



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**34 Newlands
Balcombe
West Sussex
RH17 6JA**

Document date: 1st December 2025

Document ref: PJC/7029/25-02 Rev -

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PJC Consultancy Ltd

on behalf of

Mr C Myhill

Document author

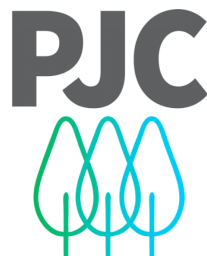
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Checked by

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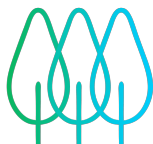


arboriculture . ecology . landscape



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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Mr C Myhill to provide an arboricultural impact assessment and arboricultural method statement to support the construction of a new garden room at 34 Newlands, Balcombe, West Sussex.

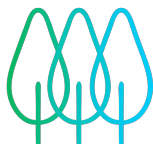
This report complies with the planning policies of Mid Sussex District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 27th November 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

No trees require removal or pruning to facilitate the construction of the proposed building.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 3 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees.



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Mr C Myhill to provide an arboricultural impact assessment and arboricultural method statement to support the construction of a new garden room at 34 Newlands, Balcombe, West Sussex.
- 1.1.2 This report complies with the planning policies of Mid Sussex District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

- 1.2.1 This report has been undertaken with the following objectives:
- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
 - To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

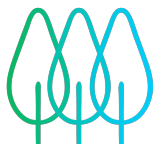
- 1.3.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 2, a tree retention plan at Appendix 3.
 - An arboricultural method statement at section 3 and a tree protection plan at Appendix 4.

1.4 Documents and information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
- PJC Initial Arboricultural Report Ref: 5693/21-01

1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.



2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

2.1.1 The survey was carried out on 27th November 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

2.1.2 There is a tree preservation order (TPO) which protects some trees adjacent to the site.

2.2 The proposals

2.2.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

2.3 Tree removals

2.3.1 No trees are to be removed to facilitate the construction of the proposed building.

2.4 Access facilitation pruning

2.4.1 Based on the information currently available, it is anticipated that the crowns of all retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

2.5 Levels

2.5.1 The levels of the site increase slightly towards the north. The existing levels have been incorporated into the design process, and no change of levels are proposed.

2.6 Building footings in proximity to trees

2.6.1 Part of the building's footprint will be located on the periphery of one tree's root protection area. Hand installed ground screws will be used instead of a slab foundation to maintain the undisturbed area within the root protection area. The base of the building will bolt directly to the top of the ground screws.

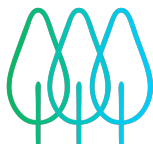
2.7 Hard standing in proximity to trees

2.7.1 No new hard standing will be constructed within the root protection areas of retained trees.

2.8 Conclusions

2.8.1 Whilst the new building occupies a small area on the periphery of one tree's root protection area, the use of ground screws to avoid disturbance to the rooting area will cause minimal disturbance to the rooting area.

2.8.2 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.



3 ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

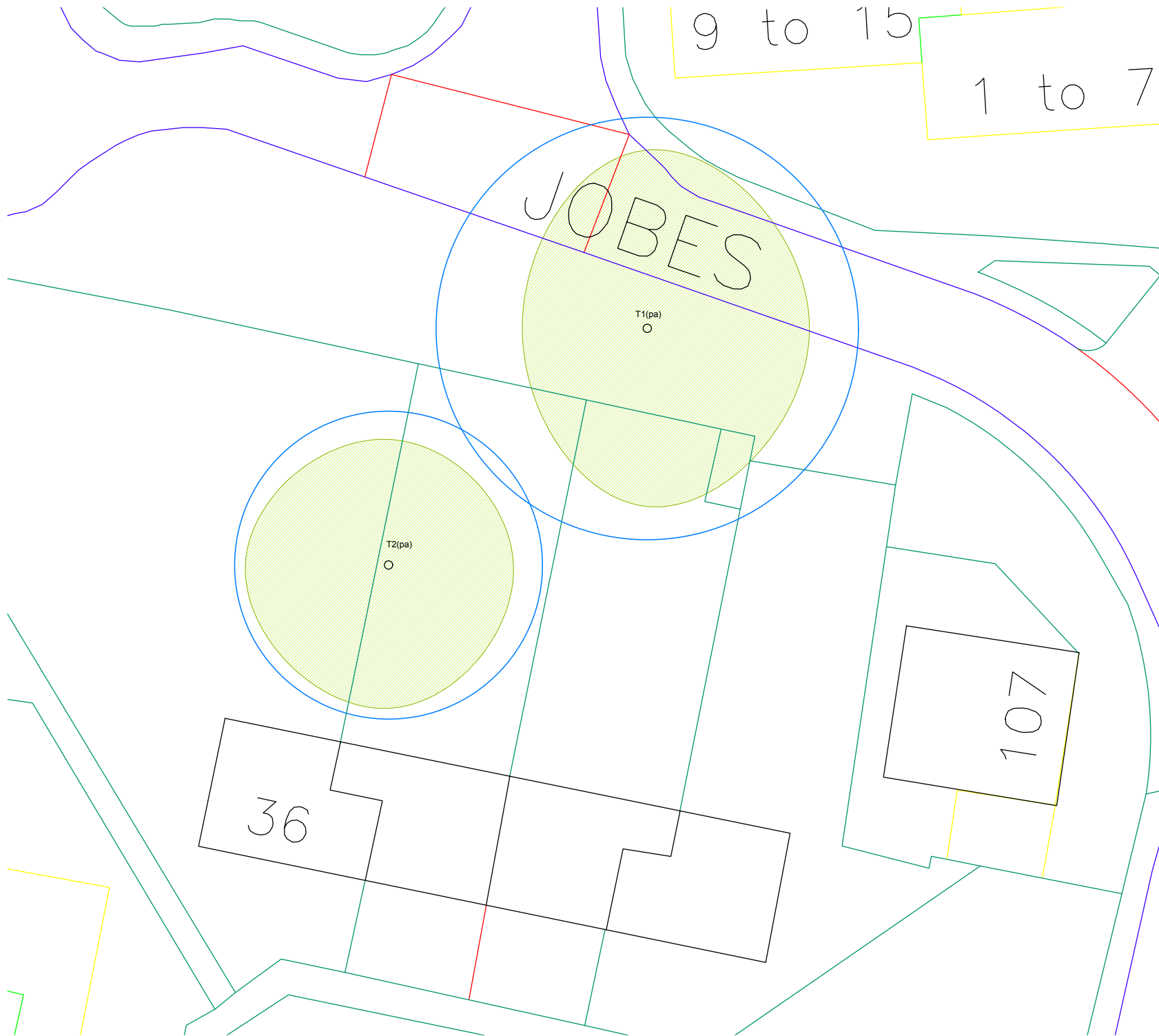
- 3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of construction works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Construction of new building

- 3.2.1 The ground screws will be installed by hand, in the footprint of the new building. If surface roots are observed, the location of the ground screw will be moved to avoid the root. The base of the garden building will be constructed to bolt to the top of the ground screws. Materials will be brought onto site by foot and stacked in the yellow hatched area on the tree protection plan. The building will be constructed in sections in the yellow hatched area and walked over to the building footprint to be installed. Following completion of the building, a step will be built on the existing adjacent patio to bridge the change in levels between the building and patio.



Appendix 1: Tree Constraints Plan



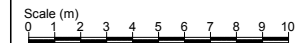
- Key:**
-  Root protection area for category B* tree
 -  Tree canopy

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contained within the arboricultural report ref. PJC/7029/25-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7029/25/A Rev: - Sheet number: 1 of 1

Client and site:
Chris Myhill
34 Newlands
Balcombe
West Sussex
RH17 6JA

Drawing title: Tree Constraints Plan

Date drawn: 27/11/2025

Scale: 1:200 at A3

Drawn by: NB

Checked by: PD



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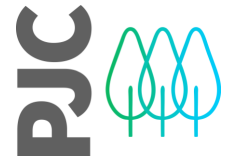
Appendix 2: Tree Survey Schedule

Site: 34 Newlands, Balcombe, West Sussex

Survey date: 27/11/2025

Surveyor: Nick Betts

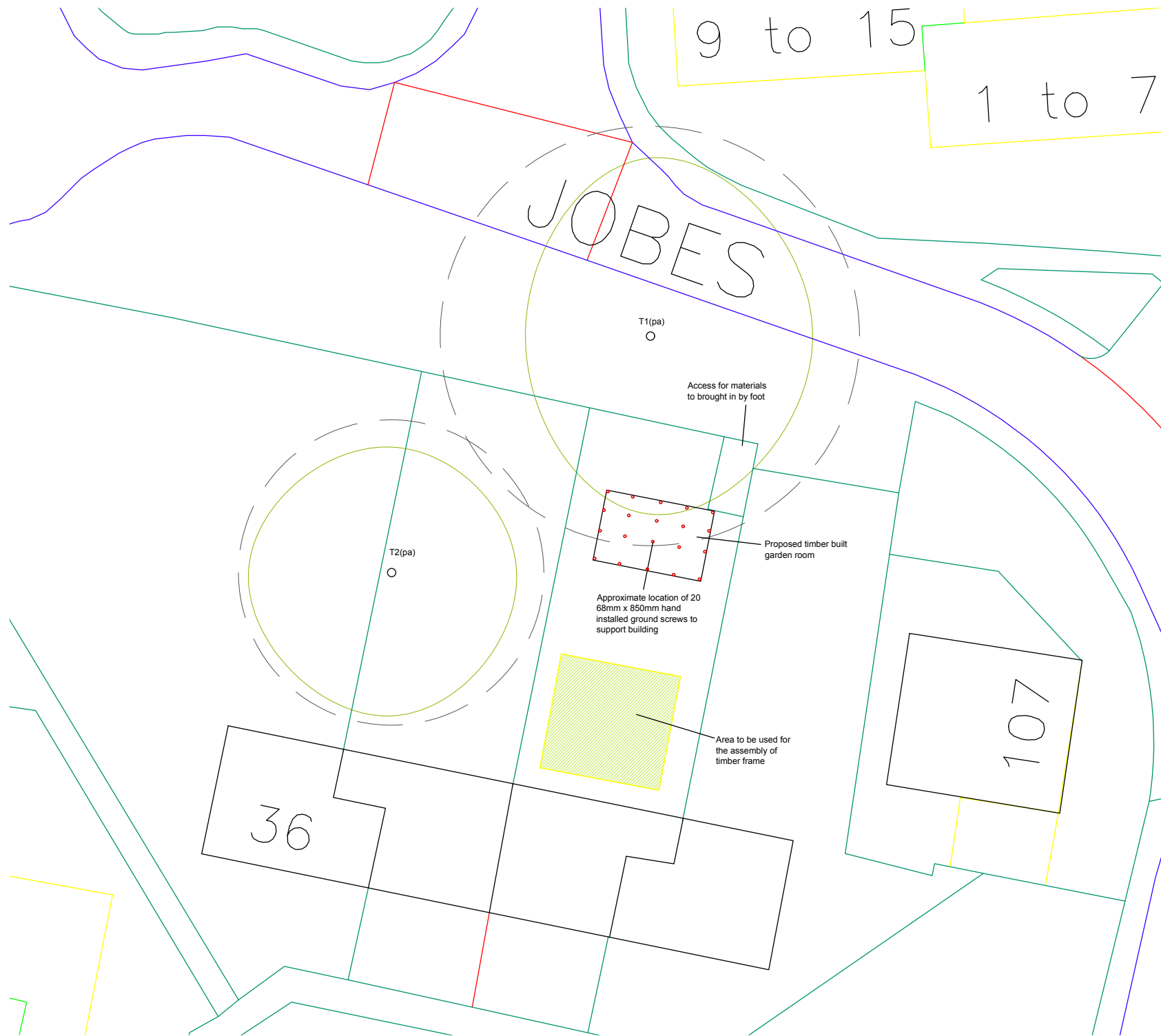
Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	English oak, (<i>Quercus robur</i>)	16	980	N: 10 E: 9 S: 10 W: 8	Crown: 0 Branch: S	Mature	Fair	Fair	Historically heavily reduced, extensive ivy growth on main stem, no major visible defects.	3rd party owned tree	B1	434.5	11.8
T2	English oak, (<i>Quercus robur</i>)	16	720	N: 7 E: 7 S: 8 W: 6	Crown: 6 Branch: W	Mature	Fair	Fair	Historically heavily reduced, no major visible defects.	3rd party owned tree	B1	234.5	8.6



Appendix 3: Tree Retention Plan



- Key:**
- Root protection area for tree to be retained
 - Canopy of tree to be retained

Tree Survey Schedule contained within the arboricultural report ref. PJC/7029/25-02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/7029/25/C Rev: - Sheet number: 1 of 1

Client and site:
Chris Myhill
34 Newlands
Balcombe
West Sussex
RH17 6JA

Drawing title: Tree Protection Plan

Date drawn: 01/12/2025

Scale: 1:200 at A3

Drawn by: NB

Checked by: PD

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Appendix 4: Tree Protection Plan

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Date: 1st December 2025

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