



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT &
METHOD STATEMENT

STUMBLE RIDGE
OLDLANDS AVENUE
BALCOMBE
HAYWARDS HEATH
SUSSEX
RH17 6LP

CLIENT: STEVE BAKER

NOVEMBER 2024

Ref: AIA/AMS 06400 / 2024 0.2

REPORT BY: SARAH DUCKWORTH

DipArb(RFS), TechCert(ArborA), M. Arbor.A, BA (Hons)
LANTRA Professional Tree Inspector

E: sarahcduckworth@hotmail.com

T: 01672 519 811 M: 07810 440546



Prepared by: Sarah Duckworth

Position: Arboricultural Consultant

Qualifications: DipArb(RFS), TechCert(ArborA), M. Arbor.A, BA (Hons),
LANTRA Professional Tree Inspector

File ref: AIA AMS 06400/2024 0.2

Date Issued: 4th November 2024

Report History					
Version	Date	Author	Checked	Comments	Status
0.1	04/11/2024	SCD	HDT		SUPERSEDED
0.2	05/11/2024	SCD	SCD	Client Amendments	ISSUE

EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the construction of a new dwelling to the rear of Stumble Ridge, Oldlands Avenue, Balcombe.

The trees on and adjacent to the site have been surveyed in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'.

Stumble Ridge is within a Conservation Area and there are a number of trees growing on and adjacent to the property which enhance the verdant setting of the plot. The property owner, Mr. Baker is committed to ensuring the retained trees are fully protected during the proposed redevelopment of the site. The current scheme site has therefore been designed with Arboricultural input from the start to ensure any impact on trees is kept to a minimum.

Four small trees are to be removed to facilitate the build and additional new tree and hedge planting will ensure there is no net loss of tree cover on site on completion of the works. The new planting will reinforce the existing tree coverage, creating sustainable, long-term tree cover and seclusion for residents.

This application is therefore respectful to the protection of trees and the preservation of tree canopy cover on site. The Arboricultural Method Statement which accompanies this report details the measures which will be undertaken to prevent damage to the trees where they may be at risk during the proposed building works.

CONTENTS

- 1. INTRODUCTION6
 - 1.1 INSTRUCTION6
 - 1.2 SCOPE6
 - 1.3 DOCUMENTS6
 - 1.4 CAVEATS6
- 2. ARBORICULTURAL IMPACT ASSESSMENT.....7
 - 2.1 INTRODUCTION.....7
 - 2.2 SOIL.....7
 - 2.3 PLANNING CONSTRAINTS.....8
 - 2.4 PLANNING POLICY (MID SUSSEX DISTRICT COUNCIL).....10
 - 2.5 TREES APPRAISAL.....12
 - 2.6 TREE WORKS AND REMOVAL.....12
 - 2.7 APPLICATION ASSESSMENT.....13
 - 2.8 ACCESS.....13
 - 2.9 TREE PROTECTION DURING BUILDING WORKS.....15
 - 2.10 SERVICES.....15
 - 2.11 CONCLUSIONS.....15
- 3. ARBORICULTURAL METHOD STATEMENT (AMS)16
 - 3.1 INTRODUCTION.....16
 - 3.2 SITE SUPERVISION AND MONITORING.....16
 - 3.3 ON SITE TREE SUPERVISOR.....17
 - 3.4 TEMPORARY TRACKWAY.....17
 - 3.5 TREE WORKS.....18
 - 3.6 TREE WORKS BEST PRACTICE.....18
 - 3.7 PROTECTED SPECIES18
 - 3.8 TREE PROTECTION FENCING.....19
 - 3.9 CONSTRUCTION EXCLUSION ZONE.....19
 - 3.10 SERVICES.....19
 - 3.11 GENERAL CONSIDERATIONS.....20
 - 3.12 LANDSCAPING.....20
 - 3.13 UNFORESEEN CIRCUMSTANCES.....20
- APPENDICES.....21
 - APPENDIX A – PHASING OF WORKS22
 - APPENDIX B - DOCUMENTS.....23
 - APPENDIX C – TREE PROTECTION FENCING.....24
 - APPENDIX D - CONTACTS25
 - APPENDIX E - QUALIFICATIONS.....26

1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and Method Statement relating to trees growing at Stumble Ridge, Oldlands Avenue, Balcombe, Haywards Heath, RH17 6LP.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: 06400/2024 dated June 2024).

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees within the tree plan are taken from a topographical survey provided by the client. Offsite trees not covered by the survey have been plotted by eye, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact, but the plan is a fair representation of their locations in relation to the proposed building area.

The Tree Protection Plan which accompanies this report is illustrative and should only be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 4th November 2024 and will expire on 4th November 2026.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works on the surrounding trees and where necessary recommend solutions or mitigation to protect the trees as appropriate.

This assessment will take account of the effects of any tree loss required to implement the design and any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for Stumble Ridge is Ardingly Sandstone Member consisting of sandstone.

Sandy soil has less capacity to shrink and swell with changing moisture levels¹. The soil at Stumble Ridge is therefore likely to be free-draining and resistant to compaction.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 taking into account the presence of any clay and future growth of the adjacent trees to ensure foundations can resist damage as a result of soil desiccation and shrinkage.

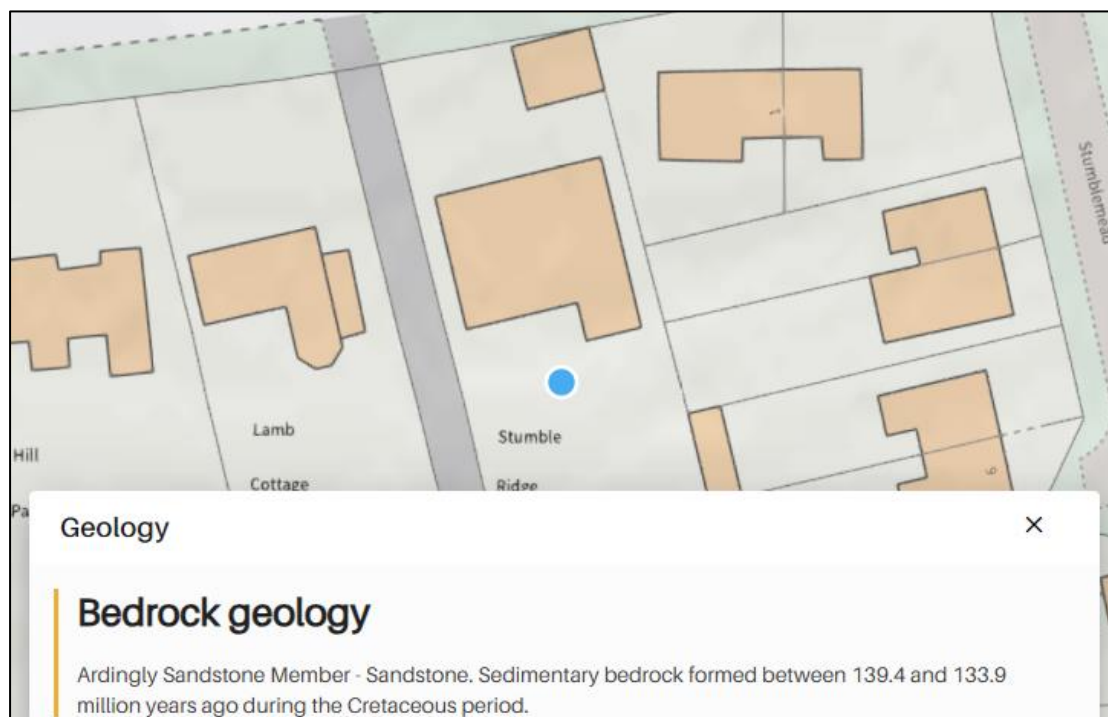


Figure 1 - Detail from the British Geological Survey

¹ P.G. Biddle (1998) Tree Root Damage to Buildings - Volume 1 Causes, Diagnosis and Remedy. Published Willowmead Publishing Limited. Fig. 4.3, Principal Geological Strata Pg. 39

2.3 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Mid Sussex District Council website that T027 (Lime) within the highway verge is subject of Tree Preservation Order BA/01/TPO 95.

No works should be undertaken to trees subject to a Tree Preservation Order without the prior approval of the Local Planning Authority – Mid Sussex District Council.

CONSERVATION AREAS

The northern part of Stumble Ridge is partially within the Balcome Conservation Area which affords a level of legal protection to trees.

Under the Town and Country Planning Act 1990 all trees in a Conservation Area with a trunk diameter of 75mm or more (measured at 1.5m above natural ground level) are protected (subject to some exemptions). It is an offence to prune, fell or otherwise damage a tree without first giving notice to the Council.

You are required to give the Borough Council six – weeks' notice of works to trees within a Conservation Area (a Section 211 Notification). The Local Authority cannot refuse the works, but it will use the six-week notification to consider whether the work is sufficiently harmful to amenity that it is expedient to serve a tree preservation order on the tree(s) in order to prevent or modify the works.

The protected status of trees can change; therefore, you are advised to re-confirm the status on the Council's online Tree Preservation Order Map immediately prior to carrying out tree works.

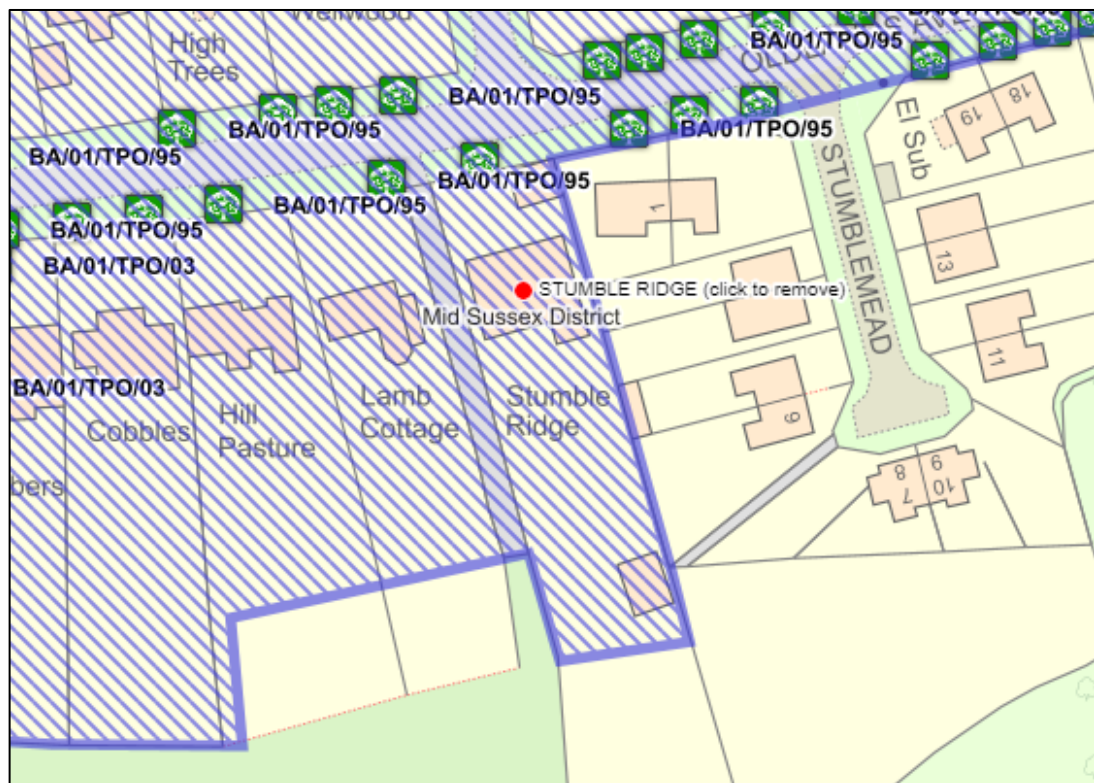


Figure 2 - Mid Sussex District Council TPO / Conservation Area Map

ANCIENT WOODLAND

Woodland south of Stumble Ridge is designated Ancient Woodland.

Ancient woods are areas of woodland that have persisted since 1600 in England. This is when maps started to be reasonably accurate so it is possible to tell that these areas have had tree cover for hundreds of years. Ancient Woodlands therefore remain relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms and are afforded a greater level of protection under national planning policy.

Mr. Baker is aware of the sensitivity of the site in relation to Ancient Woodland. To protect the fragile ecology of Ancient Woodland, Government guidelines require a buffer zone of at least 15 metres from the boundary of the development / woodland area. I have plotted a 15m buffer zone for the Ancient Woodland on the Tree Plans.

The proposed new dwelling and associated parking areas are over 35m from the Ancient Woodland boundary and there is provision for a substantial garden area which is not within the Ancient Woodland Buffer Zone. Taking this into account, I am satisfied that there can be no objections to the proposed new dwelling as it relates to the designated Ancient Woodland.

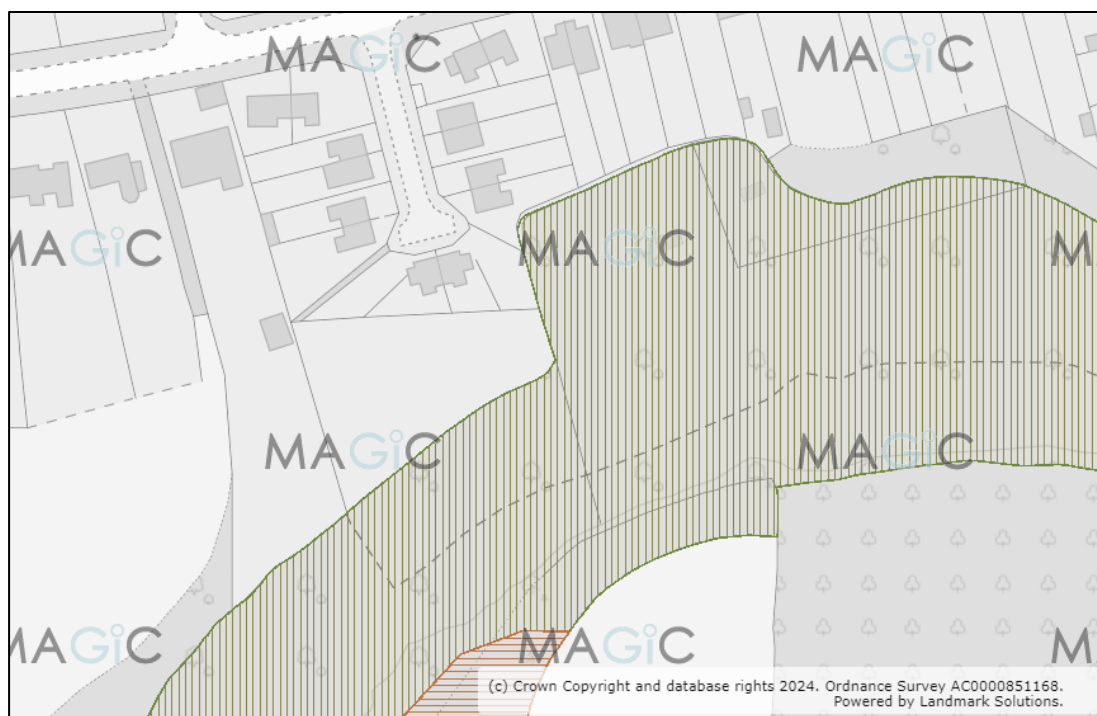


Figure 3 - MAGiC Ancient Woodland Map with annotated boundary of build area and ancient woodland shown as a green hatch

2.4 PLANNING POLICY (MID SUSSEX DISTRICT COUNCIL)

POLICY DP37: Trees, Woodland and Hedgerows

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- prevents damage to root systems and takes account of expected future growth; and*
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- has appropriate protection measures throughout the development process; and*
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and*
- the contribution of the trees to the character and visual amenity of the local area; and*
- the amenity and nature conservation value of the trees; and*
- the extent and impact of the works; and*
- any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

POLICY DP38: Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- Promotes the restoration, management and expansion of priority habitats in the District; and*
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

2.5 TREES APPRAISAL

Total Number of individual trees surveyed:	27
Total Number of tree groups surveyed:	4
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	7
Number of category 'C' trees / groups:	22
Number of category 'U' trees:	2

Figure 4 - Tree quality summary

2.6 TREE WORKS AND REMOVAL

The following tree work is required to facilitate the build.

Ref:	Species	Comments	Works	Cat.
T005	Common holly (Ilex aquifolium)	Small tree in shrub bed.	Fell to ground level and remove stump	C2
T006	Cultivar apple (Malus domestica)	Small tree, low forked trunk. Asymmetrical crown.	Fell to ground level and remove stump	C2
T007	Cultivar apple (Malus domestica)	Small tree, ivy clad, kinked trunk.	Fell to ground level and remove stump	C2
T008	Goat willow (Salix caprea)	Swept stem, low forked trunk. Base and lower trunks obscured by dense vegetation.	Fell to ground level and remove stump	C2
H002	Mixed Species hedge	Mixed broadleaf hedgerow. Lime, Beech, Shrub Honeysuckle, Hawthorn. Prolific ivy throughout.	Clear 5m gap for 4m wide driveway	C2

Figure 5 - Schedule for tree / hedge removal

2.7 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed by the Local Authority in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures should be located outside of the identified RPA's of trees to be retained unless there is an overriding justification for the works.

The new dwelling is positioned outside of the Root Protection Areas of all retained trees. Four small trees and a short length of hedgerow will be removed to facilitate the build. Trees to be removed are lower grade category 'C2' trees. None of the trees to be removed have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals. The removal of these small trees will not be discernible from a public viewpoint and can be mitigated with replacement planting elsewhere on site.

Retained trees will be protected with fit for purpose Tree Protection Barriers installed in accordance with BS:5837 (2012).

The new property will be south-facing and well fenestrated to ensure sufficient light levels into the property.

There will be a good and sustainable distance between the new dwelling and trees without the need for the trees to be cut back in the future.

2.8 ACCESS

The site will be accessed via an existing shared access track to the west of Stumble Ridge. The trackway will be protected from rutting and compaction from larger vehicles which will be required during the demolition and construction with temporary trackway which will be pinned into place.



Figure 6 – Example of temporary trackway panels used to create a temporary trackway to the site.

On completion the applicant intends to revert the track back to the current rough surface. This can be reinforced with grass block ribbon tracks for vehicle passage if required to prevent rutting whilst maintaining the verdant character of the access route.



Figure 7 – Example of a ribbon strip reinforced surface solution for existing access post development if required.

2.9 TREE PROTECTION DURING BUILDING WORKS

Trees will be protected with fit for purpose Tree Protection Barriers installed in accordance with BS:5837 (2012).

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework panels will be securely fixed. The British Standard 5837:2012 advises the panels should be welded mesh – ‘Heras’ style fencing which can resist reasonable vehicle impact.

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated the Construction Exclusion Zone and should be isolated from all activity during work on the site.

2.10 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services to connect water and electricity will be routed under the existing shared access track. Due to dense rooting anticipated in this area, it is proposed that services will be installed using directional drilling which can be achieved on one run thus avoiding the need for open trenching which would cause unacceptable damage to tree roots.

Soakaways, where required can be constructed 5m from the south of the new dwelling and outside of the Ancient Woodland Buffer Zone and the rooting area of all trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.11 CONCLUSIONS

This report demonstrates that the trees growing on and adjacent to Stumble Ridge have been properly considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction’).

The application for a new dwelling to the rear of the existing property has been sympathetically designed around the arboricultural constraints of the site to keep the impact on trees to an absolute minimum.

Retained trees on and adjacent to the site can be protected and retained in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction. Therefore, provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is considered to be acceptable in as it relates to trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees during the proposed construction of a new dwelling on land at the rear of Stumble Ridge, Oldlands Avenue, Balcombe, Haywards Heath, RH17 6LP.

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO PROTECTED TREES IN CONTRAVENTION OF THE TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place during the build.

A site visit will be held once the Tree Protection Fencing and temporary trackway is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

The project arboriculturist will monitor site activity during the following phases of development:

- During ground works associated with the directional drilling / trenchless operations to connect services to the site.

In addition, all tree protection measures shall also be routinely monitored by an appointed and suitably qualified Arboricultural Advisor at roughly 8-10 week intervals for the duration of all works. A signed copy of the inspection report will be sent to Mid-Sussex District Council's Planning Department following each visit.

The appointed Arboricultural Consultant will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- To ensure a commitment from all parties to the healthy retention of the trees, these details will be passed to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

3.4 TEMPORARY TRACKWAY

No works will commence, including tree removal, deliveries, demolition or excavation, prior to the temporary trackway being installed along the access track as identified in the Tree Protection Plan.

The temporary surface will be constructed from rigid load bearing temporary trackway sheets such as 'Euroboards' or similar which will be pinned into place to resist movement. The temporary trackway will provide a continuous surface along the access route to protect the ground surface and any soft landscaped areas where trees may be rooting.

3.5 TREE WORKS

The following tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works
T005	Common holly (Ilex aquifolium)	Fell to ground level and remove stump
T006	Cultivar apple (Malus domestica)	Fell to ground level and remove stump
T007	Cultivar apple (Malus domestica)	Fell to ground level and remove stump
T008	Goat willow (Salix caprea)	Fell to ground level and remove stump
H002	Mixed Species hedge	Clear 5m gap for 3m wide access

Figure 8 - Schedule for tree works

3.6 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing trackway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.7 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.8 TREE PROTECTION FENCING

Following the initial tree works, no further works in relation to the build will be undertaken, including construction, excavation or demolition, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix C).

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed Arboricultural Consultant will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.9 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection fencing and temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

THERE WILL BE NO STORAGE, PARKING, VEHICLE MOVEMENT OR PEDESTRIAN ACTIVITY, TEMPORARY OR OTHERWISE, WITHIN THE CONSTRUCTION EXCLUSION ZONE AT ANY TIME DURING THE COURSE OF THE BUILD.

3.10 SERVICES

It is proposed that water and electricity to the new dwelling will be routed via directional drilling to a mains supply in Oldlands Avenue to avoid the need for open trench excavation along the access drive.

Soakaways can be routed south of the new dwelling and outside of the rooting area of all trees. Further information can be provided prior to the commencement of works if requested by the Local Authority.

If at any point these routes are found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to Mid Sussex District Council for approval.

3.11 GENERAL CONSIDERATIONS

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane on the existing parking or lawn areas at the front of the property and well away from the protected trees.

Just-in-time management will be used for site materials to ensure deliveries are in manageable quantities and storage on site is kept to a minimum. There will be no storage, vehicles or pedestrian activity within the Construction Exclusion Zone at any time during the course of development.

Delivery vehicles onto site will be limited to 7.5T. Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees.

There will be no open fires on site during the building works.

3.12 LANDSCAPING

The following general guidance will be followed during any future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees following completion of the development.
- On completion of the build, any new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- If new fencing is proposed at any point in the future, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

3.13 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

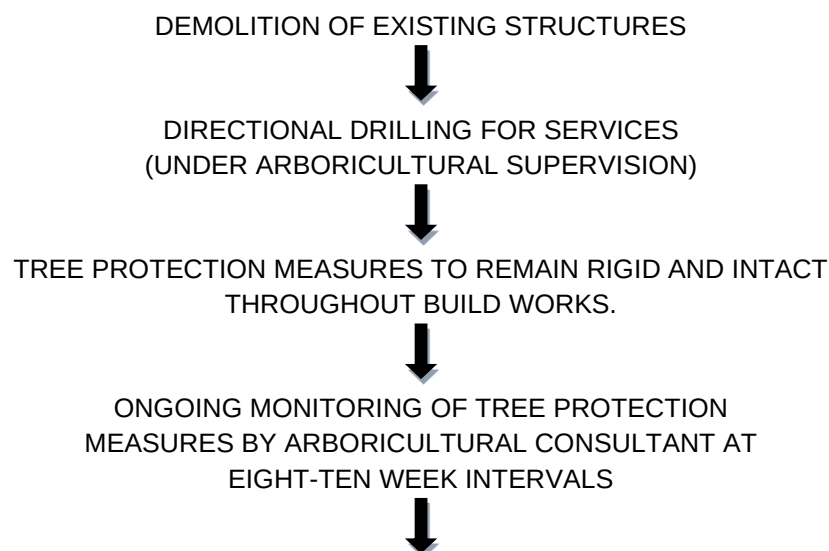
- A. Phasing of works
- B. Documents
- C. Tree Protection Fencing
- D. Contacts
- E. Qualifications

APPENDIX A – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (DEMOLITION & CONSTRUCTION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX B - DOCUMENTS

Attached as separate pdf documents:

BS:5837 Tree Survey:

- Ref: Stumble Ridge BS 5837 Survey 06400 2024 R1

Tree Constraints Plan:

- Ref: Stumble Ridge TCP 06400 2024

Tree Protection Plan:

- Ref: Stumble Ridge TPP 06400 2024

APPENDIX C – TREE PROTECTION FENCING

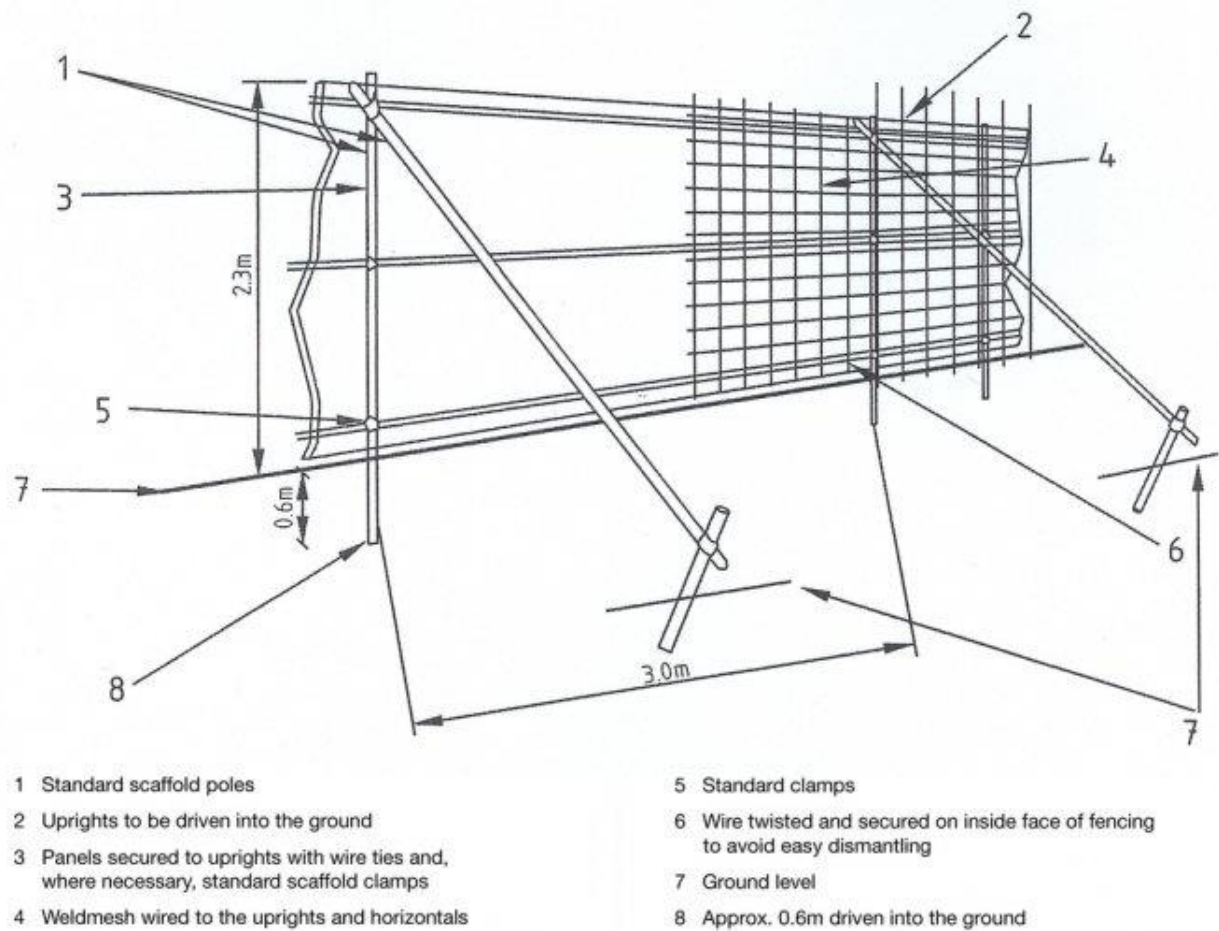


Figure 2. – Protective fencing for RPA

APPENDIX D - CONTACTS

Arboricultural Consultant

Sarah Duckworth

Glebelands Bungalow
Mildenhall
Marlborough
Wiltshire
SN8 2LR

E: sarahcduckworth@hotmail.com
T: 01672 519811 M: 07810 440546

Agent

Nik Antoniou
NJA Town Planning

E: [njalt@gmail.com](mailto:njaltd@gmail.com)
T: 01403 252231 M: 07767 647403

Local Planning Authority

Mid Sussex District Council

T: 01444 458166

Client

Steve Baker

Stumble Ridge
Oldlands Avenue
Balcombe
Haywards Heath
RH17 6LP

E: steve@pmoconsulting.plus.com

APPENDIX E - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a Professional Member of the Arboricultural Association and a LANTRA qualified Professional Tree Inspector.