



KINGSCOTE PLACE
EAST GRINSTEAD

ARBORICULTURAL
IMPACT
ASSESSMENT

for

RANGEFORD
EAST GRINSTEAD
LTD.

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1. Executive Summary

- 1.1. The site is currently an open field west of Imberhorne Lane surrounded by trees of varying sizes on the south, west and northern boundaries. The proposed development is a housing development with associated road and drainage infrastructure.
- 1.2. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation.
- 1.3. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.4. Adequate protection can be provided to ensure all retained trees are protected throughout development in the form of barriers and/or ground protection.
- 1.5. Given the number of trees on the site, the development proposals incorporate the majority of the better, more sustainable specimens.
- 1.6. No individually categorised tree or entire group/hedge are to be removed as part of this development.
- 1.7. Where proposed new hard surfaces encroach into the RPA of trees highlighted for retention, sensitive surface construction will be required.
- 1.8. The relationship between the buildings and retained trees is sustainable and does not result in any situations which may result in unreasonable pressure to prune requests from future occupants.
- 1.9. The Arboricultural Method Statement (AMS) has been compiled in conjunction with the Tree Protection Plan (TPP) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. These detail any mitigation which will be necessary to ensure the protection of retained trees throughout the development.

2. Introduction

- 2.1. ACD Environmental Ltd (ACD) was instructed in April 2026 to prepare the following impact assessment by Rangeford East Grinstead Ltd.
- 2.2. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.3. Data is extracted from, and reference should be made to, the tree survey which preceded this report. (ACD Ref: PRI25178tsA)
- 2.4. This assessment is based upon the supplied layout drawing ref. KCP-PRP-ZZ-XX-M-L-12000_WIP Landscape Plan_DF 260710.
- 2.5. Reference should be made to the Arboricultural Method Statement (PRI25178ams) and Tree Protection Plan (PRI25178-03)
- 2.6. No details have been supplied or sought of any statutory protection which may cover the subject trees.
- 2.7. The controlling authority is Mid Sussex District Council, who can be contacted at: Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS, Tel: 01444 458166.

3. Arboricultural Impact Assessment

- 3.1. The site is currently an open field west of Imberhorne Lane surrounded by trees of varying sizes on the south, west and northern boundaries. The proposed development is a care village development with associated road and drainage infrastructure.
- 3.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Where appropriate mitigation is proposed, with details given of any issues to be addressed by the arboricultural method statement to ensure the development is acceptable in arboricultural terms.
- 3.3. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.4. The tree survey for the site is at Appendix 2 of the Tree Report for the site ACD reference PRI25178tsA.
- 3.5. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference PRI25178-03.

3.6. Evaluation of impact of proposed tree losses

- 3.6.1. No individually categorised tree or entire group/hedges are to be removed as part of this development.
- 3.6.2. No surveyed trees, groups or hedgerows identified within the BS5837 tree survey are proposed for removal. It is acknowledged that construction of the proposed woodland path may require the selective removal of incidental understorey vegetation and unrecorded self-seeded saplings within W49. The path alignment will be refined on site to minimise vegetation loss and avoid the removal of significant woody vegetation wherever practicable.

3.7. Trees to be pruned

At this time the following tree surgery works are proposed.

Tree number	Species	Operation
W49	Various	Crown lift where canopy overhangs the proposed footprint to 3m.
G50	Various	Prune western aspect to facilitate 1m of working room for the construction of the walled garden.

3.8. Protection for retained trees

- 3.8.1. BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).' As such, protection for all retained trees is shown on the Tree Protection Plan according to this specification.

3.9. Barriers

- 3.9.1. BS5837:2012 figure 2 recommends a default specification for protective barrier. This is a weld mesh panel design, mounted upon a well braced scaffold framework. However, due to the requirement to realign a large section of the fencing to a secondary location, the specification shall comprise of Heras type panels on 'boots', well braced by attachment to scaffold pole uprights driven firmly into the ground.

3.10. Demolition

- 3.10.1. To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. This should be subject to a pre-commencement site meeting between the developer, their project arboriculturist and a representative from the Local Authority. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

3.11. New Hard Surfaces within RPAs

- 3.11.1. In order to minimise impact on the trees where the proposed footpath and proposed parking bays impact W49, a no-dig surface will be required. It is anticipated that using no dig surface means that installation of permanent hard surface in this area is unlikely to cause significant adverse impact on the trees to be retained.
- 3.11.2. As per the recommendation of BS5837:2012 section 7.4.2.3, the new permanent hard surfacing does not exceed 20% of any existing unsurfaced ground within the RPA.
- 3.11.3. To avoid root damage, a no-dig approach must be taken, limiting the impact on the trees:
- 3.11.4. The use of a three-dimensional cellular confinement system, such as 'Cellweb' is an acceptable approach, which aims to fulfil the above design criteria. This system maintains the passage of oxygen and water to root systems; avoids root loss through severance or asphyxiation and minimises the potential for soil compaction. It is achieved by laying a Geotextile membrane directly onto unchanged soil levels, with a three-dimensional cellular confinement system ('Cellweb') laid on top filled with no fines granular fill, with a porous finishing surface. See specification on Tree Protection Plan (PRI25178-03).
- 3.11.5. Retained trees must first be protected during all stages of the development including demolition, by the erection of fencing as specified on the Tree Protection Plan (TPP). Installing the surface may require the re-positioning of the tree protection fencing to a secondary location in line with and associated method statement.

3.11.6. The area must be protected during all stages of the development including demolition, by ensuring the surface is installed, with a sacrificial tarmac surface (or trackway) if required, prior to any construction or demolition traffic entering the site.

3.11.7. The Arboricultural Method Statement describes installation of a typical no-dig surface. This follows the recommendations set out in Section 7.4 of British Standard 5837:2012. The author of this report is not an engineer and therefore detailed engineering design and analysis must be carried out by a suitably qualified engineer. However, any design must be approved for use by the project arboriculturist.

3.12. **Construction within RPAs**

3.12.1. BS5837:2012 states at section 5.3.1: 'The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should:

a) demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA.

b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.'

3.12.2. A shipping container has been proposed within the RPA of W49. This should be situated on top of a bespoke foundation to alleviate weight and subsequent compaction of the roots within this area. An indicative design has been included on the corresponding Tree Protection Plan.

3.13. **Services**

3.13.1. A section of the woodland on the southern boundary will require minor levels of sensitive excavations to allow for the installation of the drainage scheme.

3.14. **Levels and Landscaping**

3.14.1. Aside from the proposed hard surfacing within RPAs (which will be built above existing ground level) and the below mentioned walled garden and servies, there are no further reductions to levels on the site.

3.14.2. Where the proposed walled garden is situated within the RPA of G50, the excavations shall be undertaken with the use of hand-tools only, and under the supervision of the project arboriculturist.

3.15. **Boundaries**

3.15.1. All plot boundaries will need to be designed, positioned and installed to avoid damage to retained trees. When within RPAs, this will include hand excavation of all post holes, and the lining of any post holes with a non-porous membrane to stop leachates from the concrete damaging tree roots.

3.16. **Supervision & monitoring**

3.16.1. The development process should be subject to arboricultural supervision and monitoring, especially areas where incursion into the RPA of retained trees is required. Therefore, a pre-commencement site meeting is advised with monthly site monitoring visits. Supervision is recommended during the installation of all special details, such as no-dig surfaces and for excavations within RPAs.

4. Conclusion & Recommendations

- 4.1. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout the development.
- 4.2. Any comments and recommendations made in section 3 should be noted and due consideration be given to the phasing and operational impact (and viability) of special construction techniques.
- 4.3. The Arboricultural Method Statement (PRI25178ams) has been compiled in conjunction with the Tree Protection Plan (PRI25178-03) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. Once further engineering details become available as part of the detailed/technical design for the site, the TPP and AMS will be revised to incorporate these for inclusion in the Tender documentation.
- 4.4. The AMS includes details of all tree protection measures discussed within this report and provision for site supervision, monitoring and reporting throughout the development.
- 4.5. Any fencing and other tree protection measures should be erected after tree surgery but before any demolition or construction contractor enter the site, and before any soil stripping takes place. It is recommended that protection measures are monitored during the development process by a representative of ACD or an alternative consultant acceptable to the LPA, who should be responsible to both the developer and the LPA for the enforcement of the protection as agreed by both parties.
- 4.6. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within areas to be protected and the protective fencing must remain in position for the duration of the construction process.
- 4.7. Surgery may also be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery should be provided prior to site commencement. All surgery should comply with BS3998:2010 or more recently accepted arboricultural good practice.

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A large, stylized leaf graphic in a dark green color, positioned on the left side of the page. It has a prominent central vein and several smaller veins branching off, creating a sense of organic growth.

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