

TREE SURVEY AND IMPACT ASSESSMENT

SITE AT 20 FOLDERS LANE, BURGESS HILL, WEST SUSSEX. RH15 0DR

5th February 2025

Revision A – 1st April 2025

1. INTRODUCTION

The planning application for this proposal at 20 Folders Lane in Burgess Hill, submitted to Mid Sussex District Council, has trees located within 15m of the proposed development and therefore requires a tree survey and impact assessment to be submitted.

The purpose of the report is to survey and record the trees identified as being in the proximity of the proposed development, indicate their Root Protection Area (RPA) to show which trees are affected by the development, and, if needed, to propose a foundation mitigation scheme that would cause minimal disturbance to the RPA.

The proposed development is to convert the existing attached double garage into habitable accommodation at 20 Folders Lane in Burgess Hill.

2. SCOPE OF TREE SURVEY

All trees of 75mm diameter or more at 1.5m above ground level were included in the survey. This included mainly trees on the existing site, but also trees immediately adjacent to the site.

3. SURVEY DATA COLLECTION

All the trees were surveyed/measured from the ground and no climbing or specialist investigations were undertaken. Each tree was measured as indicated in Annex C of BS 5837:2012 "Trees in Relation to Construction – Recommendations".

The tree survey recorded the following information:

- (1) Tree reference number
- (2) Tree species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter in millimetres

The survey data from section (5) above, Stem diameter in millimetres, was used to reference Annex D of BS 5837:2012 "Trees in Relation to Construction – Recommendations" to establish the Root Protection Area for each tree. The RPA for each tree has been indicated on drawing 2410-026 Proposed Ground Floor Plan.

4. RISK ASSESSMENT - INFORMATIVES

Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment should be made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.

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Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

The risk of stem or crown failure has not been assessed under this tree survey, therefore the above risks are still present as are the risks from tree age and condition.

5. RESULTS OF TREE SURVEY

A total of 10 individual trees were measured/surveyed. Five were mature oaks, one was a dead/monolith oak, three were mature hornbeams and one was an apple tree.

The site appears to have been well maintained for a number of years, with much evidence of maintenance to the trees, plants, shrubs and cut grass in this location.

Of the trees surveyed, the following is a breakdown of the various numbers of trees and groups in each BS category.

BS category	Tree Ref.	Sub total
A	T1, T2, T3, T4, T5, T6, T8, T9, T10	8
B		1
C		0
R	T7	1
	TOTAL	10

Interpretation of table

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
- Category R** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

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6. REDEVELOPMENT PROPOSALS

The proposal is for a new garage to be built in the front garden to the existing dwelling, 20 Folders Lane, Burgess Hill. The new garage will have an extended driveway and path area, with the existing garden remaining as lawn and flower beds.

7. POTENTIAL IMPACT OF PROPOSALS ON INDIVIDUAL TREES

In considering the feasibility of tree retention within any site, account has to be taken of the areas of undisturbed roots that will be retained around each tree. Based on the stem diameter of the tree and the table contained in Annex D of BS 5837:2012, an area of undisturbed rooting necessary for the survival and longevity of each tree can be referenced. The table below indicates the minimum required root protection areas for trees indicated in the survey and on the drawings.

The table also includes an assessment of which trees would be affected by the proposed development. T10 is the only affected tree, with their RPA positively affected by the removal of the existing garage and lean-to, and the addition of a new patio area of permeable paving.

Tree no.	Species	BS Stem Diameter (Annex C)	BS Root Protection Area (Annex D)	Disturbance to RPA	Type of disturbance	Comments
T1	Oak	800mm	9.6m	No	None	No impact
T2	Hornbeam	350mm	4.2m	No	None	No impact
T3	Oak	450mm	5.4m	No	None	No impact
T4	Hornbeam	300mm	3.6m	No	None	No impact
T5	Hornbeam	300mm	3.6m	No	None	No impact
T6	Oak	600mm	7.2m	No	None	No impact
T7	Oak					Dead/5m high stump
T8	Oak	900mm	10.8m	No	None	No impact
T9	Oak	500mm	6.0m	No	None	No impact
T10	Oak	1000mm	12.0m	Yes	New patio	Positive net effect by removal of existing garage and lean-to, to be replaced with reduced area permeable patio

Existing garage to be removed – area is 13.8m².

Existing lean-to to be removed – area is 11.25m².

New permeable paved patio – area is 10.92m².

Reduction of hard surface area = (13.8 + 11.25) – 10.92 = 25.05 – 10.92 = 14.13m²/44%.

8. TREE SURGERY REQUIREMENTS

The current property owner (and applicant) has engaged a local tree surgeon for the immediate tree assessment, care and management. The tree care and management, including tree surgery, should be continued.

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9. TREE PROTECTION MEASURES - FENCING

The drawing 2410-026A Proposed Ground Floor Plan indicates the proposed location of protective fencing based on the calculated tree protection area and space available. The drawing also indicates site zoning for materials storage and non-storage areas.

Specific protection to the RPA of existing trees is to be implemented before and during the construction phase and is indicated on drawing 2410-026A. This is to include the protective fencing to the perimeter of the existing side/west flower bed and the trees to the front/north garden area (as indicated on the drawing). The drawing also indicates to the contractor a hatched area which is to have no site storage and is annotated with the wording "NO STORAGE IN HATCHED AREA". To make it clear to the contractor where site storage can be placed, the drawing indicates a shaded area inside and outside the existing garage and is annotated "CONTRACTORS STORAGE IN SHADED AREA".

The protective fencing is to be constructed of a scaffold framework with uprights driven into the ground to a minimum depth of 0.6m and at no greater than 3m spacing. On to the framework weldmesh panels such as "Heras" or a similar product will be securely mounted with all weather notices attached to every 5th panel reading "Keep Out – Protected Area". The fencing will form enclosed areas to which no access will be allowed.

Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons' vehicles will be kept outside the indicated protection zones.

Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 15m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree.

10. SITE OPERATIONS AND MATERIALS STORAGE

Details of site zoning cannot be specified in this tree assessment document as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing will define the remaining site space available for storage and operations.

11. SUMMARY AND CONCLUSION

The proposed garage conversion development will have no detrimental effect to the RPA of T10 Oak, and will have the positive effect of removing existing hard surface area within the existing RPA, to the areas highlighted in section 7 above.

The removal of the existing concrete panelled garage and timber framed lean-to has the effect of reducing the hard surface area by 14.13m² or a 44% overall reduction.

There are no proposed new foundations to this development. Therefore, no specialist engineered foundation system is proposed for this new development.

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