



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT &
METHOD STATEMENT

OLD PARK LODGE
SLAUGHAM LANE
WARNINGLID
SUSSEX
RH17 5TJ

CLIENT: DAVID SIMPSON / PHIL MARSHALL

DECEMBER 2024

Ref: AIA/AMS 06348 / 2024

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0.1	02/12/2024	SCD	HDT		ISSUE

EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to prevent damage to trees growing at Old Park Lodge, Slaugham Lane, Warninglid, Sussex, RH17 5TJ during the proposed building work to construct a new dwelling on site following the demolition of the existing property.

I have been appointed as the site Arboricultural Consultant since the initial design phases of this project and have provided professional arboricultural advice to ensure the final design is sympathetic to the preservation of trees.

There are a number of trees and woodland growing on or adjacent to the site which enhance the verdant setting of the plot and the amenity of Old Park Lodge. Trees have been surveyed in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'.

The property owners, Mr. Simpson and Mr. Marshall have expressed a wish to retain all the healthy trees, and they are committed to ensuring the retained trees are fully protected during the proposed redevelopment of the site. The current scheme has therefore been designed to ensure any impact on trees is kept to a minimum.

The replacement dwelling will be outside of the Root Protection Areas of all retained trees and outside of the Ancient Woodland Buffer Zone.

The Arboricultural Method Statement which accompanies this report details the measures which will be undertaken to prevent damage to the retained trees where they may be at risk during the course of the proposed building works.

Provided the methodology specified within the Arboricultural Method Statement is followed during these building works I am satisfied that this application will not compromise the long-term health of trees or woodland and the application is therefore acceptable as it relates to trees.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and Method Statement relating to trees growing within the garden of Old Park Lodge, Slaugham Lane, Warninglid, Sussex, RH17 5TJ.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: 06348/2024 dated May 2024).

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees within the tree plan are taken from a topographical survey provided by the client. Offsite trees not covered by the survey have been plotted by eye, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact, but the plan is a fair representation of their locations in relation to the proposed building area.

The Tree Protection Plan which accompanies this report is illustrative and should only be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 2nd December 2024 and will expire on 2nd December 2026.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works on the surrounding trees and where necessary recommend solutions or mitigation to protect the trees as appropriate.

This assessment will take account of the effects of any tree loss required to implement the design and any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for Old Park Lodge is Weald Clay Formation consisting of mudstone.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 taking into account the presence of any clay and future growth of the adjacent trees to ensure foundations can resist damage as a result of soil desiccation and shrinkage.

2.3 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Mid Sussex District Council website that at the time of this report (02/12/2024) there are no Tree Preservation Orders on the property.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

CONSERVATION AREA

Old Park Lodge is not within a Conservation Area.

ANCIENT WOODLAND

Elseys Wood beyond the eastern boundary is designated Ancient Woodland.

Ancient woods are areas of woodland that have persisted since 1600 in England. This is when maps started to be reasonably accurate so it is possible to tell that these areas have had tree cover for hundreds of years. Ancient Woodlands therefore remain relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms and are afforded a greater level of protection under national planning policy.

Mr. Simpson and Mr. Marshall are aware of the sensitivity of the site in relation to Ancient Woodland.

Regarding Ancient Woodland, Government advice for Planning Officers state:

"a 15m buffer between development and Ancient Woodland remains the minimum acceptable standoff for ancient woodland, however where 'pollution' (for example run-off during or after construction) and 'trampling' (usually from the increased public/residents use) are considered a potential issue the buffer may need to increase to at least 50m. Overall, the trend is towards the provision of large buffer zones, something which should be given careful consideration at the early design stage. It remains the case that buffer zones (specifically the 15m zone) should not contain SUDS or services, and should be comprised of semi-natural habitat"

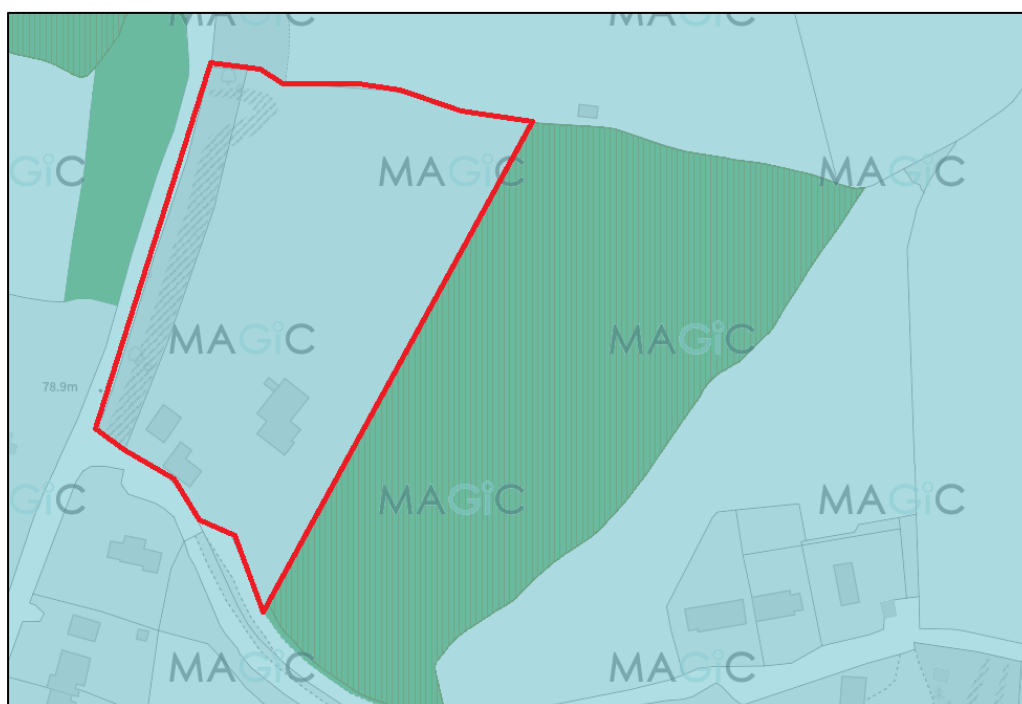


Figure 1 – Curtilage of Old Park Lodge in relation to the adjacent Ancient Woodland

I have plotted a 15m buffer zone for the Ancient Woodland on the Tree Plan. The proposed new dwelling is over 19m from the Ancient Woodland boundary. All areas of parking and driveway are also outside of the Ancient Woodland Buffer Zone and there is a substantial garden area which is not within the Ancient Woodland Buffer Zone. Taking this into account, I am satisfied that there can be no objections to the proposed new dwelling as it relates to the designated Ancient Woodland.

2.4 PLANNING POLICY (MID SUSSEX DISTRICT COUNCIL)

POLICY DP37: Trees, Woodland and Hedgerows

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- prevents damage to root systems and takes account of expected future growth; and*
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- has appropriate protection measures throughout the development process; and*
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and*
- the contribution of the trees to the character and visual amenity of the local area; and*
- the amenity and nature conservation value of the trees; and*
- the extent and impact of the works; and*
- any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type,

will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

POLICY DP38: Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- Promotes the restoration, management and expansion of priority habitats in the District; and*
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

2.5 TREES APPRAISAL

Total Number of individual trees surveyed:	91
Total Number of tree groups surveyed:	3
Number of category 'A' trees / groups:	6
Number of category 'B' trees / groups:	24
Number of category 'C' trees / groups:	60
Number of category 'U' trees:	4

Figure 2 - Tree quality summary

2.6 TREE WORKS AND REMOVAL

No mature trees are to be removed to facilitate the build.

T022 is a mature Elder shrub growing directly adjacent to barn and occluded around scaffold frame. T022 (Elder) has poor form and no wider visual amenity value. This tree / shrub would not be a constraint to the proposed building works.



Figure 3 – Photo of T022 – Category 'U' Elder Shrub (to be removed)

2.7 TREE PROTECTION DURING BUILDING WORKS

Retained trees will be protected with fit for purpose Tree Protection Barriers installed in accordance with BS:5837 (2012).

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated a Construction Exclusion Zone and should be isolated from all activity during work on the site.

2.8 SERVICES

I have not received any drainage or service plans for the site. However, it would not be anticipated or necessary for any new trenches for services to the new dwelling to be routed within the Root Protection Area of any trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.9 CONCLUSIONS

This report demonstrates that the trees growing on and adjacent to Old Park Lodge have been properly considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The application is for a new detached dwelling following the demolition of the existing dwelling and outbuildings has been sympathetically designed to prevent any harm to significant category 'A' or 'B' trees on of adjacent to the site.

The replacement dwelling will be outside of the root protection area of all trees and outside of the Ancient Woodland Buffer Zone. One small category 'U' Elder is to be removed to facilitate the build. This is a low-grade shrub / small tree which would not be a constraint to the development.

All retained trees and woodland growing around the property can be fully protected and retained in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction.

Provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is considered to be acceptable in arboricultural terms.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees during the proposed construction of a new replacement dwelling on land at Old Park Lodge, Slaugham Lane, Warninglid, Sussex, RH17 5TJ.

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING.

The schedule proposed here for site supervision and monitoring is considered reasonable and proportionate to the arboricultural issues and intensity of development within the site.

A site visit will be held once the Tree Protection Fencing is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site.

If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

Mr. Simpson and Mr. Marshall will assume responsibility for ensuring that the tree protection fencing, as approved, will remain rigid and intact throughout the build process. They will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development so that a Tree Officer can inspect the site if required.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- To ensure a commitment from all parties to the healthy retention of the trees, these details will be passed to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

3.4 TREE WORKS

The following facilitative tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works	Cat.
T022	Elder	Fell and remove stump	U

Figure 4. Schedule for tree works

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.5 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats - Regulations 1994 and Countryside Rights of Way Act - 2000, the property owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.6 TREE PROTECTION FENCING

Following the initial tree works, no further works in relation to the build will be undertaken, including construction, excavation or demolition, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix C).

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The Site Manager will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.7 TEMPORARY GROUND PROTECTION

No works will commence, including construction or excavation, prior to the additional areas of ground protection being installed to protect the rooting areas of T003 (Oak), T010 (Field Maple) & T011 (Hazel). The temporary ground protection will be installed to protect soft landscaped areas where trees may be rooting (as indicated in the magenta hatch on the Tree Protection Plan).

The temporary ground protection will be constructed from rigid load bearing temporary roadway sheets such as 'euroboards' or similar or ply sheets a minimum of 15mm thick which will be connected and pinned into place to resist movement.

3.8 SERVICES

Services will be routed outside of the Root Protection Areas of all trees and outside of the Ancient Woodland Buffer Zone.

3.9 GENERAL CONSIDERATIONS

Building foundations should be constructed in accordance with the guidelines and recommendations in HNBC Chapter 4.2 taking into account the presence of potentially shrinkable clay soil and the future growth of existing trees adjacent to the property.

All storage and preparation of materials, parking, skips etc. in relation to the build will be on the existing areas of hard landscaping and outside of the identified rooting areas of all trees.

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane placed away from the creek and outside of the rooting areas of all trees.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times.

Materials will be delivered to site regularly in small quantities in order to keep vehicle delivery sizes small and on-site storage to an absolute minimum.

There will be no open fires on site during the building works.

3.10 LANDSCAPING

The following general guidance will be complied with during any future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees following completion of the development.
- On completion of the build, any new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- If new fencing is proposed at any point in the future, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

3.11 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

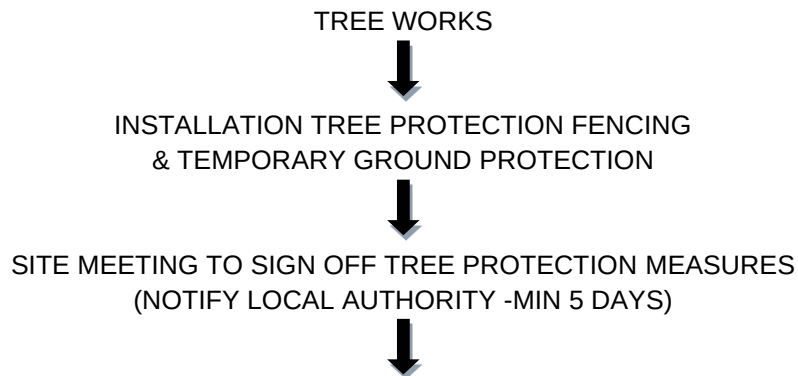
THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

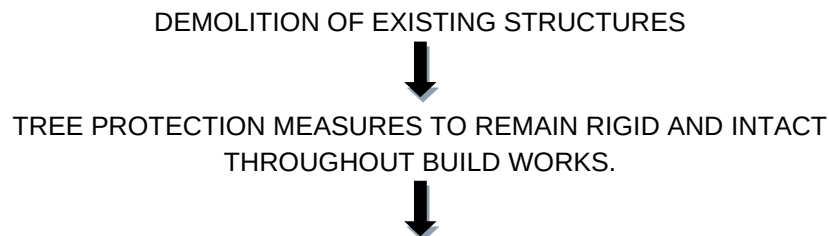
- A. Phasing of works
- B. Tree Plan
- C. Tree Protection Fencing
- D. Contacts
- E. Qualifications

APPENDIX A – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (DEMOLITION & CONSTRUCTION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX B - DOCUMENTS

Attached as separate pdf document:

BS:5837 Tree Survey:

- [Ref: OLD PARK LODGE BS 5837 SURVEY 06348 2024](#)

Tree Constraints Plan:

- [Ref: OLD PARK LODGE TCP 06348 2024](#)

Tree Protection Plan:

- [Ref: OLD PARK LODGE TPP 06348 2024](#)

APPENDIX C – TREE PROTECTION FENCING

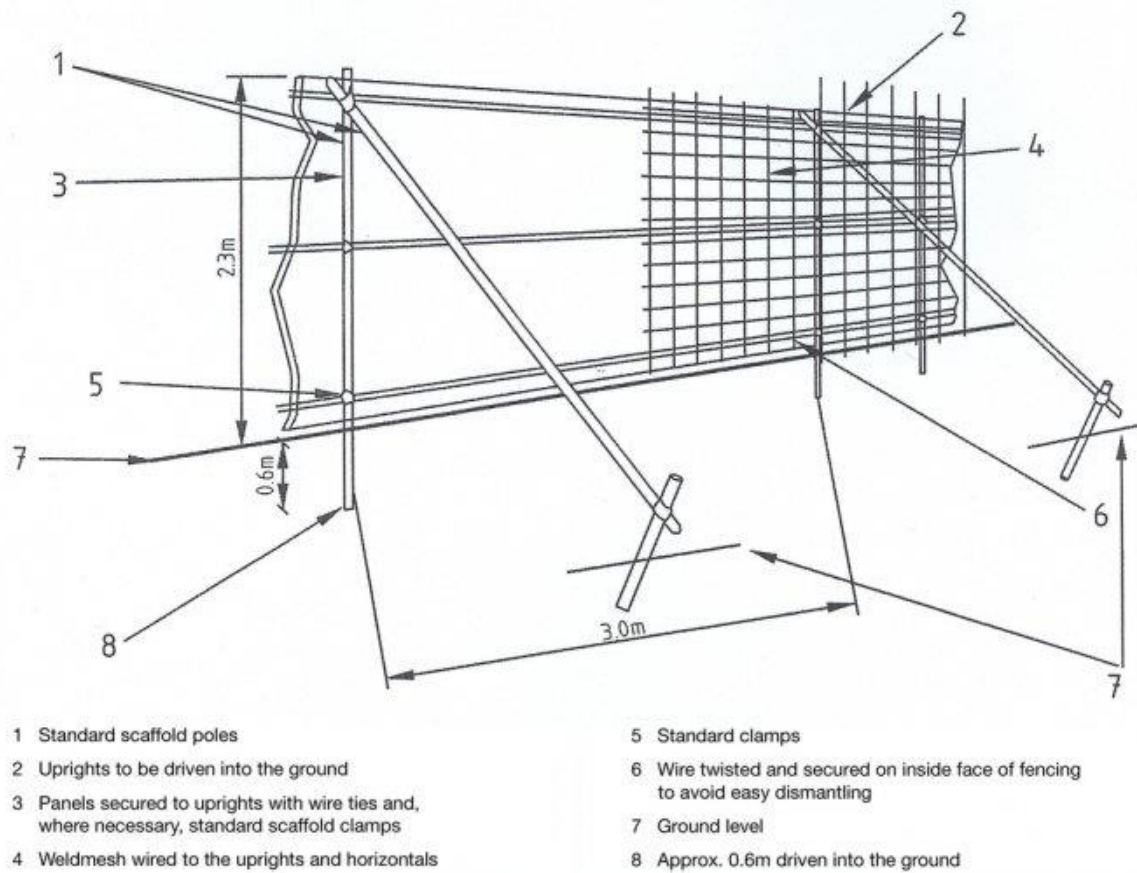


Figure 2. – Protective fencing for RPA

APPENDIX D - CONTACTS

Arboricultural Consultant

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APPENDIX E - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a Professional Member of the Arboricultural Association and a LANTRA qualified Professional Tree Inspector.