



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**Wykehurst House Access Road
Colwood Lane
Bolney
West Sussex**

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This report has been prepared by
PJC Consultancy Ltd
on behalf of
Strickland Wright

Document author

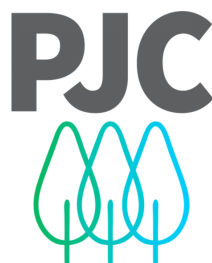
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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Strickland Wright to provide an arboricultural impact assessment and arboricultural method statement to support a full planning application at Wykehurst House, Colwood Lane, Bolney, West Sussex for the creation of a new access road.

This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 16th June 2026. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

The site is within the High Weald National Landscape. There are two tree preservation orders shown to be present, and a tree related planning condition covers part of the site.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

No trees require removal to facilitate the design.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 3 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees.



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Strickland Wright to provide an arboricultural impact assessment and arboricultural method statement to support a full planning application at for the creation of a new access road.
- 1.1.2 This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

- 1.2.1 This report has been undertaken with the following objectives:
- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
 - To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

- 1.3.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 2, a tree retention plan at Appendix 3.
 - An arboricultural method statement at section 3 and a tree protection plan at Appendix 4.

1.4 Documents and information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
- PJC Initial Arboricultural Report Ref: 5220/26-01
 - Strickland Wright Proposed Site Layout

1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.



2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

- 2.1.1 The survey was carried out on 16th June 2026. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.
- 2.1.2 The site is within the High Weald National Landscape. There are two tree preservation orders shown to be present, and a tree related planning condition covers part of the site.

2.2 The proposals

- 2.2.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

2.3 Tree removals

- 2.3.1 No trees are to be removed to facilitate the proposals.

2.4 Access facilitation pruning

- 2.4.1 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

2.5 Levels

- 2.5.1 The site is broadly flat and level and no levelling is required.

2.6 Construction of new access road in proximity to trees

- 2.6.1 The new access will be a gravel surface laid on a subbase. It avoids all root protection areas, with the exception of T1, where works will be limited to removal of the existing surfacing and replenishing with new material to tie in with the new proposed route. These works will be at the extremity of the root protection area and will likely only see a small proportion of fine fibrous roots affected, and this will not have a long-term detrimental effect on the trees health.

2.7 Removal and reinstatement of old access road

- 2.7.1 The redundant part of the old access road will be removed and reinstated with topsoil to be reseeded. A small excavator with a grading bucket should be employed to remove the existing surfacing and subbase, operating on the existing surfacing using it as a working base to prevent compacting the underlying soils. Vehicles importing replacement topsoils should avoid tracking back and forth across the exposed underlying soils to prevent damage to roots.

2.8 Conclusions

- 2.8.1 No trees require pruning or removal to facilitate the proposed works. Only minor works are proposed at the extremities of root protection areas are proposed and this should not cause undue harm to the retained trees as long as the above working methods are followed.
- 2.8.2 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.



3 ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

- 3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of construction and reinstatement works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Phasing of works

- 3.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
2	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase.
3	Reinstatement phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

3.3 Tree protection barriers

- 3.3.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise
- 3.3.2 The tree protection fencing shall be installed before any plant activity, ground works or construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.
- 3.3.3 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 2). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.
- 3.3.4 Signs shall be affixed to the fencing as shown in Appendix 3 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.



3.4 Removing existing surfacing within root protection areas

- 3.4.1 The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection area unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.

3.5 Reinstating redundant access road

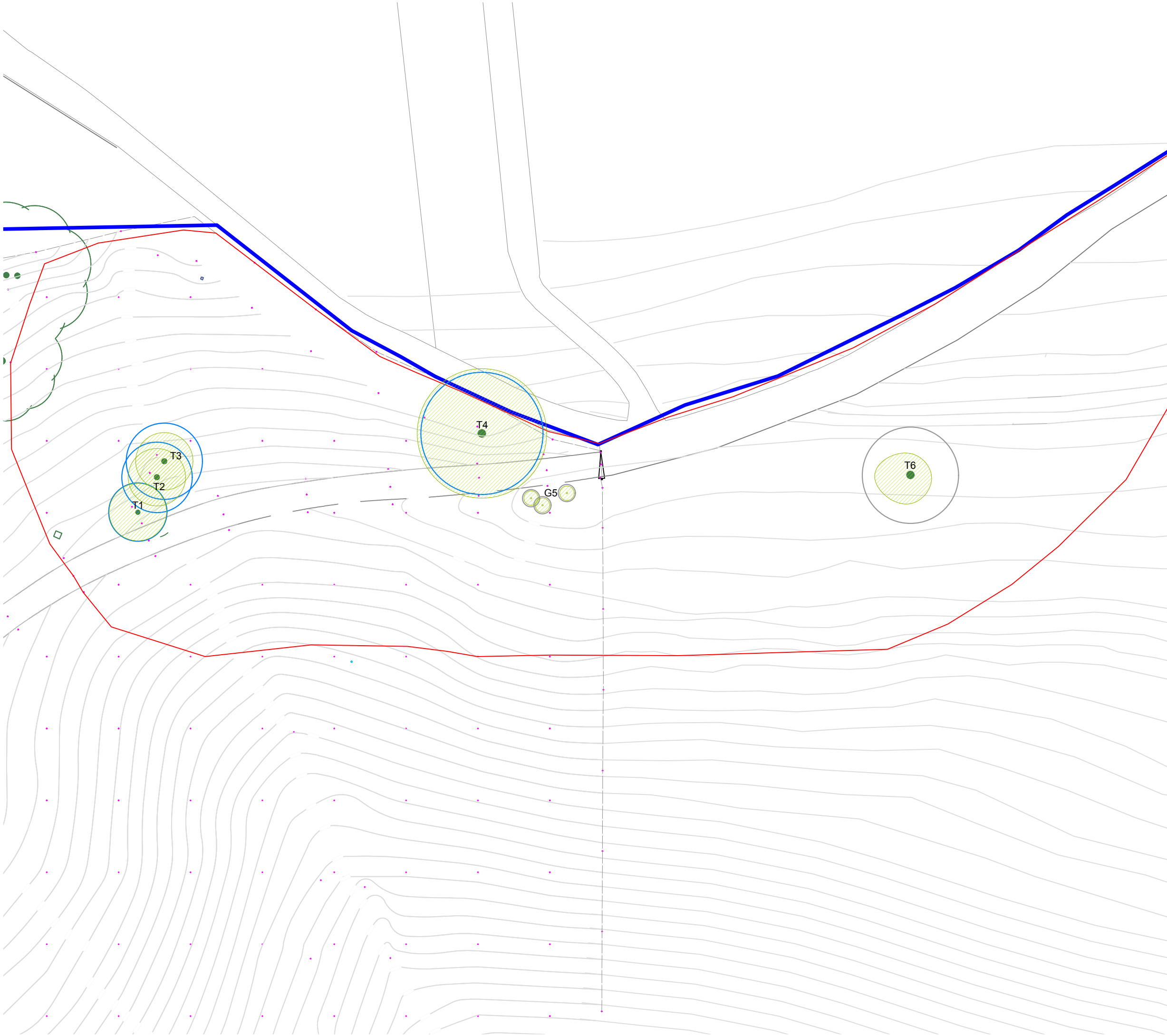
- 3.5.1 The redundant part of the old access road will be removed and reinstated with topsoil to be reseeded. A small excavator with a grading bucket should be employed to remove the existing surfacing and subbase, operating on the existing surfacing using it as a working base to prevent compacting the underlying soils. Vehicles importing replacement top soils should avoid tracking back and forth across the exposed underlying soils to prevent damage to roots.

3.6 Process if an unforeseen issue relating to trees arises

- 3.6.1 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.



Appendix 1: Tree Constraints Plan



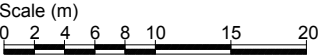
- Key:**
-  Root protection area for category A* tree
 -  Root protection area for category B* tree
 -  Root protection area for category C* tree
 -  Root protection area for category U* tree
 -  Tree canopy

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7220/26/A **Rev:** - **Sheet number:** 1 of 1

Client and site:
Strickland Wright
Wykehurst House Access Road
Colwood Lane
Bolney
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 17/06/2026

Scale: 1:500 at A3

Drawn by: NB **Checked by:** PD



Appendix 2: Tree Survey Schedule

Site: Wykehurst House Access Road

Survey date: 16/06/2026

Surveyor: Nick Betts

Tree Survey Schedule



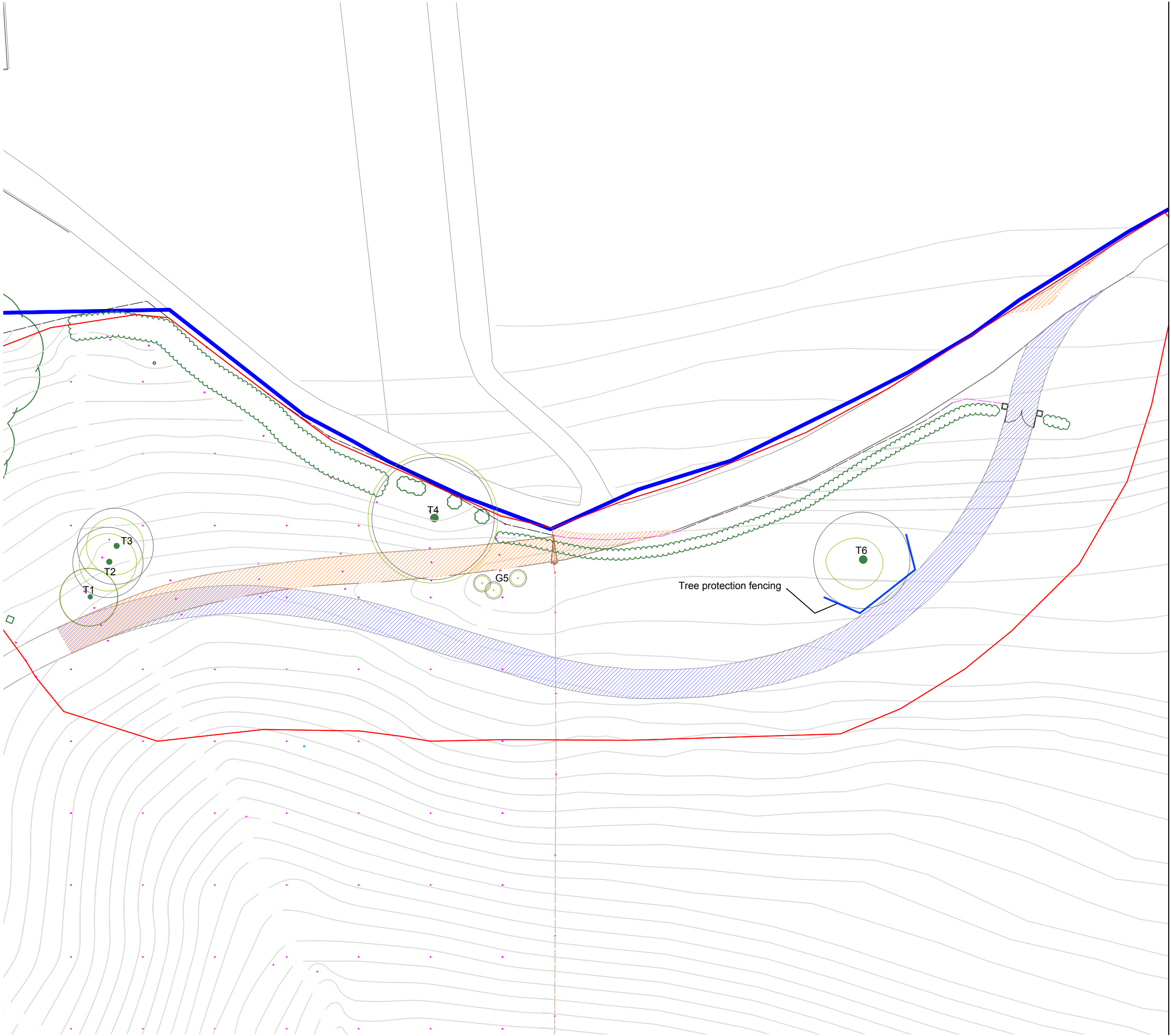
Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	Sycamore, (Acer psuedoplatanus)	14	330	N: 4 E: 4 S: 4 W: 4	Crown: 6 Branch: 6	Mature	Good	Good	No major visible defects	No action required at date of survey	B2	49.3	4.0
T2	Sycamore, (Acer psuedoplatanus)	15	410	N: 4 E: 4 S: 4 W: 4	Crown: 6 Branch: 6	Mature	Good	Good	No major visible defects	No action required at date of survey	B2	76.1	4.9
T3	Sycamore, (Acer psuedoplatanus)	16	440	N: 4 E: 4 S: 4 W: 4	Crown: 6 Branch: 6	Mature	Good	Good	No major visible defects	No action required at date of survey	B2	87.6	5.3
T4	Blue atlas cedar, Cedrus atlantica 'Glauc')'	18	710	N: 9 E: 9 S: 9 W: 9	Crown: 7 Branch: 7	Mature	Good	Good	No major visible defects	No action required at date of survey	B2	228.1	8.5
G5	Pedunculate oak, (Quercus robur)	3	100	N: 1 E: 1 S: 1 W: 1	Crown: 1 Branch: 1	Juvenile	Good	Good	Newly planted juvenile trees	No action required at date of survey	C2	4.5	1.2
T6	Norway spruce, (Picea abies)	17	560	N: 3 E: 3 S: 4 W: 5	Crown: 6 Branch: 6	Mature	Fair	Poor	Basal decay present on two aspects of lower stem	Fell if constraint to design	C2	141.9	6.7



Appendix 3: Tree Retention Plan



Appendix 4: Tree Protection Plan

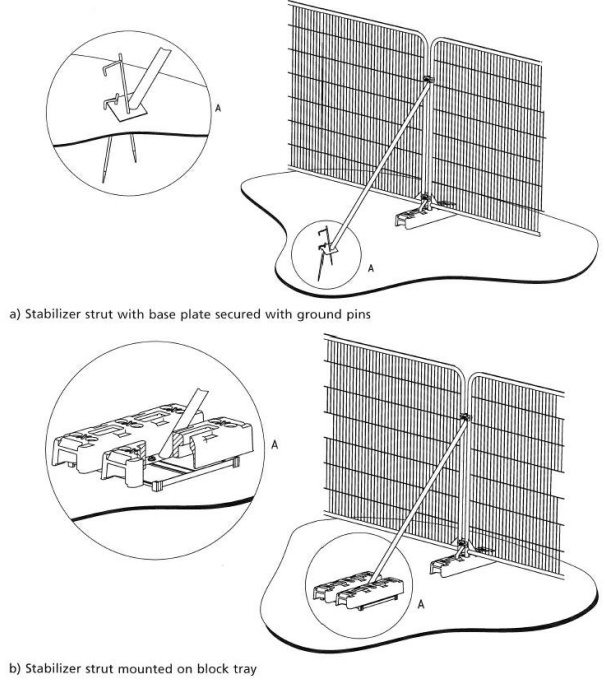


- Key:**
- Root protection area for tree to be retained
 - Canopy of tree to be retained
 - Tree protection fencing

Tree Survey Schedule contained within the arboricultural report ref. PJC/7220/26-02 contains further information for each tree.

This drawing should be viewed in colour.

Specification for tree protection fencing:



Drawing no: PJC/7220/26/C **Rev:** - **Sheet number:** 1 of 1

Client and site:
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Bolney
West Sussex

Drawing title: Tree Protection Plan

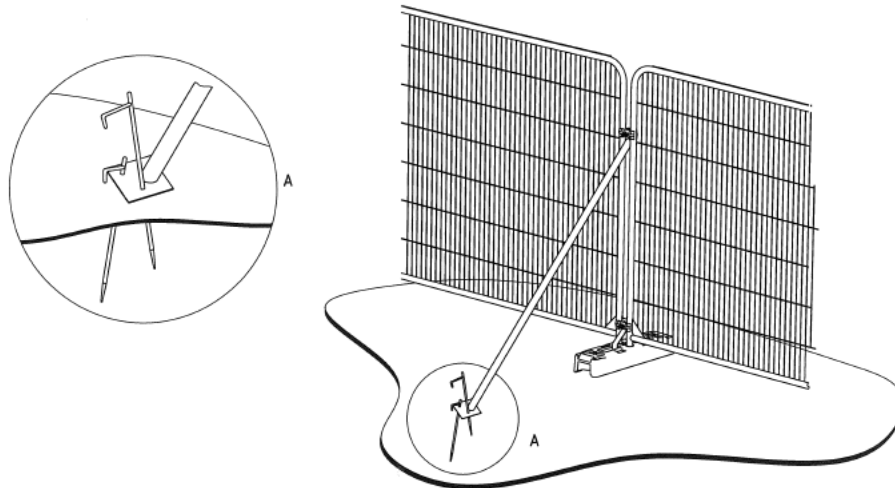
Date drawn: 18/06/2026

Scale: 1:500 at A3

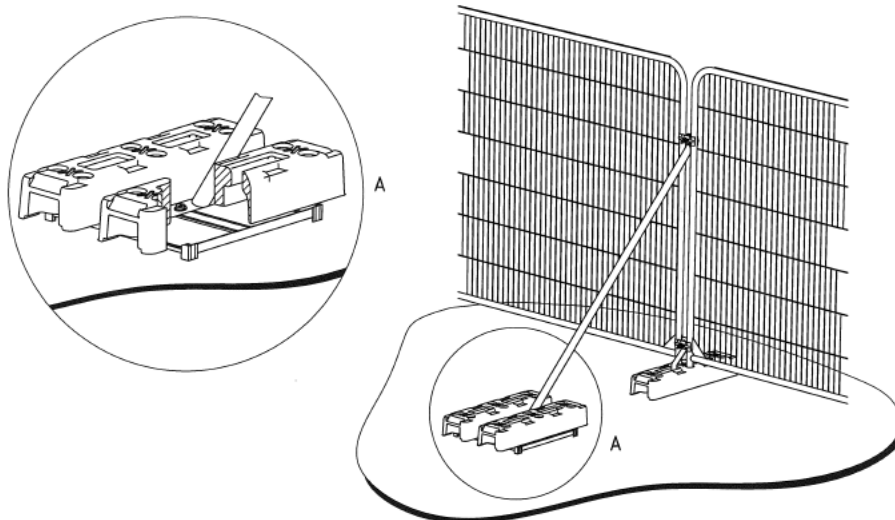
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Appendix 5: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 6: Example Protective Fencing Sign





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