

Arboriculture Impact Assessment & Method Statement

Proposed Residential Extension Scheme

Yeoveney House, Cuckfield Lane, Warninglid, West Sussex

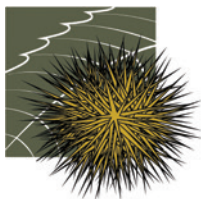


Date: 21st May 2025 Revision: 00

PLANNING ISSUE

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Ref: RCo581 / Yeoveney House, Warninglid / Rev00 / Planning / 21-05-25



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1.0 INTRODUCTION

1.1 Background

- 1.1.1 Ramsay & Co has been commissioned by Mr. & Mrs. Currer to provide a Tree Retention / Protection package in relation to a proposed residential extension to Yeoveney House, Cuckfield Lane, Warninglid, West Sussex.
- 1.1.2 This Arboriculture Impact Assessment [AIA] & Method Statement [AMS] has been prepared by Andrew Ramsay (BA Hons) MALA who is a Landscape Architect and a chartered member of the Landscape Institute (CMLI).
- 1.1.3 This report should be read in conjunction with the following drawing and schedule:
- *RCo581 / 01 / Tree Protection Drawing;*
 - *RCo581 / Tree Schedule.*
- 1.1.4 The purpose of this report is to assist in the planning process with regard to the proposed residential extension in relation to existing trees and vegetation in line with the guidelines as laid out within *BS5837-2012: Trees in Relation to Design, Demolition and Construction – Recommendations*. Where appropriate, the impact on existing trees has been considered with regard to the following:
- *The direct and indirect effects of the proposed development on the surveyed trees in relation to the scheme layout;*
 - *Demolition and general construction activities including access, material storage and any provision for scaffolding;*
 - *Installation of hard surface treatments;*
 - *The development proposals.*
- 1.1.5 This Arboriculture Report and Tree Survey is intended for planning purposes only and is not intended as a safety survey / audit or a long-term management plan and should not be used as such. All trees should undergo a regular and full safety inspection as defined by both civil law and the Occupiers' Liability Acts of 1957 & 1984.

Mid Sussex District Council: Tree Preservation Order

- 1.1.6 A blanket TPO [Hollingbury Court, Cuckfield Lane, Warninglid, RH17 5SP] covers the Yeoveney House curtilage [Ref: SV/01/TPO/83].

Method Statement: Introduction

- 1.1.7 The Method Statement (Section 04) is intended to provide guidance as to how the retained trees are to be protected throughout the construction phase of the proposed residential extension scheme in line with the recommendations as laid out within *BS5837-2012: Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.1.8 Tree protection measures required to be implemented before the start of any construction activities include:

- *Positioning and installation of tree protection fencing;*
- *Demolition of existing building/conservatory;*

1.1.9 Measures to be addressed during the construction phase of the proposed development include:

- *Demolition / removal of existing landscape features and general construction activities;*
- *Storage of materials, site cabin and facilities location;*
- *Use of materials hazardous to long term tree health;*
- *Installation of service trenches / routes.*

1.2 Site Appraisal

1.2.1 The proposed development site comprises a detached residential dwelling to the southern edge of Cuckfield Lane, Warninglid, West Sussex. The property benefits from an extension to the eastern edge and conservatory to the south-eastern elevation. Immediately adjacent to the southern edge of the property is a low retaining wall which edges the conservatory and [further west] a patio. The access off Cuckfield Lane and frontage area is surfaced with brick paviors.

2.0 TREE SURVEY SUMMARY

2.1.1 The tree survey was carried out on the 15th May 2025. A total of 2 no. individual tree/shrub specimens were surveyed – information regarding the existing vegetation is contained within the accompanying *Tree Schedule* and is summarised below:

Table 01: Tree / Hedgerow Categorisation Summary			
Cat.	Tree / Shrub Specimens	Shrub Groups	Formal Hedgerows
A	0	0	0
B	1	0	0
C	1	1	0
U	0	0	0

3.0 ARBORICULTURE IMPACT ASSESSMENT

3.1 Tree to be Removed

- 3.1.1 To the rear of the property is a single Holly specimen which lies in very close proximity to the conservatory and boundary fenceline, it has a very compact habit due to routine pruning however oversails the clear conservatory roof. There is an ongoing issue with debris from the tree blocking gutters and falling on the clear conservatory roof, the evergreen crown also blocks the light. A large limb has been removed at ground level likely due to it growing east over the neighbouring boundary.
- 3.1.2 It is recommended the tree be removed due to the ongoing and future requirement for routine pruning, falling debris and blocking of light to the rear of the house.

3.2 Arboriculture Impact Assessment

Overview

- 3.2.1 The proposed extension would follow the existing [eastern] building edge and largely maintain the existing conservatory footprint although it would square off the current faceted edges of the conservatory [in plan]. The existing foundations are to be left in place however this may require additional structural analysis and investigation.

Table 01	
TREE ID	PROPOSED WORKS
T 01	<i>Tree to be removed due to proximity to the rear of the house.</i>
SG 03	<i>Shrubs to be removed to facilitate removal of existing extension and access.</i>
Generally	<i>All existing trees, shrubs and hedgerows to be protected with fencing as shown within RCo581 / 01 / Tree Protection Drawing.</i>

Arboriculture Impact

- 3.2.2 Whilst the tree crown is partially visible from a very limited section of Cuckfield Lane, it is considered its removal would have a negligible impact with regard to visual amenity.

Method Statement: Introduction

- 3.2.3 The Method Statement (Section 04) is intended to provide guidance as to how the retained trees and shrubs are to be protected throughout the construction phase of the proposed development scheme in line with the recommendations as laid out

within *BS5837-2012: Trees in Relation to Design, Demolition and Construction – Recommendations*.

- 3.2.4 Tree protection measures required to be implemented before the start of any construction activities include:

- *Positioning and installation of tree protection fencing.*

- 3.2.5 Measures to be addressed during the construction phase of the proposed development include:

- *General construction activities;*
- *Storage of materials, site cabin and facilities location;*
- *Use of materials hazardous to long term tree health;*
- *Installation of service trenches / routes.*

3.3 Tree Protection Measures

Tree Protection Fencing

- 3.3.1 The trees designated for retention are to be retained and protected with tree protection fencing in accordance with '*BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations*'. Refer to *RCo581 / 01 / Tree Protection Drawing* for the proposed tree protection fencing locations.

Proposed Site Compound and Site Access

- 3.3.2 All access and storage areas are to be within the [temporarily] fenced hard surfaced area to the Yeoveney House frontage [as shown on *RCo581 / 01 / Tree Protection Drawing*].

Hazardous Materials

- 3.3.3 All hazardous materials are to be strictly controlled to prevent accidental spillage thus ensuring the risk of damage to existing tree root systems is minimised.

Inspections

- 3.3.4 An appointed arboriculture consultant is to inspect the tree protection measures [fencing] prior to any construction activities and to oversee all activities which may be damaging to the existing. Any additional pruning works and temporary removal / reconfiguring of the temporary fencing will be approved by the arboriculture consultant in advance.

4.0 METHOD STATEMENT

4.1 Phasing of Operations

- 4.1.1 All the measures described in this section are intended to ensure the protection of existing trees during the construction of the proposed development. All

construction personnel, site operatives, [including sub-contractors] and delivery drivers should be made aware of the elements within this report.

Phasing of Tree Protection Measures

4.1.2 The phasing of the tree protection measures are to be as follows;

- *Phase 01 - Installation of tree protection fencing;*
- *Phase 02 - Demolish and remove existing extension / conservatory;*
- *Phase 03 - Construction Phase;*
- *Phase 04 - Removal of Tree Protection Fencing following the completion of all construction activities;*

Temporary Tree Protection Fencing Installation (Phase 01)

4.1.3 Trees scheduled to be retained are to be protected with tree protection fencing as detailed on *RCo581 / 01 / Tree Protection Drawing* and in accordance with the guidance laid out within *BS5837-2012: Trees in Relation to Design, Demolition and Construction – Recommendations*. The fencing is to be installed prior to any construction activities. The contractor is to be responsible for the installation, protection and maintenance of the tree protection fencing as well as the areas below the tree canopies and within the designated tree root protection areas.

4.1.4 The tree protection fencing is to be 2.0m height Herras welded wire mesh fencing positioned to the outside edge of the designated Tree Root Protection Areas as shown. Where possible the fencing should be temporarily fixed to appropriate fences, walls, knee rails etc. to provide a robust and completely protected area (*refer to Figures 1 and Figure 2, Section 5.0*). All tree protection fencing to be in accordance with *BS 5837-2012: 'Trees in Relation to Design, Demolition and Construction - Recommendations'* set out as specified within *RCo581 / 01 / Tree Protection Drawing*.

4.1.5 Day-Glo ribbons should be attached to the top of the fencing to ensure the fencing can be seen. The fencing should have all weather signs attached (*Refer to Figure 3 - Section 5.0 for example*).

4.1.6 All tree root protection fencing shall be maintained for the full construction period and inspected / approved prior to the commencement of any construction site activities by a suitably qualified arboriculturist. If the tree root protection fencing requires repositioning during the construction programme, prior notification and agreement must be sought by the contractor with the appointed arboriculture supervisor.

4.1.7 Within the designated tree root protection areas:

- *No vehicles / machinery are to be used;*
- *No materials / chemicals are to be stockpiled / stored;*
- *No excavation activities. Ground levels to be maintained;*
- *No fires are to be lit.*

Demolish & Remove Existing Building [Phase 02]

- 4.1.8 The existing extension and conservatory are to be removed.

Construction (Phase 03)

- 4.1.9 All fencing is to be maintained for the entire duration of the main construction phase.

Temporary Tree Protection Fencing Removal (Phase 04)

- 4.1.10 At the end of the contract period the contractor shall remove all protective fencing from the development site. All existing vegetation is to be healthy and thriving at handover.
- 4.1.11 All site operations and construction activities will be conducted with due regard for the protection and long-term viability of the existing trees and vegetation which are to be retained according to the guidelines laid out within *BS5837: 2012 Trees in Relation to Demolition, Design and Construction – Recommendations*.

4.2 Tree Surgery

- 4.2.1 Any significant tree defects discovered during the scheduled tree works are to be reported to the project Arboriculture Consultant. All scheduled and arising tree work (including tree removal) will be undertaken by an approved and appropriately qualified tree surgeon in accordance with BS 3998: 2010 *Tree Work: Recommendations* and approved in advance with the arboriculture consultant. Branches in confined spaces to be removed and taken down in sections and all arisings are to be transported and disposed of away from site unless advised otherwise.

4.3 Retained Trees and Vegetation

- 4.3.1 Where construction works are to be carried out below tree canopies and / or within tree root protection areas, the contractor is to exercise extreme caution in order to avoid any damage to the existing tree roots and / or tree architecture.

4.4 Manual Excavation

Generally

- 4.4.1 Any regrading of existing ground levels should, wherever possible be limited to areas out-with tree root protection areas. Where existing ground levels are to be regraded within tree root protection areas, any excavation should be undertaken manually and with hand tools only. Individual tree roots and root clumps measuring >25mm must not be severed without seeking specialist arboriculture advice. Roots measuring <25mm may be cleanly severed using specialist hand tools only and to the absolute minimum extent. Any roots which are exposed should be immediately

covered with hessian sacking and backfilled with existing topsoil or appropriate granular fill (non-injurious to tree roots) as soon as possible in order to minimise and limit drying and desiccation.

4.5 Proposed Permanent Fencing

- 4.5.1 All proposed fence posts within designated Tree Root Protection Areas are to be installed by hand digging with manual tools only. No machinery and no tracked vehicles are to be used within designated Tree Root Protection areas [soft estate].

4.6 Service Routes / Trenches

- 4.6.1 Wherever possible proposed service routes (cables, pipes, service runs etc) should be located outwith of tree root protection areas. Where site constraints dictate this is not possible, the service route should be designed so as to minimise the impact to the existing tree root protection area ie routed in the most direct route to and from the exterior of the radius root protection area and minimising the length of the run. Service trenches within tree root protection areas should be excavated using a manual dig method with hand tools only and routed through tree roots via a ducting sleeve. Service runs should, wherever possible be combined in order to minimise the impact on existing tree roots and not within 1.0m of the tree trunk.
- 4.6.2 Individual tree roots and root clumps measuring >25mm must not be severed without seeking specialist arboriculture advice. Roots measuring <25mm may be severed using specialist hand tools only and to the absolute minimum extent to allow the facilitation of the service route - wherever possible tree roots must be left intact in order to ensure the long term viability of the tree root system. Exposed routes should be immediately wrapped in dry hessian sacking or coconut matting in order to prevent drying and as a temporary measure can be surrounded with a loose granular fill prior to backfilling with the excavated topsoil. Tree roots >25mm, which are not required to be severed, may be carefully retained and protected with washed sharp sand, prior to backfilling with topsoil.
- 4.6.3 In some instances, trenchless insertion methods may be employed in order to facilitate service runs through root protection areas. In such cases the entry and retrieval pits should be located outside of the designated root protection areas and the run should be located below 750mm from the existing ground level in order to limit the potential damage to existing tree roots.
- 4.6.4 All proposed service runs within designated tree root protection areas are to be approved by the project arboriculture consultant / Tree Officer prior to any works on site. All excavations within designated TRP areas are to be supervised by an appropriately qualified / experienced arboriculture consultant.

4.7 Lifting of Existing Hard Surfaced Areas

- 4.7.1 The removal of any existing hard surface layer within the tree root protection areas should be undertaken taking care to ensure the existing tree roots remain undamaged. Any operations should be undertaken manually and with hand tools (suitable machinery may be used in consultation with the appointed arborist and should be accomplished by working backwards to ensure the resulting, exposed ground is not compacted.

4.8 Demolition of Structures

- 4.8.1 Trees close to structures which are scheduled to be demolished within RPAs should be selectively pruned (tying back branches to achieve a clear working space should also be considered as an alternative) in order to prevent accidental damage. Movement of machinery should be restricted to areas outside of the RPA, areas with ground protection or from within the existing building footprint. Where trees are in close proximity to structures they should be demolished using a '*top down pull back*' method. Any below ground structures within existing Tree RPAs (eg foundations) should be left in situ to prevent accidental damage to tree roots.

4.9 Herbicides

- 4.9.1 Any herbicides which are to be used within the vicinity of existing trees and particularly within designated RPAs should be an appropriate product for the vegetation which is intended to be removed and all instructions and guidance from the manufacturers are to be strictly observed. The following guidance / legislation may be pertinent;
- *Control of Pesticides Regulations 1986*;
 - *The Control of Pesticides Regulations (Amended 2012)*;
 - *Control of Substances Hazardous to Health Regulations 2002*;
 - *HSE Publication 257 (2013)*;
 - *Pesticides Safety Directive (www.pesticides.gov.uk)*.

4.10 General Notes

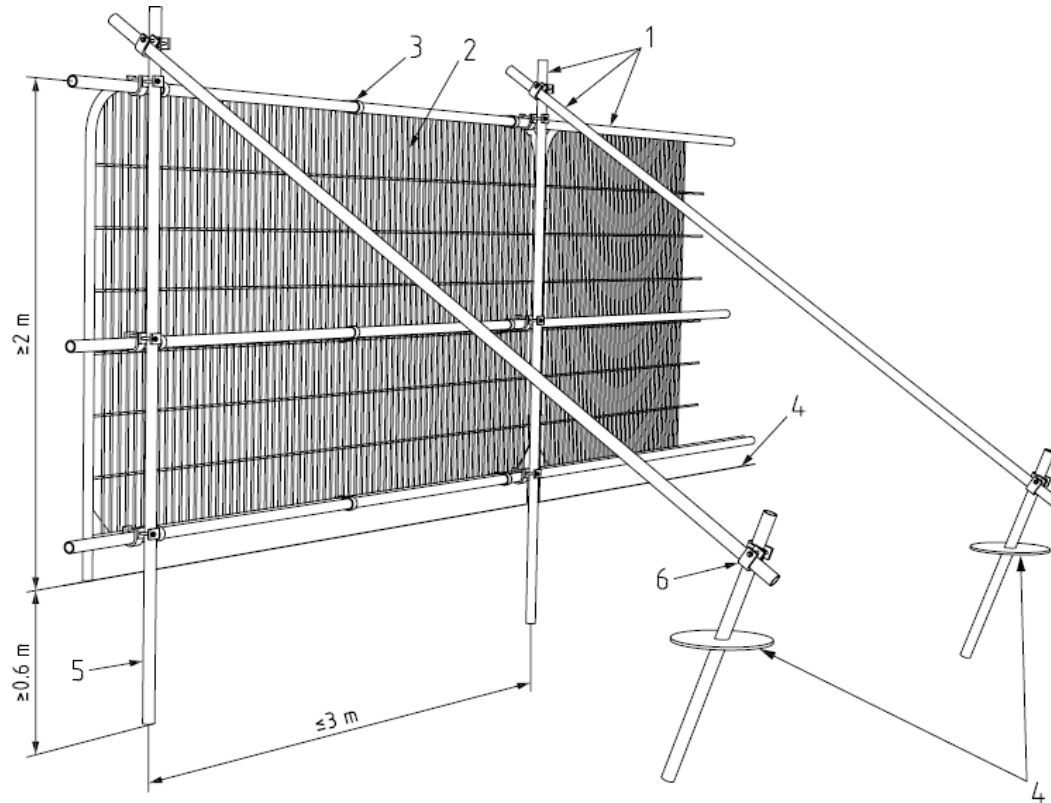
- 4.10.1 The guidance and principles within *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction – Recommendations* are to be followed at all times to prevent undue damage and / or stress on the tree root systems of trees within and adjacent to the proposed development site.
- 4.10.2 The integrity of the existing soil structures are fundamental to the long term health and viability of trees and therefore soil compaction, excavation and contamination

is to be avoided at all times within the RPAs. Great care is to be taken to avoid damage to tree roots, stems, boles, branches and canopies.

- 4.10.3 All tree protection measures are to be carried out on site in accordance with the approved drawing and schedule.

5.0 FIGURES

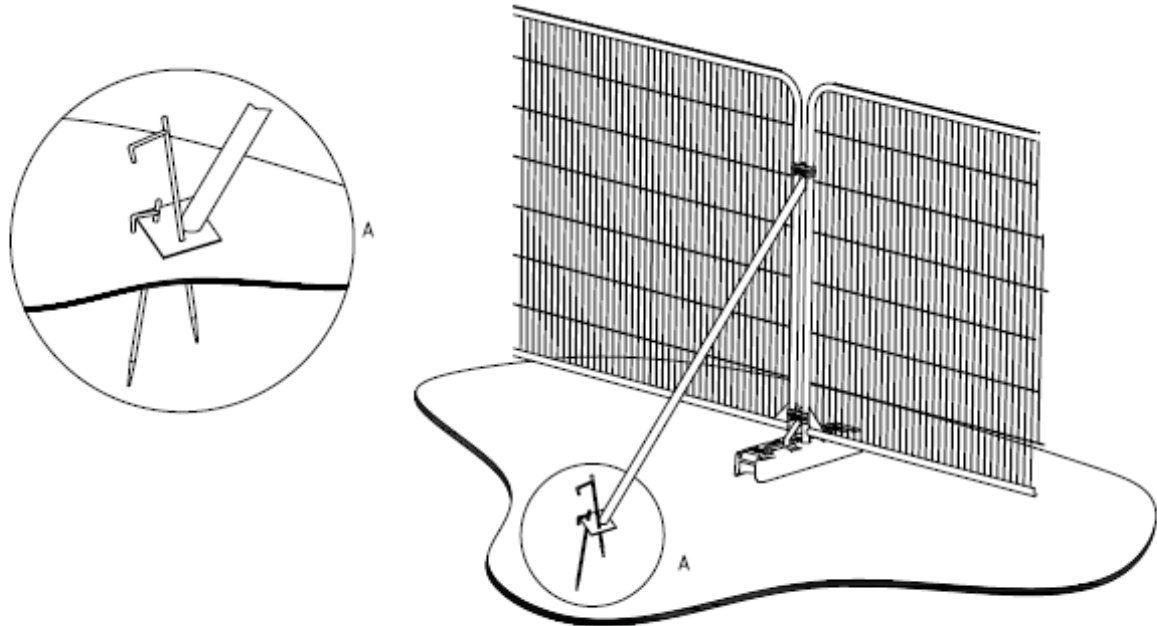
Figure 01. Tree Protective Fencing. Default specification for protective barrier [Not to be used within designated TRP Zones]
(© The British Standards Institution 2012)



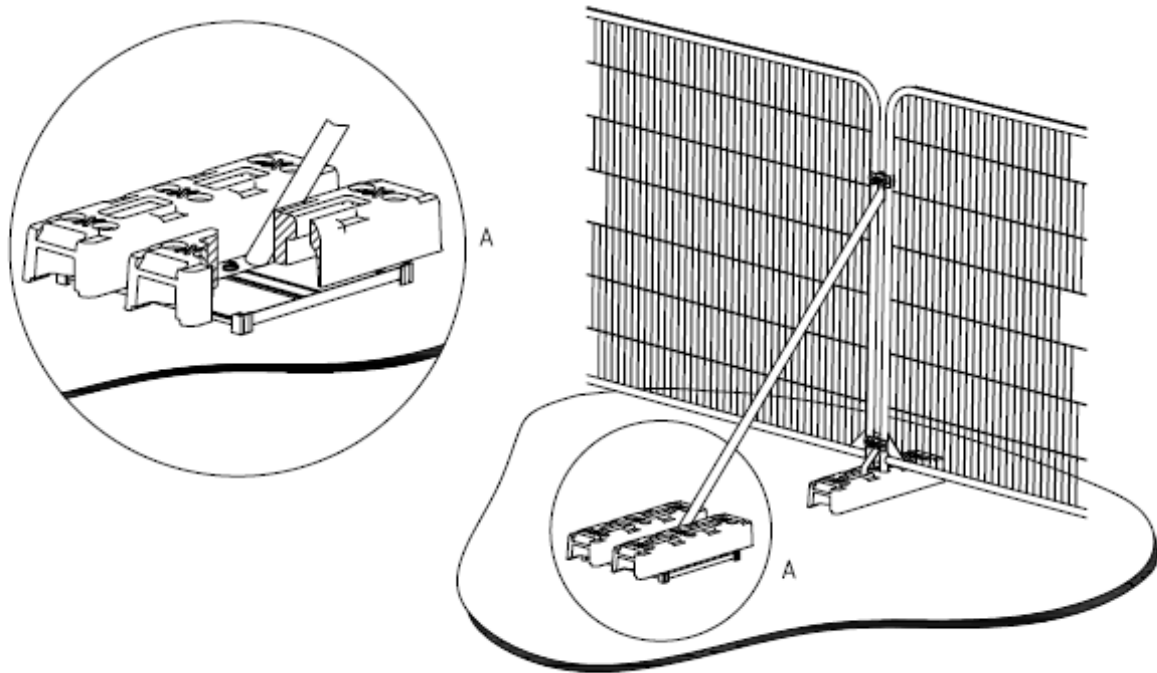
Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Figure 02. Tree Protective Fencing Support - Alternative support specification for protective barrier.
(© The British Standards Institution 2012)



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Figure 03. Tree Protection Fencing - Signage



Appendix 04: Images



Image 01: Holly Tree to Rear of Property