Arboricultural Impact Assessment & Method Statement in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'

Project name:	**South brooks Farm, Danworth Lane, Hurstpierpoint.**		
Project Ref:	2704 Rev01	Date of report:	19 February 2026
Author:	Owen Allpress *Bsc (Hons) Arb*		
Record of amendments:	- Initial version issued 06/08/2025 - Layout update to asses porch-link. 19/02/2026		
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Local Authority Validation Summary

This arboricultural report contains supporting information regarding potential impact to retained trees as part of the proposed development.

To assist local authority (LA) verification this survey contains the following information:

- A complete Initial Tree Survey in compliance with *BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations,* carried out by a qualified arboricultural consultant.
- Scale plans with north indicated, detailing tree positions and tree categorisation.
- Implications for trees from the proposed development have been explored including trees retained and/or removed to facilitate the proposal.
- Arboricultural Method Statement for use on site. Outlining means of executing the proposal including methods where available, to be implemented to reduce the impact to retained trees.

Contents:

Appendices:

1.0 Introduction

1.1 Instruction: I have been instructed by N. Ellis-Lawson to provide an Arboricultural Impact Assessment and Method Statement as part of the proposed development at the site. The proposal is to formalise existing parking arrangements.

1.2 Scope: The scope of assessment extend to trees in immediate proximity to proposal area only.

1.3 Purpose: This report serves as an Arboricultural Survey, Impact Assessment, and Method Statement. It provides a detailed description of the existing trees, their significance, and any limitations they may pose to the proposed development plans. The report has been compiled according to the guidelines outlined in BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.

1.4 Please note that this survey is not a tree safety assessment. The evaluation of individual trees was carried out as per the standards mentioned in BS5837: 2012, and the report does not provide detailed information about their condition or the potential risks they may pose to the site's users. Therefore, the report should not be used for such purposes. If there are any concerns regarding tree safety or if insurers require this information, a separate evaluation should be conducted.

1.5 Report contents: The following contents are included to provide a comprehensive assessment of the trees, their value and the constraint they may present to the proposed development.

- **A Tree Constraints Plan** – A location plan detailing the trees recorded at the site as it is at the time of survey.
- **A Tree Retention & Protection Plan** – A plan detailing retained trees and any protection measures required to allow the proposal to be completed with reduced risk of impact to trees at the site.
- **An Initial Tree Survey** – a written summary of the initial survey, site description and methodologies employed.
- **An Arboricultural Impact Assessment** – an assessment of the impact presented by the proposed development activities on trees.

- **Arboricultural Method Statement**: A method statement outlining working methodologies to achieve the proposed construction whilst minimising impact to trees at or adjacent to the site.

2.0 Executive Summary

2.1 This executive summary provides an overview of the key findings and recommendations derived from the tree survey conducted in accordance with the BS5837:2012 standard. The purpose of this survey was to assess the arboricultural aspects of the site and provide relevant information to support the design, demolition, and construction processes.

2.2 The survey identified and categorised the trees present on the site, taking into consideration their size, health, and condition in the context of a BS5837:2012 assessment. This is not a detailed tree condition survey, (see 1.3). The report includes an illustration of the Root Protection Area (RPA) for each tree, as determined by the RPA radius derived from guidance within section 4.6 of BS5837:2012.

2.3 The proposed works involve formalising existing surfacing and parking areas, with minimal arboricultural impact anticipated. No trees are to be removed as a direct result of the scheme, and no access facilitation pruning is required. While minor surfacing works are proposed within the periphery of one Root Protection Area (T3), these can be carried out above ground level using no-dig methods to avoid excavation and minimise any potential root disturbance. Trees identified for removal are in poor condition and unrelated to the proposals. The retained trees will continue to provide screening and amenity value, and no post-development pressures are expected.

2.4 Based on the findings, recommendations have been provided for tree retention, removal, and pruning works in accordance with the British Standard 3998:2010 Tree work – Recommendations [BS3998]. These recommendations aim to ensure the preservation of important trees while considering the practical implementation and functionality requirements of the proposed development.

2.5 It is important to note that this report specifically focuses on the arboricultural aspects of the site and does not cover ecological assessments or considerations. If there are concerns regarding habitat potential or other ecological aspects, it is advised to seek advice from a qualified ecologist to address these specific areas.

2.6 The information presented in this executive summary provides a foundation for informed decision-making and tree management strategies within the context of the proposed development.

It serves as a guide for balancing the preservation of significant trees with the practicalities of construction and design.

3.0 Initial Tree Survey

3.1 Site survey: A site survey was conducted on July 2025. The weather conditions at the time of the survey were dry and bright. Visibility was not impeded by weather conditions and an appropriately scaled assessment of trees, recording the required information, was carried out.

3.2 Site description and layout: The site as it was at the time of assessment consisted of a number of existing buildings around an area of hardstanding. Further information regarding trees recorded at the site can be found in the survey sheets located in appendix 2.

3.3 Statutory protection: No information was obtained from the local planning authority regarding TPOs or conservation area status of the trees included in this report. This check is not clearance to carry out tree work without subsequent checking as the status of the site may be subject to change. Permission for tree works should be sought were the trees in question are protected by Tree Preservation Order, (TPO) or the site is within a conservation area. Tree works identified in this report require no additional permission where this report forms part of full planning permission, (without condition). It remains the contractors responsibility to ascertain if permission for works is required prior to any tree works occurring.

3.4 Tree survey methodology: The initial survey recorded information about trees at and adjacent to the site that were deemed to be relevant to the scope of the report. Third party trees are recorded where they are in such proximity that their root structure or canopy above ground may be impacted by development proposals.

3.5 Limitations: The survey was restricted to a visual assessment carried out from ground level. No aerial inspection, ground disturbance, or invasive methods were implemented. No independent checking of third-party data occurred as part of its use in this report, and its inclusion is done so fully with client permission and at the liability of the data originator. In adherence to the standards outlined in BS5837 for arboriculture reporting, it is imperative to clarify that the information contained within this report is provided to the best of my knowledge and professional expertise at the time of its compilation. The accuracy of the report is contingent upon the data available, and any unforeseen changes or inaccuracies that may arise subsequently are beyond my control. This report serves as a professional opinion based on the information accessible during the assessment period and should not be construed as a guarantee of future accuracy or alignment with evolving circumstances. This report is not a Biodiversity Net Gain (BNG) assessment, and none of the information within should be directly used to support such an assessment without notice, as the

data collection objectives of BS5837 differ subtly and may lead to inaccurate BNG calculations. Consequently, in the event of any discrepancies or inaccuracies arising after the issuance of this report, the responsibility for verification and rectification lies with the relevant stakeholders involved. This report is not intended to absolve any party from fulfilling their legal obligations or duties but rather to emphasise the dynamic and contingent nature of arboricultural assessments and the need for ongoing diligence in light of changing conditions or additional information.

3.6 Data recorded: Trees at the site have been assessed and data recorded in accordance with the requirements set out within BS5837: 2012. The following data was collected from each tree while at the site.

- REF: This is a sequential tree reference number beginning with a letter to define individual trees (T), tree groups (G), hedges (H) and woodlands (W). It is used to locate and refer to trees throughout the remainder of this report including subsequent reports at the same site.
- SPECIES: Tree species are recorded in the following format, "Common name, *(Scientific name)".* Scientific names are italicised and placed within parenthesis.
- DBH: Diameter at Breast Height, recorded at the appropriate location along the stem dependent on tree form, (usually 1.5m from ground level however this will vary depending on the form of the tree).
- CROWN SPREAD: Crown spread of the tree recorded to the nearest meter using four cardinal points as a reference.
- AGE CLASS: Age classification. This is a broad description used to detail approximate age. Age class is specific to tree species and their individual growth habit ranging from juvenile, semi-mature, mature and over-mature. The classifications 'veteran' and 'dead' are also used where relevant.
- CONDITION SUMMARY: Details of the trees overall condition in order to qualify its classification.
- PRELIMINARY MANAGEMENT ACTION: Management recommendations that are recommended to be carried out regardless of the development proposal. These are based on current site use and setting and may include trees with obvious defects that should be addressed regardless of the future of the site.
- CATEGORY GRADING: Category grading according BS5837: 2012 (see appendix 4).
- ROOT PROTECTION AREA (RPA): This measurement may be useful for designers to plot RPAs during early stages of the proposal's design or at a later stage to ascertain the dimensions of the root protection area for each tree prior to construction, (see appendix 5).

3.7 In this report, a root protection area, as defined by BS5837:2012, is the minimum optimal area necessary for a tree's rooting system to remain healthy and viable. This area should be considered as an allowance for future growth to sustain the tree beyond any construction works, and it may not necessarily contain roots. The formula found in Appendix 4 is used to calculate the root protection area for each tree based on its diameter measurement.

3.8 The Tree Protection Plan in Appendix 1 shows the root protection areas (RPA) for each tree, colour-coded to indicate tree categorisation.

3.9 The Arboricultural Impact Assessment is conducted following the Initial Tree Survey and is included in later sections of this report. The purpose of the assessment is to determine the physical impact of construction on the trees and recommend protective measures that need to be taken during construction.

4.0 Arboricultural Impact Assessment

4.1 The proposal: Additional permission is sought for a combining porch between the two buildings (extant permission), as indicated in the attached plans. This proposal also includes the surfacing and formalisation of existing parking areas, which were part of the original application. The purpose of this update is to identify any arboricultural interactions between the porch alteration and the existing trees at the site.

4.2 Trees to be removed: Two trees were identified to be in poor condition, and further trees within the wooded belt were noted to possess stem decay fungi. These trees should be removed based on the current context of the site and not as a result of the delivery of the proposed designs.

4.3 Works within root protection areas: Surfacing works are proposed to occur within the periphery of the RPA of T3. Given the existing surface, these works are not considered to be significantly impactful. However, as a precaution, it is recommended that the existing packed surface be inspected. If necessary, measures should be taken to provide and avoid ground excavation for parking bays. This approach will help limit any impact on potential root growth.

4.4 New link porch: No additional tree impact is expected to occur from the proposed new link porch, as these works are entirely outside of any root protection areas.

4.5 Access facilitation pruning: Based on the information available at the time of this report no access facilitation pruning is proposed to be required to achieve the development.

4.6 Post development pressures on trees: No trees are to be removed as part of the proposed development. Furthermore, no construction works are being carried out close to or beneath the canopies of the trees. As such, there are no anticipated post-development pressures on the trees from the proposed works.

4.7 Screening and amenity contribution: Retained trees on the site will remain intact post-development and continue to contribute to the screening and amenity value of the site. No works are proposed that would affect their current role in providing visual screening or other amenity benefit

4.8 Ancient Woodland: In a planning context, it is the responsibility of an ecologist to assess the potential impact on habitats, including Ancient Semi-Natural Woodland, (ASNW). However, individual tree impacts will be assessed if trees that may be a component of ASNW are located within the range of the survey area. It's important to note that this report does not include any checks or investigation related to the presence of ASNW. Therefore, if the presence of ancient woodland is suspected, we recommend that the client engage an experienced and qualified ecologist to provide guidance and advice.

4.9 Ecology and Biodiversity Net Gain (BNG): This report's primary focus, in line with the agreed scope of my appointment, is to observe and categorise trees in accordance with the BS5837:2012 survey methodology. While some overlap may exist between arboricultural assessments and ecological considerations, it is essential to emphasise that this report does not constitute a BNG assessment, nor should it be used as a substitute for one. Assessing habitat potential, conducting ecological surveys, or meeting Biodiversity Net Gain (BNG) requirements fall outside the scope of this report. The recent changes to BNG requirements, effective from 2024, necessitate a more rigorous approach to habitat assessment, typically requiring precise site measurements and ecological data collection. **BS5837 data is not collected with BNG in mind**, and its direct use for BNG calculations without appropriate ecological verification may result in inaccuracies. Any BNG-specific assessment remains the responsibility of the appointed project ecologist, who should ensure ecological data is collected in accordance with their required methodology. If an ecologist or planning consultant requires specific tree-related data to align with BNG needs, this must be explicitly requested and agreed upon at the outset. By default, lower-category trees may be grouped together in this report in accordance with BS5837 methodology, and where individual recording is unnecessary for planning purposes, DBH values may be estimated or averaged, particularly for tree groups that are outside direct interaction with proposals. Requests for individual measurements or additional data must be communicated before the survey is conducted, as retrospective requests may not be feasible without an additional site visit. Ecological consultants are strongly advised to undertake their own site measurements and ecological assessments to ensure compliance with BNG requirements. Misapplication of BS5837 data for BNG purposes without proper ecological verification is not advised and remains the responsibility of the party choosing to do so.

4.10 CDM 2015 and BS5837:2012 While there are overlapping aspects between BS5837:2012 and the Construction (Design and Management) Regulations 2015 (CDM 2015) — such as early planning, risk management, and site supervision — the responsibility for ensuring compliance with CDM 2015 lies with the client, principal designer, and principal contractor, as defined under the regulations. As an arboricultural consultant, my role is limited to providing advice and recommendations relating to tree protection and management. The legal duty to address and implement CDM 2015 requirements falls outside the scope of my professional remit. It is advised that the client ensures that all necessary CDM 2015 duties are assigned to the appropriate parties in accordance with the regulations.

Overlapping aspects include:

- Early-stage planning to integrate tree protection into site design.
- Managing risks from construction near trees, including root damage or structural instability.
- Supervising works within or near Root Protection Areas (RPAs).
- Ensuring protective barriers and restricted zones are maintained.
- Contributing tree-related information to project risk assessments and plans.

The recommendations made within this report are intended to support the client's effective discharge of their responsibilities under CDM 2015. These recommendations do not transfer liability for compliance to the arboricultural consultant. Should the client or project team fail to properly address these requirements, it is not within my professional role to be held accountable for any resulting issues.

4.11 Tree protection measures: Tree protection fencing will be deployed to delineate the construction exclusion zone. The specification for tree protection fencing is included in Appendix 6 and consists of light-duty HERAS panels with angled supports secured in place with driven stakes. The installation of tree protection fencing must make it purposely difficult, even impossible, to move or adapt without proper tools or access. For it to be fit for purpose, it must be immovable and remain in place for the duration of construction, unless otherwise discussed in the method statement within this or subsequent reports. Contravention of this amounts to a breach of planning permission, where this report forms part of said permission.

4.12 The arboricultural method statement, included in the final section of this report, provides working methodologies that follow on from the assessments made in the impact assessment. It is

based on information available at the time of this report and may require updating as new, more detailed information becomes available regarding construction methods and final foundation designs.

4.13 The arboricultural impact assessment is based on the current layout at the time of this report. However, if the layout changes, the associated impact on trees may also be affected and may need to be re-considered. It is the client's duty to inform the project arboriculturist of significant changes to the scheme that may affect the usefulness of this report.

5.0 Arboricultural Method Statement

This section of the report is the Arboricultural Method Statement for the specified construction activities and tree protection measures at the site. This document describes how trees will be protected and managed during the demolition & construction phase. This method statement is based on information available at the time of this report and may need to be updated as necessary as new information or changes in the site arise. It is the client's responsibility to communicate these changes to ensure the effectiveness of this document as it is intended to be used as briefing material and referred to throughout the development of the site.

A copy of this method statement must remain on site for the duration of the construction phase. This document may need to be circulated at key stages prior to commencement such as:

- At tendering of works to allow the effective identification and quantification of protective measures required to be carried out by the contractor.
- Plan the timing of key operations to minimise the impact of trees
- Referred to on site by contractors for practical guidance on how to protect trees at the site.

Activity	Timing	Notes
Tree works	Prior to construction phase	Carry out tree works listed in tree survey schedule appendix 2.

Table 1: Schedule of tree protection measures and tree related actions.

5.1 Requirements: A copy of this Arboricultural Method Statement must remain on site throughout the duration of construction and be available for use both as a reference and as briefing material for any operation that may affect retained trees at the site. No specialist arboricultural input is proposed at this stage other than arboricultural representation at the pre-commencement site meeting. The below preliminary AMS represents the minimum level of consideration expected by contractors to be observed throughout construction phase.

5.2 Protection of Construction Exclusion Zone (CEZ): To ensure the safety of trees during the construction phase, installation of tree protection fencing in the CEZ, as depicted in the Tree Protection Plan within appendix 1, should be done before any construction traffic or delivery of materials on the site. It is important to note that certain activities are prohibited within the CEZ as outlined in paragraph 4.3. The location of the tree protection fencing must adhere to the specifications of the Tree Protection Plan and should not be altered or breached in any way without explicit instructions either outlined in this method statement or by the project arboriculturist. The fencing must remain in place throughout the construction works to ensure the protection of trees

5.3 The areas protected by fencing or ground protection shall be referred to as the construction exclusion zones. The following actions shall be prohibited within the construction exclusion zones:

- Vehicular access (unless on suitable ground protection specified within this report).
- Regular pedestrian access unless on suitable ground protection.
- Storage of construction materials.
- Storage or handling of harmful chemicals.
- Any change in ground level unless otherwise stated in this report or under supervision of an arboriculturist.
- Construction activities including hard surfacing.

5.5 Services: No information regarding existing or proposed underground services was provided for assessment as part of this report. Based on the positioning of the trees around the external perimeter of the plot and the likely existing service provisions, it is unlikely that new service works will be required. However, should any new service routes or adjustments to existing services be necessary, they should be discussed with the project arboriculturist prior to implementation to ensure tree protection is maintained.

5.6 Arboricultural supervision: In order to ensure the effective implementation of tree protection measures and enable contractors to discuss works phasing relevant to tree protection, it is strongly recommended that a pre-commencement site meeting be conducted. Although no significant works are anticipated and direct supervision of construction activities is not deemed necessary, the site meeting serves as an opportunity to accurately highlight tree protection measures and potential concerns. The following activities require arboricultural supervision:

- Conducting a pre-commencement site meeting with appointed contractors to discuss tree protection measures and phasing of works, and
- Verifying the correct installation of tree protection fencing and delineation of the CEZ. It should be noted that based on available information at the time of this assessment, a more detailed methodology may be required once final surface types are confirmed for use.

5.7 Root pruning: In the context of protected trees, it should be acknowledged that tree roots are also afforded protection. Therefore, root pruning, particularly during construction, falls under the purview of local authority regulations, necessitating approval through the tree works application process. However, it is important to note that if the proposed design, including the intent to prune roots, receives full approval as part of the planning process, this authorisation supersedes the need for additional permission where the proposed actions are clearly identified in arboricultural reports. In this light, where this report outlines the intent to prune roots in the context of protected trees. It is expected that the local authority, upon granting full planning permission for the client, do so based on their understanding of the content of this report and acknowledge and accepts the proposed root pruning as an integral part of the approved design. It is the responsibility of the local authority to duly comprehend and incorporate the stipulations outlined in this report within the broader framework of planning permissions granted to the client.

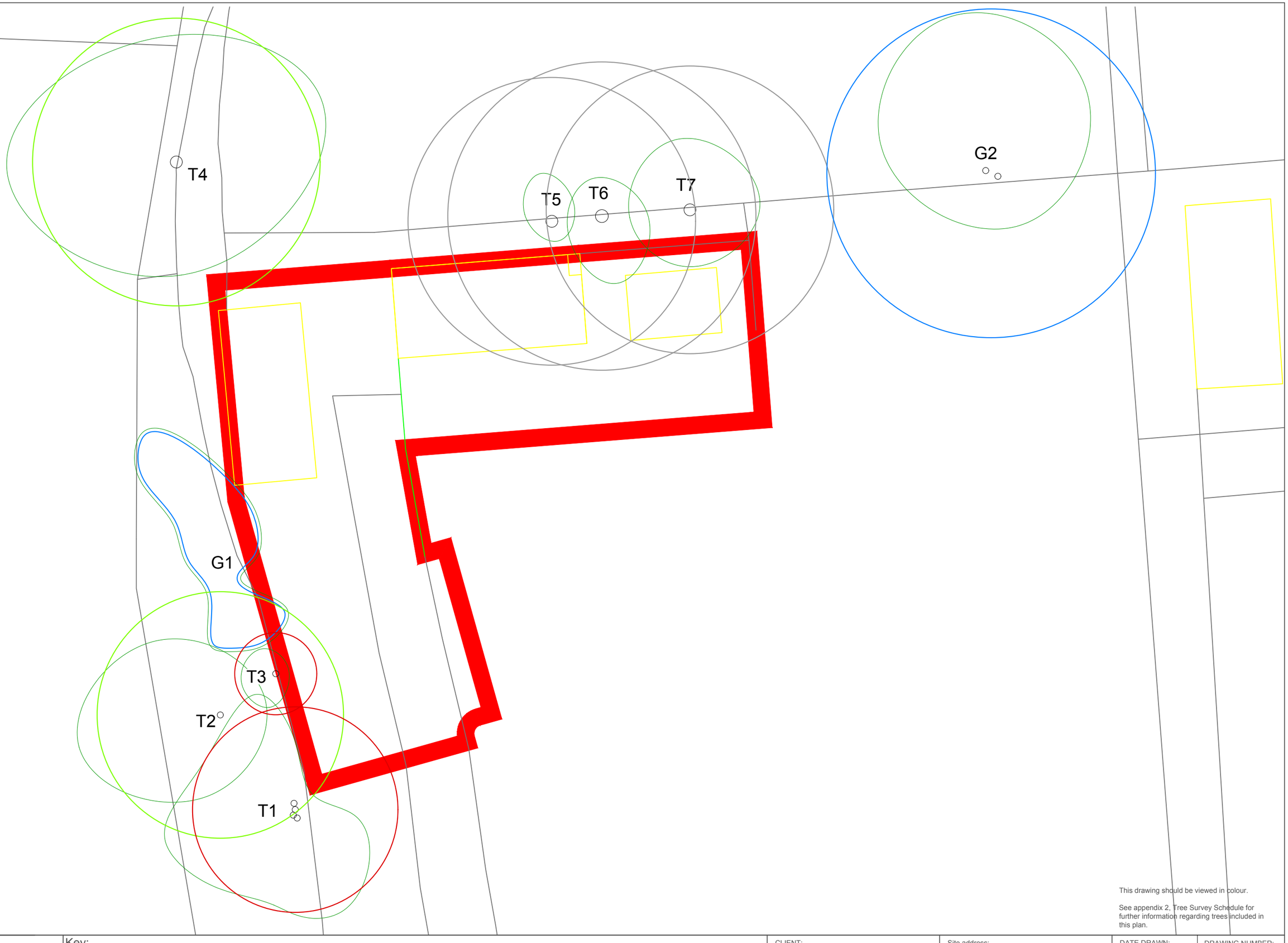
5.8 While the calculation and interpretation of root protection areas is guided by industry standards, it should be noted that underground root morphology is influenced by numerous factors. As such, there is the potential for roots to be discovered outside of designated root protection areas, including those which extend beyond roads, as tree root growth is not confined to a constant ideal.

5.9 In the event of any inadvertent damage caused to trees during construction at the site, work must immediately cease until consultation with the project arboriculturist has taken place. The project arboriculturist will assess the likely implications of the damage caused and recommend

necessary remedial measures, including providing assessment of impact of any environmental incidents such as fuel spillage, fire, or chemical damage.

5.10 The contractor shall appoint a supervising arboriculturist who will be responsible for overseeing tree-related matters at the site. In this capacity, the supervising arboriculturist may be required to report to the local authority arboricultural officer regarding any changes or unforeseen tree-related issues that arise.

Appendix 1 – Tree Constraints Plan & Tree Retention & Protection Plan



This drawing should be viewed in colour.

See appendix 2, Tree Survey Schedule for further information regarding trees included in this plan.

Owen Allpress BSc (Hons) Arb
Independent Arboricultural Consultant

Key:
- Tree Canopy
- Category U RPA
- Category A RPA
- Category B RPA
- Category C RPA

N

CLIENT: N. Ellis-Lawson

DRAWING TITLE: Tree Constraints Plan

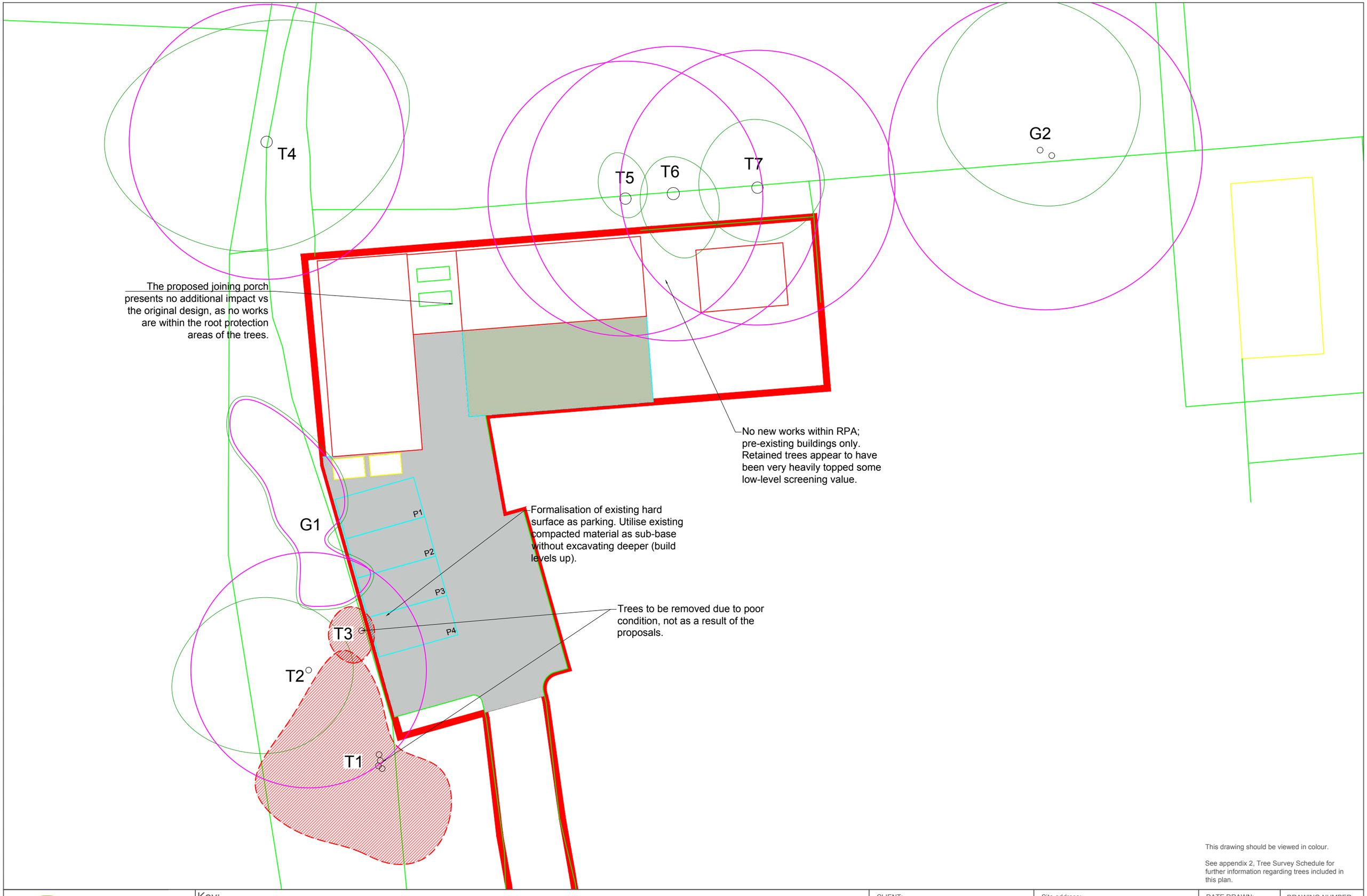
Site address: Southbrooks Farm, Danworth Lane, Hurstpierpoint

DATE DRAWN: 31/07/2025

DRAWING NUMBER: 2704-01

SCALE: 1:200 @ A3

DRAWN BY: OA



This drawing should be viewed in colour.

See appendix 2, Tree Survey Schedule for further information regarding trees included in this plan.

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Key:
- Tree Canopy
- RPA of Retained Tree
- Tree removal (with category)

N

CLIENT: N. Ellis-Lawson

DRAWING TITLE: Retention & Protection Plan

Site address: Southbrooks Farm, Danworth Lane, Hurstpierpoint

DATE DRAWN: 19/02/2026

DRAWING NUMBER: 2704-02

SCALE: 1:200 @ A3

DRAWN BY: OA

Appendix 2 – Tree Survey Schedule

Client:	N. Ellis-Lawson	Tree Survey Schedule	Owen Allpress BSc (Hons) Arb Independent Arboricultural Consultant
Site:	Southbrooks Farm		
Survey Date:	01/07/25		
Surveyor:	O.Allpress		

Ref	Species	DBH (mm)	Est Crown spread (m)				Age class	Observations	Recommended management action	Category grading	Root Protection Radius (m)
			N	E	S	W					
T1	Common ash, *(Fraxinus excelcior)*	500 ms est	6	5	6	7	Mature	Multi-stem ash group within wooded boundary. Poor vitality with deadwood and tip dieback.	None at time of survey	U	6.0
T2	Pedunculate oak, *(Quercus robur)*	600 est	4	4	7	8	Mature	Mature oak in wooded area, limited access to assess stem base. Appears to have good vitality.	None at time of survey	A2	7.2
T3	Hawthorn, *(Crataegus monogyna)*	200 est	2 avg				Semi-mature	Small, partly dead hawthorn in wooded area. No real arboricultural value.	None at time of survey	U	2.4
G1	Pedunculate oak, *(Quercus robur)*	350 avg est	3 avg				Mature	Group of small oaks in field boundary. Limited arboricultural value; self-set. Provides screening component.	None at time of survey	B2	4.2
T4	Pedunculate oak, *(Quercus robur)*	700 est	7	8	7	10	Mature	Closest mature oak in row to structures.	None at time of survey	A2	8.4
T5	Common ash, *(Fraxinus excelcior)*	700 est	3 avg				Mature	Heavily topped ash in generally poor structural condition but re-growing.	None at time of survey	C1	8.4
T6	Common ash, *(Fraxinus excelcior)*	750 est	4 avg				Mature	Heavily topped ash in generally poor structural condition but re-growing.	None at time of survey	C1	9.0
T7	Common ash, *(Fraxinus excelcior)*	700 est	5 avg				Mature	Heavily topped ash in generally poor structural condition but re-growing.	None at time of survey	C1	8.4

Client:	N. Ellis-Lawson		Tree Survey Schedule							Owen Allpress BSc (Hons) Arb Independent Arboricultural Consultant		
Site:	Southbrooks Farm											
Survey Date:	01/07/25											
Surveyor:	O.Allpress											
Ref	Species	DBH (mm)	Est Crown spread (m)				Age class	Observations		Recommended management action	Category grading	Root Protection Radius (m)
			N	E	S	W						
G2	Common ash, *(Fraxinus excelcior)*	800 ms est	9	6	3	6	Mature	Two closely grown trees, possibly a single tree with subterranean inclusion. Limited access to assess stem base. Set away from proposal area.		None at time of survey	B2	9.6
All tree Positions approx. no topographical data supplied.												

Appendix 3 – Photographs

	**Photo 1:** Existing trees adjacent proposed parking.
	**Photo 2:** Trees to rear of existing structures.

Appendix 4 – Linked content

The appendices are available exclusively through the links and QR codes provided below. To access the content, scan the QR codes or click directly on the links if you're using a computer or mobile device.

Frequently Asked Questions (FAQs)	Tree protection fencing signage
BS5837:2012 Tree categorisation workflow	Tree protection fencing specification