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Arboricultural Impact Assessment

Client: Mr Bobby McAdam

Location: 37 Knights Close, Haywards Heath, West Sussex, RH16 1AB

Date of inspection: 1st July 2025

Inspector: Max Ferretti ND Arb, TechArborA

Our reference: AIA/KC/07/25

- 1.1 **Instructions received:** I am instructed by Bobby McAdam, to inspect trees in accordance with British Standard 5837:2012 'Trees In relation to design, demolition and construction.
- 1.2 **Terms of reference:** To carry out a tree survey where all significant trees are plotted on to a plan and the data from which collected is provided in a schedule. Where appropriate, to make preliminary management recommendations.
- 1.3 **Documents supplied:** I was provided the following plans:



- 1.4 **Limitations of Use and Copyright:** The content and format of this report are for the exclusive use of the client or their agents. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter.

2.0 Scope and Method of Tree Survey:

- 2.1 The survey was carried out on 1st July 2025, by Max Ferretti ND.Arb TechArborA.
- 2.2 7 neighbouring trees belonging to the property to the east were subject to the survey.
- 2.3 The survey is based on a ground level tree assessment and examination of external features only – described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No.4, 1994).
- 2.4 Tree stem diameter was measured in millimetres as near as possible to 1.5m above ground level. Root protection areas are calculated in accordance with BS5837.
- 2.5 The height of the tree was measured using a clinometer and crown radii was measured using a laser measure. Distances are given in metres.

3.0 Existing Trees

- 3.1 The details of 7 trees were recorded.
- 3.2 The Tree schedule and Arboricultural assessment of trees, [page 12] provides the dimensions of those specimens included in the survey together with an assessment of their condition and life expectancy with specific comments regarding their condition where appropriate. In addition, each tree has been

categorised according to its retention value following criteria provided in Table 1 of BS5837.

- 3.3 I am unaware if the property is located within a Conservation Area or if trees are subject to a Tree preservation Order (TPO)

4.0 Tree Constraints

- 4.1 The data collected during the tree survey, provides the basis for identifying the above ground or below ground constraints that maybe imposed on the site by those trees worthy of retention.
- 4.2 Below ground constraints are indicated by the root protection area [RPA] for each tree which is calculated in accordance with guidance provided within BS5837. The RPA is the minimum recommended area in square metres that ideally should be left undisturbed around each tree to be retained to ensure that damage to its roots or rooting environment is avoided.
- 4.3 In the case of open grown trees with an even, radial root distribution it would be normal for the boundaries of the RPA to be equidistant from the trunk of the tree. The actual disposition of tree roots can however be greatly affected by a range of site-specific factors such as existing building foundations and poor growing conditions under public highways. BS537 advises that these factors are to be assessed by the arboriculturist and appropriate adjustments to the siting of the RPA made, if it is not reduced in area.
- 4.4 The RPA for each retained tree is detailed in the schedule of trees and shown on the tree survey plan. Where offsetting is considered appropriate it is specifically noted.

5.0 Proposed Development

- 5.1 Ground and first floor extension.

6.0 Impact of Proposed Development

- 6.1 Underlying soils will be threatened as the proposal will be positioned within the tree's rooting environment.
- 6.2 The low hanging crowns of trees to the west will restrict the proposal.

ARBORICULTURAL METHOD STATEMENT

37 Knights Close, Haywards Heath, West Sussex, RH16 1AB

Important note: It is essential that this method statement, the tree protection plan and any other documents that relate to tree protection matters are passed to the project manager prior to the commencement of any works on site. All personnel involved in this project should be made aware of the content of these documents and the importance of implementing and maintaining a robust policy towards the protection of retained trees. Failure to adhere to approved tree protection measures is likely to result in a breach of planning conditions.

7.0 Introduction

7.1 This Arboricultural Method Statement [AMS] and the accompanying Tree Protection Plan [TPP] are prepared following the principles set out within British Standard 5837:2012 'Trees in relation to design, demolition and construction Recommendations' [BS5837] and current best practice.

7.2.1 This document should be read in conjunction with our Tree Constraints Plan, reference, 37 Knights Close - TCP – July 2025.

8.0 Arboricultural Supervision

8.1 The successful integration of any development within or adjacent to existing trees relies on those trees being properly protected throughout all periods of the development process, from site clearance or demolition through to post development landscaping and completion. To ensure that this is achieved, BS5837 advocates the retention of an appropriately qualified Arboriculturist to oversee all matters relating to trees for the duration of the construction period.

8.2 As part of this process the Arboriculturist shall attend a Pre-Commencement site meeting with the Project Manager and the Site Manager prior to ANY works on site, including demolition or site clearance. At this meeting, the programme of works will be reviewed and an outline schedule of visits by the Arboriculturist will be determined and agreed.

8.3 Site visits by the Arboriculturist should coincide with tree-related key stages of the development and in particular:

- Any preliminary arboricultural works or site clearance.
- The installation of tree protection measures.
- Any works close to Root Protection Areas such as installation of underground services or new hard surfaces.
- Any change in site or project manager personnel.

- 8.4 The schedule may be subject to later review and may be influenced by unforeseen events or where there has been a failure in the maintenance of approved tree protection measures. The LPA shall be informed by phone, email or in writing of any changes, variations, or amendments.
- 8.5 Particular attention must be given to any works of any nature that have to be undertaken within construction exclusion zones. These must be carried out under the direct supervision of the Arboriculturist.
- 8.6 The Arboriculturist should be available to attend any site meetings at the request of the LPA.
- 8.7 In addition, the Arboriculturist should be available in the event that any unexpected conflicts with trees arise.
- 8.8 The Arboriculturist should keep a written log of the results of all site inspections and note any changes to the schedule of site visits. Any contraventions of tree protection measures or other incident that may prejudice the well-being of retained trees, shall be brought to the attention of the site manager in the form of a written report. Copies of the inspection log and any contravention reports will always be available for inspection by the Local Planning Authority.

9.0 Facilitation Tree Works

- 9.1 T1 Ash and T2 Eucalyptus will require their crowns to the west to be pruned back by 3 meters to allow adequate room for construction.
- 9.2 T3 Oak will require its crowns to the west to be pruned back by 4 meters to allow adequate room for construction.
- 9.3 T4 Willow will require pollarding to a finished height of 5 meters from ground level. There is a bark inclusion extending from ground level up to the fork near the base of the tree. A substantial amount of crown removal is recommended to reduce the load on the stems and minimise the risk of them splitting apart.



Fig 1. T4 Willow - visible bark inclusion on fork of trunk

- 9.4 The proposal would have a significant incursion on root protection areas (RPAs) of trees. Notably T4 Willow and T2 Eucalyptus. BS5837, the British standard for '*trees in relation to design, build and construction*' states that where development within the RPA is unavoidable the extent of the proposed development should not exceed 20% of the total RPA of the affected tree.
- 9.5 The incursions are:
 T4 Goat willow - RPA = 382.9m², Inc = 64.64m² = 16.8%
 T2 Eucalyptus - RPA = 185.29m², inc = 20.72m² = 11%
- 9.6 Foundation installation for the extension must utilise piles to support ground beams as footings. A no dig method must be used, and great care should be taken to protect underlying soils and roots. Locations of piles must be adjusted to avoid cutting roots.
- 9.7 The proposed parking bay is positioned within the RPA of T4 Willow. Ground protection methods will be required to prevent compacting underlying soils.
- 9.8 No works shall be undertaken without consultation with the local planning authority.

10.0 Tree Protection Barriers

- 10.1 Existing wood panel fencing which is positioned on the outer boundary must remain during the construction stage and as illustrated on the TPP. These barriers demarcate the 'Construction Exclusion Zone', [CEZ] the areas

adjacent to trees that shall be safeguarded from all forms of construction activity.

- 10.2 No fencing must be moved without the supervision of the project Arboriculturalist.

11.0 Working area / Access

- 11.1 Ground boards such as 'EuroMat' or 'TuffTrak' must be positioned within the RPA, (sufficient, dependent upon loading), and held together or fixed with connection plates. Locations are indicated so on the TPP. Where access is for pedestrian or light machinery use only, scaffold boards or 18mm ply sheets may be used, these may need to be bolted together to add strength and to prevent movement. Existing ground for pedestrian access with hollows should be filled with topsoil or woodchip. For vehicular / heavy machinery use or if prolonged access is required a 100- 150 mm bed of wood or bark chip should be laid underground boards. Geotextile membrane such as Terram 1000 as a separating layer.

11.2 Example of protective ground boards (EuroMat)



12.0 Site Access and Storage of Materials

- 12.1 There is little scope for the temporary storage of materials at the front of the property. Space on Knights Close should be used where possible but no materials shall be stored within or near to RPA's indicated on the TPP.
- 12.2 Great care shall be taken to ensure that the booms of excavators and all machinery used in the delivery or movement of materials does not damage the crown or stems of trees. All activities close to trees shall be carefully planned and controlled.
- 12.3 Particular care shall be taken to prevent the spillage of toxic chemicals such as cement and oils in any part of the site so that any future planting is not compromised by substances that may prejudice their establishment. All such substances shall be stored (and mixed where necessary) on robust plastic sheeting. Contaminated water from the washing of tools and equipment shall not be permitted to leach into the soils in or adjacent to the RPA or any area designated for future planting.

13.0 Groundworks

- 13.1 As groundworks must take place inside RPA's, excavations by hand and protection boards must be implemented.
- 13.2 Any machinery used during groundworks must work backwards from the RPA's and work with extreme care, so no debris fall into the RPA's.
- 13.3 No materials shall be stockpiled on any area within or close to RPA's or CEZ's.
- 13.4 Under no circumstances shall any machinery or vehicles operate or traverse across exposed soils within RPA's or CEZ's.

14.0 Installing structures in root protection areas

- 14.1 Unauthorised damage to protected trees is a criminal offence and could lead to enforcement action.
- 14.2 Access in RPAs will require the correct level of protection from type of machinery used. This MUST be discussed and agreed with by the arboriculturist beforehand to avoid any soil compaction.
- 14.3 Instead of conventional footings, pile and beam foundations must be used to reduce soil disturbance and root damage. Locations must be hand-dug to a

depth of 60cm. Final locations for the piles are undetermined and locations must be adjusted to avoid cutting roots greater than 2.5cm diameter.

- 14.4 No excavation must be made into existing soil levels except where authorised for supports. This specifically applies to ground beams sitting above supports.
- 14.5 All support locations must be hand-dug to a depth of 60cm to identify if any roots over 2.5cm diameter are in the way. Sufficient flexibility should be built into the design to allow support locations to be moved to avoid roots over 2.5cm diameter. Additionally, the diameter and the distribution of the supports should be minimised to reduce the risks of disturbance during the installation.

15.0 Excavations for Foundations

- 15.1 Foundation installation for the extension must utilise piles to support ground beams as footings and as shown on the accompanying TPP.
- 15.2 Excavations are to be carried out with great care to minimise disturbance to underlying soils. Excavations shall not extend further into the soil or root zone of trees.
- 15.3 Any excavators used in these works shall be fitted with a grading bucket without 'teeth'. The bucket must be used so that the cutting edge is horizontal to minimise disturbance of the underlying soil.
- 15.4 In the event that tree roots are exposed during these works they shall be cut back cleanly using handsaw or secateurs. Great care shall be taken to avoid ripping or tearing roots back to towards the tree stem.
- 15.5 Care must be taken to avoid compaction and damage to roots while working close to RPA's.
- 15.6 Access routes through RPA's must be adequately protected throughout construction.

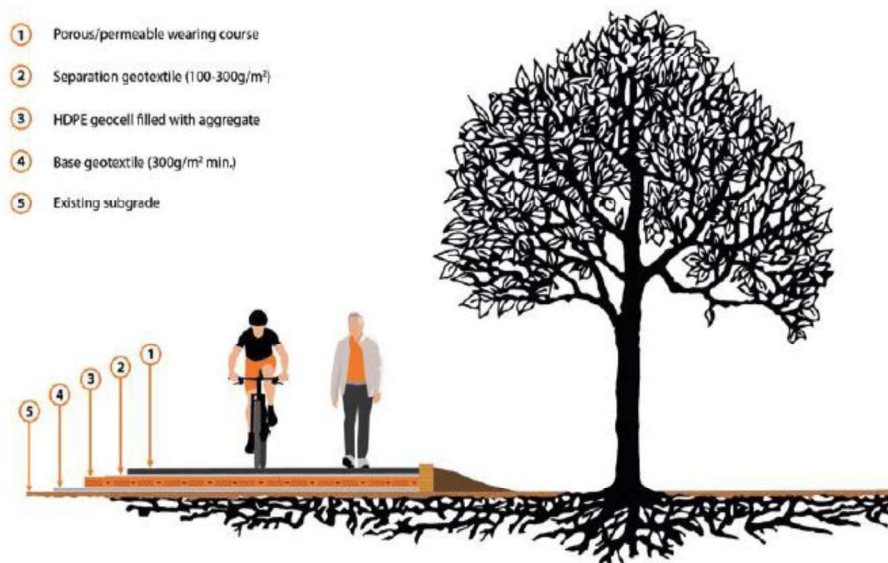
16.0 Installation of New Underground Services

- 16.1 No information on services or the routes which they will pass near trees was provided. The installation of new underground services can present a particular risk of damage to trees. Even relatively shallow excavations, if carried out without appropriate care, can cause considerable damage to roots.
- 16.2 In the event that changes to the routing of services is required, the project arboriculturist shall be consulted to ensure that trees remain unaffected.

17.0 Installation of new driveway

- 17.1 As the proposed new driveway is routed within the RPA of T4, care must be taken not to compact and damage the rooting environment within this area. This area has been designated 'no dig' and indicated so on the TPP. A cellular confinement system shall be installed to help spread the weight of vehicles, elevating ground compaction.
- 17.2 The cellular confinement system should be installed manually and a 'no dig' method used. Machinery which exerts low ground pressure can aid installation and methods for installing are set out in '**The use of cellular confinement systems near trees: A guide to good practice**'. These methods **must** be followed and discussed with the project arboriculturist before implementing.

18.0 Example of cellular confinement system



19.0 Example of protective fencing signs

Signs such as these must be firmly secured onto each existing fence panel.



Signed:

Mferretti

Max Ferretti ND Arb, TechArborA

Date: August 2025

Tree Schedule

Tree No	Species	Height (m)	No of Stems	S. Dia (mm)	Crown clearance (m)	N	E	S	W	Cond	Age	Comments / Recommendations	RPA radius (m)	RPA m2	BS Cat	Sub Cat
T1	Common Ash (<i>Fraxinus excelsior</i>)	6	1	160	4	4	0	3	4	F	EM	Offsite tree, suppressed. Stem leans slightly west, crown bias west	1.92	11.6	C	C1
T2	Eucalyptus (<i>Eucalyptus globulus</i>)	20	1	640	4	5	5	5	5	G	M	Offsite tree, no visible defects	7.68	185.3	B	B1
T3	English Oak (<i>Quercus robur</i>)	8	1	280	3	4	4	4	6	G	EM	Suppressed. Ivy present. No visible defects	3.36	35.47	B	B1
T4	Goat Willow (<i>Salix caprea</i>)	1	2	920 bf	3	8	8	8	8	P	M	Offsite tree. 2 stems at form at 1m above ground level, then 6 notable stems form, large spreading crown. Visible split and inclusion both on north and south of fork and ground level, Deadwood present	11.4	408.3	C	C1
T5	Wild Cherry (<i>prunus avium</i>)	6	1	340 bf	3	4	6	4	4	F	EM	4 stems form at 1.5 meters. Ivy and deadwood present	4.08	52.3	B	B1

All dimensions in metres unless otherwise stated. Dimensions of trees growing outside the site may be estimated Age categories: Y=Young, SM= Semi-Mature, EM=Early Mature, M=Mature, LM=Late Mature, V=Veteran. Condition categories: G=Good, F=Fair, P=Poor. Af –stem diameter taken above fork. Bf- stem diameter taken below fork.

BS grade: A=40-year life expectancy, B=20-year life expectancy, C=10-year life expectancy, U=trees that cannot realistically be retained for longer than 10 years

Root protection areas (RPA) calculated following guidance provided in BS5837:2012. *Stem diameters of multi-stem trees are calculated in accordance with BS5837 section 4.6. Alternative calculation of 15 times stem diameter used for veteran tree

Report End *