SafeTree

BS5837: 2012 Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan

Client: James and Zoe Collett
Site: 17 Valebridge Road, Burgess Hill, RH15 0RA

By: Jacob Strutt BA (HONS) CertArb L4

Report Date: 15/03/25
Survey Date: 07/03/25
Rev: A

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Introduction

Architect	**Paul Harrison**
Inspection Date	**07/03/25**
Site Location	**17 Valebridge Road, Burgess Hill, RH15 0RA**
Inspected By	**Jacob Strutt BA (Hons) CertArb L4**

1.0 Contact Details

Contact	Name	Company	Contact Details
Arboricultural Consultant	Jacob Strutt BA (Hons) CertArb L4	SafeTree Ltd	07481803182 jakestrutt@gmail.com
LPA Tree Officer			
Architect	Paul Harrison		wpaulharrison@me.com

2.0 Brief And Purpose

2.1 Zoe Collett commissioned this Arboricultural report on the 21st June 2024.

2.2 To survey trees within or adjacent to the site boundary in accordance with BS5837.

2.3 To make preliminary management recommendations.

2.4 To make recommendations for effective tree protection strategies for the duration of the development.

2.5 To produce an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan for the proposal.

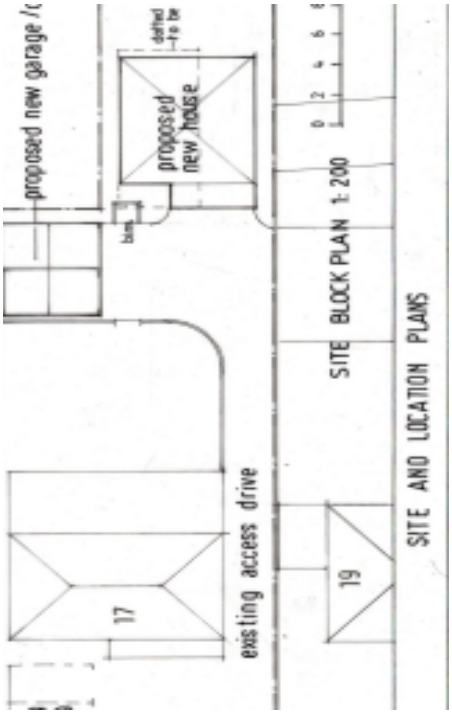
2.6 To provide the necessary Arboricultural information for the planning requirements of the LPA (Hart District Council) to release and fulfil any tree-related conditions for the approval of planning permission.

3.0 Brief Summary of Report

3.1 A pre-commencement meeting is to be held before the development begins.
3.2 All tree work to facilitate the development will be completed before the development begins.
3.3 Where Tree Protective Fencing is required it should be installed at the beginning of the development once the tree work to facilitate development is completed.
3.4 All excavations for foundations will be outside of the Root Protection Areas (RPAs) of retained trees and therefore no specialist methodology is required to complete these works.

4.0 Proposal

4.1 The proposal is for the demolition of an existing storage building to the rear of the property and the erection of a new detached 4 bedroom dwelling with integral garage and a further detached garage and car porch



Existing **Proposed**

5.0 Planning Information

5.1 The site falls under the jurisdiction of Hart District Council, who is the LPA for this area.

5.2 Application DM/24/2563 is currently pending decision for this proposal.

5.3 This report aims to address the arboricultural aspect of the above planning application so that by using appropriate arboricultural methodologies, planning permission may be granted.

6.0 Document Source

Document	Source	Format
Site Plan	**Paul Harrison**	**PDF**
Site Layout	**Paul Harrison**	**PDF**

7.0 Site Details

7.1 The site consists of a detached residential dwelling, a gravel driveway to the front and a side driveway along the northern edge of the site. At the rear is a fenced off rear garden with a laurel boundary hedge forming part of the north and west border. The southern edge of the rear garden is bordered by a neighbouring bamboo hedge which would not be affected by the development and so has not been included on the survey. Behind the rear garden to the west are two parking spaces and then the existing storage building which is proposed to be demolished. This is bordered to the north, south and west by a large concrete slab which is used for parking and the storage of a trailer.

7.2 The site is bordered byValebridge Road to the East, 15 Valebridge Road to the South, 19 Valebridge road to the north and what appears to be National Rail owned mixed deciduous woodland to the West. The building to be demolished and developed is also bordered to the south by land with scrub and young goat willow covering much of the area. These Willows are small to medium young/ semi mature trees which Mr Colett informs me were all felled and have grown back in the last 15 years.

7.3 There is no significant rise or fall across the site.

7.4 The soil type on-site,is classified as: slowly permeable, seasonally wet, slightly acid, but base-rich loamy and clayey soils in the Online British Geological Society. It is noted to have a loamy and clayey texture with impeded drainage.

7.5 It is widely accepted that clay soil is shrinkable (depending on the levels of clay in the soil), indicating it could be more vulnerable to compaction and subsidence and this should be considered when designing the foundations. Soil samples could give a more accurate picture of the likelihood of shrinking and expanding of the soils at the site.
7.6 No soil samples were taken on-site to confirm these findings. It should also be noted that the England and Wales soilscape layer on the Uk Soil Observatory did not contain any information regarding the soils.

8.0 The Scope of the Survey

8.1 Only trees likely to be affected by the development (including neighbouring trees) were recorded in the tree survey.
8.2 Only trees with a DBH of 75mm or greater were surveyed in accordance with BS5837 (some have been recorded in groups as hedges).
8.3 A full hazard assessment of the trees (including an assessment of decay, defects and their implications), as well as ecological implications, have not been undertaken, as it is seen to go beyond the scope of this report.
8.4 Observations, including any hazards, have been identified and documented in the Tree Survey Schedule with recommendations (Appendix 1).

9.0 Tree Survey Methodology
9.1 The trees were surveyed on the 7th March 2025.
9.2 The tree survey was undertaken as to the recommendations of British Standards BS5837:2012.
9.3 The trees were plotted over an existing drawing of the proposal which was supplied by the client.
9.4 The trees were assessed from ground level using Visual Tree Assessment (Mattheck, et al. 1993) with the aid of binoculars and a mallet where necessary. No invasive techniques were employed to assess the structural integrity of the trees, or were soil samples taken.
9.5 Due to lack of access to the mixed woodland behind the site measurements are approximate but give a fair representation of the dimensions of the trees. Tree heights and crown spreads were estimated by eye and the DBH's were also estimated. None of the trees surveyed were accessible for direct measurement.

10.0 Tree Details
10.1 The total number of trees recorded is as follows:
• Individual Trees (T): Sixteen (16)

• Groups of Trees (G): Three (1)
• Hedges (H): Four (4)

10.2 Full details of the surveyed trees can be found in the Tree Survey Schedule (Appendix 1), and the tree locations can be found in the Tree Constraints Plan (Appendix 2) and the Tree Protection Plan (Appendix 3). Further detail can be found int the Accompanying (Appendix 4).

10.3 The quality and value of the trees on site have been categorised in accordance with BS5837, and the grading system is as follows:

	A Grade	Trees of high quality and value, with a life expectancy of more than 40 years
	B Grade	Trees of moderate quality and value, with a life expectancy of more than 20 years
	C Grade	Trees of low quality and value, with a life expectancy of more than 10 years
	U Grade	Trees for removal, with a life expectancy of less than 10 years

(For full details on BS5837 cascade for tree quality assessment, refer to Appendix 5)

10.4 Quality and overview of existing tree stock:
The below contains the total number of trees surveyed and their categorisation at the time of surveying in accordance with BS5837:2012.

Grade	A	B	C	U
Tree No.	0	2	12	2
Group No.	0	0	1	0
Hedge No.	0	0	4	0

11.0 Current Tree Protection Status

Protection Type	Present
Tree Preservation (TPO)	Yes
Conservation Area	No

11.1 Details checked with Mid Sussex District Council (LPA) via their interactive website on the 15th March 2025.
11.2 No further forms of communication were initiated to confirm these findings.
11.3 The search revealed that all trees in the mixed woodland to the West and South of the site are protected by Tree Preservation Order TP/13/0005 which was created in 2013. It should be noted that any trees which seeded in 2014 onwards will not be protected by the order. This should be confirmed with the local council.

12.0 Summary of Tree Survey
12.1 The survey revealed that none of the tree stock is of high quality (A grade), 2 trees are of moderate quality (B grade), 12 are of low quality (C grade) and 2 are dead or dying (U grade).
12.2 The C grade Beech T014 in the northwestern corner of the site requires as small area of boxing to protect two exposed roots growing over the concrete pad which forms the western part of the site. Apart from this all trees bordering the site are protected by the fences which border the site. The existing concrete pad which is to be retained acts as ground protection for T014.
12.3 Materials should not be stored or mixed within the RPA of T014 in the northwestern corner of the site to ensure that no materials leech into the soil causing damage to the tree.
12.4 The site does not reside within any Conservation Area.

Arboricultural Impact Assessment and Method Statement

This section comprises of an assessment of the implications the proposed works detailed in Section 4.0 will have on the surrounding trees. It considers the Arboricultural implications and relevant mitigation measures.

13.0 Tree Retention

All trees on the site are to be retained.

Grade	A	B	C	U
Tree No.	/	T008, T012	T001, T002, T009, T004, T010, T005, T011, T006, T014, T007, T015, T016	T003, T013

14.0 Tree Removal

The trees below are unsuitable for retention and their removal will not have a detrimental effect on the character of the local area. No trees are proposed for removal for the development.

Grade	Tree No.	Reason
A	/	/
B	/	/
C	/	/
U	/	/

15.0 Tree Pruning Works

The pruning of the below trees is required to facilitate development or for health and safety where marked with *. See Tree Survey Schedule in appendix 1 for full details. No trees require pruning for this development.

Grade	Tree No.	Reason
A	/	/
B	/	/
C	/	/
U	/	/

16.0 Encroachment into RPAs

16.1 No encroachment is required into the RPAs of retained trees

i) T014 is growing from the edge of the concrete slab and is likely to have some root growth underneath it as well as having two roots growing over the surface.

ii) No materials mixing will be allowed in the RPA of this tree.

iii) The two roots of this tree protruding over the concrete slab will need to be protected throughout the development with with wooden hoarding screwed into the masonry to prevent accidental damage from site movements and machinery.

iv) This boarding should be a minimum of 12mm Ply wood joined with 50 x 50mm thick battens and screwed into the masonry of the wall so that it surrounds but does not touch the exposed roots.

Alternatively a temporary low wall could be made with blocks or bricks to section off the exposed roots and protect them from site traffic.

16.2 Trees T015 and T016 will not require protection as materials can be stored on the gravel driveway or in the parking spaces to the rear of the site. They are far enough removed from the development not to be impacted accidentally by works on site.

16.3 The Root Protection Areas of T001 and T002 will have been restricted by the low retaining wall at the base of the fence and the driveway to the site

17. Access

There is good access from the main driveway to the north of the site. With ample parking at the east and north west of the site. Space for materials storage outside the

Root Protection Areas of all trees is available in the parking spaces to the east and west of the building to be demolished. Materials could also be stored on the gravel drive at the front of the property but I would recommend using plastic sheeting to protect the front hedges and lawn from any materials leeching into the soil from storage and mixing.

18. Shading of the new proposal future relationship between trees and structures

The proposal will get some low level shading to the lower floor from the Goat Willows to the south but this will be have a limited impact on the occupants as these trees are small with relatively sparse canopies (see shadows on image in TCC appendix 2). Some shading will also come from the trees to the west of the site but they are set far enough back that this will only be late in the day and will not create any future conflict with the proposal. From the north and east the proposal has direct sunlight.

19. Tree Protection

19.1 All trees that are to be retained would be protected to the recommendations of BS5837:2012. Due to the fencing already present at the site and the large concrete slab surrounding the development no tree protective fencing or ground protection is necessary to facilitate the proposal (please see supporting photos for evidence of protection.

19.2 T014 Beech requires boarding over the roots that are growing over the top of the concrete slab into rear car parking spaces to ensure that the roots are not damaged throughout the development.

20.0 Tree Protection Fencing/Protective Barriers

20.1 No tree protective fencing is required for the development TPP (Appendix 3).

21.0 Materials Storage

21.1The storage and mixing of materials are to be located outside of the RPAs of retained trees.

21.2 No contaminating runoff is to be allowed to enter the RPAs of retained trees.

22.0 Services

Planned services have not been confirmed but they will be run in from the east of the site directly to the development and will not impact any tree roots as the only RPA which is close to the development is that of T014 Beech.

23.0 Mitigation & Summary of AIA & AMS

23.1 To facilitate the development no trees require removal.

23.2 No pruning works to facilitate development are required.

23.3 A pre-commencement meeting is to be held before the project commences. Attendees to include Arboricultural Consultant, the client and the Tree Officer to confirm and agree on the tree protection measures and the location of materials storage and mixing areas to be agreed with site supervisor.

23.4 No tree work is recommended for the site.

23.5 Adequate Root Protection Boarding for T014 Beech is to be in place before the development begins.

23.6 The RPAs of retained trees are naturally protected by the existing concrete pad. During the development, the Root Protection Area of T014 is to be acknowledged and strictly seen as sacrosanct in terms of storing and mixing materials unless suitable ground protection is in place such as plastic sheeting.

23.7 No cement is to be introduced into the ground within the RPA of retained trees, therefore no specialist methodology is required.

23.8 If for any reason the design changes or excavation operations within the RPAs are to be carried out the project arboriculturalist must be consulted and the LPA contacted to request approval.

23.9 No trees are to be removed to facilitate development.

23.10 Landscaping - Ground within the RPAs shall not be mechanically scraped at any time.

23.11 Services are to be introduced from the Valebridge road to the east of the site and will not therefore impact the RPAs of any trees.

23.12 The Arboricultural implications of the proposed development are seen as acceptable with no trees requiring removal.

23.13 All retained trees are protected in accordance with BS5837: 2012 Trees in relation to Design, Development and Construction by existing site conditions with the exception of T014 Beech which requires protective boarding for the above surface roots growing into the site.

23.14 This boarding should be a minimum of 12mm Ply wood joined with 50 x 50mm thick battens and screwed into the masonry of the wall so that it surrounds but does not touch the exposed roots.

Alternatively a temporary low wall could be made with blocks or bricks to section off the exposed roots and protect them from site traffic.

23.15 Subject to all tree protection measures being fully implemented, it is foreseen that the development may proceed with minimised risk to the retained trees.