

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

**For the proposed demolition of a garden shed and
the construction of a new garden room at
Highbrook Cottage, Hammingden Lane, Ardingly, RH17 6SS**

Prepared For:	Ms H Donegan
Local Authority:	Mid Sussex District Council (MSDC)
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Author:	Matthew Jones BSc (Hons), MArborA

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

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EXECUTIVE SUMMARY

S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Ms H Donegan, the owner of the subject property, Highbrook Cottage, Hammingden Lane, Ardingly, RH17 6SS.

S2. The proposals comprise the demolition of an existing garden shed and the construction of a new garden room upon an enlarged concrete base.

S3. This report is intended to be submitted to Mid Sussex District Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*.

S4. I have consulted the Mid Sussex District Council website's online TPO Map¹, and this suggests that no TPO is in force on the site at the time of writing. However, the site is within the Highbrook Conservation Area.

S5. One small section of group G1 will be pruned or removed where they originate from within the application property as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected. The removal of the trees identified for removal will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site or the Highbrook Conservation Area.

S6. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 5.2 suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

S7. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

¹ (Mid Sussex District Council, 2025)

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Ms H Donegan, the owner of the subject property, Highbrook Cottage, Hammingden Lane, Ardingly, RH17 6SS.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposals comprise the demolition of an existing garden shed and the construction of a new garden room upon an enlarged concrete base.

1.3 TERMS OF REFERENCE (ToR)

1.3.1 This report is intended to be submitted to Mid Sussex District Council as part of the supporting technical information for a planning application and it has been prepared in accordance with British Standard BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS5837:2012;
2. To produce a package of documents to enable the design team to produce a site layout that respects the above and below ground constraints associated with the existing tree stock; and
3. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

- Appendix 1.** The tree survey schedule (ref. MDJAC-BS25149-TSS-01); and
Appendix 2. The tree protection plan (ref. MDJAC- BS25149-TPP-01).

1.4 AUTHOR

1.4.1 I am Matthew Jones BSc (Hons), MArborA, the Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited.

1.4.2 I hold a Bachelor of Science Degree with Honours in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan) in 2022. This is a top up degree following successful completion of a Foundation Degree in Arboriculture, also awarded by UCLan in 2020. I have also completed the National Diploma (RQF Level 3) in Arboriculture and Forestry at Merrist Wood College, Guildford in 2009.

1.4.3 During the course of my career I have attended various CPD events and courses. I hold the Professional Tree Inspection accreditation awarded by LANTRA and have previously been a registered user of The International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology.

1.4.4 I am a Professional Member of the Arboricultural Association (The AA) and an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

1.4.5 I am regularly instructed to carry out appraisals of various sizes of tree stocks in relation to development, health and safety considerations, and the potential impact of trees on the built environment; and I am required to provide considered tree management recommendations as necessary during the course of these instructions.

2 STATUTORY CONTROLS

2.1.1 I have consulted the Mid Sussex District Council website's online TPO Map², and this suggests that no TPO is in force on the site at the time of writing.

2.1.2 However, the site is within the Highbrook Conservation Area. Consequently, all trees with a trunk diameter of 75mm or more at 1.5m above ground level are afforded statutory protection, and therefore, consent must be obtained prior to carrying out most forms of tree surgery works. This is required by Section 211 of the Town and Country Planning Act 1990, and such notifications are often referred to as Section 211 Notifications.

2.1.3 The inclusion of proposed tree surgery works within this report will negate the need for a standalone S211 Notification if the associated planning application of granted full planning consent.

² (Mid Sussex District Council, 2025)

3 IMPACT ASSESSMENT METHODOLOGY

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely, post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme as detailed within this report is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 SITE ASSESSMENT

4.1 SITE VISIT AND TREE INSPECTION

4.1.1 I undertook a site inspection and tree survey on Tuesday 13 May 2025. Weather conditions at the time were overcast but dry and deciduous trees were in full leaf.

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects where necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore I (MDJ Arboricultural Consultancy Limited) make no guarantee of their stability of safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 2**.

4.2 DESCRIPTION OF SITE

4.2.1 The site is formed by the existing detached cottage and its associated front and rear gardens. The front garden comprised a loose stone driveway for two cars, whilst the rear garden has been largely laid to turf.

4.2.2 An existing shed is present along the eastern boundary, adjacent to a brick raised planter where a golden false acacia (T8), the highest quality tree within the application site, is located. The boundaries comprise a mixture of small fruit and ornamental trees and shrubs, providing an enclosed feel.

Photograph 1: below left, looking southwards towards the front of the property from Hammingden Lane; and

Photograph 2: below right, looking northwards towards the rear elevation of the property.



Photograph 3: looking towards the eastern boundary, showing the existing shed to be removed and the golden false acacia (T8).



4.3 EXISTING TREE STOCK

4.3.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS 5837:2012; justification for the categorisation is provided within the comments for each tree in the tree survey schedule at **Appendix 1**.

4.3.2 None of the surveyed trees have been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.3.3 Similarly, none have been assessed as category 'A'. These are trees of high quality and an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.3.4 Three individuals (T7-T9) and one group of trees have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.3.5 The remaining trees have been assessed as category 'C', being of either low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees without conferring any significance to the collective landscape; or those providing low or temporary landscape benefits.

4.4 PRINCIPAL ARBORICULTURAL FEATURES (PAFs)

4.4.1 The tree survey schedule at **Appendix 1** contains nine individuals and one group of trees. Of these, I consider the trees identified below to be the principal arboricultural features (PAFs):

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	Species	Contribution to landscape	BS5837 category
T7	Norway maple	Off-site rear garden tree. Makes a significant contribution to local public amenity, but is largely screened from public viewpoints.	B1
T8	Golden false acacia	Rear garden tree of ornamental nature. Largest and most prominent of the on-site tree stock.	B1
T9	Common walnut	Off-site rear garden tree. Makes a significant contribution to local public amenity. Upper canopy visible from Hammingden Lane.	B1

4.4.2 The trees identified above should be treated as the most valuable trees within the context of a proposed re-development of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 TREES TO BE REMOVED AND PRUNED

5.1.1 None of the individual trees are to be removed. However, a small section cherry laurel (G1) will be either cut back to the boundary or removed (where the individual plants grow from within the curtilage of the property), to provide construction space for the proposed garden room. This area is denoted by **red hatching** on the tree protection plan, and shown below.

Photograph 4: showing the approximate area of pruning or selective vegetation removal.



5.1.2 All of the remaining trees will be retained and protected.

5.1.3 One small section of group G1 will be pruned or removed where they originate from within the application property as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected. The removal of the trees identified for removal will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site or the Highbrook Conservation Area.

5.2 ROOT PROTECTION AREA (RPA) CONFLICTS

5.2.1 The root protection area of one tree (T8) will be impacted by the proposals, as detailed at below.

Table 3: RPA conflicts, cause and percentage of total RPA affected.

Tree no.	Species	Cause of incursion	% of total RPA
T8	Golden false acacia	Proposed foundations for new garden room	11%

5.2.2 Section 5.3 of BS5837:2012 recommends that the default position of structures should be outside of the defined RPAs, and further recommends that justification for demolition or construction work abutting or within the RPAs should be provided if the default position cannot be accommodated. The successful retention and protection of retained trees is dependent upon several factors. I have therefore developed a systematic scoring system to aid in the calculation of cumulative impacts within the RPAs of retained trees, based on the following factors:

1. **Distance.** The distance of construction activities from the trunk of the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance³;
3. **Extent of impact.** The extent of the RPA affected by construction activities, given as a percentage of the total area;
4. **Construction intensity.** Consideration of the likely depth and nature of any excavations; and
5. **Mitigation.** Consideration of existing root barriers and associated alterations to likely root morphology, and the availability or appropriateness of contiguous areas into which the construction impacts can be mitigated; or the application of improvements.

Table 4: cumulative-factor impact assessment.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
T8	Golden false acacia	2	4	3	3	3	15

Explanatory notes

- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.
- **Biological.** Veteran or over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological condition merit 3 points; other age classes with good or fair physiological condition merit 4 points.

³ (Matheny & Clark, 1998)

- **Extent.** If more than 20% of the total RPA is affected, 0-2 points are awarded; if 10-20% of the total RPA is affected, 3 points are awarded; if less than 10% of the RPA is affected, 4 points are awarded.
- **Intensity.** Extensive excavation to depths beyond 1m from existing ground level or through the entire rooting profile merits 0-2 points; moderate excavation to 500mm, or approximately 50% of the rooting profile merits 3 points; minor excavation to less than 250mm or 'no-dig' solutions merit 4 points.
- **Mitigation.** If up to 50% of the RPA is unaffected and available for mitigatory works but no contiguous soft landscaping exists 0-2 points is awarded; if more than 50% of the RPA is available for improvement and contiguous soft landscaping exists 3 points are awarded; if 100% of the RPA is available for improvement and contiguous soft landscaping exists 4 points are awarded.
- **Total.** Trees cumulating less than 10 points are unlikely to be suitable for retention. Trees cumulating 11-20 points could be retained subject to appropriate protection measures.

5.2.3 The impacts identified at **Tables 3 and 4** above affect one tree, resulting in a maximum incursion of 11% of the tree's RPA. The cumulative factor impact assessment (**Table 4**) results in a total score of 15 out of a possible 20 points and as such, the tree could likely be retained subject to suitable working methods and protection measures. My suggested methods of protection are therefore set out below.

Arboricultural pre-requisites

5.2.4 An arboriculturist will be retained to provide technical support for the duration of the proposed works, and to carry out the proposed programme of monitoring and supervision set out below. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the proposed context. The project arboriculturist will oversee the following elements:

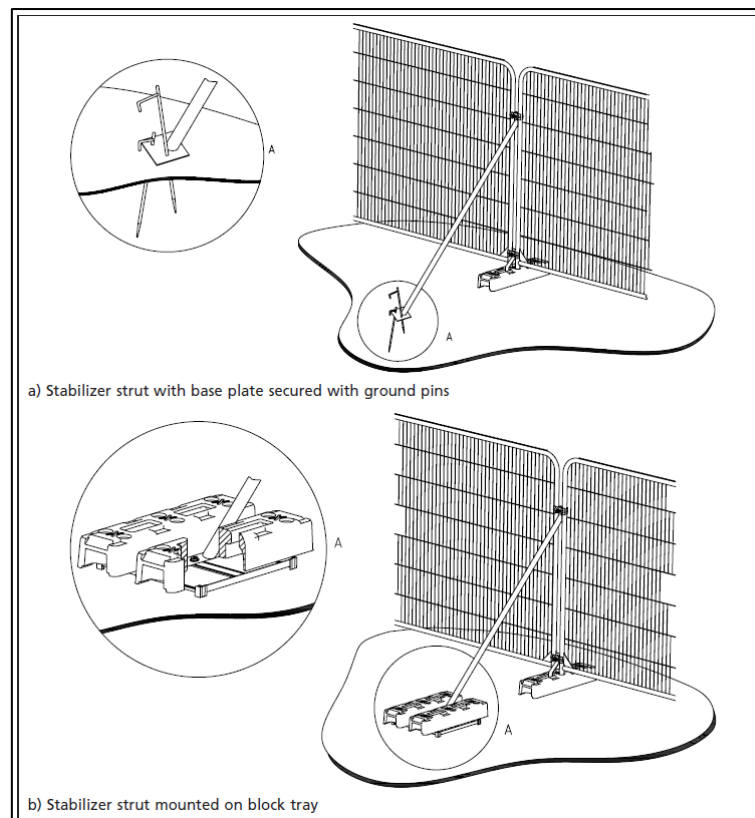
- The holding of a pre-commencement meeting; and
- Site-based supervision of technical elements in proximity to retained trees.

5.2.5 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

Tree Protection Fencing (TPF)

5.2.6 A section of the rooting environment of T8 will be safeguarded by the erection of temporary barriers prior to the commencement of work. This may take the form of simplistic heras panels to the alternative specification provided in BS5837:2012 and set out below. These locations are denoted by **bold red lines** on the appended TPP.

Figure 1: alternative fencing specification for protective barrier (The British Standards Institution, 2012).



5.2.7 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

5.2.8 The TPF will remain in place to serve as physical protection for retained trees for the duration of the demolition and construction activities and will only be removed immediately prior to the landscaping phase once all large plant and machinery have been removed from site.

5.2.9 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING – KEEP OUT'** or similar, as shown below.

Figure 2: example protective fencing signage.



Construction Exclusion Zones (CEZs)

5.2.10 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. In addition, the areas denoted by **grey hatching** on the TPP will also be treated as CEZs but without physical barriers due to the small scale of the project. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;
- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

Temporary Ground Protection (TGP)

5.2.11 The area immediately surrounding the base of T8 will also be safeguarded by the placement of suitable temporary ground protection, as shown by **cyan hatching** on the TPP. For areas of existing soft landscaping, this protection can take the form of plywood boards laid upon a compressible layer of woodchip or similar. However, purpose-made, interlocking protection mats are also available. Ground protection is to be laid following erection of the TPF and will remain in place for the duration of the project.

5.2.12 It is anticipated that the small areas of ground protection need only protect the rooting environments from pedestrian and operative footfall, and potentially that of small plant with a maximum weight of 2.5 tonnes.

5.2.13 Such ground protection is readily available from various suppliers to suit the required load bearing capacity and should be placed upon a geotextile membrane and compressible layer of woodchip or similar. In this instance, a basic example is included below.

Figure 3: examples of temporary ground protection boards to protect against footfall and light plant⁴.



Pre-Commencement Meeting (PCM)

5.2.14 Upon initial installation, and if required, a contractor-only pre-commencement meeting will be held on site when the project arboriculturist will review the protection measures. Alterations, where necessary, will be made.

5.2.15 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained trees, and the local authority tree officer will be invited to attend.

⁴ (Ground Guards, 2022)

Sensitive excavation for foundations

5.2.16 The small section of proposed foundation within the RPA of T8 will be implemented using the below methodology.

- i. Extent of excavation to be accurately marked out prior to commencement by an engineer using biodegradable spray paint;
- ii. The proposed concrete base will be founded no deeper than the existing sub base on which the existing shed is constructed. In this way, the extent of excavation will unlikely exceed 200mm below the existing ground levels, and will be carried out manually, using hand tools only;
- iii. All roots of 25mm diameter or less encountered will be cut back to the face of the excavation using a handsaw;
- iv. Where larger roots are present, they will be retained without exception. If this scenario arises, the concrete base will be raised within the soil horizon as required to enable the retention of all significant roots; and
- v. Upon completion, the project arboriculturist will prepare a short supervision record to be forwarded to the LPA.

Excavation for underground services

5.2.17 The location of associated underground services (electric, water etc.) have not been provided at the time of writing. However, as the project comprises a garden room only, the existing services are unlikely to require relocation and thus, impacts to trees in this regard are unlikely, and could be connected at the northern end of the garden room if required.

5.2.18 Should the need for such become necessary, they will be designed and implemented in accordance with The National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4)⁵, as summarised below.

⁵ (The National Joint Utilities Group, 2007)

Figure 4: excerpt of NJUG guidelines, showing general principles for works close to trees.

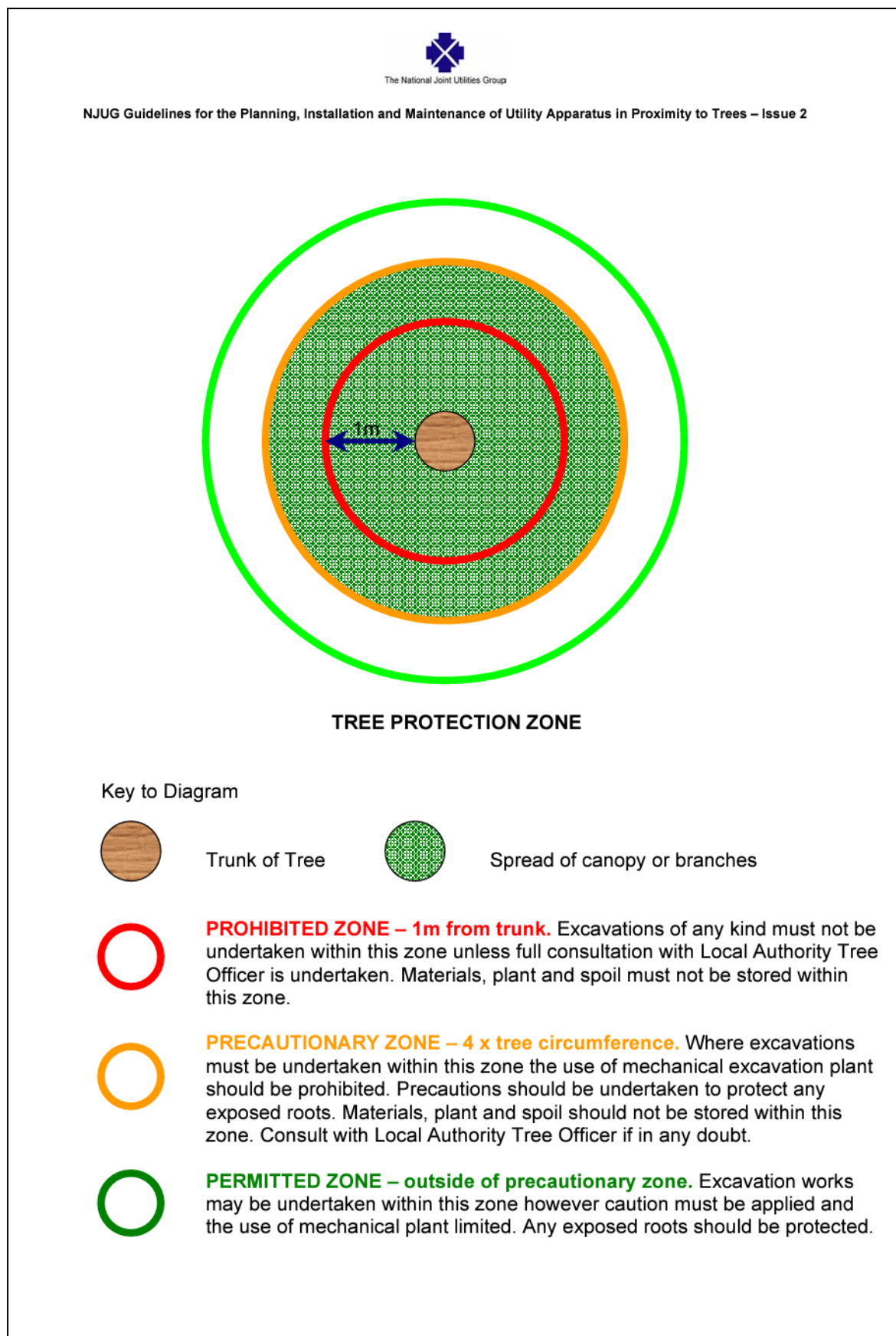


Figure 5: additional guidance on working close to trees.



The National Joint Utilities Group

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2

DAMAGE TO TREES
Tree roots keep a tree healthy and upright. Most roots are found in the top 600mm of soil and often grow out further than the tree's height. The majority of these roots are very fine; even close to a tree few will be thicker than a pencil. Most street tree roots grow under the footway but may also extend under the carriageway. If roots are damaged the tree may suffer irreversible harm and eventually die.

PROTECTING ROOTS - DO'S and DON'TS
There are three designated zones around a tree each of which has its own criteria for working practices.

THE PROHIBITED ZONE

Don't excavate within this zone.

Don't use any form of mechanical plant within this zone

Don't store materials, plant or equipment within this zone.

Don't move plant or vehicles within this zone.

Don't lean materials against, or chain plant to, the trunk.

Do contact the local authority tree officer or owner of the tree if excavation within this zone is unavoidable.

Do protect any exposed roots uncovered within this zone with dry sacking.

Do backfill with a suitable inert granular and top soil material mix as soon as possible on completion of works.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PRECAUTIONARY ZONE

Don't excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques.

Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Don't repeatedly move / use heavy mechanical plant except on hard standing.

Don't store spoil or building material, including chemicals and fuels, within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non highway sites backfill only with excavated soil.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.

THE PERMITTED ZONE

Don't cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer.

Do use caution if it is absolutely necessary to operate mechanical plant within this zone.

Do prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.

Do protect any exposed roots with dry sacking ensuring this is removed before backfilling.

Do notify the local authority tree officer or the tree's owner of any damage.

5.2.19 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed in above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

6.1.1 One small section of group G1 will be pruned or removed where they originate from within the application property as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected. The removal of the trees identified for removal will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site or the Highbrook Conservation Area.

6.1.2 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed at Section 5.2 suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the prescribed protection measures and associated Tree Protection Plan (TPP) at **Appendix 2**.

6.1.3 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

6.2 RECOMMENDATIONS

- 1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.**

Matthew Jones

Matthew Jones, BSc (Hons), MArborA
Director & Arboriculturist

20 May 2025

7 REFERENCES

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- The National Joint Utilities Group. (2007). *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* (Issue 2 ed.).

APPENDIX 1: TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

TREE SURVEY SCHEDULE

Site Address: Highbrook Cottage, Ardingly, RH17 6SS

Prepared For: Ms H Donegan

Reference: MDJAC-BS25149-TSS-01

Survey date: 13 May 2025

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on 13/05/2025; deciduous trees were in full leaf.

The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore MDJ Arboricultural Consultancy Ltd makes no guarantee of their stability of safety.

1. Tree no.

Individual number assigned to the tree for identification, commencing at 1.

2. Statutory controls

Preliminary assessment of whether any trees are afforded statutory protection by either a Tree Preservation Order or conservation area. Shown as either 'TPO-REF-XX', or 'Cons Area'.

3. Species

Common and botanical names are provided. Botanical names are shown in italics.

4. Height

Measured using a clinometer or laser rangefinder, given in metres.

5. Trunk diameter

Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

6. Radial crown spread

Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

7. Crown clearance

Height above ground level of the lowest live branch, in metres.

8. Height to first branch

Height above ground level of the origin of the lowest branch, in metres.

9. Age class

Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;

Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;

Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;

Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;

Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;

Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

10. Physiology

General health and biological function, taking into account a healthy specimen of its size, age, species and location.

11. Structure

Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.

Good: No morphological defects and no fungal or bacterial colonisation;

Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;

Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

12. Comments

Comments have been made where appropriate.

13. BS5837:2012 Category

Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

14. RPA radius

Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 *"Trees in relation to design, demolition and construction - Recommendations"*.

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
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 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			Red
Trees to be considered for retention				
	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 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)	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 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	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 in groups or woodlands, but without 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	Grey

Client name: Ms H Donegan
 Site: Highbrook Cottage, Ardingly, RH17 6SS
 Reference: MDJAC-BS25149-TSS-01
 Survey date: 13/05/2025

Tree Survey Schedule



No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
Individual trees													
T1	Cons Area	Common holly	7	280	N2.25m E2m S2.25m W2.5m	3	2	Early-mature	Good	Good	Boundary tree. Appears to be managed regularly. Of moderate quality but of low landscape value due to small size.	C (1)	3.36
T2	Cons Area	Apple	5	145	N2.75m E2.75m S0m W1.5m	1.5	2	Early-mature	Good	Fair	Partial historical root plate failure. Leaning trunk. Of moderate quality but of low landscape value.	C (1)	1.74
T3	Cons Area	Apple	3	80 95	N0.75m E0.75m S0.75m W0.75m	1.5	1.5	Early-mature	Good	Fair	Recently heavily pruned. Of moderate quality but of low landscape value.	C (1)	1.49
T4	Cons Area	Japanese camellia	4	85	N1.25m E1m S1.25m W1.25m	2	2	Semi-mature	Good	Good	Small ornamental. Of moderate quality but of low landscape.	C (1)	1.02
T5	Cons Area	Japanese maple	3	90	N1.75m E1.25m S0.5m W0.75m	0.25	0	Semi-mature	Good	Good	Small ornamental. Of moderate quality but of low landscape value due to small size.	C (1)	1.08
T6	Cons Area	Toringo crab apple	7	75	N1.25m E1.25m S1.5m W1.5m	1	1	Young	Good	Good	Small ornamental. Of moderate quality but of low landscape value.	C (1)	0.9
T7	Cons Area	Norway maple	8	290	N4m E4m S4m W4m	1.5	2	Early-mature	Good	Good	Off-site tree. Appears to be of moderate quality and landscape value.	B (1)	3.48
T8	Cons Area	Golden false acacia	11	265	N5.25m E4.5m S5m W4m	3	3	Early-mature	Good	Good	Well-established ornamental variety. Most significant trees in garden. Of moderate quality and landscape value.	B (1)	3.18
T9	Cons Area	Common walnut	8	275	N3.75m E3.75m S3.75m W3.75m	2	2	Early-mature	Good	Fair	Off-site tree. All measurements estimated. Appears to be of moderate quality and landscape value.	B (1)	3.3

(est.) denotes estimated dimensions

Client name: Ms H Donegan
Site: Highbrook Cottage, Ardingly, RH17 6SS
Reference: MDJAC-BS25149-TSS-01
Survey date: 13/05/2025

Tree Survey Schedule



No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Comments	Category	RPA Radius [m]
Groups of trees													
G1	Cons Area	Common holly, Cherry laurel	4-6 (est.)	75-225 (est.)	N1.25m E1.25m S1.25m W1.25m	1	1	Early-mature	Good	Fair	Off-site group of trees regularly trimmed to form a hedge. Of moderate quality but of low landscape value due to small size. Provides effective screening.	C (1)	2.7

(est.) denotes estimated dimensions

APPENDIX 2: TREE PROTECTION PLAN

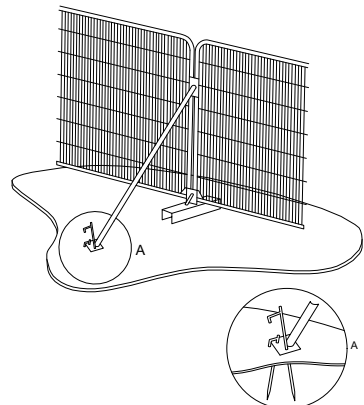
Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

Tree Protection Fencing (TPF)

The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.



Temporary Ground Protection (TGP)

Exposed areas between the tree protection fencing and the edge of the RPAs of retained trees will be protected using temporary ground boarding selected to protect against anticipated loading.

Product	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
LiteTrack																				
StumpMat																				
MultiTrack																				
MaxTrack																				
XtremeMats																				



<https://www.ground-guards.co.uk/>

Construction Exclusion Zone (CEZ); see AIAPMS for prohibited activities

Ref. T1
Common holly

Ref. T2
Apple

Ref. T3
Apple

Ref. T4
Japanese camellia

Ref. T5
Japanese maple

Ref. T6
Toringo crab apple

Ref. G1
Cherry laurel

Ref. T9
Common walnut

Ref. T8
Golden false acacia

Ref. T7
Norway maple

Principal access and egress for operatives and materials

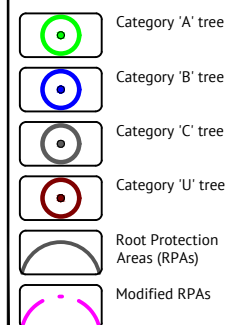
Small section of laurel (G1) to be cut back to boundary or removed as necessary to provide space for construction

Excavation and formation of concrete base to be undertaken manually; see AIAPMS

Temporary Tree Protection Fencing (TPF) to be installed prior to commencement; see AIAPMS

Area of temporary ground protection to be installed prior to commencement within RPA of T8; see AIAPMS

MDJ Arboricultural Consultancy Ltd
Drawing Legend



Drawing History

Rev	Date	Comments

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Site: Highbrook Cottage,
Hammingden Lane, RH17 6SS
Client: Ms H Donegan
Title: Tree Protection Plan (TPP)
Date: May 2025
Dwg No: MDJAC-BS25149-TPP-01
Scale: 1:200 @ A3

