



Beeches Farm, Beeches Lane, Ashurst Wood RH19 3RN

Arboricultural Report

September 2024

Contents

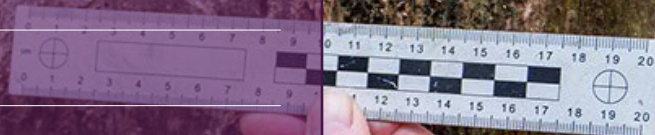
Section	Description
Chapter 1	Introduction
Chapter 2	Background
Chapter 3	Tree Survey
Chapter 4	Development Implications
Chapter 5	Conclusions

Drawing(s)

TCP/5175/Y/100	Arboricultural Plan
ARB/5175/Y/200	Arboricultural Layout

Appendices

A	Tree Tables
B	Method Statement



Contents

Figures	Description
Figure 1	Google Earth Image of the Site
Figure 2	Survey Trees



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Document Revision Record		
Issue No	Date	Details of Revisions
1	September 2024	Original issue
2	November 2024	Revision

Chapter 1 Introduction

1.01

ACS Consulting is instructed by Galliford Try Telecoms Ltd to report on trees and the implications for the proposed development at Beeches Farm, Beeches Lane, Ashurst Wood RH19 3RN. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended local and national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 section 5.3.4),
- An Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works. (BS5837:2012 section 6).

1.03

The site was visited during September 2024. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The application site is situated in a small clearing in an elevated location at Beeches Farm. (Figure 1).

2.02 Statutory Protection/Planning Policies

The application is subject to the Planning Policies of Mid Sussex District Council and central government. The trees are not the subject of a Tree Preservation Order. The site is not located in a Conservation Area.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site does not record the superficial deposits.

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be: Slightly acid loamy and clayey soils with impeded drainage.



Figure 1

Chapter 3 Tree Survey

3.01

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837. The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02

The heights were measured with a digital Hypsometer and the diameters taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

3.03 Groups

The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally. Where there are prominent trees within the group, these have been noted individually.

3.04 Woodland

Woodland is a group of trees of at least 0.5 hectares in area with a minimum of 20% canopy cover and 20 m width and that have the potential to reach a height of at least 5 m.



Figure 2

Chapter 4 Development Implications

4.01

The application is for the installation of a: *Installation of a VF 25m Swann CS1S Lattice tower on new concrete pad foundation and associated infrastructure including compound fencing.* [sic].

4.02 Implications for Trees

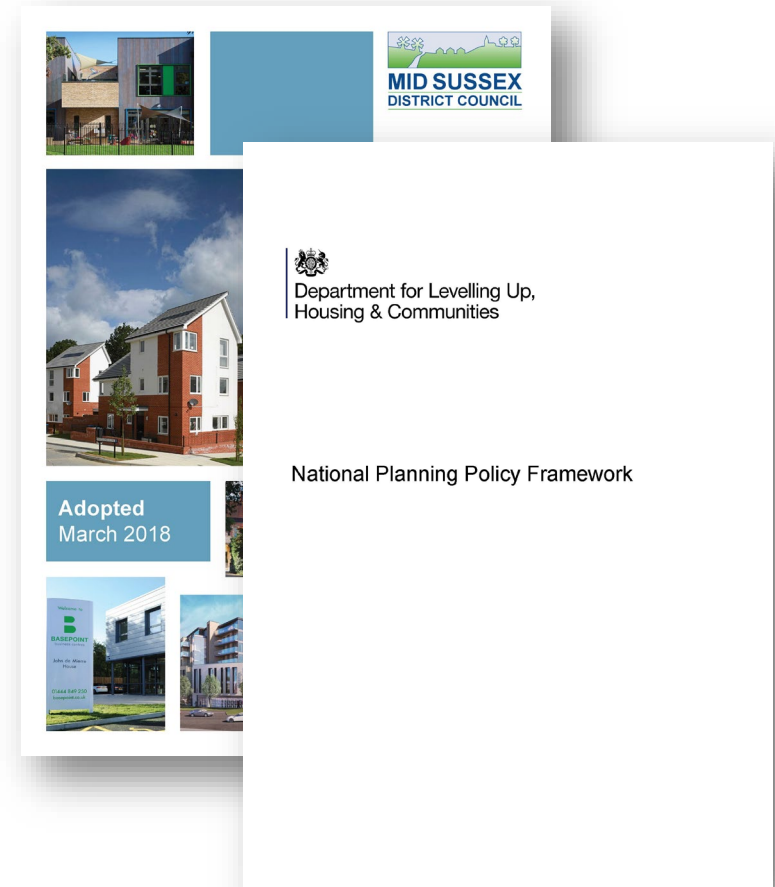
None. The mast base installation is located outside the Root Protection Area (RPA) for the trees and woodland. The compound slightly enters the RPA of tree T3. The degree of intrusion is considered *de minimis*.

4.03 Pruning

None. There is no requirement for access facilitation pruning. The installation is located outside the canopy spread of the trees.

4.04

The development accords with DP37: Trees, Woodland and Hedgerows of the Mid Sussex District Council Local Plan as well as those of central government. The proposal does not result in the loss of, or damage to, trees and hedgerows that are, or are capable of, making a significant contribution to the character or amenity of the area. The location of the proposed mast and the method statement adequately protects existing trees including their root systems prior to, during and, after the construction process. The development, in terms of trees, retains the site's principal arboreal features with a good spatial relationship.



Chapter 5 Conclusions

5.01

The application site is described in detail in the design and access statement.

5.02

The development, in terms of trees, retains the site's principal arboreal feature with a good spatial relationship. A method statement is appended to demonstrate the scheme is feasible.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
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 U category trees (i.e. 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 might be desirable to preserve; see 4.5.7</i>			RED
	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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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 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 benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
W1	Woodland	<20	<580	6	6	6	9	5	5	FM	Good	Good	Broadleaved woodland – ash and oak with a holly under-storey. A woodland of high quality and value in the landscape.	40+	A1/2	7.0	152
1	Oak	20	580, 540, 320	3	3	3	8.5	3	5	M	Good	Good	Located at the edge of the woodland. A tree of high quality and value in the landscape.	40+	A1/2	10.3	331
2	Ash	19	850	0.5	0.5	#6	5	3	3	M	Fair	Fair	Multi-stemmed at 1.5m. Lapsed hedgerow pollard. Evidence of Chalara Ash Dieback. A tree of low quality and value in the landscape.	10+	C1/2	10.2	327
3	Ash	19	650	7	2	#6	#6	10	10	M	Fair	Good	Located in the hedgerow. Thinning upper canopy. A tree of moderate quality and value in the landscape.	20+	B1/2	7.8	191
G1	Ash	19	440	5	0.5	0.5	3	5	5	EM/M	Poor	Fair	Linear group of 5 ash trees all in various states of decline. Several with large limbs and canopies. A group of low quality and value in the landscape.	10+	C1/2	5.3	88
4	Oak	19	800	06	6	#6	#3	3	4	M	Good	Good	A tree of high quality and value in the landscape.	40+	A1/2	9.6	290

Appendix B

Contents

Heads of Terms Method Statement

Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Installation of protective fencing;
- Services (power, water, foul)
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

Arboricultural Method Statement

Construction Methods and Sequence

A Construction Method Statement and Timetable is to be drafted on the appointment of a construction firm. As noted in BS5837 – 2012 5.5.6 it is sufficient to list a heads of terms summary of the issues requiring more detailed consideration once consent is issued. On this site, those issues are likely to include:

- site construction access;
- the intensity and nature of the construction activity;
- phasing of construction works;
- the space needed for foundation excavations and construction works;
- the location and space needed for all temporary and permanent apparatus and service runs, including, electricity or other communication cables;
- working space for cranes, plant, scaffolding and access during works;
- space for storing (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete;
- the effects of slope on the movement of potentially harmful liquid spillages towards or into protected areas.

Arboricultural Method Statement

Construction Exclusion Zone Root Protection

Due to the nature of the works, standard BS 5837 fencing will be used. The Construction Exclusion Zone fence will be heras fence panels fixed to a scaffold framework. Alternatively, heras panels fixed to timber posts. The location will be marked on site by the Arboricultural Consultant and are also shown on the Drawing No. – ARB/5175/Y/200.

Targets

- Heras fencing fixed to a scaffold framework or timber posts as illustrated.
- Fencing installed at locations shown on the plan (ARB/5175/Y/200) and marked on site.
- Location and adequacy signed off by Arboricultural Consultant and LPA advised.
- Tool Box Talk – make construction staff aware of the importance of areas by site manager.
- Signs to be erected advising of the area's importance.
- Fence to be adjusted as noted in the Construction Timetable



Tree Protection Notice to be attached to the ground, facing out of the Construction area, located at regular intervals along the fence.

The notice must be at least A4 in size.



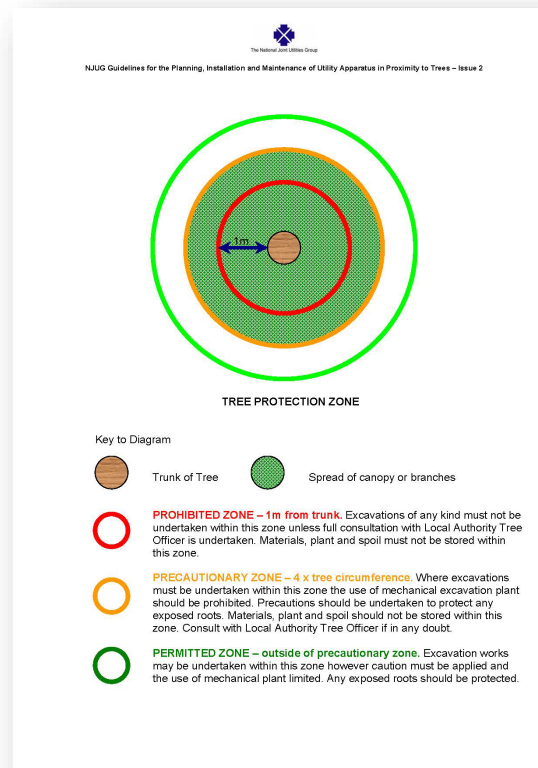
Arboricultural Method Statement

Services

Where the services are located in the Root Protection Area they will be installed in accordance with NJUG 4.2.

Targets

- The precautionary area is to be identified.
- Suitable method of service installation to be identified.
- Location and adequacy signed off by the Arboricultural Clerk of Works and the LPA advised.
- Works to be monitored by Arboricultural Consultant.



Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Targets

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Targets

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

Arboricultural Method Statement



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