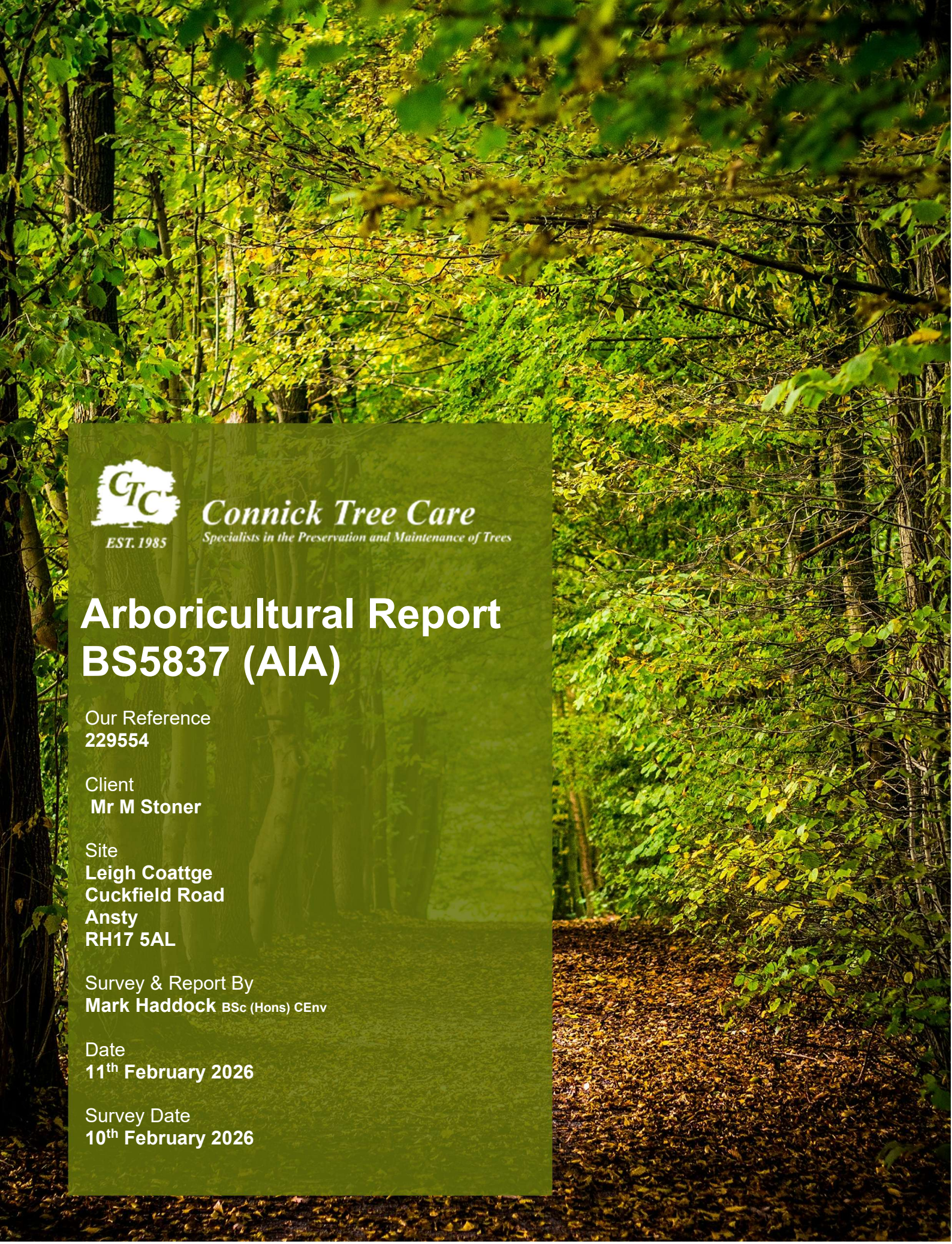

Connick Tree Care
EST. 1985
Specialists in the Preservation and Maintenance of Trees

Arboricultural Report BS5837 (AIA)

Our Reference
229554

Client
Mr M Stoner

Site
Leigh Coattge
Cuckfield Road
Ansty
RH17 5AL

Survey & Report By
Mark Haddock BSc (Hons) CEnv

Date
11th February 2026

Survey Date
10th February 2026

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INTRODUCTION

INSTRUCTION

Connick Tree Consultants were instructed by Mr M Stoner to produce an Arboricultural Impact Assessment of the proposed development works at Leigh Cottage. This will be undertaken in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during our site visit. Details of all trees within and adjacent to the site can be found in the tree Survey Schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided and no investigation was taken on site.

A measured drawing of the site was purchased from OS Mapping and no liability is accepted for the accuracy of these drawings, and they should not be scaled from.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

DOCUMENTATION

I have been provided with the following information in regard to the proposal:

- PDF drawing of existing ground layout
- PDF drawing of proposed elevations

QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix IV.

LIMITATIONS AND USE OF COPYRIGHT

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

SITE VISIT AND OBSERVATIONS

SITE VISITS

The initial site visit was undertaken on the 10th February by the author of this report; Mr M Haddock who is a qualified arboriculturist. The weather at the time of inspections was overcast with rain and fair visibility.

GENERAL OBSERVATIONS AND BACKGROUND

The site of the proposal is situated at Leigh Cottage which is located off Cuckfield Road on the outskirts of Ansty West Sussex.

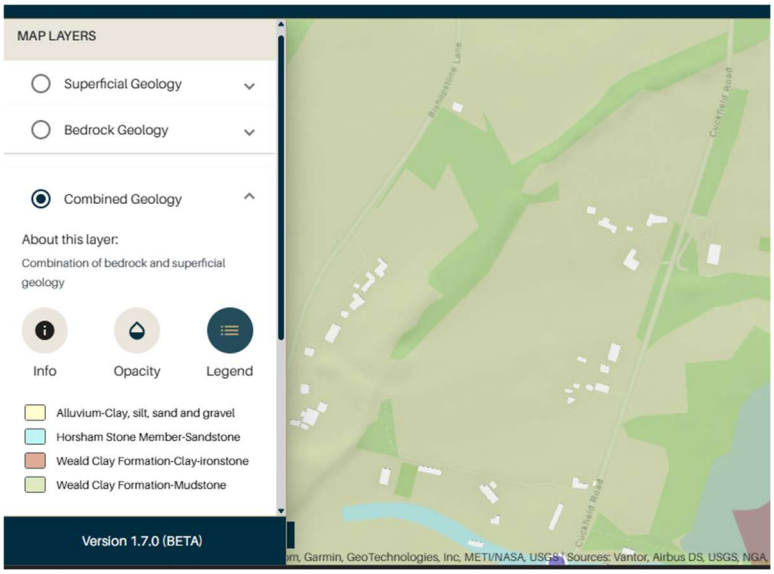
The site consists of a substantial plot with a single story dwelling to the front of the site and a group of stables leading out to fields to the rear of the site. The dwelling is located on the northern boundary of the site.

The site is bordered by a residential property with associated grounds to the north and south, Cuckfield Road to the east and open fields to the west.

The proposal is for the demolition of a single story lean-to and concrete hard standing, construction of a single storey side extension and dormer loft conversion to the roof.

SOIL TYPE

No on-site soil analysis was undertaken. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS 1:50,000 scale map for the area indicated the site is located on Weald Clay Formation Mudstone with superficial deposits of silt, clay and sand.



Clay formations produce a subsoil which is susceptible to undergoing volumetric change in relation to changes in soil moisture. It is described within the BRE Digest 240 Low-rise buildings on shrinkable clay soils (part 1) as having a high to very high volumetric change potential. It is recommended that a structural engineer is consulted to ensure the proposal is constructed in such a manner to avoid the risk of indirect damage though subsidence or heave resulting from ground water abstraction by trees.

TREE SURVEY

In total 22 trees including a single group of 5 trees were recorded during the survey process, within or adjacent to the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

No individual 'A' grade tree of a high quality and value, which is worthy of retention and a high level of protection.

17 individual category 'B' grade trees deemed to be of moderate quality and value, worthy of retention and protection. Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them.

5 individual trees which have been identified as category 'C' grade trees of low quality and value, which should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection.

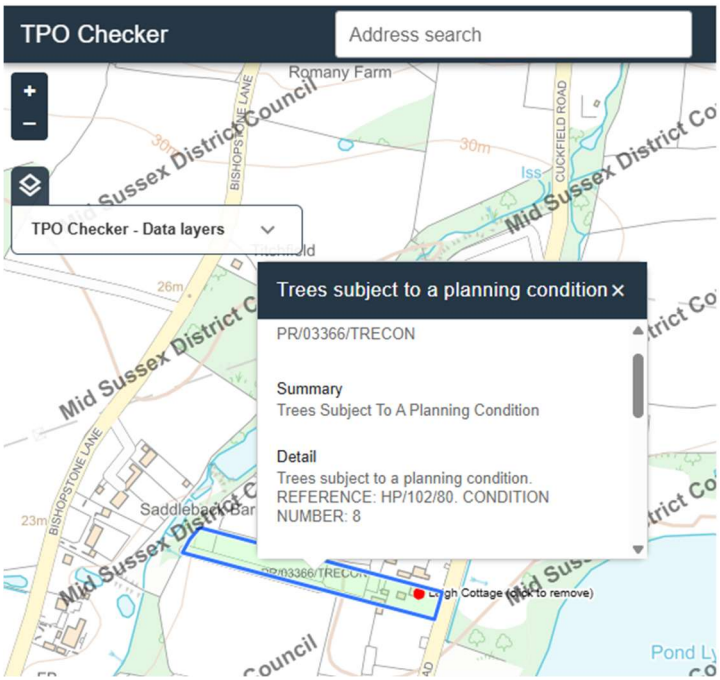
No individual 'U' grade trees identified as requiring removal for reason of sound Arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees, 'G' for groups of trees, 'H' for hedges and 'W' for woodland.

TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment via the Mid Sussex District Council Website identified that the site is not situated within a Conservation area.

No Tree Preservation Orders were recorded online, though the search did show that trees on the site are subject to a planning condition order dating from 1980. This likely relates to the time when the property was constructed.



TREE CONSTRAINTS

ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based Arboricultural assessment of potential restrictions to rooting morphology, and consider the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

The RPA of trees T11, T12, T14 – T16 have been amended and re-drawn to take into consideration existing rooting constraints caused by the existing dwelling foundations and/or the existing concrete slab base along the northern side of the building. The true root morphology is unknown as root formation in environments such as these is hard to predict.

Supportive visual evidence was observed on site of :

More prominent buttressing of all trees on the northern side.
Significant sizable surface roots on the northern side of the boundary fence absent on the southern side.
The absence of significant displacement of the concrete slab on the southern side.

CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZ's are to be delineated and protected by using tree protection fencing. These areas are delineated on the Tree Protection Plan (Appendix III). Tree protection fencing is not shown defining these areas as all trees have existing protection barriers in the form of fencing or wide lawned areas separating construction activity from trees. A large hard surfaced driveway provides RPA protection for vehicle access.

ABOVE GROUND CONSTRAINTS

The current height and canopy spread of the trees is an important factor which needs to be considered when deciding the layout of a proposed development. The shading of trees, and/or their size can lead to pressure in the future for excessive pruning or tree removal after developments are completed.

The primary trees of concern are all 3rd party trees which are tall for their boundary location. All trees have been trimmed back to the boundary line and do not pose an overhead constraint to construction. The roof adaptations are modest and there would be no greater pressure post build than that which currently exists to prune back the trees for reasons of nuisance.

No trees are considered to be an overhead constraint.

ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact Assessment has been made in relation to the proposal details that have been provided by our client. This is for a single storey side extension and adaptations to the dwelling roof in the form of dorma and roof windows. The block plan of the proposal has been included within the attached Tree Protection Plan (Appendix III). This should not be scaled from as no dimensioned drawings have been supplied.

HIGH GRADE SIGNFICANT TREES

The survey identified that there are no individual 'A' grade trees which are of high quality and value within and adjacent to the site.

All significant trees are under 3rd party ownership. The majority of these trees were originally planted as a hedge which has not been maintained and outgrown into boundary trees. The suitability of these trees so close to the existing property is debatable but beyond the remit of this report.

TREE LOSS

Consideration has been given to retaining all trees. However, ultimately their removal is dependent on their condition and proximity to the development. This has identified that no trees require removal. There would be potential to categorise the 3rd party trees as category 'U' (trees unsuitable for retention) due to their proximity to the existing property. However as those trees are under 3rd party ownership these trees have had to be recorded as category 'B' trees.

Trees indicated for removal irrespective of the proposal:
None

Trees indicated for removal to facilitate the proposal:
None

IDENITFIED IMPACTS

The survey process and the Tree Protection Plan (Appendix III) has indicated the extent of the theoretical Root Protection Areas (RPA) and crown spreads of the surveyed trees and identifies the potential impacts upon these trees resulting from the proposal. The details of the impacts caused by each construction stage is identified within Table 2 below:

Table 1: Identifying impacts.

Tree No.	Total RPA m^2	Development Section	Impact of proposed development.
T12	58	Foundations	Has the potential to encroach upon 3.5m^2 of the total RPA, equating to approximately 6%.
T15	121	Foundations	Will encroach upon 16m^2 of the total RPA, equating to approximately 13%.
T16	92	Foundations	Will encroach upon 7m^2 of the total RPA, equating to approximately 8%.

TREE PROTECTION MEASURES

All trees to be retained should be protected prior to the undertaking of any construction works via the erection of protective barriers to form a construction exclusion zone (CEZ). It will be fit for the purpose of excluding construction activity.

The protective fencing should be sited along the edge of the RPA of the retained trees. This is clearly shown using the following method:

Tree Protection Plan, select the tree by 'T' number
Refer to the Tree Survey Schedule for that tree.
Under column 10 'RP' (root protection), radius in meters from the stem of the RPA.
This is the minimum distance to locate the tree protection fence.

All necessary protection measures are identified within the Tree Protection Plan attached as Appendix III.

Due to the scale of the project and the location of the trees which require protective fencing the standard BS5837 fencing may be substituted with welded plastic mesh fencing fixed to steel fencing pins.

Figure 1 - Identifying tree protection fencing design.

All fencing will need to be erected prior to any construction works commencing and will remain intact until all works are completed on site. The protected area must be regarded as sacrosanct and should not be removed or altered without prior recommendation by the project arboriculturist.

TEMPORARY GROUND PROTECTION

The temporary ground protection is to be constructed using proprietary, inter-linked ground protection boards to provide a compression-resistant layer. In light use areas including pedestrian-operated plant up to a gross weight of 2-ton, two layers of scaffold boards laid perpendicularly and then secured to each other can replace the proprietary system.
A more detailed method may need to be adopted and shown in a separate document. The temporary ground protection will always need to be specified to exceed the maximum gross weight of anticipated construction machinery and requires approval from the appointed Arboriculturalist.

Specialist Foundations

To reduce the impact from the intrusion into tree RPA's caused by the side extension foundations, a specialised method of construction will be adopted. This may be in the form of screw pile and floating beam or canter-levered beam foundations. This method has yet to be decided but may be enforced by means of a planning condition requiring approval.

These methods will reduce intrusions to <5% which is deemed tolerable for the tree species recorded.

SUMMARY

On completion of the site survey and report it is concluded that the proposal has the potential to impact trees adjacent to the site. These trees are as follows:

- T12 a category B Leyland cypress, which will require a specialist method of construction to facilitate the development.
- T15 a category B Norway spruce, which will require a specialist method of construction to facilitate the development.
- T16 a category B Norway spruce, which will require a specialist method of construction and temporary ground protection to facilitate the development.

Arboricultural supervision of excavations within RPA's will be required.

No tree loss will occur.

The proposal has been designed to minimise the impacts upon trees. The use of specialised foundation methods will ensure the encroachment upon the theoretical RPA does not exceed 5% of the total area.

The RPA of trees T11, T12, T14-T16 have been amended and redrawn to take into consideration the existing suspected constraints to rooting morphology.

The default position within the BS5837: 2012 document recommends that any development is situated outside of the RPA of any retained tree. However, where there is a requirement to construct within it, it is required to demonstrate the tree can remain viable and that the area lost can be compensated for elsewhere.

I believe that this proposal achieves this requirement.

The advice given above is a summary of the required precautions to ensure that the proposed development can be constructed with a minimal impact to all retained trees. If required, the exact methods of construction required in and adjacent to the RPA of retained trees and a final Tree Protection Plan should be addressed within a separate Arboricultural Method Statement.

GENERAL PRECAUTIONS

SITE FACILITIES

The position of the site office, compound, toilets and storage space will be sited outside of the RPA of any retained trees or within existing hard standing. Any re-siting of these during the course of the proposed development will need to be approved in writing by the Local Authority Tree Officer.

STORAGE SPACE

There will be no spoil or construction material stored within the protected sections of the RPA of the retained trees or shrubs on the site. Where possible all storage should be contained within pre-existing hard surfaces.

PERIMETER FENCING

Works to erect perimeter fencing can have a negative impact upon retained trees. To ensure all retained trees are not impacted it is essential that all fence post holes are formed by hand and away from the base of trees. If roots are identified the hole should be relocated.

HAZARDOUS MATERIALS

No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

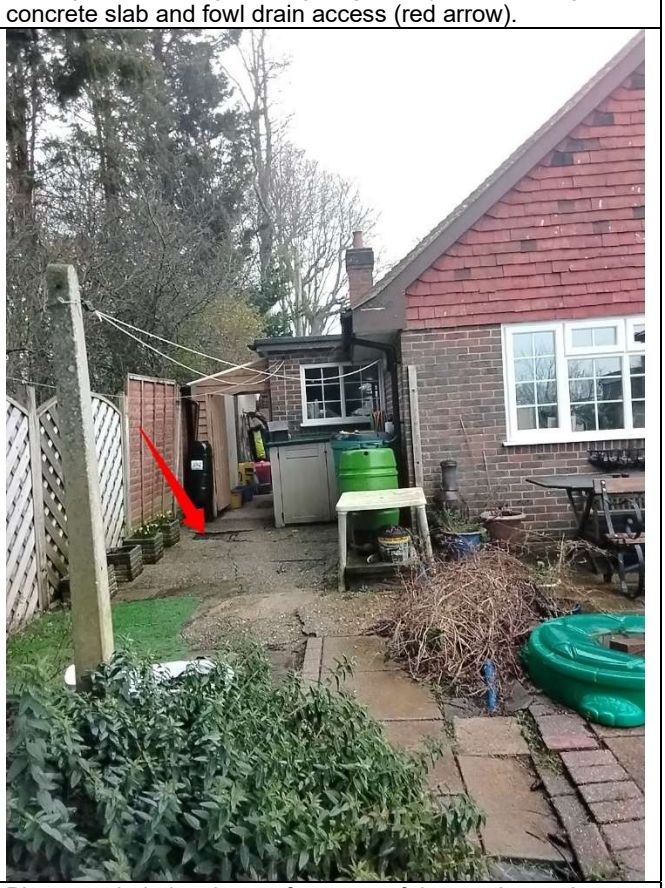
No hazardous materials such as fuels, oils or cement will be stored within the storage area in the rear garden.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminates to run towards a tree root protection area. All wet poor concrete in excavations will be separated from the surrounding soil by an impermeable membrane to prevent leaching of salts and chemicals into soils.

TREE SURGERY WORKS

All tree works considered necessary for health and safety reasons or to facilitate the development will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works.

SITE PHOTOGRAPHS

Photograph showing existing access to the build area, hard surfacing and 3rd party trees.	Photograph showing existing single story side building, concrete slab and fowl drain access (red arrow).
	
Photograph showing tree surface roots to the north of T15.	Photograph 4 showing surface roots & butressing to the north of T16.
	

APPENDIX I **TREE SURVEY SCHEDULE**
See Document: 229554 Appendix I Leigh Cottage BS5837 Tree Survey Schedule.pdf

APPENDIX II **TREE CONSTRAINTS PLAN**
See Document 229554 Appendix II Leigh Cottage Tree Constraints Plan.pdf

APPENDIX III **TREE PROTECTION PLAN**
See Document 229554 Appendix III Leigh Cottage Tree Protection Plan.pdf

APPENDIX IV QUALIFICATIONS AND EXPERIENCE

1. QUALIFICATIONS

Subjects	Level	Dates
Chartered Environmentalist	7 Award	April 2024
Professional Tree Inspection (LANTRA)	Pass	August 2017
Environmental Science BSc (Hons)	2:2	1991
NPTC cs30, cs31, cs38, cs39	Pass	From 1988 ongoing

2. CAREER SUMMARY

Beginning in 1988 between college and University I gained my first competency qualification as a working arborist. I went on to study an Environmental Science honours degree at UEA and had my dissertation published by the Forestry Commission under their own research banner. I worked for 8 years as an estates and project manager for University of London and then within design and build development for a large housing association. I returned to Arboriculture and established my own contracting company. A ‘hands on’ role directing the business and climbing on a daily basis I traded successfully for 19 years. An academic interest in trees steered a change of direction, qualifying as a professional tree inspector. This progression gave me the opportunity to work as an Arboricultural consultant where I have progressed to Principal Consultant at Connick tree care.

I am a professional member of the Arboricultural Association at consultant level. I am also a Chartered Environmentalist, awarded as a recognition of my professional contribution towards the wider environment at post graduate level.

3. AREAS OF EXPERTISE

Tree hazard risk assessments for tree owners
Decay assessment and mapping
Tree management reports to prioritise maintenance programs
Diagnosis of tree disorders
General Arboricultural advice
Trees in relation to subsidence
Arboricultural surveys to BS5837

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