



HASSOCKS TO BURGESS HILL CYCLE LINK

ARBORICULTURAL IMPACT ASSESSMENT

for

TAYLOR WIMPEY
SOUTH THAMES

Written By:	W. Wareing
Checked By:	A. Bigg
Date:	30/06/2025
Revision:	
Ref:	TWST23192_aia

TABLE OF CONTENTS

1. Executive Summary	3
2. Introduction	4
3. Arboricultural Impact Assessment	5
3.5. Evaluation of impact of proposed tree losses	5
3.7. Trees to be pruned	5
3.8. Protection for retained trees	5
3.9. Barriers	6
3.10. New Hard Surfaces within RPAs	6
3.11. Levels and Landscaping	6
4. Conclusion & Recommendations	7

1. Executive Summary

- 1.1. The site is currently a section of 'Batchelors Farm Nature Reserve' east of the railway line and north of the ongoing Clayton Mills development. The proposed development is the construction of a footpath and treatment to the existing at the north of the proposed route.
- 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. No individual trees are to be removed as part of the proposals. Sections of groups will be removed only as necessary to implement the design.
- 1.6. All of the trees proposed for removal are in the lower two categories, 'C' and 'U', and are not of a quality that should represent any constraint to development.

2. Introduction

- 2.1. ACD was instructed in April 2025 to prepare the following impact assessment by Taylor Wimpey South Thames.
- 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: TWST"3192ts)
- 2.4. This assessment is based upon the supplied layout drawing .dwg ref 416-WHA-DR-C-8090-SECTION 278 AGREEMENT_13.06.2024.
- 2.5. Reference should be made to the Impact Assessment Plan (TWST23192-02)
- 2.6. The controlling authority is Mid Sussex District Council, who can be contacted at Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS, Tel: 01444 477570.
- 2.7. A search with the local authority was conducted for any legal tree protection within or neighbouring the site. It was found there are no trees within site covered by TPO nor is the site within a conservation area. However, several off-site trees along the southern boundary are covered by a TPO (HA/01/TPO/06 & HA/02/TPO/05). Trees covered by TPO have been indicated on the Tree Reference Plan.

3. Arboricultural Impact Assessment

- 3.1. The site is currently a section of 'Batchelors Farm Nature Reserve' east of the railway line and north of the ongoing Clayton Mills development. The proposed development is the construction of a footpath and treatment to the existing at the north of the proposed route.
- 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 TWST23192ts.
- 3.5. **Evaluation of impact of proposed tree losses**
- 3.6. No individual trees are to be removed as part of the proposals. Sections of groups will be removed only as necessary to implement the design.
- 3.7. **Trees to be pruned**
- 3.7.1. At this time the following tree surgery works are proposed.

Tree number	Species	Operation
G118	Hawthorn, Blackthorn	Remove section as shown on the Impact Assessment Plan to allow for 0.5m of working room to install the footpath.
G134	Various	Remove northern section of group as shown on the Impact Assessment Plan to allow for 0.5m of working room for surface treatment/potential removal of existing gate.
G135	Hawthorn, Blackthorn	Remove/prune section of group as shown on the Impact Assessment Plan to allow for 0.5m of working room for surface treatment.

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. This is perfectly adequate for this site and all the retained trees can be suitably protected by its erected before any works start on site whatsoever.

3.10. **New Hard Surfaces within RPAs**

- 3.10.1. The position of the proposed footpath is situated outside of the RPA of retained trees.

3.11. **Levels and Landscaping**

- 3.11.1. Extents of the footpath are shown with an 'indicative 1:3 slope'. The extents of the earthworks have not been shown on the plan, so a full assessment of the potential impacts have not been made. Once this has been shown the impacts to the boundary group can be shown and assessed.
- 3.11.2. There is a potential the aforementioned earthworks may directly or indirectly affect G134. If the impact is to achieve adequate working room, then the works should fall under 'access facilitation pruning' allowing pruning only as necessary to implement the design. If the works required are deemed to be more severe, then a further assessment should be made by the project arboriculturist in order to provide mitigation and guidance.

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 footpath route has been shown to avoid the RPAs of all category 'B' trees and away from the remaining boundary groups where possible.
- 4.4. The pruning works are deemed to be minor and justifiable in order to implement the S278 works.
- 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.

Will Wareing *ND Arb*
Arboriculturist

30 June 2025

LIMITATIONS OF USE AND COPYRIGHT

This assessment has been prepared for Taylor Wimpey South Thames. All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with Hassocks to Burgess Hill Cycle Link. Until all invoices rendered by the Consultant to the Client have been paid in full, the copyright of any documents, forms, statements, maps, plans and other such material will remain vested in ACD Environmental, and no unauthorised use of such material may be made by the Client or any person purporting to be acting on his/her behalf. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of ACD Environmental ©.

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.

**Arboriculture
Archaeology
Ecology
Landscape Architecture**

www.acdenvironmental.co.uk

