 The stem hoarding and temporary ground protection 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 either they are replaced with permanent hard standing or 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.
- 4.4.3 Free standing marine ply timber hoarding shall be installed around the stem of T7. The root protection area of the tree will be protected by the existing, retained hard standing. The stem hoarding must be at least 1.8m in height and must not come into contact with the tree at all. An example specification is shown in Appendix 8.
- 4.4.4 The specification for temporary ground protection shall be interlocking proprietary ground protection boards (e.g. IsoTrack L Ground Protection Mat or equivalent product signed off by the project arboriculturist) on a compressible layer (150mm woodchip from the initial tree works or sharp sand), spread across a geotextile membrane. This specification is designed to support loads of up to 2 tons only. If larger loads need to be supported, a more robust ground protection specification shall be agreed with the project arboriculturist.

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 root protection areas. If cement mixing is to occur close to the root protection areas, 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.



- 4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the root protection areas unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities and site set up

- 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). 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.
- 4.6.2 Care must be taken when unloading materials from flatbed lorries in proximity to retained trees to avoid damage to the crowns. A designated banksman must be utilised to ensure the crowns are not contacted when unloading with a vehicle mounted crane.

4.7 Excavating building footings within root protection areas

- 4.7.1 The foundation design for the new building to be located within the root protection areas of T1 and T2 is to be confirmed on the date of this report. This will need to be designed before the tree protection methodology for its installation can be specified.

4.8 Constructing new hard standing within root protection areas

- 4.8.1 Within the root protection areas of T1 and T2, the new hard standing shall be constructed to the basic specification described in the arboricultural impact assessment. The detailed specification (including levels) shall be provided by an engineer but must be signed off by the project arboriculturist before implementation to ensure compliance with arboricultural requirements.
- 4.8.2 Prior to construction of the hard standing, the existing ground vegetation (e.g. grass sward or up to 50mm of leaf litter) shall be removed using controlled hand tools such as a spade or turf cutter. The underlying soil must be fully retained and protected. Plant machinery may not be used to scrape vegetation unless under the supervision of the project arboriculturist and tree stumps should be removed from root protection areas carefully using a stump grinder. If obvious surface tree roots are present or if the soil is known to be shallow, then use of plant machinery will not be appropriate.
- 4.8.3 If access is required onto a cellular confinement system before the wearing course installed, a temporary surface (such as thick plywood or metal boards depending on the load needing support) shall be installed above a geotextile membrane to prevent soil and other building debris blocking the airspaces in the cellular confinement system, which could otherwise reduce the porosity of the completed surface.
- 4.8.4 When the cellular confinement system has been filled with clean angular stone, this should not be compacted to the point it compacts the underlying soil. Four passes with a smooth roller (max weight 1000kg without vibration) or several passes by a tracked excavator should be sufficient. Checks should be made before laying the wearing course to ensure the infill is fully consolidated.
- 4.8.5 The finished level of the no-dig surface will be higher than the surrounding un-surfaced ground. To mitigate this, clean-screened topsoil may be banked around the edge of the surface. It is recommended that no less than a gradient of 1:3 is created as increasing the ground level within a root protection area can disrupt root function. It is also necessary to avoid banking soil around the buttresses or buttress roots of retained trees.



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 will potentially include turfing and 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 zones 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 utility services.
 3. The routing of drainage services.
 4. Final levels based on the detailed design.
 5. The above soil surfacing design within the root protection areas of T1 and T2.
 6. The foundation design within the root protection areas of T1 and T2.
 7. The landscaping plan including boundary treatments.
- 4.10.2 This arboricultural method statement and tree protection plan shall be updated to accommodate these aspects of the project 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 pruning which had not been anticipated prior to the meeting.
4. To sign off that the stem hoarding and ground protection have been installed in the correct locations and to the agreed specification.
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



Appendix 2: Tree Survey Schedule

Site: 57 The Broadway, Haywards Heath

Survey date: 03/11/2025

Surveyor: Peter Davies

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)
T1	Sycamore (Acer pseudoplatanus)	17	450, 450 est	N: 3 E: 4 S: 4 W: 3	Crown: 0 south Branch: 0 south	Mature	Good	Fair	Third party tree viewed from site. Co-dominant stems. Ivy encroaches crown. Drawn up growth habit.	Sever ivy around base (suggestion only as third party tree).	B2	183.2	Refer to tree constraints plan.
T2	Ash (Fraxinus excelsior)	22	600 est	N: 3 E: 2 S: 2 W: 3	Crown: 12 average Branch: 12 average	Mature	Good	Fair	Third party tree viewed from site. Dual stemmed from 6m. Ivy encroaches crown. Drawn up growth habit.	Sever ivy around base (suggestion only as third party tree).	B2	162.9	7.2
T3	Sycamore (Acer pseudoplatanus)	19	600 est	N: 4 E: 4 S: 2 W: 3	Crown: 1 east Branch: 2north	Mature	Good	Fair	Third party tree from site. No direct access to survey. Ivy encroaches crown.	Sever ivy around base (suggestion only as third party tree).	B2	162.9	7.2
H4	Mixed (privet dominant, hazel, spotted laurel)	2-2.5 average	Under 75 average	0.5-1 average	0 average	Semi mature	Good	Fair	Garden hedge, topped at 2.5m and pruned laterally.	Fell to facilitate development.	C1	2.5 average	0.9 average
H5	Mixed (privet dominant, holly, hazel)	3-4 average	Under 75 average	0.5-1 average	0 average	Semi mature	Good	Fair	Garden hedge historically topped at 2-2.5m but not recently topped. Recently pruned laterally.	Fell to facilitate development.	C2	2.5 average	0.9 average
T6	Sycamore (Acer pseudoplatanus)	15	540 over dense ivy	N: 5 E: 4 S: 3 W: 4	Crown: 2 east Branch: 2 east	Mature	Good	Fair	Drawn up growth habit. Crown lifted over site and heavily pruned over neighbours property. Soil piled within RPA. Ivy encroaches crown.	Fell to facilitate development.	B2	131.9	6.5

Site: 57 The Broadway, Haywards Heath

Survey date: 03/11/2025

Surveyor: Peter Davies

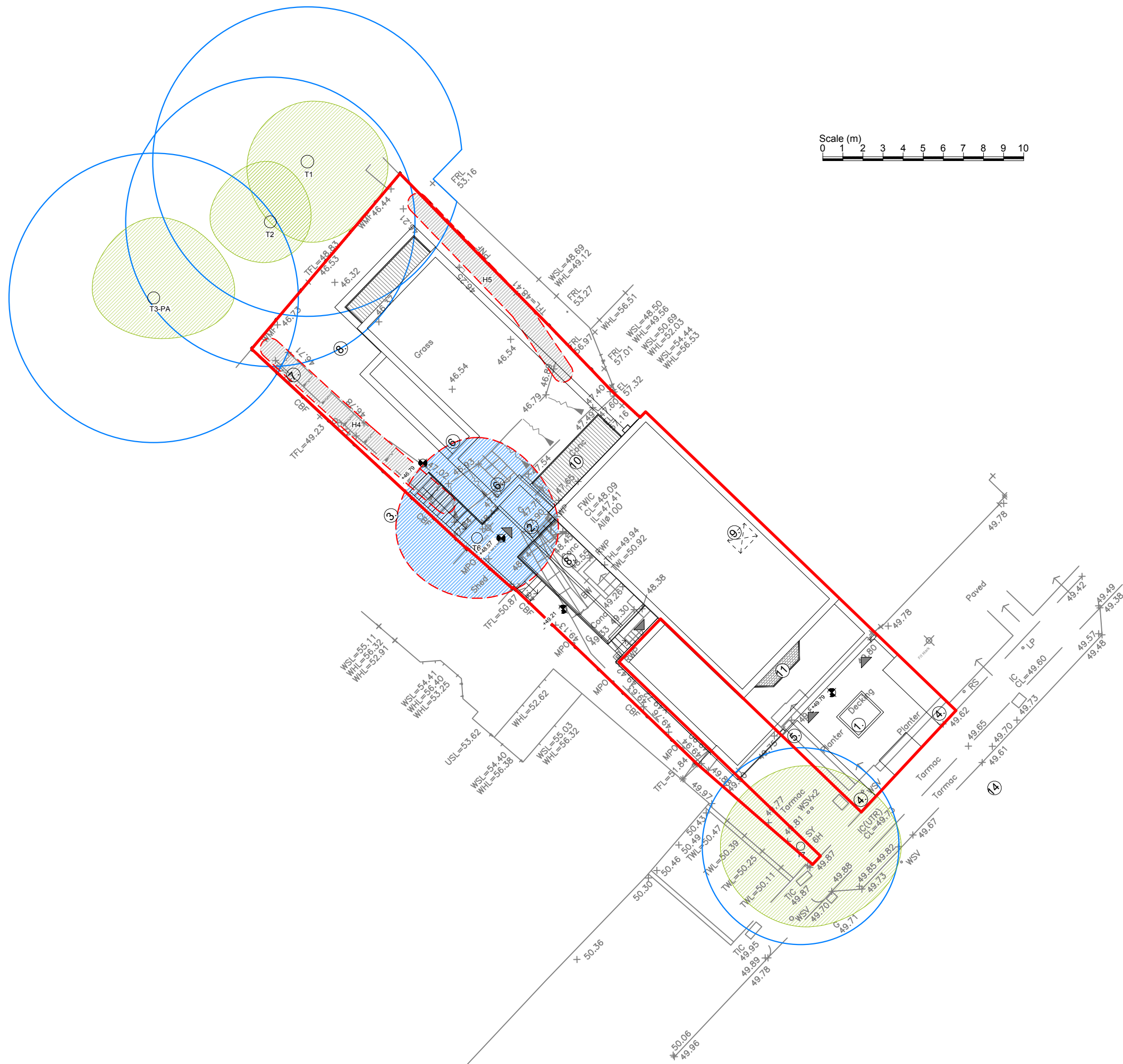
Tree Survey Schedule



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	Norway maple (Acer platanoides)	11	410	N: 4 E: 5 S: 4 W: 4	Crown: 2.5 average Branch: 2 average	Early mature	Good	Good	Located at road frontage. Good visual amenity value. Existing hard standing throughout entire RPA.	No action required.	B1+2	76.1	4.9



Appendix 3: Tree Retention Plan



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

* 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.

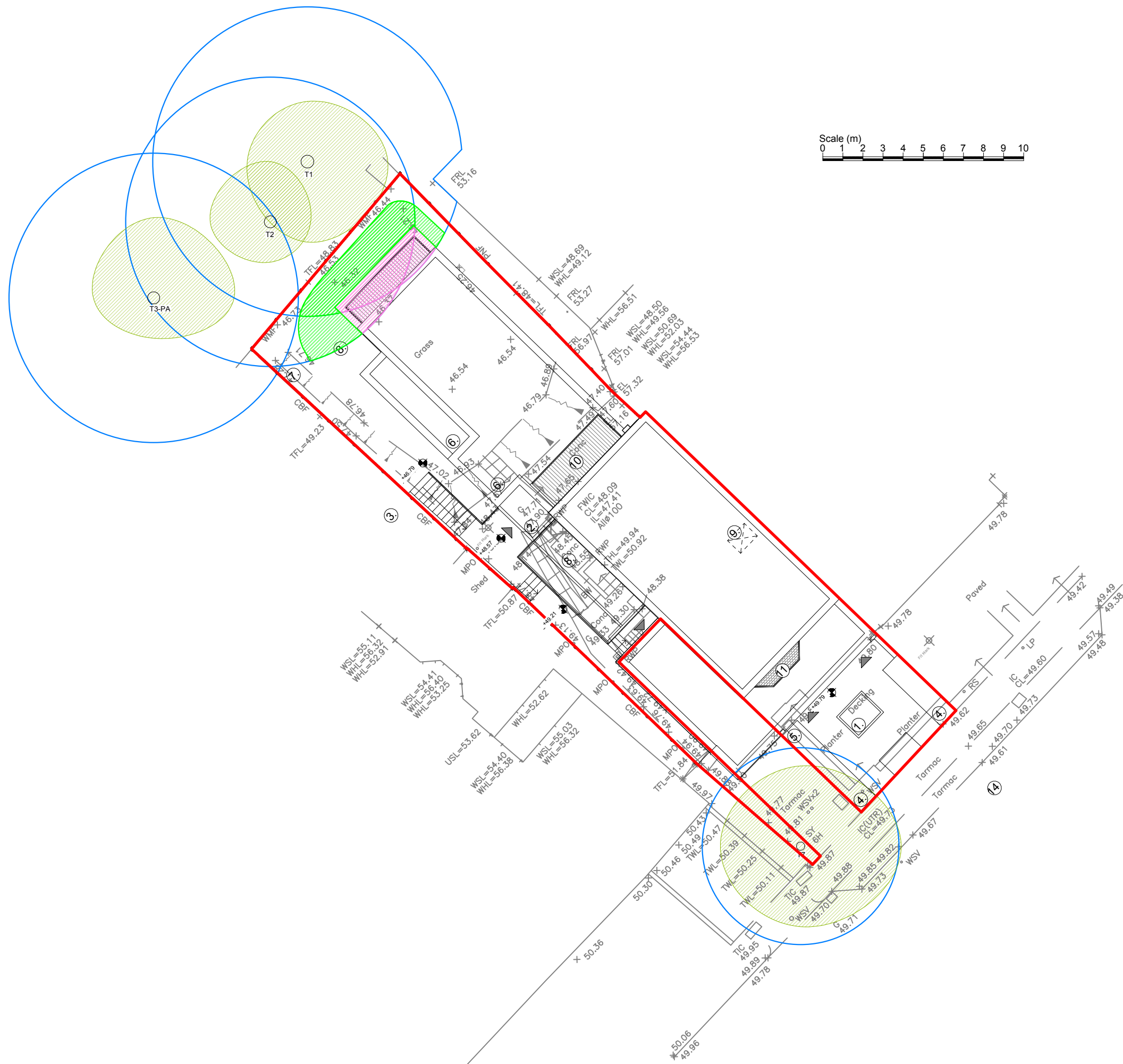
This drawing should be viewed in colour.

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

Drawing no: PJC/6998/26/B	Rev: -	Sheet number: 1 of 1
Client and site: Roblewood Projects Ltd		
57 The Broadway Haywards Heath RH16 3AS		
Drawing title: Tree Retention Plan		
Date drawn: 26/04/2026		
Scale: 1:200 at A3		
Drawn by: PD	Checked by: LW	



Appendix 4: Root Protection Area Incursions Plan



- Key:**
- Root protection area for category B* tree to be retained
 - Canopy of tree to be retained
 - Building footing within root protection area
 - New hard standing within root protection area

* 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.

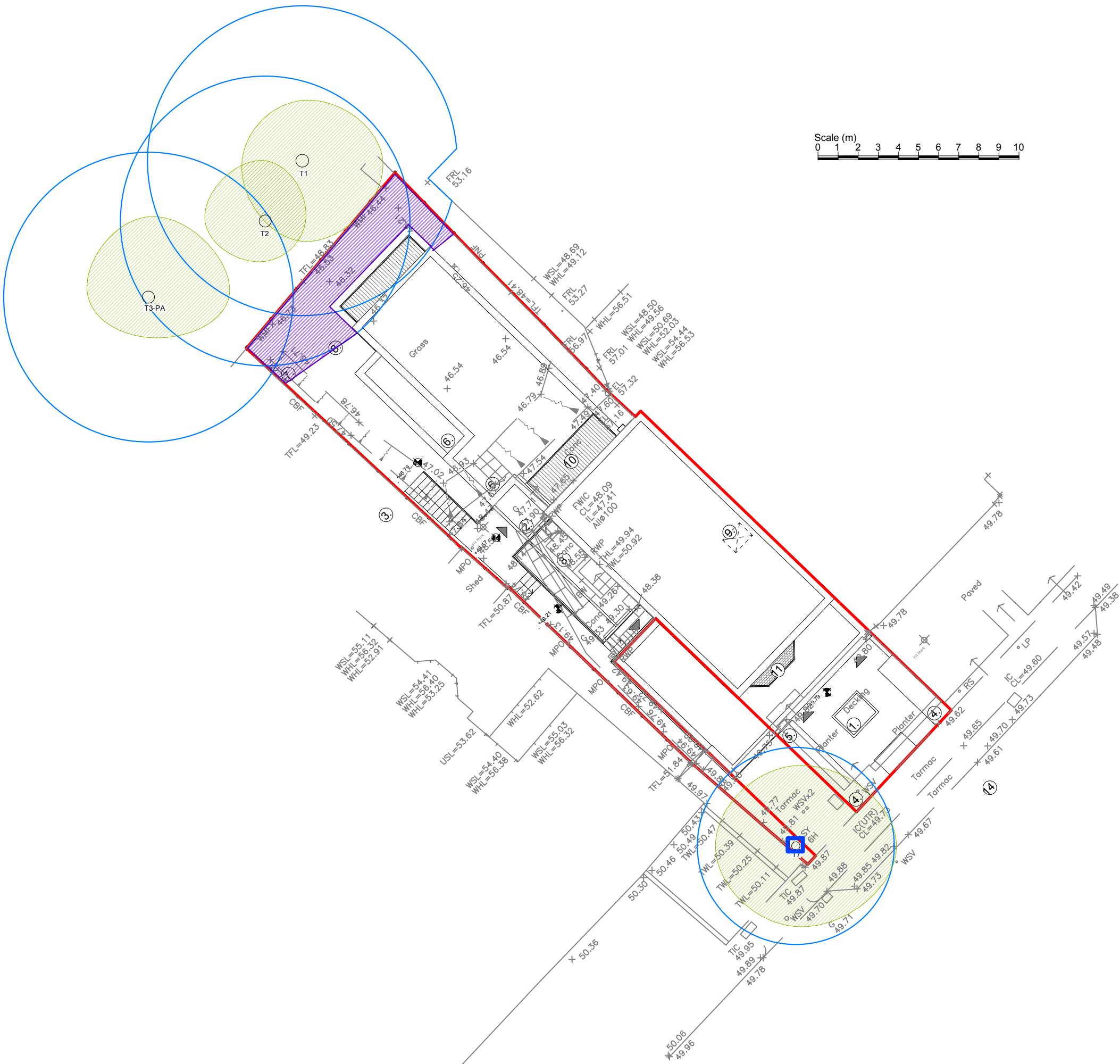
This drawing should be viewed in colour.

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

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Client and site: Roblewood Projects Ltd		
57 The Broadway Haywards Heath RH16 3AS		
Drawing title: Root Protection Area Incursions Plan		
Date drawn: 26/04/2026		
Scale: 1:200 at A3		
Drawn by: PD	Checked by: LW	



Appendix 5: Tree Protection Plan



- Key:**
- Root protection area for category B* tree to be retained
 - Canopy of tree to be retained
 - Timber stem hoarding
 - Temporary ground protection

* 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.

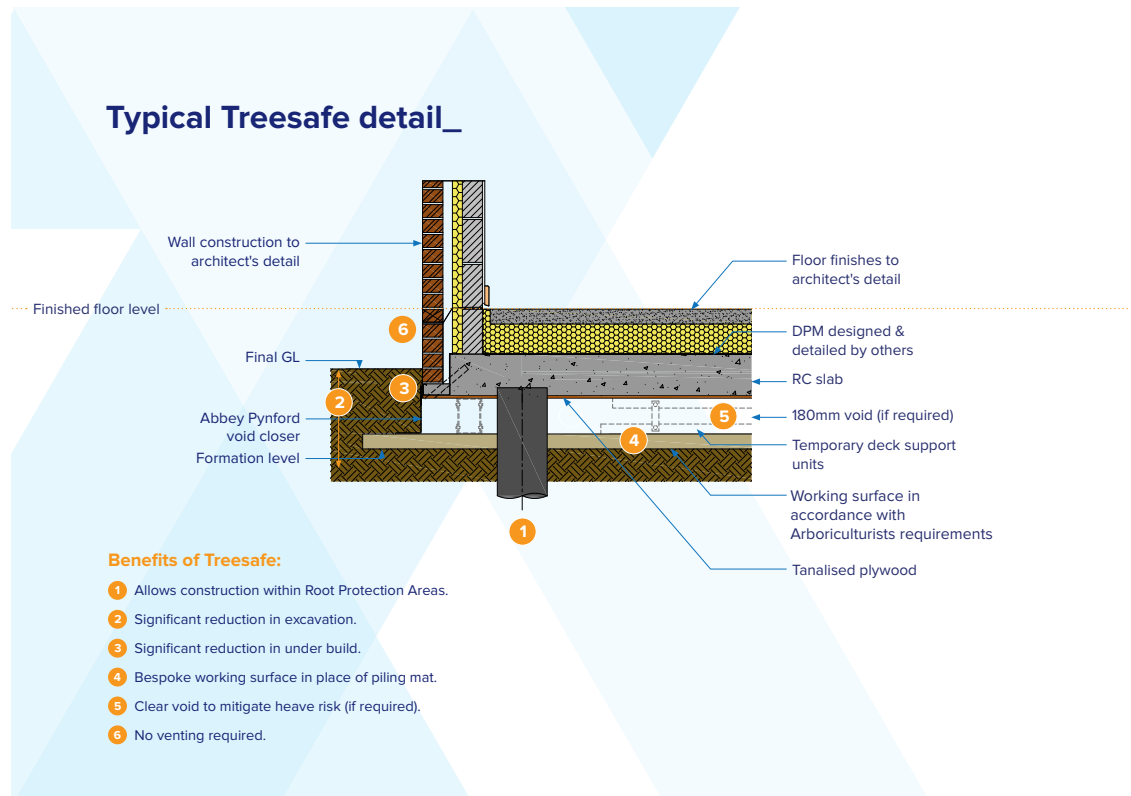
This drawing should be viewed in colour.

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

Drawing no: PJC/6998/26/D	Rev: -	Sheet number: 1 of 1
Client and site: Roblewood Projects Ltd		
57 The Broadway Haywards Heath RH16 3AS		
Drawing title: Tree Protection Plan		
Date drawn: 26/04/2026		
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Drawn by: PD	Checked by: LW	

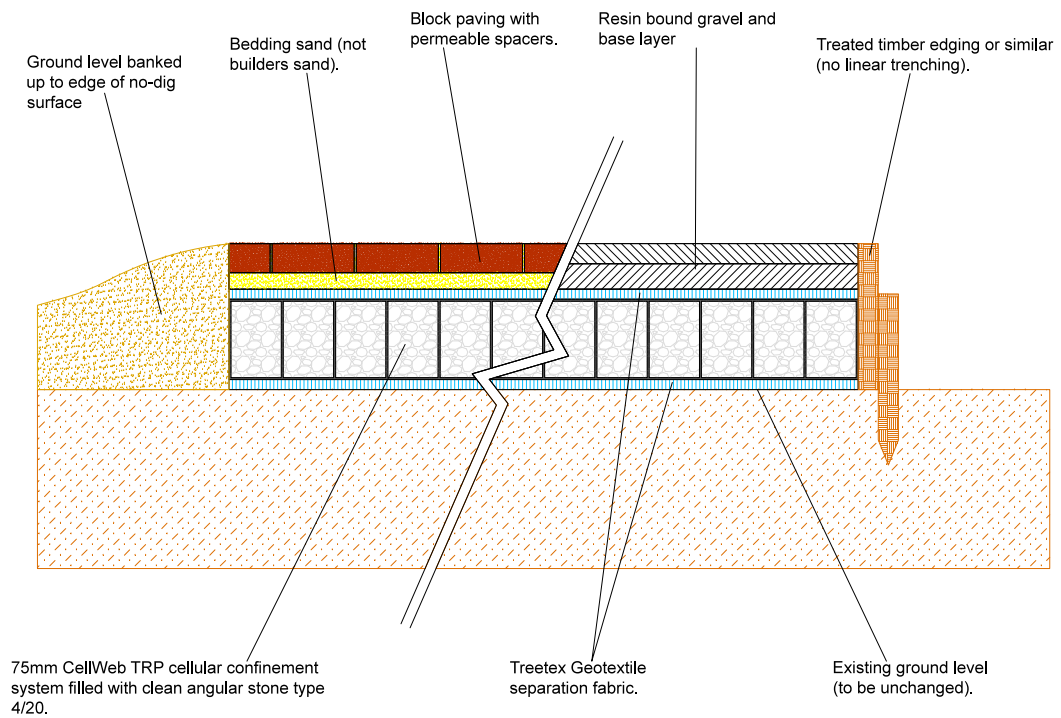


Appendix 6: Example Foundation Specification



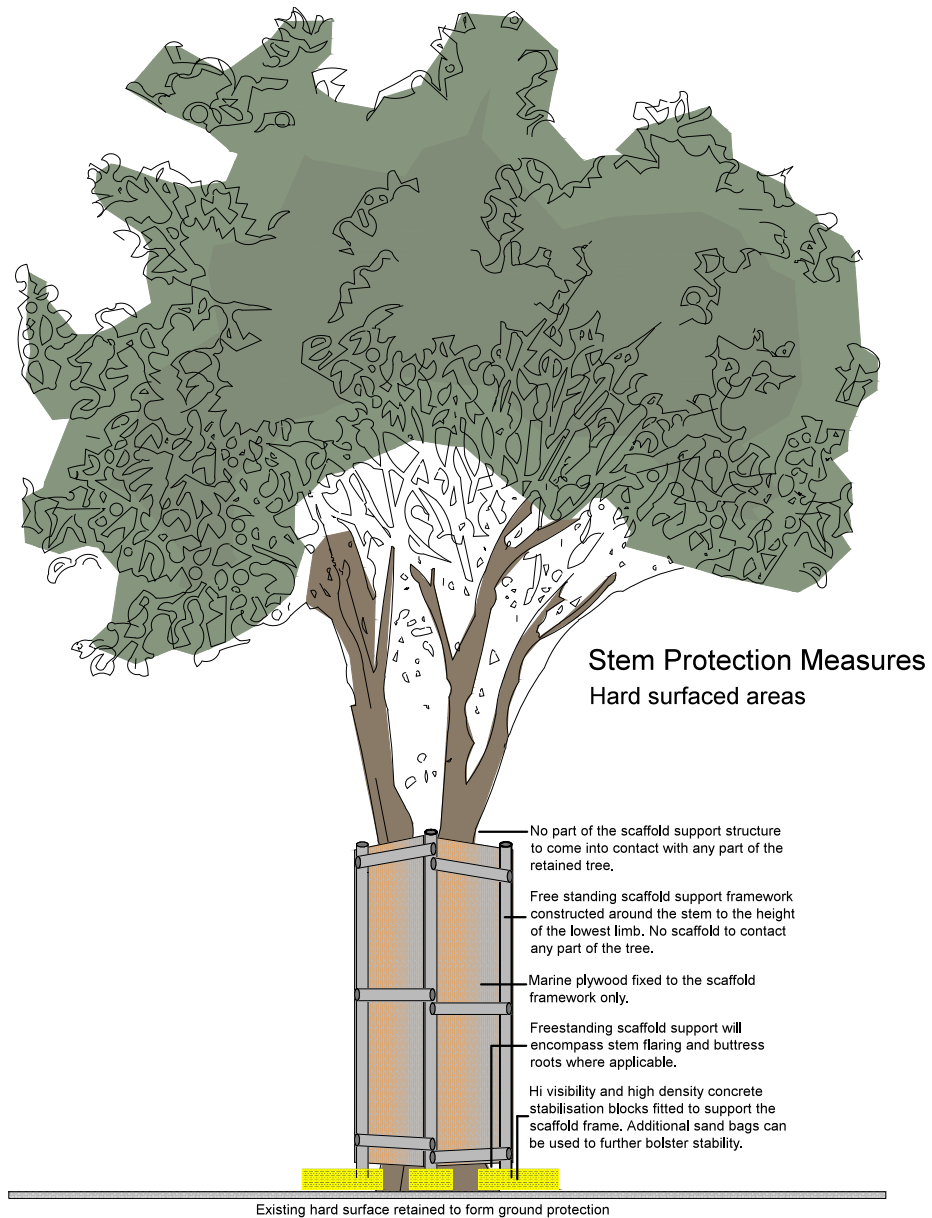


Appendix 7: Example No-dig Surface Specification





Appendix 8: Example Stem Hoarding Specification





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