



Broad Oak Tree Consultants Limited
Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex
TN21 8SS Tel: 01435 862444 office@broadoaktrees.co.uk



**REVISED
ARBORICULTURAL METHOD STATEMENT
FOR
30 UNIT RESIDENTIAL DEVELOPMENT**

AT

**LAND SOUTH OF ST PETERS CHURCH
HAMSLAND
HORSTED KEYNES
EAST SUSSEX**

by

**Tim Laddiman
BSc.(Hons) M.I.C.For. M.Arbor.A.
Chartered Arboriculturist**

**Council: Mid Sussex District Council
Application No.: DM/20/4692
Status: Approved subject to Conditions
Condition covered in Statement: Condition 5**

**Our ref: J55.79
27th January 2026**

CONTENTS

Page No.

1.	INTRODUCTION	1
2.	TREE INFORMATION	1
3.	GENERAL	2
4.	LIAISON/COMMUNICATION	2
5.	ARBORICULTURAL WORKS	3
6.	TREE PROTECTION FENCING	4
7.	TREE PROTECTION – GROUND COMPACTION	4
8.	FORMATION OF ACCESS ROAD	5
9.	INSTALLATION OF SERVICES/DRAINAGE/SOAKAWAYS	5
10.	ARBORICULTURAL SUPERVISION OF WORKS	6

APPENDICES:

1. EXPLANATORY SHEETS, TREE INSPECTION SHEETS
2. TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
3. TREE PROTECTION PLAN, DRAWING NO. J55.79/03 REV C
4. COPY OF INFRASTRUCTURE DESIGN LTD. "PRIVATE SURFACING LAYOUT", DRAWING NO. IDL/1334/06/01
5. COPY OF INFRASTRUCTURE DESIGN LTD. "PRIVATE SURFACING CONSTRUCTION DETAILS SHEET 1 OF 2", DRAWING NO. IDL/1334/06/05

1. INTRODUCTION

Broad Oak Tree Consultants Ltd. received instructions from Macar Homes to produce the arboricultural information necessary to meet the requirements of Condition 5 of the Grant of Consent of Application No. DM/20/4692 by Mid Sussex District Council. Subsequent to an initial submission, further detailing on the entrance road construction and cross sections have been supplied and are incorporated in to this Statement.

The application relates to the construction of 30 residential dwellings, pumping station and landscaping off a new access road from Hamslands.

Condition 5 reads as follows:

5. *“Prior to commencement of development (including any demolition, groundworks and site clearance but excluding any ecological work the scope of which must first be confirmed and approved in writing by the Local Planning Authority) an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:*

- a. Measures for the protection of those trees and hedges on the application site that are to be retained;*
- b. Details of all construction measures within the 'Root Protection Area' of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstanding, roads and footpaths;*
- c. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.*

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.”

2. TREE INFORMATION

Broad Oak Tree Consultants previously produced an Arboricultural Implications Assessment report for the proposals in December 2020.

Due to the passage of time the tree survey information was considered out of date and the trees were reinspected in October 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

The updated tree survey information is included in Appendix 1 for reference purposes.

An updated table of BS calculated Root Protection Areas (RPAs) is included in Appendix 2.

The updated tree information has been incorporated in to the revised Tree Protection Plan (TPP), drawing no. J55.79/03 Rev C in Appendix 3.

3. GENERAL

The purpose of this Arboricultural Method Statement is to detail the measures and methodologies required to be undertaken to avoid unacceptable damage occurring to retained on and off site trees during the construction works.

This Arboricultural Method Statement is designed to reflect the principles of tree protection embodied in BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". It should not be read as a definitive engineering or construction statement for this site. Input from the appropriate professionals in relation to all aspects of the construction works will be required to ensure works comply with the relevant building standards.

This Arboricultural Method Statement sets out the methodology for proposed works with the potential to affect trees. Compliance with this Arboricultural Method Statement will be a requirement of all relevant contracts associated with the development. All contractors will be responsible for undertaking their own risk assessments with regard to any of the works detailed in this Arboricultural Method Statement. The documents to be referred to in conjunction with this statement are as follows:

- BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations" hereinafter referred to as BS5837:2012.
- BS3998:2010 "Tree Work Recommendations", hereinafter referred to as BS3998:2010.
- Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J55.79/03 Rev C, hereinafter referred to as the TPP.
- NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees" hereinafter referred to as NJUG Volume 4.

4. LIAISON/COMMUNICATION

Once all tree protection measures that are indicated on the TPP to be installed pre site clearance are in place a precommencement meeting will be held between the appointed Arboricultural Consultant (AC), the Site Manager and if so requested the Council Tree Officer to confirm that the appropriate protective measures are in place and to the required specification as detailed on the TPP. The meeting will confirm that the Site Manager is conversant with the content of the Arboricultural Method Statement (AMS) and their obligations to ensure that all operators on site comply with its requirements and respect the tree protection measures as shown on the TPP.

The details of the meeting and photographic confirmation of the positioning and specification of the tree protection measures will be sent to the Council Tree Officer and client.

The client shall inform the AC if the Site Manager is replaced during the construction process. The AC will then arrange a meeting with the new Site Manager to review all the remaining aspects of the AMS.

The Site Manager shall notify the AC of any issues arising from progress on site that could impact on canopies or RPAs of retained on and off site trees not covered in this AMS. The AC will then determine whether a site visit is required or matters can be dealt with by telephone/email. Should circumstances require changes to tree protection measures or layouts that could affect trees then the AC will discuss these with the Council Tree Officer and agree any variations necessary and revisions to the AMS or TPP.

Where any works are carried out on site that deviate significantly from this AMS that would jeopardise tree health or stability the AC will report the incident and circumstances to the Council Tree Officer. An appropriate mitigation programme will be agreed and communicated to the client and Site Manager for implementation.

5. ARBORICULTURAL WORKS

The tree works considered necessary in association with the permissioned development are detailed below.

No other trees/shrubs are to be removed or pruned without reference to the Arboricultural Consultant.

No fires or chip piling to occur within 5m of the drip line of any tree canopy or within 15m of any tree stem, whichever is the further.

An appropriately qualified and insured tree surgery company will undertake all recommended felling and tree surgery works to the requirements of BS3998:2010.

Prior to tree surgery/felling works commencing, the trees for works should be checked for the presence of nesting birds or bats. Disturbance of nesting birds or bats could represent an offence and result in prosecution under the Wildlife and Countryside Act 1981.

Table: Tree Surgery Work Requirements

Tree No.	Species	Works required
G1	Hawthorn, Holly	Fell Holly.
T2	Common Oak	Remove low hanging branches under 10cm diameter below 4.5m from ground level to north and east.
G3	Hornbeam	Cut back fine growth below 4m back to 1m from stems. Remove fine limbs to east under 10cm diameter below 4.5m above ground level.
T4	Hornbeam	Cut back fine growth below 4m back to 1m from stems. Remove fine limbs to east under 10cm diameter below 4.5m above ground level.
T5	Hornbeam	Cut back fine growth below 4m back to 1m from stems. Remove fine limbs to east under 10cm diameter below 4.5m above ground level.
T6	Hawthorn	Remove one long limb bowed out to southeast back to stem.
G7	Hornbeam	Remove long limbs to east below 5m from ground level.
T12	Common Oak	Cut back long limbs to east to 5m radius from stem to 6m height.
T13	Common Oak	Remove long lowest limb to east back to stem.

Table: Tree Surgery Work Requirements continued

Tree No.	Species	Works required
T17	Ash	Fell or reduce to 4m habitat stub. Confirm ownership.
T18	Common Oak	Confirm ownership. Fell to 4m habitat stub.
G21	Ash	Confirm ownership. Fell all.
T24	Ash	Request owners fell.
T27	Common Oak	Request owners reduce crown.
T32	Hornbeam	Cut back outer fine branches to 5m radius from boundary fence.
G35	Hawthorn	Cut back crowns to south to 1.5m from boundary fence.
T40	Norway Spruce	Cut back fine outer branches to 3m radius from boundary fence.

The ownership of all trees requiring works is to be confirmed **prior** to commencement of operations. Where trees are in Third Party ownership negotiations should be entered to achieve the recommended works where of a safety related nature.

6. TREE PROTECTION FENCING

Protective fencing to be erected at indicated locations on the TPP once tree works are completed and prior to general clearance of the site.

Fencing to comprise scaffold uprights driven into the ground to circa 60cm depth with a maximum of 3m spacing between uprights. To the uprights weldmesh panels, such as "Heras" or similar products, are to be firmly attached using scaffold clips. Fencing to produce enclosed zones around individual or linear runs of trees with notices placed on every 5th panel saying "Protected Zone – Keep Out" or similar.

No access will be allowed within areas protected by fencing. The storage of potentially injurious materials such as fuels, oils, chemicals and cement will be kept at least 15m from any stem or outside protective fencing areas, whichever is the greatest distance. Alternatively, storage within a bunded storage vessel may be acceptable.

Within the fenced areas no changes in levels will be allowed, either increase or decrease. All material storage will be kept outside of fenced areas with storage zones to be determined by the site manager.

Protective fencing will be removed only upon completion of construction and hard landscaping once all machinery has been removed from site.

7. TREE PROTECTION – GROUND COMPACTION

In areas within root protection zones where access around the new building footprints will be required during construction, specific ground protection measures will be necessary. For machinery access these should comprise interlocking, specifically designed load bearing temporary roadway plates, commonly made of steel or specialised plastics. They will minimise any risk of compaction whilst providing a running platform for machinery.

Where foot access only is required, ground protection measures should comprise a base layer of geotextile, over which 100mm of woodchip will be laid, topped by side butting scaffold boards or non-slip surfaced minimum 12mm thick OSB/plywood.

Installation of the ground protection measures should take place at the same time as the protective fencing, prior to demolition, and remain in place until completion of construction. The area requiring ground protection measures is indicated by cross hatching on the Tree Protection Plan.

8. FORMATION OF ACCESS ROAD

It is acknowledged that the trees G1-G7 represent a constraint to the design and construction of the access road off Hamsland. As such specific precautions are required to minimise potential root damage and conform with BS5837:2012 requirements.

The finalized access road will be formed to a largely no dig (hand tool removal of turf only) porous design in accordance with Section 7.4 “Permanent hard surfacing within the RPA” of BS5837:2012 and AA Guidance Note 12 “The use of Cellular confinement systems near Trees”.

The extent of this access road is indicated on the Infrastructure Design Ltd. “Private Surfacing Layout”, drawing no. IDL/1334/06/01 included in Appendix 4.

The cross-sectional detail of the access road through the tree RPAs is included to the bottom left of the Infrastructure Design Ltd. “Private Surfacing Construction Details Sheet 1 of 2”, drawing no. IDL/1334/06/05 in Appendix 5. This can be confirmed as the approved design for the access road.

The installation of the access road through the tree RPAs will be supervised by the AC to ensure minimal compaction/root damage.

For temporary access to facilitate archeological investigations, tree surgery works and installation of tree protection measures, a temporary access road will be installed. This will comprise a Terram base layer with 100mm deep Geoweb over, filled with angular stone and topped with interlocking road plates, rated for the maximum anticipated loading.

This will be installed on a rolling forward basis from the access on to Hamsland with cells filled ahead of machinery before moving forward to lay the next section.

The extent of the no dig road is indicated on the TPP.

9. INSTALLATION OF SERVICES/DRAINAGE/SOAKAWAYS

All services, foul drainage and soakaways will be located outside of calculated root protection areas as indicated on the TPP. Any requirements to excavate within the root protection areas, for whatever reasons, will be undertaken to the requirements of NJUG Volume 4.

The primary area of potential conflict is with connections past G1-G7 to Hamsland. The alignments will be kept to the east within the footway, where practical, towards the periphery of the RPAs. The trenching along this section will need to be undertaken by hand tools/air spade or soil vac and roots retained in accordance with NJUG Volume 4 requirements.

10. ARBORICULTURAL SUPERVISION OF WORKS

The following works will require on site supervision by the AC.

- Installation of the access road between trees G1-G7.
- Installation of services/drainage runs between G1-G7.

Details of the works will be recorded and submitted to the Council Tree Officer.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
G1	Hawthorn, Holly	<6	Multi	<180	<3	<2.5	<3.5	<3	SM	0+	Variable	10-40	C1	Multi-stemmed near ground level. Overtopped	Fell Holly
T2	Common Oak	16	1	760	9	10	6	c10	SM	1+	Good	40+	A2	Pendular outer foliage. Minor deadwood. Open crown. Part ivy clad	Remove low hanging branches <10cm diameter below 4.5m from ground level to N and E
G3	Hornbeam	<18	1/Multi	<550	<3	<7.5	<4	<4	M	0.8+	Variable	20-40	C2	Ivy clad therefore no basal inspection. Overgrown hedge elements. Could be recut. Holly lower elements. Pendular end limbs	Cut back fine growth below 4m back to 1m from stems. Remove fine limbs to E <10cm diameter below 4.5m above ground level
T4	Hornbeam	18	Multi	c800	4.5	9.5	5.5	c3	M	1.3+	Unconfirmed	20-40	B2	Overgrown hedge element. Multi-stemmed near ground level. Part ivy clad therefore no basal inspection. Heavily cut back to W in past	Cut back fine growth below 4m back to 1m from stems. Remove fine limbs to E <10cm diameter below 4.5m above ground level
T5	Hornbeam	16	Multi	c800	1.5	9.5	10	c4	M	1.3+	Unconfirmed	20-40	C2	Crowded to N. Overgrown hedge element. Multi-stemmed near ground level. Part ivy clad therefore no basal inspection. Several stems leaning heavily SE. heavily cut back to W in past	Cut back fine growth below 4m back to 1m from stems. Remove fine limbs to E <10cm diameter below 4.5m above ground level
T6	Hawthorn	8	Multi	c200	2	4	2	2	M	0.8+	Unconfirmed	20-40	C2	Multi-stemmed from near ground level. Heavily ivy clad. Overtopped. Heavily cut back to in past. Overgrown hedge element.	Remove one long limb bowed out to SE back to stem
G7	Hornbeam	<17	Multi	<800	<6	<9	<6	<6	M	3+	Variable	20-40	B2	Densely multi-stemmed at under 1.8m where previously maintained as a hedge. Past browsing damage to stems to E. Crowns raised in past. Pendular outer foliage	Remove long limbs to E below 5m from ground level
G8	Holly/Thorn	<6	Multi	<200	<2	<3	<2	<4	M	0+	Variable	20-40	C2	Overgrown hedge. Components variable height.	
T9	Common Oak	17	2	c1000	6	8	5	c10	M	4+	Unconfirmed	20-40	B2	Twin stemmed from under 1m. No access therefore no basal inspection.	
T10	Common Oak	19	1	c1000	5	9.5	6	c9	M	2.8+	Unconfirmed	20-40	B2	Deadwood. Twin stemmed at circa 2.5m. Crown raised in past. No access therefore no basal inspection.	
T11	Common Oak	7	1	c280	1	4	4.5	c2	Y	3.5+	Unconfirmed	20-40	C2	Ivy clad. Supressed. Cut back from utility post in past.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T12	Common Oak	16	1	c750	6	9.5	4	1	M	2.3+	Unconfirmed	20-40	C1	Heavily cut back to W in past to clear utility lines. Lean to E. Twin stemmed at 3.5m. No access therefore no basal inspection.	Cut back long limbs to E to 5m radius from stem to 6m height
T13	Common Oak	17	1	c650	10	14.5	5	c1.5	M	0+	Poor	10-20	C1	Twin stemmed at 3.5m with decayed tear in join. Larger stem leaning NW. Smaller to SE. No access therefore no basal inspection. Heavily cut back to W in past to clear utility lines.	Remove long lowest limb to E back to stem
T14	Common Oak	14	1	470	7	2	4	c5	SM	5+	Fair	20-40	C2	Heavily crowded. Deadwood	
T15	Common Oak	19	1	c750	9.5	9	4	c5	M	1.2+	Good	20-40	B2	Several long limbs to N/NE. Minor deadwood	
T16	Common Oak	14	1	c600	2	4	c8	2.5	M	2+	Fair	20-40	C2	Heavily crowded. Slight lean to S. Crown to S.	
T17	Ash	20	1	c600	6.5	10	c6	1	M	3.5+	Unconfirmed	<10	U	Crowded. Ivy clad. Several long limbs to N. Dieback and deadwood. Probably Ash Dieback.	Confirm ownership. Fell or reduce to 4m habitat stub
T18	Common Oak	8	1	c450	2	5	2	3.5	SM	3+	Dead	-	U	Ivy clad. Dead	Confirm ownership. Fell to 4m habitat stub
T19	Common Oak	23	1	c850	8.5	9	4	c10	M	3.5+	Good	40+	A2	Crowded. Ivy clad. Deadwood	
T20	Common Oak	18	1	c900	4	9	c9	2	M	3+	Unconfirmed	20-40	C2	Crowded. Ivy clad.	
G21	Ash	<16	1/2	<350	<5	<3	<5	<3	SM	4+	Variable	<10-20	C/U1	Dieback in several. Most likely Ash Dieback. Part ivy clad.	Confirm ownership. Fell all
T22	Common Oak	12	1	c400	6	6.5	c5	c7	SM	2+	Unconfirmed	20-40	B2	No access therefore no basal inspection.	
G23	Holly, Thorn, Hazel, Hornbeam	<5	Multi	<100	1	<2	1	<3	M	0+	Good	40+	C2	Unmaintained mixed hedge.	
T24	Ash	19	1	c900	11	c4	7	7	M	5+	Poor	<10	U	Extensive dieback and deadwood. Secondary shoot development. Ash Dieback.	Request owners fell
T25	Cypress var.	8	2	c350	3.5	c2	3	3	SM	1+	Unconfirmed	10-20	C2	Twin stemmed from ground level. Located in adjoining garden therefore no basal inspection. Slightly thin crown	
T26	Hawthorn	7	1	c200	3	c3	2.5	3	SM	2+	Unconfirmed	10-20	C1	Minor dieback	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T27	Common Oak	21	1	c1000	c12	c9	13	8	M	0+	Unconfirmed	10-20	C1	Dieback in upper crown. Large tear out to W at c6m, further one to E	Request owners reduce crown
G28	Holly	<1.8	Multi	<100	<1	<1	<1	<1	M	0+	Good	40+	C2	Maintained hedge.	
T29	Silver Birch	16	1	c250	1	2	3	1	SM	2+	Unconfirmed	20-40	C2	Located in adjoining garden therefore no basal inspection. Crowded.	
T30	Hawthorn	5	Multi	150	1	3	4.5	4	SM	1+	Good	20-40	C2	Multi-stemmed near ground level. Crowded.	
G31	3no. Lawson Cypress	<18	1	<650	<3	<3	<4	<4	SM	0.5+	Unconfirmed	20-40	C2	Located in adjoining garden therefore no basal inspection.	
T32	Hornbeam	11	Multi	c550	7	c7	7	9.5	SM	1+	Unconfirmed	20-40	C2	Multi-stemmed near ground level. Located in adjoining garden therefore no basal inspection.	Cut back outer fine branches to 5m radius from boundary fence
G33	2no. Birch, 2no. Cypress	<18	1	<650	<3	<3	<3	<6	SM	0.5+	Unconfirmed	20-40	C2	Located in adjoining garden therefore no basal inspection.	
G34	4no. Cypress	<17	1	<650	<3.5	<3	<3	<3.5	SM	0.5+	Unconfirmed	20-40	C2	Located in adjoining garden therefore no basal inspection.	
G35	Hawthorn	<4	Multi	<80	<1	<1	<4	<1	Y	0+	Good	40+	C2	Maintained at circa 1m in past.	Cut back crown to S to 1.5m from boundary
G36	2no. Himalayan Birch	<10	1	<250	<4	<4	<3	<5	SM	2+	Unconfirmed	20-40	C2		
G37	Cypress	<4.5	Multi	<200	<1.5	<1.5	<1.5	<1.5	Y	0+	Good	40+	C2	End of boundary hedge	
G38	Mixed species	<3	Multi	<100	<1.5	<1	<1.5	<1	SM	0+	Good	40+	C2	Variably maintained hedges. Cherry Laurel to S end	
G39	Mixed species	<5	Multi	<80	<1.5	<1.5	<3	<2	Y	0+	Good	40+	C2	Previously maintained hedge. Larger to W end	
T40	Norway Spruce	9	1	c230	4	4	4	6	Y	0+	Fair	20-40	C2	Becoming crowded	Cut back fine outer branches to 3m radius
T41	Eucalyptus	8	1	c180	c2.5	3	3	2.5	Y	1.3+	Good	40+	C2		
T42	Magnolia	4	Multi	c200	c2	c2	4	1.5	SM	0+	Good	40+	C2		

APPENDIX 2

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
LAND SOUTH OF ST PETERS CHURCH, HAMSLAND, HORSTED KEYNES, EAST SUSSEX

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m²)
G1	Hawthorn, Holly	C1	<180	<2.2	<15
T2	Common Oak	A2	760	9.1	260
G3	Hornbeam	C2	<550	<6.6	<137
T4	Hornbeam	B2	c800	c9.6	c290
T5	Hornbeam	C2	c800	c9.6	c290
T6	Hawthorn	C2	c200	c2.4	c18
G7	Hornbeam	B2	<800	<9.6	<290
G8	Holly/Thorn	C2	<200	<2.4	<18
T9	Common Oak	B2	c1000	c12	c452
T10	Common Oak	B2	c1000	c12	c452
T11	Common Oak	C2	c280	c3.4	c36
T12	Common Oak	C1	c750	c9	c255
T13	Common Oak	C1	c650	c7.8	c191
T14	Common Oak	C2	470	5.6	99
T15	Common Oak	B2	c750	c9	c255
T16	Common Oak	C2	c600	c7.2	c163
T17	Ash	U	c600	c7.2	c163
T18	Common Oak	U	c450	c5.4	c92
T19	Common Oak	A2	c850	c10.2	c327
T20	Common Oak	C2	c900	c10.8	c366
G21	Ash	C/U1	<350	<4.2	<55
T22	Common Oak	B2	c400	c4.8	c72
G23	Holly, Thorn, Hazel, Hornbeam	C2	<100	<1.2	<5
T24	Ash	U	c900	c10.8	c366
T25	Cypress var.	C2	c350	c4.2	c55
T26	Hawthorn	C1	c200	c2.4	c18
T27	Common Oak	C1	c1000	c12	c452
G28	Holly	C2	<100	<1.2	<5
T29	Silver Birch	C2	c250	c3	c28
T30	Hawthorn	C2	150	1.8	10
G31	3no. Lawson Cypress	C2	<650	<7.8	<191
T32	Hornbeam	C2	c550	c6.6	c137
G33	2no. Birch, 2no. Cypress	C2	<650	<7.8	<191
G34	4no. Cypress	C2	<650	<7.8	<191
G35	Hawthorn	C2	<80	<1	<3
G36	2no. Himalayan Birch	C2	<250	<3	<28
G37	Cypress	C2	<200	<2.4	<18
G38	Mixed species	C2	<100	<1.2	<5
G39	Mixed species	C2	<80	<1	<3
T40	Norway Spruce	C2	c230	c2.8	c255
T41	Eucalyptus	C2	c180	c2.2	c15
T42	Magnolia	C2	c200	c2.4	c18

APPENDIX 3

TREE PROTECTION PLAN

G1 - T42 Tree numbers
BS Category of Condition
T2 BS Condition A
T4 BS Condition B
T5 BS Condition C
T17 BS Condition U

Crown spread
BS Calculated root protection areas
Tree to be removed for safety/short lifespan
Tree to be removed for development
Protective fencing location
Ground protection

TREE PROTECTION INFORMATION
Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any site works.

Protective fencing to comprise scaffold uprights driven into the ground to form a continuous barrier within high visibility construction/denotation areas. Scaffold panels to be attached to every 5th panel vertically. Red and white safety tape to be attached to every 5th panel vertically. KEEP OUT of PROTECTION ZONE signs to be erected in accordance with fig. 2 and section 6 Specifications of BS5831:2012. Ground protection to comprise a single thickness of side building scaffold boards over a 100mm, compressible layer laid onto a hard surface.

The fenced protection zones around retained trees, hedges and shrubbery are to be regarded as sacrosanct and none of the following are to occur within these areas:

- Storage or disposal of any soil, building materials, machinery, fuel or waste residues of any description.
- Siting of any temporary structures of any description including site offices, parking facilities, porta-toilets, storage compounds or temporary hard standing areas.
- Excavations, soil/lift stripping, raising/lowering of existing levels or alterations to the existing natural ground surface or conditions of any other description.

- Location of temporary drainage, water supply or sewerage services or any other underground services.
- No use, movement or parking of any machinery or vehicles of any description.

- Additionally, no tree shall be within 20m of the base of any tree or the centre line of any hedge row to be retained.

All services to be installed to the satisfaction of the relevant authority. Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. Any areas to either be bored/mined or any hard excavation to be supervised by the Arboricultural Consultant.



Construction of road/pavement within tree root protection areas subject to separate detailing. Refer to Arboricultural Method Statement. No machinery access until an appropriate load spreading structure in place to protect tree roots

FOR REQUIRED TREE SURGERY WORKS, PLEASE REFER TO THE ARBORICULTURAL METHOD STATEMENT

APPENDIX 4

CONTRACT DOCUMENT

Notes

- All adoptable highway works to be carried out under the supervision of, and to the satisfaction of the local highway authority.
- For longitudinal sections, refer to 1334/04/** series drawings
- All levels in metres unless noted otherwise.
- All paving and garden areas to be graded evenly between spot levels given.
- Prior to erecting plot boundary fencing, and before laying topsoil, subsoil to rear gardens to be thoroughly reworked to a depth of min 450mm to reintroduce free-draining properties.
- Any discrepancies to be referred to the Project Engineer immediately.

Surfacing Key

- 1200mm wide Access Paths in 600 x 600 (20mm thick) Kandla Grey Indian Sandstone - Sawm and Honed smooth paving slabs. Patio Areas and side / rear access paths in 900 x 600 Stepping Stones 600x600
- 900mm wide in Brett Chauver Charcoal Front access paths in 600mmx600mm (35mm thick) Patio areas and side/rear access paths in 450mmx450mm (32mm thick)
- Parking spaces and drives in Permeable Block Paving as Brett Omega Flow 60mm deep, laid 90 degree herringbone. Colour Burnt Oak.
- Road Aisles in Block Paving as Brett Omega 80mm deep, laid 45 degree herringbone. Colour Burnt Oak.
- Parking spaces and drives in Block Paving as Brett Omega 60mm deep, laid 90 degree herringbone. Colour Burnt Oak.
- Porous Tarmac Access Road.
- Bituminous macadam access road construction (blacktop)
- Bituminous macadam parking construction (blacktop)
- Bituminous macadam footway construction (blacktop)
- 150mm topsoil and turf to private rear gardens
- Emergency access turning head constructed using in Cellpave 50 - Finished with seed mix
- Refuse Collection Point constructed in min Cellpave 40. Finished with 6-10mm gravel. Colour - Dorset Gold
- Min. 100mm gravel infill to ASHP base.
- PCC HB2 kerb with 125mm face
- PCC BN kerb with 25mm face (6mm where noted 'F')
- Conservation Edging with 25mm upstand - Colour charcoal
- PCC EF edging laid flush
- Steel edging as Core Pro Edge laid flush, ref. CPEAL100.
- Channel block laid flush
- Marshall's Mistral Selt Paving band. 1.0m wide. (silver grey)
- Dropper Kerb
- 1.8m high close board fence
- 1.8m high brick screen wall
- Retaining wall with 1.8m high close board fence above
- Retaining wall with 1.8m high brick screen wall above
- Dwarf retaining wall - retaining height as noted on the Levels Layout.
- Denotes extent of unilog retaining wall - refer to levels layout for retaining height
- Bin storage location

P2	Key updated	13.01.26
P1	Preliminary Issue	05.12.25

Rev	Description	Date
-----	-------------	------

Status: Preliminary Issue

	Scale : 1:250@A1		
	Date : Dec 2025	Checked:	Approved:
	Drawn : IDL	BM	PT

Title : Private Surfacing Layout

Project : Land South of Hamsland, Horsted Keynes			
Drg. No:	Rev:	File Ref:	1334-06
IDL/1334/06/01	P2	Plot Ref:	1334-06-01

Suite 44
Harborough Innovation Centre
Airfield Business Park, Leicester Road
Market Harborough, Leicestershire, LE16 7WB
Tel: 01858 411570
Email: info@infrades.co.uk URL: www.infrades.co.uk


INFRASTRUCTURE DESIGN LTD
EST. 2003
working for


H O M E S

Macar Homes
City House
Sutton
SM1 2EA
Tel: 0207 145 4545

APPENDIX 5

Notes

1. This drawing is to be read in conjunction with the External
Surfacing Layout, IDU/1334/001 for Details of soft
landscaping, refer to the Landscape Architect's drawings.
- 3a. Refer to private roads and parking areas to be proof rolled
Any soft spots encountered are to be removed and replaced
with granular Type 2 material or clean well-graded hardcore
lain in layers not exceeding 250mm thick fully compacted
and topped with a 20mm bed of sharp sand. Any soft spots
encountered are to be removed and replaced with granular
Type 1 material laid in layers not exceeding 250mm thick fully
compacted.
4. Formed permeable roads and parking areas to be proof
rolled. Any soft spots encountered are to be reported to the
Project Engineer for advice on how to proceed.
5. All manholes / inspection chambers in paved areas, to have
a raised cover. All manholes / inspection chambers to have
square or rectangular cover & frame orientated 'square' with
paving to minimise cut slabs or blocks.
5. These details have been completed base on the CBR rating of
as designed in the soil investigation report from Southern
Testing

P2	Porous tarmac in RPZ and optional perm block driveway details added.	13.01.26
P1	Preliminary Issue	05.12.25

Status:

Scale : 1:250 @ A1

Date : Dec 2025

Checked:	Approved:
----------	-----------

Drawn : IDI

[illegible]

Project :

Land South of Hamsland, Horsted Keynes

Org. No:

Rev:	File Ref:	1334-06
------	-----------	---------

P2	Plot Ref:	1334-06-03
----	-----------	------------

Suite 44
Harborough Innovation Centre
Airfield Business Park, Leicester Road
Market Harborough, Leicestershire, LE16 7WB
Tel: 01858 411570
Email: info@infrades.co.uk URL: www.infrades.co.uk



working for

macar.

QMES

Macar Homes
City House
Sutton
SM1 2EA

Tel: 0207 145 4545

