



Additional Farm Building Development at
Ducklys Farm Centre, East Grinstead, RH19 4QY

Arboricultural Impact Assessment (AIA) &
Arboricultural Method Statement (AMS)

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1 Report Limitations

- 1.1 This report is written from an arboricultural standpoint; it does not offer specific technical engineering competence.
- 1.2 The fieldwork and analysis have been undertaken, and this report prepared, in accordance with BS 5837:2012 'Trees in Relations to Design, Demolition and Construction – Recommendations' which, according to it's scope;
 - ...gives recommendations and guidance on the relationship between trees and design, demolition and construction processes
 - ...sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures
 - ...is applicable whether or not planning permission is required
- 1.3 At the time the field work was undertaken, a topographical survey was not made available and therefore was not used during the survey. However, the Notice of Prior Approval Determination under the Town & Country Planning (General Permitted Development) Order 2015 letter was made available, together with the provisional site drawing.
- 1.4 In addition, the general principles of sustainable development in the National Planning Policy Framework have been considered.
- 1.5 The report is not, nor should be taken to be, a thorough assessment of the health and condition of the trees on or adjacent to the site. If such an assessment is required, then it is recommended that a separate tree inspection be carried out to comply with the landowner's overall duty of care and to satisfy health and safety requirements.
- 1.6 I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not, those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.
- 1.7 The authority of this report ceases after two years from the date of the fieldwork or when any site conditions change, or pruning or other works unspecified in the report are carried out to, or affecting, the subject tree(s), whichever is the sooner.
- 1.8 Abbreviations used in this report:
 - Arboricultural Method Statement: AMS
 - BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations: BS 5837
 - Construction Exclusion Zone: CEZ
 - National Planning Policy Framework: NPPF
 - Root Protection Area: RPA
 - Table 1 Cascade chart for tree quality assessment of BS 5837: Table 1

1.9 Terminology used in this report:

Construction Exclusion Zone is used as defined in BS 5837 at clause 3.6 as: 6 '*...area based on the root protection area from which access is prohibited for the duration of a project.*'

Root Protection Area is used as defined in BS 5837 at clause 3.7 as:

'layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain a tree's viability, and where the protection of the roots and soil structure is treated as a priority.'

Site drawing is used to mean the information that has been made available concerning the proposed development.

Site traffic is given the widest possible definition, to capture and embrace any traffic or vehicle movement associated with demolition, services, construction, delivery, storage or temporary office accommodation and so on

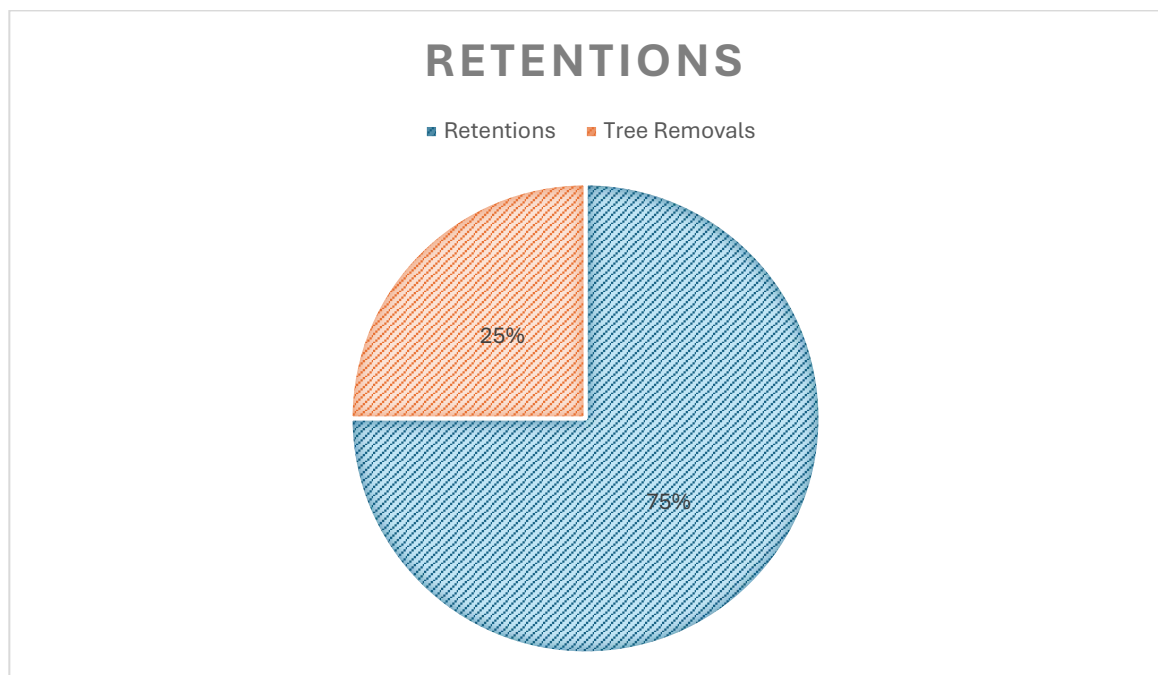
1.10 No enquires have been made with the Local Planning Authority to ascertain whether the site is within a Conservation Area or if there are any Tree Preservation Orders on or near the site.

1.11 Minerva Arboricultural Consultancy undertake no responsibility for any damage, loss or injury arising from any action undertaken in response to this survey.

2 Assumptions and Legal Limitations

- 2.1 Any legal description provided to the surveyor is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2.2 It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations or statutes.
- 2.3 Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the surveyor can neither guarantee nor be responsible for the accuracy of information provided by others.
- 2.4 The surveyor (Adam Sharman t/a Minerva Arboricultural Consultancy) shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 2.5 Loss or alteration of any part of this report invalidates the entire report.
- 2.6 Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the surveyor.
- 2.7 Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Minerva Arboricultural Consultancy - particularly as to value conclusions, identity of the surveyor, or any reference to any professional society or institute or to any initialled designation conferred upon the surveyor as stated in their qualification.

3 Arboricultural Impact Assessment (AIA)



3.1 Of the 2 individual trees, 1 tree group and 1 hedge group assessed on site, the chart above summarises the required removals in relation to the intended retentions.

3.2 Projected removals are also summarised in the table below:

Impact	Category A	Category B	Category C	Category U
Trees to be removed	n/a	n/a	n/a	TG1

3.3 Arboricultural impacts:

Impact	Category A	Category B	Category C	Category U	Hedgerow
Trees potentially impacted by the development	T2	n/a	n/a	TG1	HG1

3.4 There will be no harmful impacts associated with this development. The loss of TG1 will be mitigated with replacement planting.

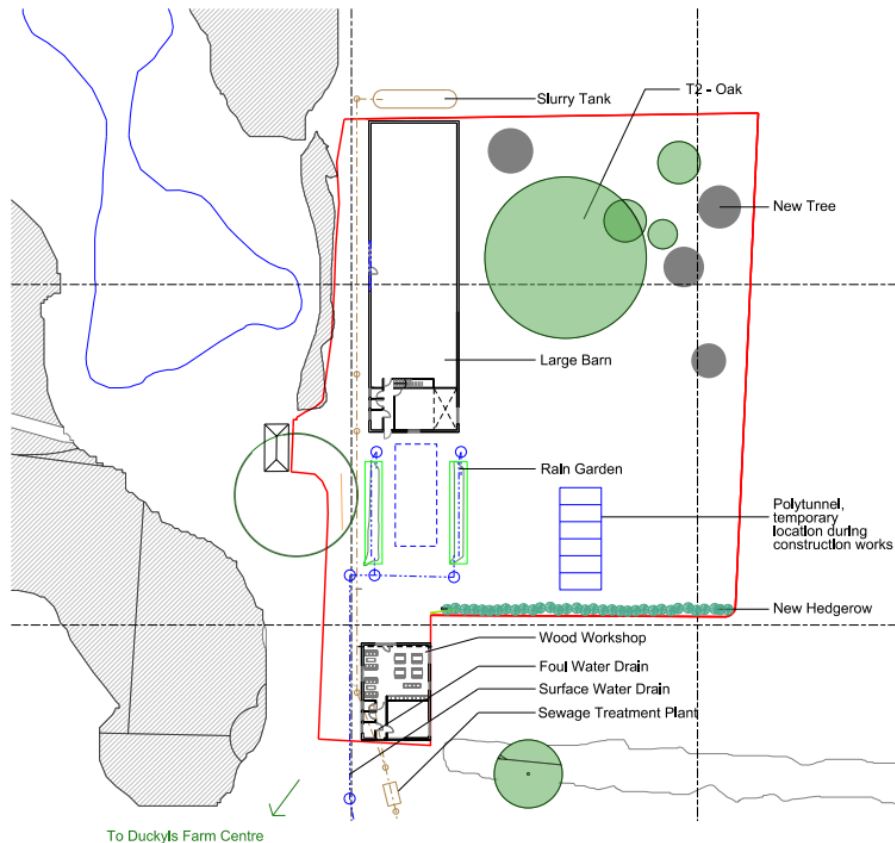


Fig. 1: Proposed site drawings made available at the time of production of this document.

3.5 It is proposed that four new trees are added to the site once the development has been completed.

3.6 The layout of the features and the plotting of the retained trees' RPAs will help clarify the need for control measures to protect the retained trees from damage during the work activity. BS 5837 states, at clause 6.2.1.1:

Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed.

3.7 The ideal control measure to protect the retained trees from damage during the work activity would be the creation of a temporary CEZ to protect their stems and crowns from accidental damage. The barrier should be to the specification from BS 5837 given above, aligned with the maximum limit of the individual tree's RPAs. The CEZ should be tied into the existing fence at either end, and the bracing should be on the inside of the CEZ.

3.8 If a number of significant roots are found that are in excess of 25 mm diameter during initial excavation, an arborist must attend site and the below needs to be followed:

3.9 Any tree roots that are exposed during the excavation of trial pits should be treated in accordance with the following details from NJUG:

- roots, whilst exposed, should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes,

- roots smaller than 25 mm diameter may be pruned back, preferably to a side branch, using a sharp proprietary cutting tool such as secateurs or handsaws,
 - roots larger than 25 mm may only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability,
 - prior to backfilling, any hessian wrapping should be removed and retained roots should be surrounded with sharp sand (builders' sand should not be used because of its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.
- 3.10 As per 6.2.3.1 of BS5837:2012 where works are to be carried out within the RPA, '...this should be facilitated by a set-back in the alignment of the tree protection barrier.'
- 3.11 Where possible, existing suitable hard surfacing (that is not intended to be part of the finished design) within the RPA should be retained to act as temporary ground protection.
- 3.12 At 6.2.3.3 the temporary ground protection '...should be capable of supporting any traffic... without... causing compaction of underlying soil.'
- 3.13 For pedestrian movements, it is recommended that either a '...driven scaffold frame, so as to form a suspended walkway' or '...on top of a compression-resistant layer...' laid on top of a geo-textile membrane is utilised.
- 3.14 BS5837:2012 6.2.3.3 should be referred to for specific information for ground protection for plant machinery movements.

4 Arboricultural Method Statement (AMS)

- 4.1 Tree protection will be in place before and during the development. Standardised fencing of trees' root protection areas will be required, as follows:

	BS5837:2012 RPA Radius (m)	RPA (sq. m)	Modified RPA Radius (m)
T1	4.9	75.2	
T2	13.9	608.8	16.0

- 4.2 The standardised RPA radius is adequate for the protection of T2. However, given the age class of the tree, together with the fact that it has grown in an open grown environment, it would be pertinent to modify the RPA to prevent ingress into the potential RPA. Therefore, it is proposed that the RPA should be extended by 2.1 metres to a radius of 16.0m.
- 4.3 Appendixes 3, 4 and 5 show the Tree Constraints Plan (TCP) at various mapping scales, with Appendix 5 showing the TCP overlaid to an aerial background.
- 4.4 The purple lines to the map show suggested locations for Haras fencing to protect the existing hedging and trees.
- 4.5 A pre-commencement meeting should be held before any works begin. This should be held on site and should include all parties to agree work sequence and any protective measures that are required. The (arborist) contractor should ideally attend the pre-commencement meeting.
- 4.6 Pollution control near retained trees: any pollution prevention and control methods identified as part of the risk assessment should be installed.
- 4.7 Installation of height restrictions: where applicable, these should be installed to prevent overhead damage from high vehicles.
- 4.8 Installation of electricity goalposts: at the southern end of the access track, there is an overhead powerline and pole.
- 4.9 During the reinstatement process, no digging should be required, nor take place on the site.
- 4.10 Regular arboricultural supervision: provision will need to be made for the delivery of any supervision of the works by a qualified arboriculturist.
- 4.11 Removal of surfaces within trees' RPA's: these will be agreed at the pre-commencement meeting and should be inline with industry best practice. They may require supervision, as per 8.8 above.
- 4.12 Removal of tree protection: this should only happen when there is no risk of damage to the retained trees.
- 4.13 The above statements form the AMS for this site. The Site Manager must ensure that any amendments to the site plan, design or otherwise is updated to all staff on site.

5 Conclusions

5.1 This report concludes that:

- 5.1.1 There will be minimal arboricultural impact during the development.
- 5.1.2 Although TGI is to be removed, this will cause a minimal impact upon the development.
- 5.1.3 Additional tree planting and a hedgerow post-development will add additional green infrastructure to the site.

6 Recommendations

- 6.1 This report be used as a study of the tree stock currently on site.
- 6.2 The modified RPA in 4.2 above is adhered to.
- 6.3 The recommendations within the Preliminary Management Recommendations of Appendix 1 are followed.

Appendix 1 – Tree Attribute Data

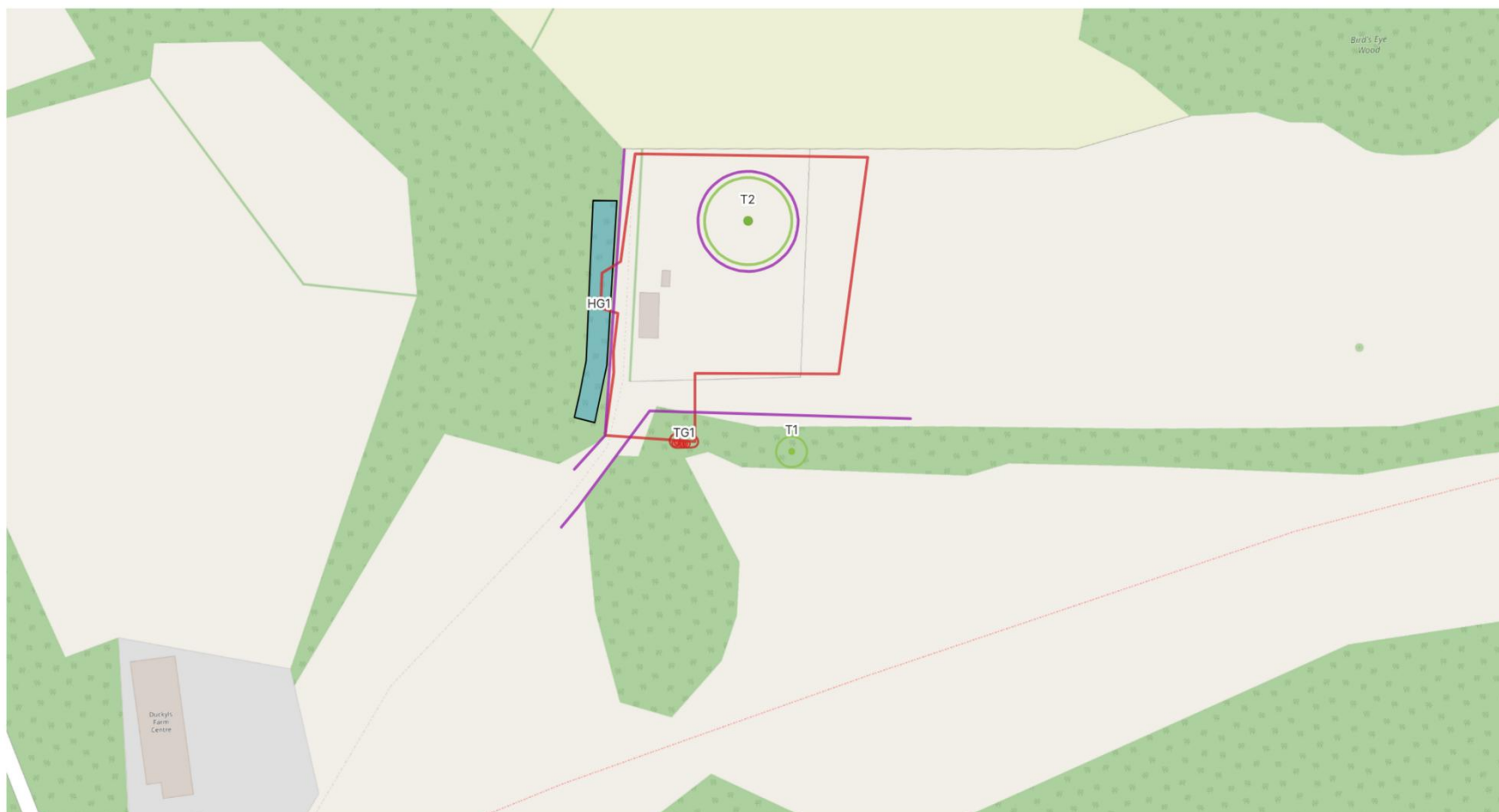
Tree Number	Species		Tree Height (m)	Stem diameter (mm)	Life Stage				General observations and comments				Est'd remaining contribution (yrs)				BS5837 category	RPA radius (m)	RPA (m²)
					Y	SM	M	OM	Physiological condition	Structural condition	General observations	Preliminary management recommendations	<10	10+	20+	40+			
T1	<i>Pedunculate Oak</i>	<i>Quercus robur</i>	10	345			Y		Good	Fair	Former/ overgrown hedge/ boundary tree. Two stems that have fused over time	None				Y	A	4.9	75.2
T2	<i>Pedunculate Oak</i>	<i>Quercus robur</i>	18	1160			Y		Good	Poor	Open grown field tree. Large crack to stem, likely caused by lightning strike. Tree presents with good vigour but further investigations could be beneficial	Consider further investigation into hollowness of the stem. Intervention such as Cobra bracing (or similar) may be beneficial.				Y	A	13.9	608.8
TG1	<i>Common Ash</i>	<i>Fraxinus excelsior</i>	12	154		Y			Fair	Fair	Group of 5 trees, as part of the hedgerow. Trees are in poor condition, with ADB clearly present.	Fell trees	Y				U	No RPA required due to category U	
HG1	<i>Wild Cherry</i> <i>Laurel sp.</i> <i>Bramble</i> <i>Rhododendron</i> <i>Blackthorn</i> <i>Elm sp.</i> <i>Hawthorn</i>	<i>Prunus avium</i> <i>Laurus nobilis</i> <i>Rubus fruticosus</i> <i>Rhododendron sp.</i> <i>Prunus spinosa</i> <i>Ulmus sp.</i> <i>Crataegus monogyna</i>					Y		Fair	Fair	Mixture of native woody species, with likely self-set bramble within. Offers good habitat cover and food source for wildlife.	None			Y		B		

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
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 of 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)	See Table 2
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 growing as groups or woodlands, such that they attract a higher collective rating than 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	See Table 2
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

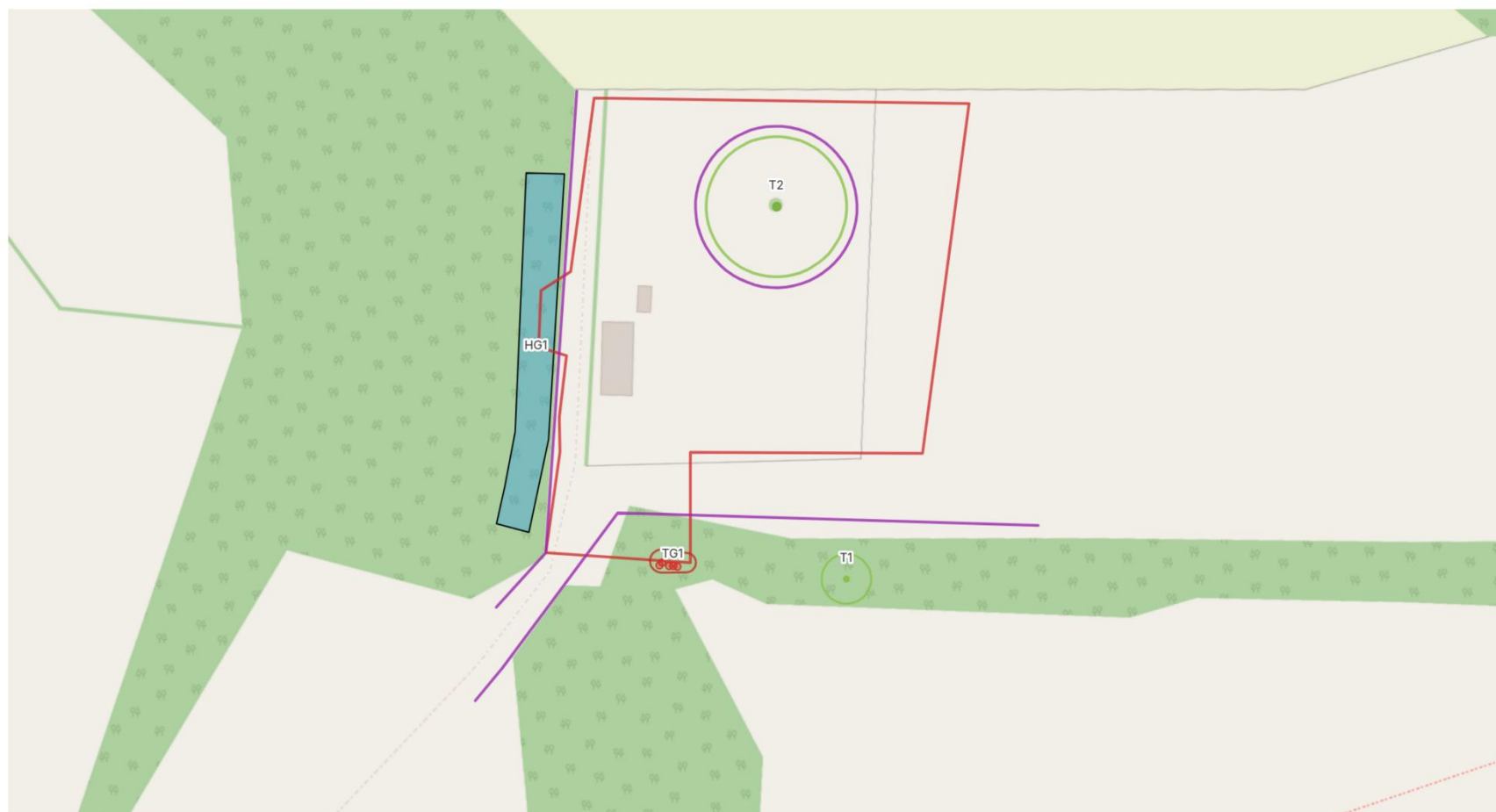
Appendix 3 – Tree Constraints Plan at 1:1686

Ducklys Farm Centre: Tree Constraints Plan



Appendix 4 – Tree Constraints Plan at 1:1044

Ducklys Farm Centre: Tree Constraints Plan



Produced on Land App, Jul 21, 2026.
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Appendix 5 – Tree Constraints Plan (Aerial)



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Appendix 6 – References

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