

**Arboricultural Impact Assessment & Method Statement in accordance
with BS5837:2012 '*Trees in relation to design, demolition and
construction – Recommendations*'**

Project name:	High Leigh. Church Road. Scaynes Hill. RH17 7NH		
Project Ref:	2651	Date of report:	18 November 2024
Author:	Owen Allpress <i>Bsc (Hons) Arb</i>		
Record of amendments:	- Initial version issued 18/11/2024		
Contact details	Phone: 07427084984 Web: www.owenallpress.com E-mail: owen@owenallpress.com		

Local Authority Validation Summary

This arboricultural report contains supporting information regarding potential impact to retained trees as part of the proposed development.

To assist local authority (LA) verification this survey contains the following information:

- A complete Initial Tree Survey in compliance with *BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations*, carried out by a qualified arboricultural consultant.
- Scale plans with north indicated, detailing tree positions and tree categorisation.
- Implications for trees from the proposed development have been explored including trees retained and/or removed to facilitate the proposal.
- Preliminary Arboricultural Method Statement for use on site. Outlining means of executing the proposal including methods where available, to be implemented to reduce the impact to retained trees.



Contents:

1.0 – Introduction

2.0 – Executive summary

3.0 – Initial Tree Survey

4.0 – Arboricultural Impact Assessment

5.0 – Arboricultural Method Statement

Appendices:

Appendix 1: Tree Constraints Plan and Tree Protection Plan

Appendix 2: Tree Survey Schedule

Appendix 3: Photographs

Appendix 4: Cascade Chart for Tree Categorisation

Appendix 5: Tree Protection Fencing specification

Appendix 6: Tree Protection Fencing Signage.



1.0 Introduction

1.1 Instruction: I have been instructed by K.George to provide an Arboricultural Impact Assessment and Method Statement as part of the proposed development at the site. The proposal is to create a new outbuilding withing the rear garden of the property.

1.2 Scope: This report serves as an Arboricultural Survey, Impact Assessment, and Method Statement. It provides a detailed description of the existing trees, their significance, and any limitations they may pose to the proposed development plans. The report has been compiled according to the guidelines outlined in BS5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'.

1.3 Please note that this survey is not a tree safety assessment. The evaluation of individual trees was carried out as per the standards mentioned in BS5837: 2012, and the report does not provide detailed information about their condition or the potential risks they may pose to the site's users. Therefore, the report should not be used for such purposes. If there are any concerns regarding tree safety or if insurers require this information, a separate evaluation should be conducted.

1.4 Report contents: The following contents are included to provide a comprehensive assessment of the trees, their value and the constraint they may present to the proposed development.

- **A Tree Constraints Plan** – A location plan detailing the trees recorded at the site as it is at the time of survey.
- **A Tree Retention & Protection Plan** – A plan detailing retained trees and any protection measures required to allow the proposal to be completed with reduced risk of impact to trees at the site.
- **An Initial Tree Survey** – a written summary of the initial survey, site description and methodologies employed.
- **An Arboricultural Impact Assessment** – an assessment of the impact presented by the proposed development activities on trees.
- **Arboricultural Method Statement:** A method statement outlining working methodologies to achieve the proposed construction whilst minimising impact to trees at or adjacent to the site.



2.0 Executive summary

2.1 This executive summary provides an overview of the key findings and recommendations derived from the tree survey conducted in accordance with the BS5837:2012 standard. The purpose of this survey was to assess the arboricultural aspects of the site and provide relevant information to support the design, demolition, and construction processes.

2.2 The survey identified and categorized the trees present on the site, taking into consideration their size, health, and condition in the context of a BS5837:2012 assessment. This is not a detailed tree condition survey, (see 1.3). It also considered any Tree Preservation Orders (TPOs) in effect that may impact tree management decisions. The report includes an illustration of the Root Protection Area (RPA) for each tree, as determined by the RPA radius derived from guidance within section 4.6 of BS5837:2012.

2.3 This Arboricultural Impact Assessment (AIA) evaluates the potential impacts of a proposed new outbuilding in the rear garden on the existing tree stock. The proposal does not necessitate any tree removals. While there is a minor encroachment into the Root Protection Areas (RPAs) of retained trees, the extent of this encroachment is limited and peripheral. As a result, conventional foundations are considered acceptable, and any root loss in this area is unlikely to affect the long-term viability of the trees, as the main root areas remain unaffected.

Tree protection measures will be implemented during construction, with RPAs safeguarded through appropriate tree protection fencing or temporary ground protection. A pre-commencement meeting with contractors is recommended to assess potential access needs and inform any pruning requirements, though access facilitation pruning is not expected to be necessary at this stage.

Post-development, no significant pressures on the trees are anticipated, with minimal overhang from an adjacent oak tree deemed manageable and unlikely to conflict with the proposed structure. As there are no tree removals, the amenity value provided by the existing trees will remain unchanged. The property's existing boundary fencing will serve as adequate tree protection, negating the need for additional tree protection fencing within the construction zone. Specifications for tree protection fencing are included in the report appendix for reference.

2.4 Based on the findings, recommendations have been provided for tree retention, removal, and pruning works in accordance with the British Standard 3998:2010 Tree work - Recommendations [BS3998]. These recommendations aim to ensure the preservation of important trees while considering the practical implementation and functionality requirements of the proposed development.

2.5 It is important to note that this report specifically focuses on the arboricultural aspects of the site and does not cover ecological assessments or considerations. If there are concerns regarding habitat potential or other ecological aspects, it is advised to seek advice from a qualified ecologist to address these specific areas.

2.6 The information presented in this executive summary provides a foundation for informed decision-making and tree management strategies within the context of the proposed development. It serves as a guide for balancing the preservation of significant trees with the practicalities of construction and design.



3.0 Initial Tree Survey

3.1 Site survey: A site survey was conducted in October 2024. The weather conditions at the time of the survey were dry and bright. Visibility was not impeded by weather conditions and an appropriately scaled assessment of trees, recording the required information, was carried out.



Image 1: Existing site layout satellite image.. (Imagery ©2024 Google).

3.2 Site description and layout: The area subject to assessment as part of this report extends to the rear garden only of the property High Leigh. No significant trees exist within the property itself, third party trees form the focus of this assessment. Further information regarding trees recorded at the site can be found in the survey sheets located in appendix 2.

3.3 Statutory protection: Mid Sussex District Council's online mapping service was accessed on the 11/11/24 to ascertain the presence of any tree related designations relevant to this report. At the time of this check no Tree Preservation Orders, (TPO), were present and the site is not located within a conservation area. This check is not clearance to carry out tree work without subsequent checking as the status of the site may be subject to change. Permission for tree works should be sought were the trees in question protected by Tree Preservation Order, (TPO) or the site is within a conservation area. Tree works identified in this report require no additional permission where this report forms part of full planning permission, (without condition). It remains the

contractors responsibility to ascertain if permission for works is required prior to any tree works occurring.

3.4 Tree survey methodology: The initial survey recorded information about trees at and adjacent to the site that were deemed to be relevant to the scope of the report. Third party trees are recorded where they are in such proximity that their root structure or canopy above ground may be impacted by development proposals.

3.5 Limitations: The survey was restricted to a visual assessment carried out from ground level. No aerial inspection, ground disturbance or invasive methods were implemented. No independent checking of third-party data occurred as part of its use in this report and its inclusion is done so fully with client permission and at the liability of the data originator. All tree positions are approximate as no detailed topographical study was supplied prior to this report. In adherence to the standards outlined in BS5827 for arboriculture reporting, it is imperative to clarify that the information contained within this report is provided to the best of my knowledge and professional expertise at the time of its compilation. The accuracy of the report is contingent upon the data available, and any unforeseen changes or inaccuracies that may arise subsequently are beyond my control. This report serves as a professional opinion based on the information accessible during the assessment period, and its contents should not be construed as a guarantee of the future accuracy or alignment with evolving circumstances. Consequently, in the event of any discrepancies or inaccuracies arising after the issuance of this report, the responsibility for verification and rectification lies with the relevant stakeholders involved. This report is not intended to absolve any party from fulfilling their legal obligations or duties but rather to emphasize the dynamic and contingent nature of arboricultural assessments and the need for ongoing diligence in light of changing conditions or additional information.

3.6 Data recorded: Trees at the site have been assessed and data recorded in accordance with the requirements set out within BS5837: 2012. The following data was collected from each tree while at the site.

- **REF:** This is a sequential tree reference number beginning with a letter to define individual trees (T), tree groups (G), hedges (H) and woodlands (W). It is used to locate and refer to trees throughout the remainder of this report including subsequent reports at the same site.
- **SPECIES:** Tree species are recorded in the following format, "Common name, (*Scientific name*)". Scientific names are italicised and placed within parenthesis.
- **Est HEIGHT:** Tree height estimate recorded to the nearest meter.
- **DBH:** Diameter at Breast Height, recorded at the appropriate location along the stem dependent on tree form, (usually 1.5m from ground level however this will vary depending on the form of the tree).
- **CROWN SPREAD:** Crown spread of the tree recorded to the nearest meter using four cardinal points as a reference.
- **AGE CLASS:** Age classification. This is a broad description used to detail approximate age. Age class is specific to tree species and their individual growth habit ranging from juvenile, semi-mature, mature and over-mature. The classifications 'veteran' and 'dead' are also used where relevant.
- **CONDITION SUMMARY:** Details of the trees overall condition in order to qualify its classification.
- **PRELIMINARY MANAGEMENT ACTION:** Management recommendations that are recommended to be carried out regardless of the development proposal. These are based on current site use and setting and may include trees with obvious defects that should be addressed regardless of the future of the site.
- **CATEGORY GRADING:** Category grading according BS5837: 2012 (see appendix 4).
- **ROOT PROTECTION AREA (RPA):** This measurement may be useful for designers to plot RPAs during early stages of the proposal's design or at a later stage to ascertain the dimensions of the root protection area for each tree prior to construction, (see appendix 5).

3.7 In this report, a root protection area, as defined by BS5837:2012, is the minimum optimal area necessary for a tree's rooting system to remain healthy and viable. This area should be considered as an allowance for future growth to sustain the tree beyond any construction works, and it may not necessarily contain roots. The formula found in Appendix 4 is used to calculate the root protection area for each tree based on its diameter measurement.

3.8 The Tree Protection Plan in Appendix 1 shows the root protection areas (RPA) for each tree, color-coded to indicate tree categorization.

3.9 The Arboricultural Impact Assessment is conducted following the Initial Tree Survey and is included in later sections of this report. The purpose of the assessment is to determine the physical impact of construction on the trees and recommend protective measures that need to be taken during construction.



4.0 Arboricultural Impact Assessment

4.1 Proposal: The proposal involves the construction of a new outbuilding within the rear garden of the property. Based on my assessment, the proposed development will not necessitate the removal of any existing trees to facilitate construction. Furthermore, the design ensures that adequate separation is maintained between the proposed outbuilding and the boundaries of the site, as well as any neighbouring trees.

4.2 Tree Removals: The proposal does not necessitate the removal of any trees to facilitate its implementation. All existing trees within and adjacent to the site are proposed to be retained and will be afforded appropriate protection throughout the construction process.

4.3 Works Within Root Protection Areas (RPAs): No significant works are planned within the RPAs of retained trees. A minor encroachment into the RPA is anticipated; however, given its limited extent and peripheral location, the use of conventional foundations is considered acceptable. Any potential root loss in this area is unlikely to impact the long-term retention of the trees, as the remaining root area remains unimpeded. RPAs will be safeguarded throughout construction with either tree protection fencing or temporary ground protection as appropriate.

4.4 Access Facilitation Pruning: Based on current information, access facilitation pruning is not expected to be required for this development. However, a pre-commencement site meeting with contractors is recommended to review construction access and phasing, which may inform any need for pruning adjustments.

4.5 Post-Development Pressures on Trees: No significant post-development pressures on trees are anticipated. The minimal overhang from the adjacent oak tree is manageable and is not expected to conflict with the proposed structure.

4.6 Screening and Amenity Contribution: Since no trees will be removed, there is no anticipated change in the amenity contribution of the vegetation assessed.

4.7 Tree Protection Measures: Due to the small size of the site and the location of all surveyed trees outside the property boundaries, tree protection fencing within the site is unnecessary. The existing boundary fencing of the property will serve as adequate delineation to separate retained trees from construction activities. Therefore, no additional tree protection fencing is required within



the construction zone. However, the specification for tree protection fencing is included in Appendix 6 for reference.

4.8 The arboricultural method statement, included in the final section of this report, provides working methodologies that follow on from the assessments made in the impact assessment. It is based on information available at the time of this report and may require updating as new, more detailed information becomes available regarding construction methods and final foundation designs.

4.9 The arboricultural impact assessment is based on the current layout at the time of this report. However, if the layout changes, the associated impact on trees may also be affected and may need to be re-considered. It is the client's duty to inform the project arboriculturist of significant changes to the scheme that may affect the usefulness of this report.



5.0 Arboricultural Method Statement

This Arboricultural Method Statement (AMS) outlines the tree protection measures and management strategies to be implemented during the construction phase at the site. It provides practical guidance on safeguarding retained trees, ensuring compliance with industry standards, and minimizing potential impacts from construction activities.

The AMS is based on information available at the time of writing and may require updates if new information or changes to the site arise. It is the responsibility of the client to communicate any such changes to ensure the ongoing relevance and effectiveness of this document. This AMS is intended to serve as briefing material for all relevant parties and a reference throughout the development process.

A copy of this method statement must be kept on-site for the duration of the works and should be consulted at key stages, including:

- **Tendering Phase:** To enable accurate identification and quantification of tree protection measures required by contractors.
- **Planning Phase:** To schedule construction activities in a way that minimizes impacts on retained trees.
- **Construction Phase:** To provide contractors with clear, practical guidance on tree protection measures to be observed on-site.

Although no major specialist arboricultural operations are proposed, adherence to this AMS is essential to ensure the effective protection of trees and compliance with relevant guidelines.



5.1 Requirements: A copy of this Arboricultural Method Statement must remain on site throughout the duration of construction and be available for use both as a reference and as briefing material for any operation that may affect retained trees at the site. No specialist arboricultural input is proposed at this stage other than arboricultural representation at the pre-commencement site meeting. The below preliminary AMS represents the minimum level of consideration expected by contractors to be observed throughout construction phase.

5.2 Protection of Construction Exclusion Zone (CEZ): To ensure the safety of trees during the construction phase, installation of tree protection fencing in the CEZ, as depicted in the Tree Protection Plan within appendix 1, should be done before any construction traffic or delivery of materials on the site. It is important to note that certain activities are prohibited within the CEZ as outlined in paragraph 4.3. The location of the tree protection fencing must adhere to the specifications of the Tree Protection Plan and should not be altered or breached in any way without explicit instructions either outlined in this method statement or by the project arboriculturist. The fencing must remain in place throughout the construction works to ensure the protection of trees

5.3 The areas protected by fencing or ground protection shall be referred to as the construction exclusion zones. The following actions shall be prohibited within the construction exclusion zones:

- Vehicular access (unless on suitable ground protection specified within this report).
- Regular pedestrian access unless on suitable ground protection.
- Storage of construction materials.
- Storage or handling of harmful chemicals.
- Any change in ground level unless otherwise stated in this report or under supervision of an arboriculturist.
- Construction activities including hard surfacing.

5.4 Temporary ground protection Ground protection is not specifically required for this proposal. However, the specifications for ground protection are included in Appendix 7 for reference. These specifications outline the support required for material storage, pedestrian access, or the use of lightweight plant up to 2 tons gross weight.

- Scaffold boards positioned on a compressible layer of wood chip or sharp sand (100mm for pedestrians or 150mm for small plant), spread across a Teram style, geotextile membrane.
- A single thickness of scaffold boards supported upon a scaffold frame driven into the ground.



- Purpose made trackway or similar modular surface covering for ground protection. Various modular surface options are available. If employing this method details of the trackway must be confirmed with the project arboriculturist prior to its deployment.

5.5 Services: No information relating to existing or proposed underground services was provided for assessment as part of this report. Any new service routes or adjustments to existing services should not occur without first consulting the project arboriculturist.

5.6 Arboricultural supervision: In order to ensure the effective implementation of tree protection measures and enable contractors to discuss works phasing relevant to tree protection, it is strongly recommended that a pre-commencement site meeting be conducted. Although no significant works are anticipated and direct supervision of construction activities is not deemed necessary, the site meeting serves as an opportunity to accurately highlight tree protection measures and potential concerns. It is strongly recommended that the local authority arboricultural officer be given adequate notice to attend the meeting. The following activities require arboricultural supervision:

- Conducting a pre-commencement site meeting with appointed contractors to discuss tree protection measures and phasing of works, and
- Verifying the correct installation of tree protection fencing and delineation of the CEZ. It should be noted that based on available information at the time of this assessment, a more detailed methodology may be required once final surface types are confirmed for use.

5.7 Root pruning: In the context of protected trees, it should be acknowledged that tree roots are also afforded protection. Therefore, root pruning, particularly during construction, falls under the purview of local authority regulations, necessitating approval through the tree works application process. However, it is important to note that if the proposed design, including the intent to prune roots, receives full approval as part of the planning process, this authorization supersedes the need for additional permission where the proposed actions are clearly identified in arboricultural reports. In this light, where this report outlines the intent to prune roots in the context of protected trees. It is expected that the local authority, upon granting full planning permission for the client, do so based on their understanding of the content of this report and acknowledge and accept the proposed root pruning as an integral part of the approved design. It is the responsibility of the local authority to duly comprehend and incorporate the stipulations outlined in this report within the broader framework of planning permissions granted to the client.

5.8 While the calculation and interpretation of root protection areas is guided by industry standards, it should be noted that underground root morphology is influenced by numerous factors. As such,



there is the potential for roots to be discovered outside of designated root protection areas, including those which extend beyond roads, as tree root growth is not confined to a constant ideal.

5.9 In the event of any inadvertent damage caused to trees during construction at the site, work must immediately cease until consultation with the project arboriculturist has taken place. The project arboriculturist will assess the likely implications of the damage caused and recommend necessary remedial measures, including providing assessment of impact of any environmental incidents such as fuel spillage, fire, or chemical damage.

5.10 The contractor shall appoint a supervising arboriculturist who will be responsible for overseeing tree-related matters at the site. In this capacity, the supervising arboriculturist may be required to report to the local authority arboricultural officer regarding any changes or unforeseen tree-related issues that arise.



Owen Allpress W36 (H008) A/S
Independent Arboricultural Consultant

Appendix 1 - Tree Constraints Plan & Tree Retention & Protection Plan



Owen Aylward Associates
Independent Arboricultural Consultant

Key:

- Tree Canopy
- Category B RPA
- Category C RPA

CLIENT

K. George

DRAWING TITLE

Tree Constraints Plan

Site address

High Leigh Church Road
Scaynes Hill RH17 7NH

DATE DRAWN

11/1/2024

SCALE

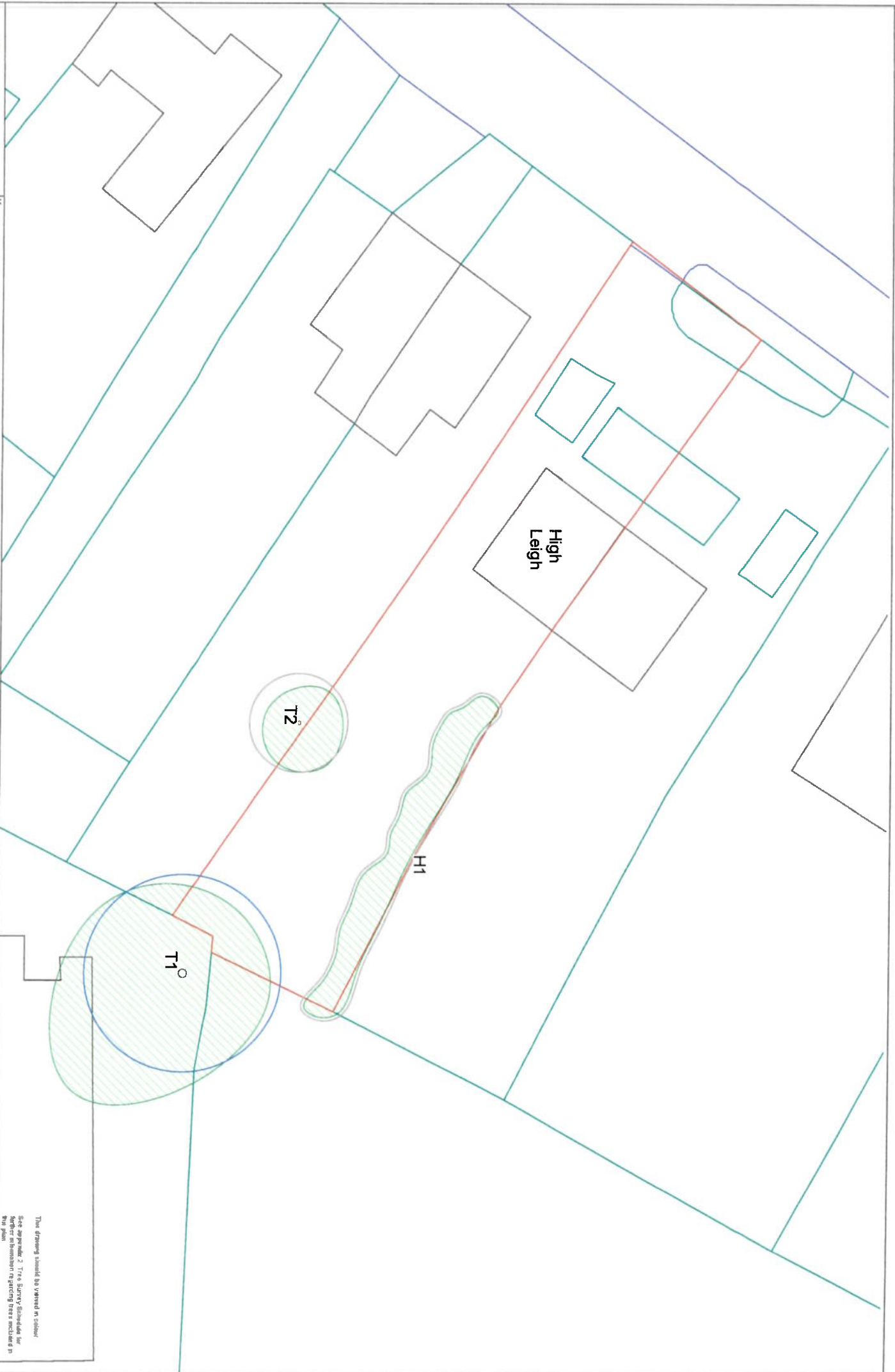
1:200 @ A3

DRAWING NUMBER

2651-01

DRAWN BY

OA



This drawing should be viewed in colour.
See appendix 2 Tree Survey Schedule for
notes on limitations regarding trees marked in
this plan

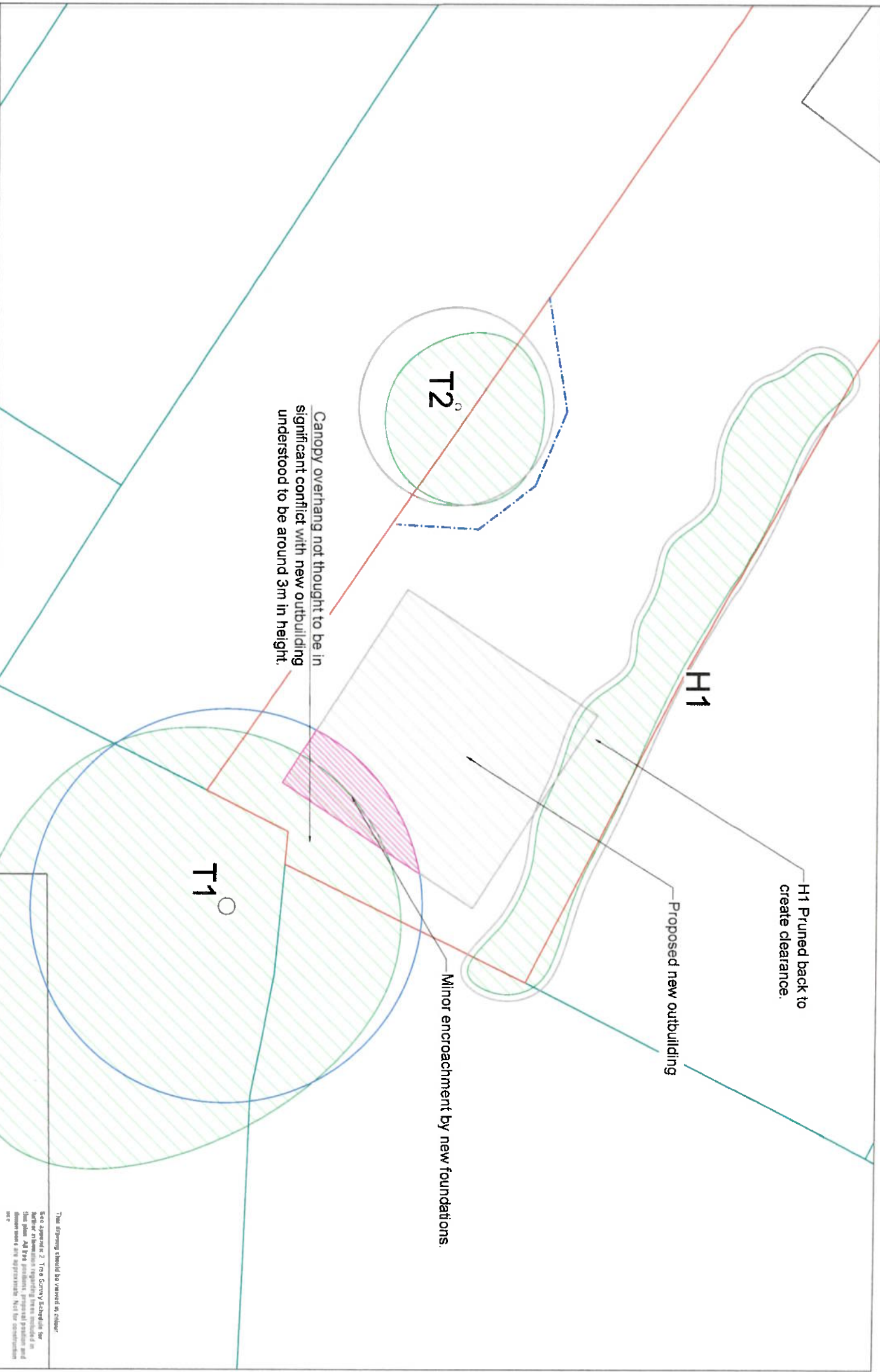


Key:

- Tree Canopy
- RPA of Retained Tree
- RPA Encroachment
- Protection Fencing



CLIENT		See address	
K. George		High Leigh, Church Road	
DRAWING TITLE		Scaynes Hill RH17 7NH	
Retention & Protection Plan			
DATE DRAWN	DRAWING NUMBER		
11/11/2024	2651-02		
SCALE			
1:100 @ A3			
DRAWN BY			
OA			



This drawing should be viewed in colour

See appendix 2 Tree Survey Schedule for further information regarding trees included in this plan. All tree positions, proposed positions and measurements are approximate. Not for construction use.

Appendix 2 - Tree Survey Schedule

Tree Survey Schedule										 Owen Allpress Independent Arboricultural Consultant				
Client:	K.George													
Site address:	High Leigh													
Survey Date:	14-Oct-24													
Surveyor:	O.Allpress													
Ref	Species	Est Height (m)	DBH (mm)	Est Crown spread (m)			Est Clearance (m)			Age class	Condition summary	Preliminary management action	Category grading	Root Protection Radius (m)
T1	Pedunculate oak, (<i>Quercus robur</i>)	12	500	N	E	S	W	Foliage			Third-party tree with a swept stem encroaching into the garden. The canopy overhangs the site by approximately 7m, with the stem positioned 2m inside the southern boundary.	None at time of survey	B2	6.0
							3							
			9	7	4	7	Significant branch	5						
H1	Leyland cypress, (<i>Cupressocyparis leylandii</i>)	<5	200	N	E	S	W	Foliage			Boundary hedge providing screening between properties. Limited arboricultural value but offers effective screening.	None at time of survey	C2	2.4
							/a							
							Significant branch	N/a						
T2	Black thorn, (<i>Prunus spinosa</i>)	4	250	N	E	S	W	Foliage			Third-party tree located at the midpoint of the garden. Provides limited screening and minimal arboricultural value.	None at time of survey	C2	3.0
							2							
			5	3	3	4	Significant branch	3						

Appendix 3 – Photographs



Photo 1: View toward the rear boundary with T1.



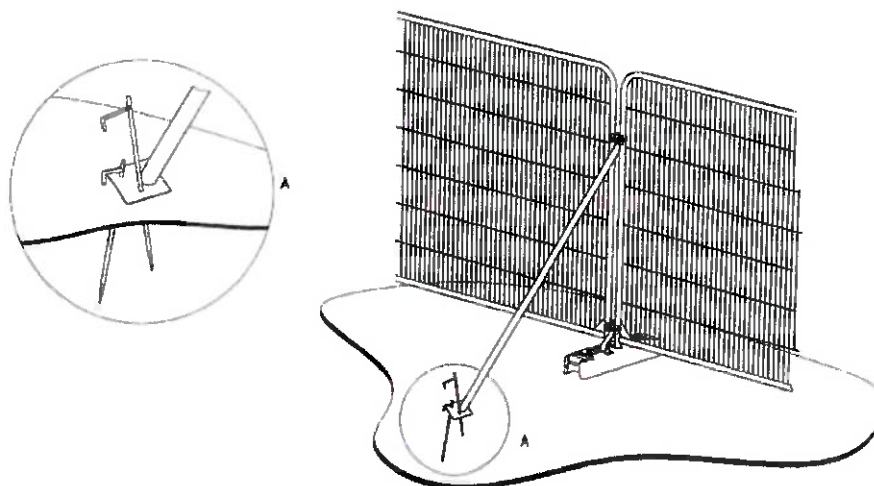
Photo 2: View toward the rear of the property.

Appendix 4 – Cascade chart for tree categorisation

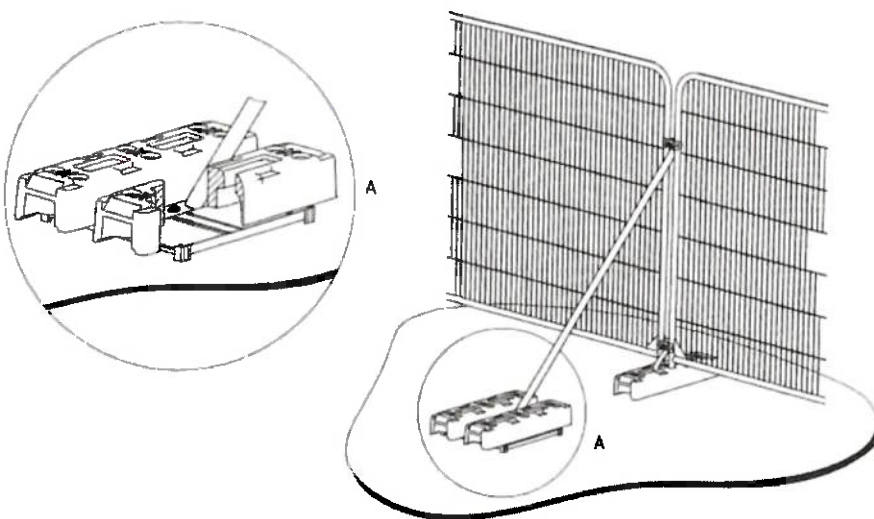
Category and definition	Criteria (including subcategories where appropriate)
Trees unsuitable for retention (see Note)	
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, 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 (e.g. 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, or very low quality trees suppressing adjacent trees of better quality
<i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>	

The above is an extract from BS5837:2012. The key in plans provided in appendix 1 illustrates categorisations described above.

Appendix 5 – Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix 7 – Tree Protection Fencing Signage