DAVID ARCHER ASSOCIATES

ARBORICULTURE | ECOLOGY | LANDSCAPE

Arboricultural Implications Assessment

Proposed development at Steton Works

Turners Hill Road

Crawley down

West Sussex RH10 4HQ

Client: JW Stratton Ltd.

Date: December 2025

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Contents

1. Introduction

1.1 Scope of report

1.1.1 This report assesses the arboricultural implications of the proposed construction of 2no residential dwellings at Steton Works, Turners Hill Road, Crawley Down, West Sussex RH10 4HQ and details what actions need to be taken to prevent or minimise unacceptable damage to retained trees during the construction period.

1.1.2 The report has been drawn up to comply with the planning requirements of the Local Planning Authority ('LPA'), Mid Sussex District Council, which specify that an arboricultural implications assessment ('AIA'), arboricultural method statement ('AMS') and tree protection plan ('TPP') are submitted to accompany planning applications affecting sites where trees are present or are in the immediate vicinity; and in accordance with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').

1.1.3 The AMS at **Section 3** of the report is designed to reflect the principles of the tree protection required for the proposed development and should not be read as a definitive engineering or construction statement for this site. If required, matters relating to the construction detail or engineering performance of any protective measures specified should be referred to a qualified architect or structural engineer, for further information and specification which may be necessary for their practical implementation in a manner that satisfactorily ensures their protective intention or function.

1.2 Site description and proposals

1.2.1 The site forms part of a former engineering works and tire repair depot. The site is level with no substantial tree cover within the curtilage apart from a linear group of Leyland Cypress. The main arboricultural constraints are the large, off-site, trees adjacent to the boundary fence.

1.2.2 The proposed development comprises construction of 2no, new, two-storey dwellings, together with associated parking spaces.

1.3 Tree survey

1.3.1 The trees on the site were surveyed by David Archer on August 2024. Their details are set out in the tree schedule at **Appendix 1** to this report.

1.3.2 Notable arboricultural features of the site are the off-site trees, a large Ash (T2) and the linear group of Lawson Cypress G1.

1.4 Statutory protection

1.4.1 From information on the LPA's website, no trees within the site are shown to be the subject of a Tree Preservation Order ('TPO').

1.4.2 The site is not in a Conservation Area.

2. Arboricultural implications assessment (AIA)

2.1 Basis of assessment

2.1.1 The proposed development has been evolved through a design process in which we have advised on its arboricultural implications or consequences. The TPP at **Appendix 2** shows the finalized proposals overlaid onto the tree locations and constraints plan derived from the tree survey. The implications assessment below is based on this drawing.

2.1.2 The upper panel of the TPP shows the tree locations and constraints plan in relation to the existing site and identifies the trees which are to be removed as a result of the proposals, whilst the lower panel shows the protection measures required during the demolition and construction periods for the trees which are to be retained.

2.2 Tree removals

2.2.1 The proposed development will result in the removal of the trees listed in *Table 1* below.

2.2.2 No pruning of the retained trees is required to permit construction of the proposed development.

Tree no.	Species	BS category	Work required	Reason for work
2	Ash	C	Fell to ground level	Proximity to the proposed dwellings renders its retention untenable.
G1	Lawson Cypress	C	Fell to ground level	Proximity to the proposed dwellings and their poor condition renders their retention untenable.

Table 1 – **Tree removals**

2.2.3 Both the Lawson Cypress and the Ash have been assessed as Category 'C' when using the criteria as set out in the British Standard 5837 (2012). This is due to the poor condition of the Lawson Cypress and the poor crown conformation of the Ash which is highly likely to become infected with Ash Dieback within the next few years.

2.2.4 All other trees identified within the survey will be retained, including all those of higher categories, as they are either unaffected by the proposal, or can be successfully protected during the construction period, as shown on the tree protection plan.

2.3 Incursions into root protection areas ('RPAs')

2.3.1 The footprints of the proposed dwellings do not encroach into the RPAs of any of the retained trees.

2.4 Future relationship of proposed development to retained trees

2.4.1 The proposed dwellings will be located at a considerable distance to the off-site retained trees. As such they will not be overlain or intersected by the "shading arcs" of the retained trees, drawn in accordance with the recommendations of BS 5837: 2012.

2.4.2 Their internal spaces will therefore enjoy satisfactory access to daylight and sunlight throughout the majority of the day. On this basis, it is very unlikely that the proposal will give rise to future irresistible occupier pressure for the removal of any of the retained trees due to perceived excessive reduction of internal daylighting or obstruction of sunlight.

2.4.3 Similarly, the relationship of the proposed gardens to the retained trees allows for a satisfactory extent of unshaded spaces for the new dwellings. On this basis, we consider it very unlikely that the proposal will give rise to future irresistible occupier pressure for the removal of any of the retained trees on the grounds of excessive shading.

2.5 Arboricultural implications – summary

2.5.1 The trees within and adjacent to the site have been surveyed in accordance with BS 5837, and the implications of the proposal have been assessed in relation to its findings.

2.5.2 As assessed and detailed above, the proposal will therefore not have any significant impacts on trees of importance to the amenity of the locality, or on the quality of the local landscape. Subject to the measures identified on the TPP and specified in the AMS below, all other trees identified within the survey are either unaffected by the proposal or can be successfully protected during the construction period.

2.5.3 The implementation of these measures, and adherence to them during the construction period, can be satisfactorily ensured by means of an appropriate condition on the grant of planning permission.

2.5.4 This report has been prepared on the basis of the details of the proposal provided to us at the time of its preparation. Should these be amended or revised at any stage during the planning process, the amended details should be referred to us to determine whether any of the findings of this report require revision in the light of the changes.

3. Arboricultural method statement (AMS)

3.1 Pre-start requirements, liaison & communication

3.1.1 Before any works of any description take place on the site, the applicant, landowner or promoter of the proposed development ('the developer') shall appoint a suitably qualified arboricultural consultant to act as the supervising arboriculturist for the project, in order to ensure that the specified tree protection measures are carried out during the entire construction process. Confirmation of this appointment, and details of the supervising arboriculturist appointed, shall be provided to the Local Planning Authority ('LPA') before any works commence.

3.1.2 Before any works commence on site, the developer shall convene a pre-start meeting. This should be attended by the developer or project manager, the site manager, the groundwork contractor, and the supervising arboriculturist and, if so required by the LPA, the LPA tree officer. The meeting will be led by the supervising arboriculturist, who will ensure that the sequence and methods of tree protection specified in this statement are fully explained and understood by all parties. Reporting procedures, arboricultural supervision requirements, and frequency of monitoring visits (as detailed in **Section 3.6** and *Table 2* of this AMS) will be discussed and agreed, and relevant contact details exchanged. Any modifications to this statement arising from this meeting will be recorded and the revisions circulated to all parties.

3.1.3 The developer shall inform the supervising arboriculturist if at any time during the construction process, the site manager is replaced. In this event, the supervising arboriculturist will, within 5 days, arrange a meeting with the new site manager to review all remaining or outstanding aspects of this method statement.

3.1.4 A copy of this method statement, together with the TPP, shall be given to all personnel who have control over works of any nature within the root protection areas (RPAs) of the trees which are to be retained. The developer will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

3.2 Tree removals and pruning

3.2.1 The trees listed in *Table 1* above shall be felled to ground level; stumps shall either be ground out to 450mm below ground level, or excavated (grubbed out), as specified.

3.2.2 No pruning of the retained trees is required to permit construction of the proposed development.

3.2.3 Tree felling will be carried out in accordance with British Standard BS 3998: 2010, *Tree work - Recommendations*.

3.3 Construction of hard surfaces (no dig)

3.3.1 Where denoted by red honeycomb hatch on the TPP, the proposed access road/driveway within the RPAs of retained trees shall be constructed to the specifications detailed below, in accordance with the recommendations of Section 7.4 of BS 5837. This should be undertaken only if the existing surface is removed and a new wearing course is constructed.

3.3.2 Where possible, this construction should be undertaken prior to the commencement of any other construction works

3.3.3 The proposed access road/driveway shall be clearly marked out before any associated work starts. Existing vegetation may be removed with hand tools or sprayed with an approved non-residual herbicide.

3.3.4 **Cellular confinement system** Any small hollows may be filled with clean sharp sand (not builders' sand) to a maximum depth of 100mm. A permeable geotextile membrane (such as 'Terram') shall be laid down prior to the installation of a cellular confinement system.

3.3.5 The ground shall be covered with a perforated cellular confinement system such as 'Geoweb' or 'Cellweb' with a minimum cell depth of 150mm for the access driveway. The cellular confinement material shall be fixed in place over the required areas using steel pins at its edges, before being backfilled with clean, no-fines angular aggregate (20mm-40mm).

3.3.6 Vehicles or machinery used in the process of depositing or spreading the aggregate backfill shall not travel over, or work from, unprotected ground within the RPA of any retained trees. Subject to the depth of the cellular confinement system being adequate to support the loadings, vehicles (such as dumpers or power barrows) may travel over the completed areas of the cellular confinement material, provided that these are filled to their full depth.

3.3.7 Edge supports of appropriate size and strength should be set above ground level and should be secured either with steel pins driven into the ground, or with concrete haunching laid on existing ground level on an impermeable polythene membrane. The outer edge of the supports may be banked up with clean topsoil.

3.3.8 A permeable geotextile membrane will then be laid on top of the cellular confinement system to prevent fines and other debris filling the air spaces in the aggregate. The wearing course or final surface shall be of a permeable and gas porous nature such as porous tarmac or concrete setts with sand jointing.

3.4 Underground services

3.4.1 Detailed drawings of proposed underground services have not been produced at this stage of the planning process, thus any potential impacts between trees shown retained on the TPP and proposed services have not been identified. It is likely, however, that services connections to the existing site will be capable of re-use to serve the new development.

3.4.2 At the detailed design stage and subject to planning consent, proposed underground services will be either located outside the RPAs of trees shown retained or will utilise existing service routes.

3.4.3 It is not anticipated that any existing services within RPAs will require upgrading. In the event that this proves necessary, however, care shall be taken to minimise disturbance and where practicable, trenchless techniques employed; only as a last resort shall open excavations be considered. Where existing services within RPAs are deemed not satisfactory for any further use they should be left in situ rather than being excavated/removed.

3.5 Landscaping

3.5.1 On completion of construction works, but prior to the commencement of any landscaping works within the protected area behind the protective fencing the developer shall arrange a meeting with the site manager, the supervising arboriculturist and the landscape contractor. The details of this part of the method statement shall be discussed in relation to the proposed landscape operations and a clear sequence of operations established.

3.5.2 Within the RPAs the following principles will be maintained:

- Existing ground levels shall not be substantially altered.
- No plant or vehicles shall enter the RPA.
- No fuels or chemicals shall be stored within any of these areas.
- Any excavation required for fence posts, log retaining walls or any other landscape structures shall be undertaken by hand, under direct arboricultural supervision. If roots are encountered then the position of the excavation shall be moved to a new location. If this is not possible then any roots with a diameter less than 25mm may be cut cleanly by hand. Any exposed roots shall be re-covered within 24hrs of excavation.
- No structure shall be fastened in any way to the trunks of the retained trees.
- No drainage or irrigation pipes shall be installed within the RPAs of the retained trees.
- Any unwanted vegetation shall be removed by hand.

3.6 Supervision & monitoring

3.6.1 At the start of the construction process the supervising arboriculturist shall visit the site on the occasions specified to inspect the tree protection measures (ground protection) as installed. If these measures comply with the specifications detailed in this method statement, statements of compliance shall be sent to the developer and copied to the LPA.

3.6.2 The supervising arboriculturist shall then visit the site on a regular basis, as agreed at the pre-start meeting, or when specifically required as set out in *Table 2* below, to ensure that the tree protection measures are kept in place and functioning as designed. Regular contact will be maintained with the site manager to determine any forthcoming operations that may make an impact on these tree protection measures and if arboricultural supervision is required. A record of all monitoring visits will be kept, and copies sent to the developer and the LPA following each visit.

3.6.3 The site manager shall give at least 48 hours' notice to the supervising arboriculturist of any operations, e.g. installation of underground services, construction of hard surfacing etc., which may make an impact on the RPAs of the retained trees.

3.6.4 Any alterations or variations in drawings for the site that are in, or within, the RPAs of the retained trees shall be referred in the first instance to the supervising arboriculturist for advice. If these changes make any kind of impact on the retained trees the supervising arboriculturist shall suggest changes that will either avoid damage to the retained trees or offer solutions to minimize the impact. If required, the supervising arboriculturist will liaise with the LPA's tree officer to agree a way forward, since any alterations to the approved details may require the LPA's prior written agreement. Following these consultations, the supervising arboriculturist shall issue revisions to the TPP and/or this AMS that reflect the changes.

3.6.5 Where any operations carried out by the developer deviate substantially from this AMS, work must cease immediately and the LPA be informed in writing. A meeting will be convened between the developer, the supervising arboriculturist, the LPA tree officer and the site manager to determine the best method to mitigate any damage that may have occurred. Work shall not be recommenced until appropriate action has been agreed to the LPA's satisfaction.

Visit no.	Trees affected	Timing of visit	Function carried out
1	All	Prior to the start of any construction works.	To lead the pre-start meeting.
2	All	Following tree felling, and installation of above soil surfacing .	To check above soil surfacing has been installed in the correct location and to the correct standard.
3	All	At agreed intervals during the construction phase.	To check the above soil surfacing remains in place and that activities which would be harmful to trees are not being carried out.
4	All	At any other time which is sensitive in arboricultural terms.	To ensure retained trees are protected from development activities.

Table 2 - **Timings of supervision and monitoring visits**

David Archer Associates
M.Arbor.A.

December 2025

APPENDIX 1 – Tree Schedule

Notes for the Tree Schedule

This schedule is based on a tree survey carried out in accordance with the recommendations of British Standard, BS 5837 (2012) "Trees in relation to design, demolition and construction - Recommendations" ('BS 5837') by David Archer on Tuesday the 6th August 2024. Weather conditions at the time were dry with scattered cloud. Deciduous trees were fully in leaf.

The information contained in this schedule reflects the condition of the trees at the time of the survey, based on visual inspection from the ground only; they were not climbed, and no internal investigations were undertaken. A BS 5837 survey for planning or development purposes is not a detailed tree hazard or risk survey. As such, no guarantee is given as to the structural integrity or safety of any trees included.

As trees are dynamic organisms and subject to continual growth and change, no dimensions expressed in this schedule may be relied upon for development planning purposes for more than 24 months from the date of survey. Estimated dimensions are marked 'est'.

1. **No.:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **Species:** The common name as given in "Collins Tree Guide", Johnson & More (2004).
3. **Height:** Estimated with the aid of a 'Disto' laser rangefinder and expressed in metres, to the nearest metre.
4. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually, and an aggregated equivalent single trunk diameter is calculated in accordance with BS 5837, in order to derive the tree's root protection area ('RPA').
5. **Radial Crown Spread:** Distance in metres from the centre of the trunk to the outermost edge of the crown at each cardinal point of the compass, rounded up to the nearest half metre; or in the case of uniform or symmetrical crowns, the average distance from the centre of the trunk to the outermost edge of the crown.
6. **Crown Clearance:** Mean height, in metres, from adjacent ground level to the lowest point of the live crown.
7. **Height to First Branch:** Height, in metres, of the first significant branch (>100mm diameter), or to crown break from ground level.
8. **Life Stage:** Young, Semi-mature, Mature, Over-mature, Veteran/Ancient.
9. **Physiology:** The tree's health and vigour in comparison to a typical specimen of the same species and age: Good, Average, Below average, Poor, Dead.
10. **Structure:** The tree's structural condition based on assessment of any visible roots, and of its trunk, main branches and crown, noting the presence of any obvious defects or decay: Good, Average, Below average, Poor, Hazardous.
11. **Landscape Value:** An assessment of the tree's visual importance in the local landscape in its present context: High, Moderate, Low, Nil.
12. **Estimated Years:** Estimate of the tree's likely remaining contribution expressed in years: <10, 10-20, 20-40, 40+.
13. **Comments:** Notes relating to the tree's health and condition, structure and form, estimated life expectancy and importance within the local landscape; including notes of any restrictions to access for inspection, presence of potential habitat features (natural or artificial), or other significant observations.
14. **Category: -** A rating given to trees based on Table 1 in BS 5837, summarised below:

Category 'U' - Trees 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.

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (normally a minimum of 40 years).

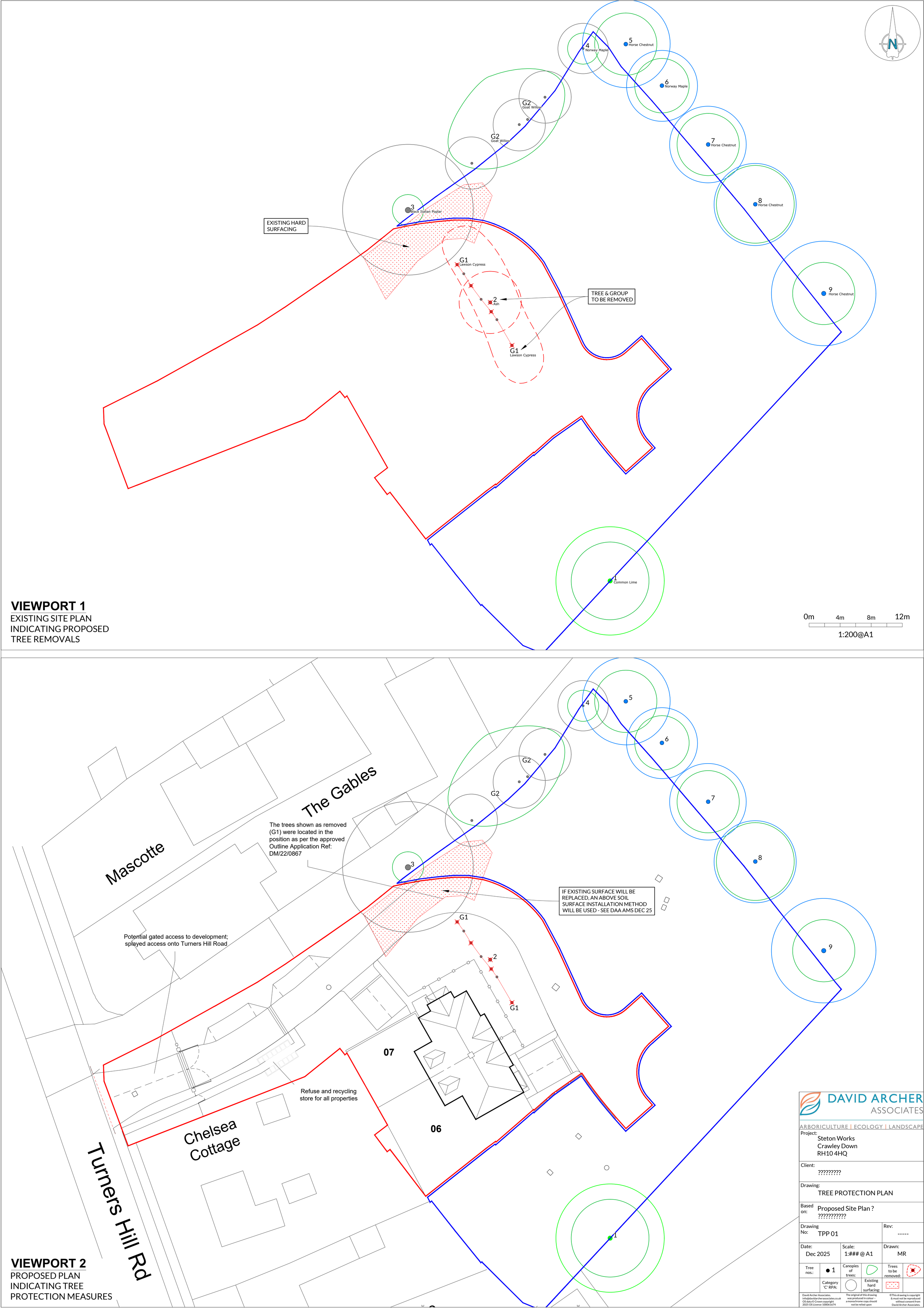
Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (normally a minimum of 20 years).

Category 'C' - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (normally a minimum of 10 years), or young trees with a stem diameter below 150mm.

Sub-categories (where appropriate); 1 – Mainly arboricultural qualities: 2 – Mainly landscape qualities: 3 – Mainly cultural values, including conservation.

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clear-ance	Height to 1st Branch	Life Stage	Physi-ology	Structure	Landscape Value	Est. Years	Comments	Cate-gory
1	Common Lime	22m	580mm est	5m	3m	2m	Mature	Good	Good	High	40+	Off-site tree; narrow crown with moderate levels of deadwood; of high quality and value.	A
2	Ash	17m	420mm ivy	4m	8m	8m	Mature	Average	Average	Low	10-20	HeavyIvy through crown; poor crown conformation; of moderate quality but low value.	C
3	Black Italian Poplar	18m	4 stems @ 350mm ivy est	2m	9m	2m	Mature	Average	Below average	Low	20-40	Off-site tree; ivy to centre of crown; previously topped at 9m high; still of moderate quality bit low value.	C
4	Norway Maple	15m	270mm	2m	7m	4m	Semi-mature	Good	Average	Low	40+	Partially suppressed on east side by T5; of moderate quality but low value.	C
5	Horse Chestnut	16m	470mm #	4m	7m	5m	Mature	Average	Average	Moderate	40+	Off-site tree; foliage infected with Guignardia and Cameraria; still of moderate quality and value.	B
6	Norway Maple	19m	380mm #	3.5m	9m	9m	Mature	Good	Average	Moderate	40+	Off-site tree; ivy to centre of crown; no significant visible structural defects; of high quality but moderate value.	B
7	Horse Chestnut	21m	410mm #	4m	15m	10m	Mature	Average	Average	Moderate	40+	Off-site tree; small cavities in the upper crown branch structure; still of moderate quality and value.	B
8	Horse Chestnut	14m	440mm #	5m	4m	3m	Mature	Average	Average	Moderate	40+	Off-site tree; partially suppressed by trees behind; poor crown conformation; of moderate quality but low value.	B
9	Horse Chestnut	21m	560mm est	4m	5m	3m	Mature	Average	Average	Moderate	40+	Off-site tree; previous heavy crown reduction; still of moderate quality and value.	B
G1	Lawson Cypress	15m	Avg 180mm ivy	3m	2m	2m	Mature	Below average	Below average	Moderate	20-40	Linear group with Ivy to centre of crowns; poor crown conformation; of low quality but moderate value.	C
G2	Goat Willow	16m	Avg 280mm est	7m	4m	2m	Mature	Average	Average	Moderate	20-40	Off-site group of trees; recently reduced in height with crowns overhanging site; of moderate quality but low value.	C

APPENDIX 2 – Tree Protection Plan



VIEWPORT 1

EXISTING SITE PLAN
INDICATING PROPOSED
TREE REMOVALS

VIEWPORT 2

PROPOSED PLAN
INDICATING TREE
PROTECTION MEASURES

DAVID ARCHER ASSOCIATES

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Project:	Steton Works Crawley Down RH10 4HQ
Client:	?????????
Drawing:	TREE PROTECTION PLAN
Based on:	Proposed Site Plan ? ???????????
Drawing No:	TPP 01
Rev:	-----
Date:	Dec 2025
Scale:	1:### @ A1
Drawn:	MR

Tree nos.: ● 1 | Canopies of trees: | Trees to be removed: | Category 'C' RPA: | Existing hard surfacing:

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