

Nicholas Jones Consultants Limited

Independent Professional Arboricultural Consultancy

Arboricultural Assessment and Outline Method Statement

Site: Little Park Farm
Marchants Close
Hurstpierpoint
West Sussex
BN6 9UZ

Prepared by: Nicholas Jones BSc. (Hons). MSc. M Arbor A

On behalf of: JH Houlton and LE Houlton

Date: 2nd October 2019

Ref: NJCL 298-1

Executive Summary

Nicholas Jones Consultants Limited were commissioned by JH Houlton & LE Houlton to prepare an arboricultural report to advise on the potential impacts of the proposed development upon the existing tree population located at Little Park Farm, Marchants Close, Hurstpierpoint, West Sussex, BN6 9UZ.

The proposed development includes the demolition of an existing agricultural building, mobile home and other small outbuildings and the construction of three residential properties, vehicular access and parking.

This report confirms that there are nine individual trees and two groups of trees highlighted for removal to facilitate the proposed development.

The tree population in relation to the retention categories defined in British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations' are provided in table 1 along with the quantities proposed for retention and removal.

	Total	Retained	Removed
Category A	1 group	1 group	0
Category B	2	2	0
Category C	5 + 1 group	0	9 + 2 groups
Category U	0	0	0

Table 1

Construction activity could potentially affect the retained trees. However, by implementing suitable protection measures and monitoring for the retained trees there is ample scope within the site for the construction process and associated activities required to facilitate the proposed development.

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Validation Statement

This report contains supporting information regarding trees in relation to the proposed development at Little Park Farm, Marchants Close, Hurstpierpoint, West Sussex, BN6 9UZ.

For Local Planning Authority purposes this report contains the following elements:

- ❖ A tree survey in accordance with the guidance contained in British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations'. The survey has been undertaken by a competent and qualified arboriculturist.
- ❖ A plan indicating a North point, at an appropriate scale and containing tree survey information and tree retention categories as defined in British Standard 5837:2012.
- ❖ An assessment of the arboricultural impacts of the proposed development and details of all trees to be removed or retained and any associated measures proposed for their protection.
- ❖ An Outline Arboricultural Method Statement detailing the means of tree protection and any constraints posed on the implementation and phasing of work.

1. Introduction

- 1.1 Formal details – My name is Nicholas Jones I am the Principal Arboricultural Consultant for Nicholas Jones Consultants Limited. I have 30 years' experience in the arboricultural industry with the past 20 years acting as a consultant; I hold a BSc (Hons) in Arboriculture and an MSc in Arboriculture and Urban Forestry awarded by the University of Central Lancashire. I am a Professional Member of both the Arboricultural Association and the Consulting Arborist Society and a Lantra accredited Professional Tree Inspector; giving advice to clients on a wide range of arboricultural and horticultural issues.
- 1.2 This report has been commissioned by JH Houlton & LE Houlton in order to advise on the following:
- ❖ The species, size and position of any trees within the area of the proposed development and within neighbouring and adjoining areas where trees may have some significance to the proposed development.
 - ❖ The maturity and condition of the trees surveyed with appropriate recommendations for action.
 - ❖ The impact of the proposed development upon the tree population in and around the site.
 - ❖ Outline measures required to protect retained trees during the development works and the ongoing monitoring of construction works to ensure that retained trees remain protected effectively.
- 1.3 The site was visited on 6th September 2018 and a survey carried out identifying and locating the relevant trees.

- 1.4 The site is under the administrative jurisdiction of Mid Sussex District Council. A check using the online mapping facility available on the council website has confirmed that there are no statutory controls relating to the trees onsite. Moreover, the site is not located within a Conservation Area.

<https://www.midsussex.gov.uk/planning-building/trees-and-hedgerows/tree-preservation-order-tpo-map/>

- 1.5 An assessment of the trees in the vicinity of the proposed development has been made in line with the guidance provided in British Standard 5837:2012 'Trees in relation to design, demolition and construction Recommendations'.

- 1.6 This report should be read with reference to the following drawings (Table 2):

Originator	Drg No	Title
Skilltran Ltd	18041-001	Topographic Survey
Architectare	112-19 03e	Proposed Site Plan
Nicholas Jones Consultants Limited	NJCL 298-1 A 021019	Tree Layout Plan
Nicholas Jones Consultants Limited	NJCL 298-1 B 021019	Preliminary Tree Protection Plan

Table 2

- 1.7 The following technical references are made in this report (Table 3):

Originator	Title/Reference
British Standards Institute	5837:2012 Trees in relation to design, demolition and construction - Recommendations
British Standards Institute	3998:2010 Recommendations for Tree Works

Table 3

1.8 The following abbreviations may be used throughout this report (Table 4):

Terminology	Abbreviation
Tree Preservation Order	TPO
Arboricultural Method Statement	AMS
British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations	BS5837
Tree Protection Plan	TPP
Root Protection Area	RPA
Construction Exclusion Zone	CEZ
Precautionary Area	PA
Tree Protection Fencing	TPF
Local Planning Authority	LPA

Table 4

2. Arboricultural Impact Assessment

- 2.1 Development proposals can impact on trees by requiring their removal or by adversely affecting their longevity through disturbance to their rooting environment or the impact of severe pruning. In many cases however it is possible to reduce the levels of disturbance by implementing precautionary measures and by adopting appropriate working practices.
- 2.2 An assessment of the trees affected by the proposed development is summarised in Table 5 below. Full details of all the trees assessed are provided in the tree survey schedule in **Appendix 1**.
- 2.3 Tree locations are provided in the Tree Layout Plan (Ref: NJCL 298-1 A 021019 **Appendix 2**).

	BS5837:2012 Assessment Category			
	A	B	C	U
Trees to be removed	0	0	9 + 2 groups	0
Trees to be retained & protected	1 group	2	5 + 1 group	

Table 5

- 2.4 Tree removal is restricted low-quality C category trees only, their removal will have no detrimental impact on the character of the wider area.
- 2.5 The proposed development is located outside the Root Protection Areas of the retained trees.

3. Outline Arboricultural Method Statement

3.1 The principal purpose of an Arboricultural Method Statement is to ensure the preservation of retained trees through setting out appropriate working practices, construction techniques and tree protection measures that will be adopted when construction work is undertaken.

3.2 The following Outline Arboricultural Method Statement includes a Preliminary Tree Protection Plan (Ref: NJCL 298-1 B 021019 **Appendix 2**) which identifies the following:

3.2.1 Trees to be retained.

3.2.2 Proposed Construction Exclusion Zone.

3.2.3 Tree Protection Measures.

3.3 Proposed Construction Exclusion Zone

3.3.1 British Standard 5837:2012 recommendations provide a formula for calculating the Root Protection Area which indicates the area around a tree deemed to contain sufficient roots and soil rooting volume to maintain the trees viability. The protection of the roots and soil within these areas should be treated as a priority. The shape of the RPA and its exact location will depend upon arboricultural considerations and the area will normally be represented on a constraints plan as a circle or polygon. This information will inform the extent of the CEZ. No work should be undertaken within any of the defined CEZ's that may cause compaction to the soil or the severance of any tree roots.

3.4 Protective Fencing

- 3.4.1 Protective fencing should be erected in accordance with section 6 of BS5837:2012 and as indicated in Figure 1. The proposed location of the protective fencing is indicated on Drg No. NJCL 298-1 B 021019 Preliminary Tree Protection Plan **Appendix 2**.

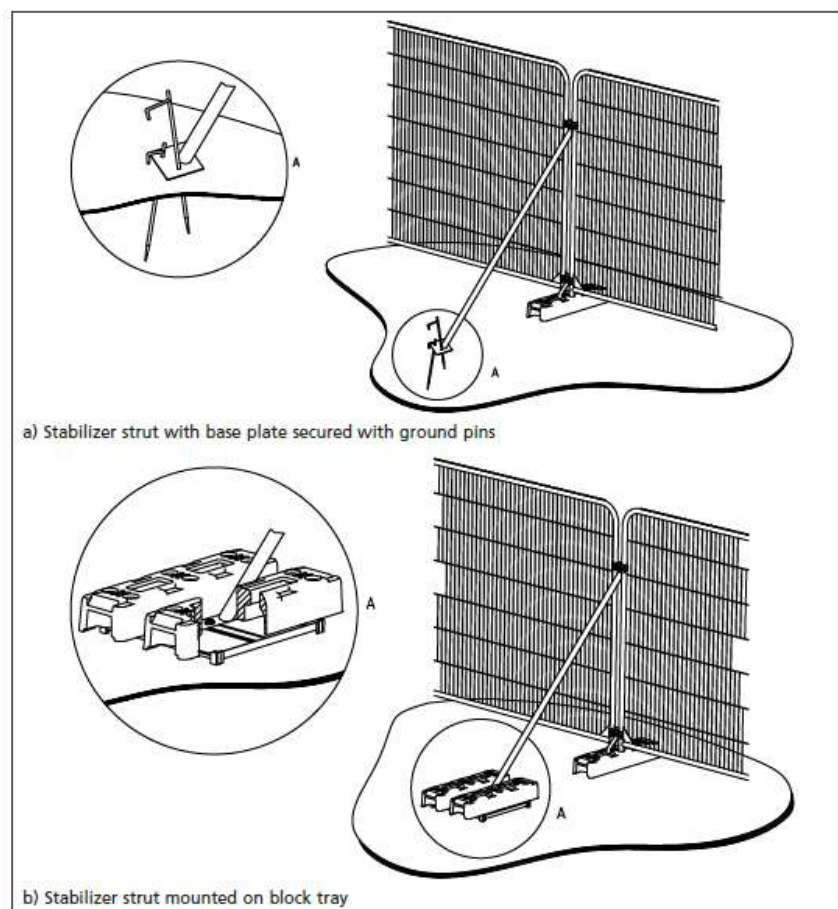


Figure 1

- 3.4.2 Pursuant to the Council's preference to ensure confident tree retention during development, a detailed Arboricultural Method Statement should be prepared, which expands on the outline detail provided above. This could reasonably be requested by Condition.

3.4.3 Within a Detailed Arboricultural Method Statement, Heads of Terms are advised to include:

- specification for tree protection barriers,
- a detailed schedule of remedial tree works and removals
- phasing of work and a scheme for auditing tree protection, site supervision and monitoring with subsequent reporting to the LPA.

4. Summary & Conclusions

4.1 British Standard 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by:

- ❖ Seeking arboricultural advice to inform the layout and design of the proposal
- ❖ Respecting the constraints posed to development of the site by the retained trees, and taking proactive steps to ensure their protection during development
- ❖ Continuing to take advice on all aspects of the proposal that may impact upon the retained trees

4.2 It is our professional opinion that the proposals put forward allow for confidence in the long-term retention of the existing tree cover and would not result in any detriment to the character of the area and the wider treescape.

4.3 From an arboricultural perspective the principle of the proposed development is therefore considered supportable in terms of Local Policy relating to trees. This opinion is strongly subject to the adoption of future safeguards for protecting trees.

4.4 In summary, we consider that there are no valid arboricultural issues that reasonably restrict the proposed development of the site.



Prepared by: Nicholas Jones *BSc (Hons), MSc, M Arbor A.*

Date: 2nd October 2019



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Appendix 1 – Tree Survey

All trees on site have been assessed and are recorded in the tree schedule (**Appendix 1**) with all key trees plotted onto Drg No. NJCL 298-1 A 021019 Tree Layout Plan (**Appendix 2**). The trees have been visually assessed from ground level only using non-invasive methods of inspection. Tree height is an estimation, crown spread and height to underside of canopy are measured with a Disto laser measure.

The survey information collated for each tree is as follows:

- Tree reference number: As recorded on the site plan.
- Tree species: Common name only
- Age class: (J) Juvenile, (SM) Semi mature, (EM) Early mature, (M) Mature, (OM) Over mature, (V) Veteran
- Estimated remaining contribution in years e.g.: Less than 10, 10-20, 20-40, more than 40
- Height: In metres
- Stem diameter measured in millimetres as follows:
 - Single stem trees - measured at 1.5m above ground level
 - Multi stem trees (less than five stems) total of all stem diameters measured at 1.5m above ground level
 - Multi stem trees (more than five stems) mean stem diameter measured at 1.5m above ground level
- Adjusted root protection area radius (Metres) calculated in accordance with the formulas provided in chapter 4.6 and Annex D of BS5837:2012
- Crown Spread: Measured at the four cardinal points (Metres)
- Height to underside of canopy: Measurement from ground level to the lowest branch (Metres)
- Physiological condition: Excellent, Fair, Poor, Dead

- Structural condition: Assessed as previous item on presence of decay and potential structural defects
- Quality assessment category: As defined in Table 1
- Comments and observations: Information regarded as relevant by the assessing arborist
- Preliminary management recommendations: Details of any remedial action required to address significant defects and or facilitate development

A full hazard assessment of the trees, such as decay detection and mapping, has not been undertaken as this is considered beyond the scope of this report. Obvious hazards and defects that would reasonably affect the trees contribution to the landscape have been fully considered and are detailed in the tree survey schedule.

British Standard 5837:2012 provides guidance for the assessment of trees on development sites and suggests four primary quality assessment categories and three associated sub categories into which trees should be placed. These categories are defined in Table 1:

Category & Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	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 category U trees (i.e. Where for whatever reason, the loss of companion shelter cannot be mitigated by pruning) <ul style="list-style-type: none">Trees that are dead or are showing signs of significant immediate and irreversible overall declineTrees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			Dark Red
Trees to Be Considered for Retention				
Category & Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups, or formal or semi-formal arboricultural features (e.g. The dominant and/or principal trees within an avenue)	Trees, groups or woodlands or particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. Veteran trees or wood-pasture)	Light Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating that they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present on groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefit	Trees with no material conservation or other cultural value	Grey

Table 1

Notes: Root Protection Areas have been omitted for Category U trees and others proposed for removal as it is assumed they will not be subject to retention. RPA's are capped at a 15m radius (707m²) in accordance with British Standard 5837:2012.

Site:	Little Park Farm	Date:		06.09.2018			Reference No:				NJCL - 298				Surveyor:		N D Jones	
Tree number	Tree species	Age class	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area Radius (m) for retained trees	
							N	E	S	W								
1	Sycamore (<i>Acer pseudoplatanus</i>)	SM	40+	9	1	300	3.5	2.0	2.0	4.0	1.5	Fair	Fair	C	Fair specimen located to the north of the existing field access track	None	3.6	
2	Common ash (<i>Fraxinus excelsior</i>)	SM	<20	9	1	260	3.5	2.0	4.0	2.0	2.0	Fair	Fair	C	Fair specimen located to the north of the existing field access track	None	3.1	
3	Common ash (<i>Fraxinus excelsior</i>)	SM	<20	9	2	120 100	3.0	2.0	3.5	1.0	2.0	Fair	Fair	C	Fair specimen located to the north of the existing field access track	None	1.9	
4	Sycamore (<i>Acer pseudoplatanus</i>)	SM	40+	10	1	300	4.0	4.0	4.5	2.0	3.0	Fair	Fair	C	Fair specimen located to the north of the existing field access track	None	3.6	
5	Common oak (<i>Quercus robur</i>)	EM	40+	14	1	350	6.0	6.0	4.0	6.0	3.5	Fair	Fair	B	Fair specimen located to the north of the existing field access track, ivy clad	Sever ivy	4.2	

Notes: Root Protection Areas have been omitted for Category U trees and others proposed for removal as it is assumed they will not be subject to retention. RPA's are capped at a 15m radius (707m²) in accordance with British Standard 5837:2012.

Site:	Little Park Farm	Date:		06.09.2018			Reference No:				NJCL - 298				Surveyor:		N D Jones	
Tree number	Tree species	Age class	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area Radius (m) for retained trees	
							N	E	S	W								
6	Common oak (<i>Quercus robur</i>)	EM	40+	14	1	450	3.0	6.0	5.5	5.5	4.0	Fair	Fair	B	Fair specimen located to the north of the existing field access track, ivy clad	Sever ivy	5.4	
7	Sycamore (<i>Acer pseudoplatanus</i>)	SM	40+	10	3	200 200 200	4.0	4.0	5.0	4.0	4.0	Fair	Fair	C	Fair specimen, located to the south of the existing field access track	Fell to facilitate the proposed development	N/A	
8	Sycamore (<i>Acer pseudoplatanus</i>)	SM	40+	10	4	150 120 150 200 175	3.5	3.5	4.5	4.5	2.0	Fair	Fair	C	Fair specimen, located to the south of the existing field access track	Fell to facilitate the proposed development	N/A	
9	Sycamore (<i>Acer pseudoplatanus</i>)	SM	40+	8	1	270	4.0	3.0	3.0	4.0	1.5	Fair	Fair	C	Fair specimen, located to the south of the existing field access track	Fell to facilitate the proposed development	N/A	
10	Common ash (<i>Fraxinus excelsior</i>)	SM	<20	9	1	120	2.5	1.0	4.0	2.0	3.0	Fair	Fair	C	Fair specimen, located to the south of the existing field access track	Fell to facilitate the proposed development	N/A	

Notes: Root Protection Areas have been omitted for Category U trees and others proposed for removal as it is assumed they will not be subject to retention. RPA's are capped at a 15m radius (707m²) in accordance with British Standard 5837:2012.

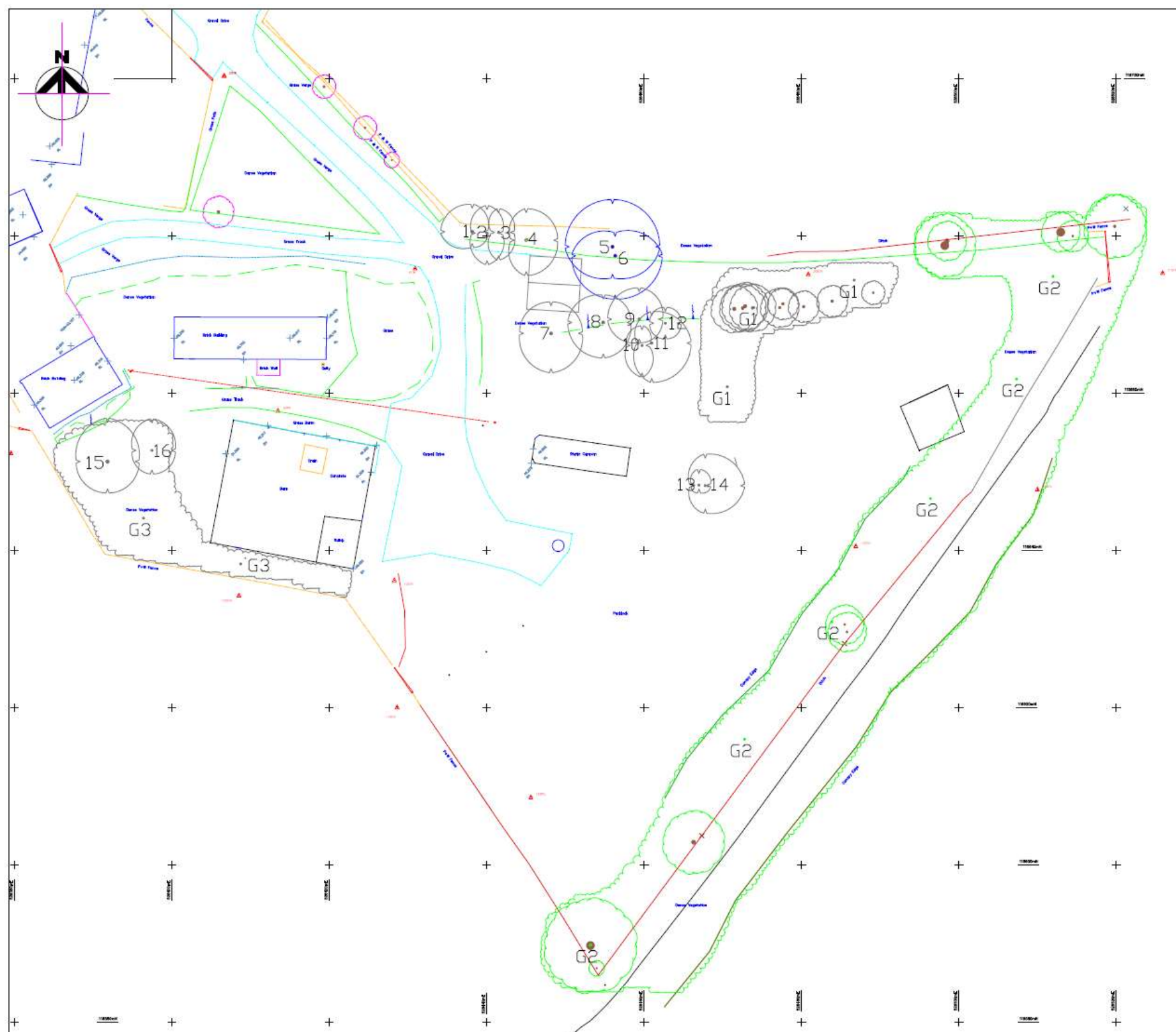
Site:	Little Park Farm	Date:		06.09.2018			Reference No:				NJCL - 298				Surveyor:		N D Jones	
Tree number	Tree species	Age class	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area Radius (m) for retained trees	
							N	E	S	W								
11	Common ash (<i>Fraxinus excelsior</i>)	SM	<20	9	1	290	4.0	5.0	5.0	2.0	2.0	Fair	Fair	C	Fair specimen, located to the south of the existing field access track	Fell to facilitate the proposed development	N/A	
12	Common ash (<i>Fraxinus excelsior</i>)	SM	<20	8	1	100	2.0	2.0	2.0	2.0	2.0	Fair	Fair	C	Fair specimen, located to the south of the existing field access track	Fell to facilitate the proposed development	N/A	
13	Sycamore (<i>Acer pseudoplatanus</i>)	SM	<15	6	1	330	2.0	1.5	1.0	1.0	1.5	Fair	Poor	C	Poor specimen, located to the east of the existing mobile home	Fell to facilitate the proposed development	N/A	
14	Sycamore (<i>Acer pseudoplatanus</i>)	SM	<15	15	2	200 130	4.0	5.0	3.5	2.0	2.0	Fair	Fair	C	Fair specimen, located to the east of the existing mobile home	Fell to facilitate the proposed development	N/A	
15	Horse chestnut (<i>Aesculus hippocastanum</i>)	SM	40+	8	1	350	5.5	4.0	4.0	4.0	2.0	Fair	Fair	C	Fair specimen located to the west of the existing barn	None	4.2	
16	Common ash (<i>Fraxinus excelsior</i>)	SM	<20	8	1	180	4.0	3.0	3.0	2.5	2.0	Fair	Fair	C	Fair specimen located to the west of the existing barn	Fell to facilitate the proposed development	N/A	

Notes: Root Protection Areas have been omitted for Category U trees and others proposed for removal as it is assumed they will not be subject to retention. RPA's are capped at a 15m radius (707m²) in accordance with British Standard 5837:2012.





Site:	Little Park Farm	Date:		06.09.2018			Reference No:				NJCL - 298				Surveyor:		N D Jones	
Tree number	Tree species	Age class	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area Radius (m) for retained trees	
							N	E	S	W								
G1	Mixed species	SM	40+								Fair	Fair	C	Mixed species group located to the south of the existing field access track, consisting primarily of ash, hawthorn and sycamore	Fell to facilitate the proposed development	N/A		
G2	Mixed species	M	40+								Fair	Fair	A	Mature mixed species group located to on the eastern boundary of the application, consisting primarily of ash, hawthorn, hazel, sycamore, sweet chestnut and oak	None	See TPP		
G3	Mixed species	SM	<15								Fair	Fair	C	Mixed species scrub group consisting primarily of sycamore, located to the south of the existing barn	Fell to facilitate the proposed development	N/A		

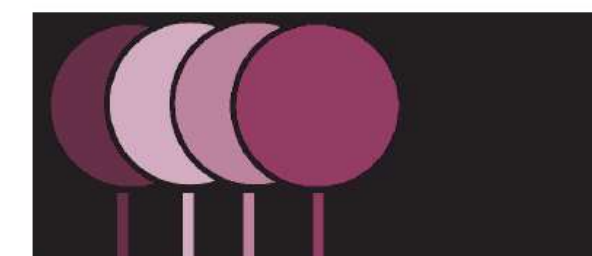
Appendix 2 - Drawings

*Do not scale from the drawings reproduced within this report



This drawing should be reproduced in colour only

-  Category A - Trees with an estimated remaining life expectancy of at least 40 years
-  Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
-  Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
-  Trees located outside the influence of the proposed development



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Job Title

Little Park Farm, Marchants Close
Hurstpierpoint, West Sussex, BN6 9UZ

Drawing Title

Tree Layout Plan

Scale

1:500 @ A3

Drawn

NDJ

Date

02.10.2019

Drg No

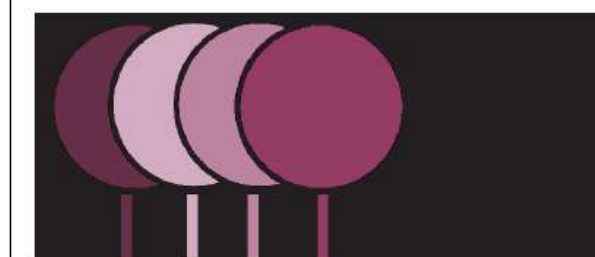
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Status

INFORMATION



- Category A - Trees with an estimated remaining life expectancy of at least 40 years
- Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
- Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm
- Trees located outside the influence of the proposed development
- Root Protection Area (RPA)
- Suggested location of Tree Protection Fencing (TPF)
- Proposed Construction Exclusion Zone (CEZ)



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Client's Name

JH Houlton & LE Houlton

Job Title

Little Park Farm, Marchants Close
 Hurstpierpoint, West Sussex, BN6 9UZ

Drawing Title

Preliminary Tree Protection Plan

Scale

1:500 @ A3

Drawn

NDJ

Date

02.10.2019

Drg No

NJCL 298-1 B 021019

Status

INFORMATION

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