ARBORICULTURAL APPEAL STATEMENT

Abbots Leigh
Washington Road
Storrington
RH20 4AF

Document date: 21st March 2025

Document ref: PJC/6801/25-01 Rev -

Sussex Office
Rocks Yard, Victoria Road
Herstmonceux, East Sussex.
BN27 4TQ.

PJC Consultancy Ltd
www.pjcconsultancy.com
contact@pjcconsultancy.com
01233 225365 - 01323 832120

Kent Office
The Watermill, The Mill
Business Park, Maidstone
Road, Ashford, Kent, TN26 1AE.

This report has been prepared by

PJC Consultancy Ltd

on behalf of

Mr David King

Document author

Peter Davies FdSc Arboriculture M.Arbor.A

Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over ten years' experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a LANTRA accredited professional tree inspector.

Checked by

Luke White FdSc Arboriculture M.Arbor.A

Luke is an arboriculturist with over nine years' experience working within the arboricultural and forestry industry with the latter seven years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters.

PJC

arboriculture . ecology . landscape

CONTENTS

1 INTRODUCTION

1.1.1 Following refusal of planning application ref: DC/24/1965 (Outline Application for the erection of 1No. dwelling with associated private garden space, car parking and landscaping with all matters reserved apart from access), PJC Consultancy were instructed to provide additional information in response to an arboricultural holding objection related to the proposed access, which was subsequently used as a reason for refusal of the planning application.

1.1.2 This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.1.3 The arboricultural officer's comments on the planning application which were later used as a reason for refusal are as follows:

5 individual trees and part of a group of Cherry laurels are indicated for removal to achieve the desired site layout; these are T25 Ash cat U, T30 Sycamore cat B, T34 Ash cat U, T43 Ash Cat U, T47 Hazel cat C, and part of G8 Cherry laurel cat C. Regardless of the outcome of this application trees T25, T34, and T43 should be removed on safety grounds due to infection with Ash die back. When viewed as individual trees T30, and T47, do not make a significant contribution to the wider landscape because of the additional tree coverage in the area; their removal could easily be compensated for elsewhere at the site. No concerns are raised with the removal of part of G8.

It is positive to see that the principal tree, site T1, the veteran cedar, has been allocated in an appropriate VT buffer zone, which does not show any proposed development occurring within. The building itself is not located within the RPA of any trees to be retained. One of the parking bays at the front of the property is partly sited within the RPA of a mature Ash, T24 cat B1 tree.

The new access is proposed to pass through the mixed spp. Well-established tree belt between the site and the Washington Road to the south. This aspect of the development impacted the RPA of 5 trees T28 Sycamore Cat B1+2, T31 Holly Cat C1, T32 Hornbeam Cat B1+2 and T37 Sycamore Cat B1.

Para 3.1 of the current industry standard BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations, Advises that the default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should:

a) demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA;

b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.

3.10 - structure manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork. i.e. a new driveway.

The area where the new access is proposed is not currently level ground, and it is not possible to implement this aspect of the development without the need for some excavations and ground levelling works within the RPA of the affected trees. The PAMS in para 4.8.2 refers to the need to remove the topsoil layer to allow for the new access to tie into the level of the existing driveway and advises that the works would be completed under Arb supervision, and by hand, but the extent and depth of the excavations has not been mentioned in the document. It is acknowledged that the extent of the development proposed with the RPA of the affected trees T28, T31, T32 and T37 doesn't exceed the maximum 20% allowance set with the BS. However,

due to vast differences in land levels where the access is proposed it would imply that substantial ground preparation works would be needed, even if the works are completed under supervision and by hand this action, in my opinion, is likely to result in root severance and damage to the affected trees. From the submitted info the PAMS doesn't appear to demonstrate that the impacted tree(s) can remain viable following the works, it doesn't propose a series of mitigation measures to improve the soil environment of the affected trees, nor does it provide any justification for why the access needs to go through the belt of trees; additional info is needed.

2 DRIVEWAY ASSESSMENT & SOLUTION

2.1 Justification for driveway location

2.1.1 It has been requested to justify why the proposed driveway needs to cross the established woodland belt to the south of the proposed dwelling. This is because the proposed dwelling is to be a separate house to Abbots Leigh and not an annex, therefore it requires its own access. The exact position of the access was selected as it only requires the removal of a single tree in the woodland belt as well as a hazel and cherry laurel group to the rear. Any other location along the boundary would result in much more significant loss of higher quality and prominent trees.

2.2 Site visit and observations

2.2.1 Following the original tree survey in August 2024, an additional site visit was undertaken on 5th March 2025 at which time the footprint of the proposed driveway that impacts on trees (between the existing driveway and boundary wire fence) and the extents of the root protection areas of trees proposed to be retained was measured and marked out using ground marker paint for a more thorough assessment of the potential impacts of the proposed no-dig driveway.

2.2.2 There are limited existing spot heights on the topographical survey within the area of the proposed new driveway. The southern half of this section of driveway is relatively level but the rear half slopes down by approximately half a meter towards the wire fence. The ground behind the fence slopes back up within cherry laurel group G8, however the laurel is to be removed so level changes here will not be restricted. The British Geological Survey (bgs.ac.uk) describes the soil in the area as a combination of 'light(sandy) to medium(sandy)' and medium to 'light(silty) to heavy'.

2.2.3 The detailed specification for the driveway (notably the depth of cellular confinement system) will need to be made at the detailed design phase of development by an engineer,

following a CBR test. For this assessment, it is assumed that a 150mm cellular confinement system will be suitable for the driveway.

2.2.4 A survey string was pinned to the ground at the upper level of no-dig road at 200mm above the existing ground level, which should be sufficient to construct a gravel driveway on a 150mm Cellweb TRP cellular confinement system. The string was then tied to the boundary fence at a suitable level to enable the height of the no-dig road build up to be recorded. The proposed level changes are shown on the Proposed Levels Plan at Appendix 1. These range between 200mm at the relatively level part of the driveway up to 580mm it is lowest point on the west side of the driveway (480mm on the east side).

2.3 Construction methodology

2.3.1 In order to avoid significant excavation to achieve a level driveway surface, it is proposed to construct the new driveway on multiple layers of Cellweb TRP cellular confinement system filled with angular stone Type 4/20. The Proposed Section Plan at Appenidx 2 shows how

the driveway could be built up along its western edge (the edge with the greatest level changes) from 1.2m within the existing driveway to the wire fence north of the driveway.

2.3.2 To account for the uneven ground, consultation with Geosynthetics (the company that produces the Cellweb TRP cellular confinement system) confirmed it will be feasible to use a layer of up to 50mm of sharp sand or 80mm of unconfined course angular stone Type 4/20 to create a level surface onto which the layer(s) of Cellweb can be installed (see cross section at Appendix 3).

2.3.3 Due to the relatively high increase in ground level at the north end of the driveway, simple timber edging will not suffice. There are however other low impact edging options such as gabion baskets located on the bottom layer of Cellweb TRP and tied into the upper layers for rigidity. The edging type can be determined at the detailed design phase of development but will certainly be feasible.

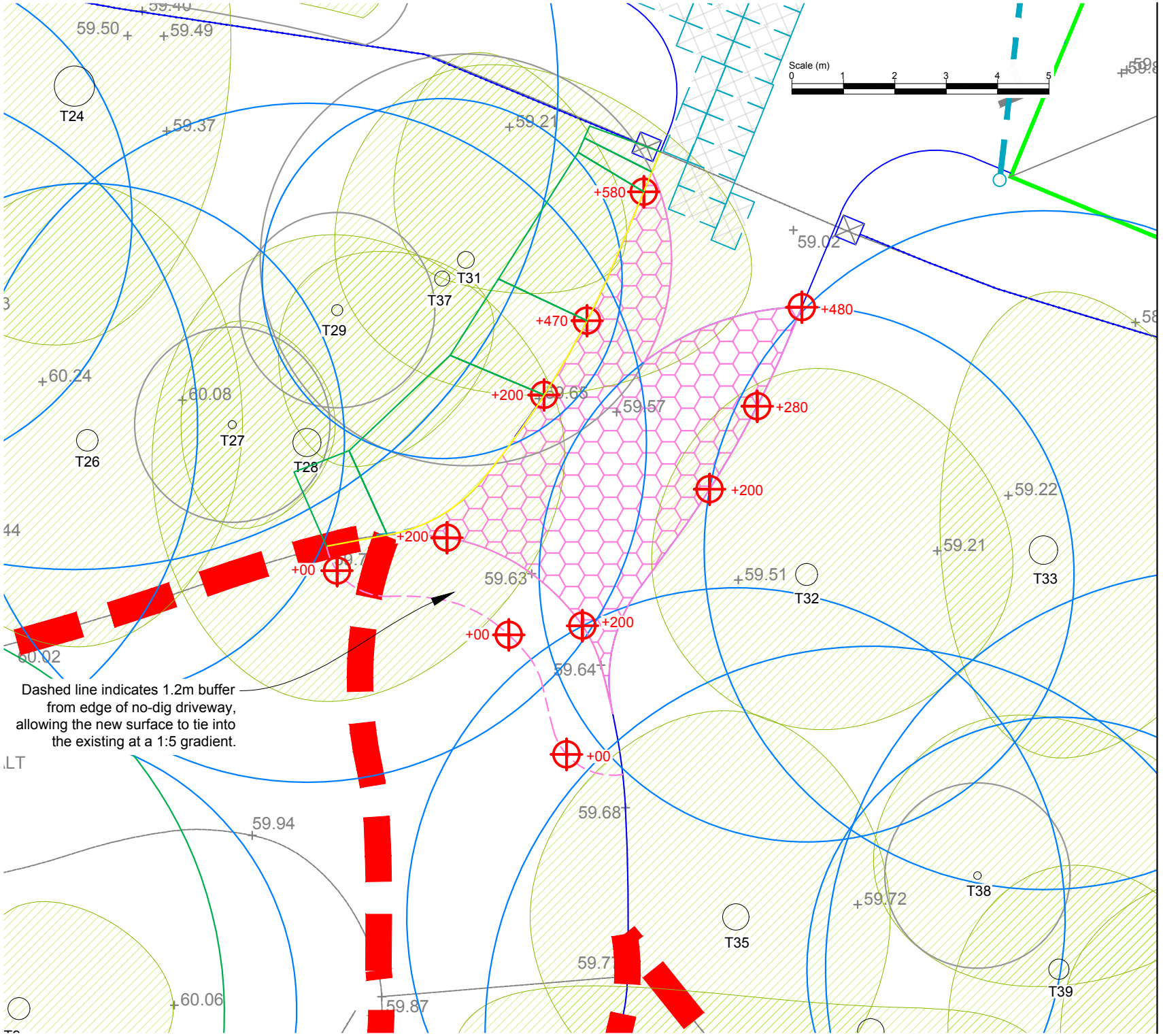
2.3.4 In a modification to the proposal within the arboricultural impact assessment that accompanied the refused planning application, the new driveway will no longer tie into the level of the existing driveway. Instead, the level of the existing driveway will be built up at a gradient of 1:5 for approximately 1.2m (depending on file driveway specification) to tie into the level of the proposed 'no-dig' surface, thus avoiding the need for excavation at the edge of the existing driveway.

2.3.5 To improve the rooting environment for the retained trees, an appropriate liquid fertiliser such as 'Barcham Invigorate' may be used (detailed specification to be included in the full arboricultural method statement to accompany a reserved maters planning application). The ground does not currently appear compacted and there is relatively diverse ground flora, so I do not advise the use of an airspace and mulch.

2.4 Conclusion

Based on the information provided above, including the adjustment to the proposal where the level of the existing driveway shall be raised to accommodate the 'no-dig' driveway, we have demonstrated that the new driveway can be constructed without substantial ground preparation works that would likely result in root severance and damage to the surrounding retained trees, or result in the retained trees becoming unviable.

Appendix 1: Proposed Levels Plan



Key:

- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Canopy of tree to be retained
- New hard standing in root protection area
- +470 Proposed level change to achieve 'no-dig' surface

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

Tree survey schedule contains within arboricultural impact assessment ref:PJC/6550/24-01 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/6801/25/A **Rev:** - **Sheet number:** 1 of 1

Client and site:
Mr David King

Abbots Leigh
Washington Road
Storrington, RH20 4AF

Drawing title: Proposed Levels Plan

Date drawn: 21/03/2025

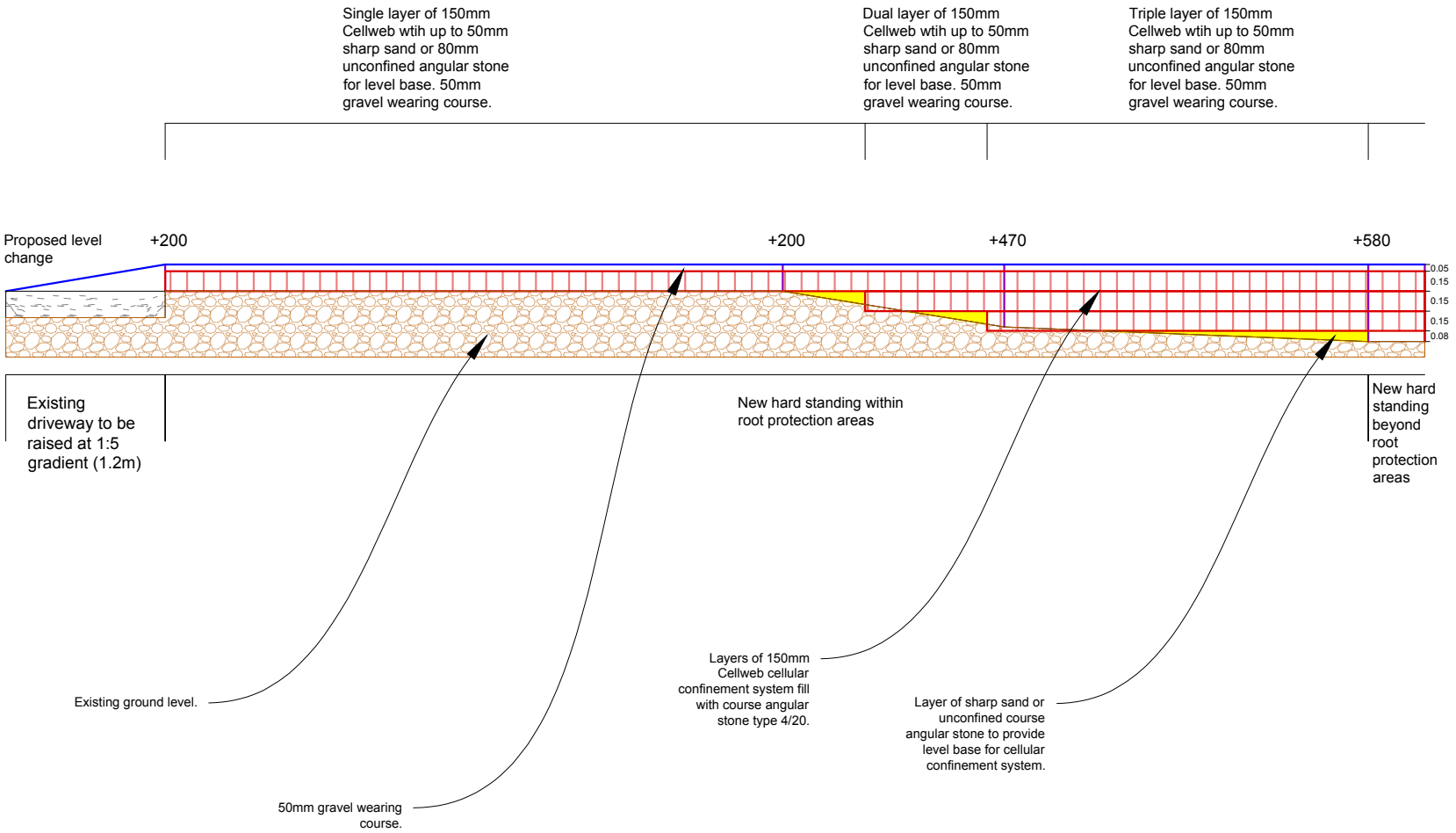
Scale: 1:100 at A4

Drawn by: PD **Checked by:** LW

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East
Sussex, BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Appendix 2: Proposed Section Plan



Drawing no: PJC/6801/25/B **Rev:** - **Sheet number:** 1 of 1

Client and site:
Mr David King

Abbots Leigh
Washington Road
Storrington, RH20 4AF

Drawing title: Proposed Section Plan

Date drawn: 21/03/2025

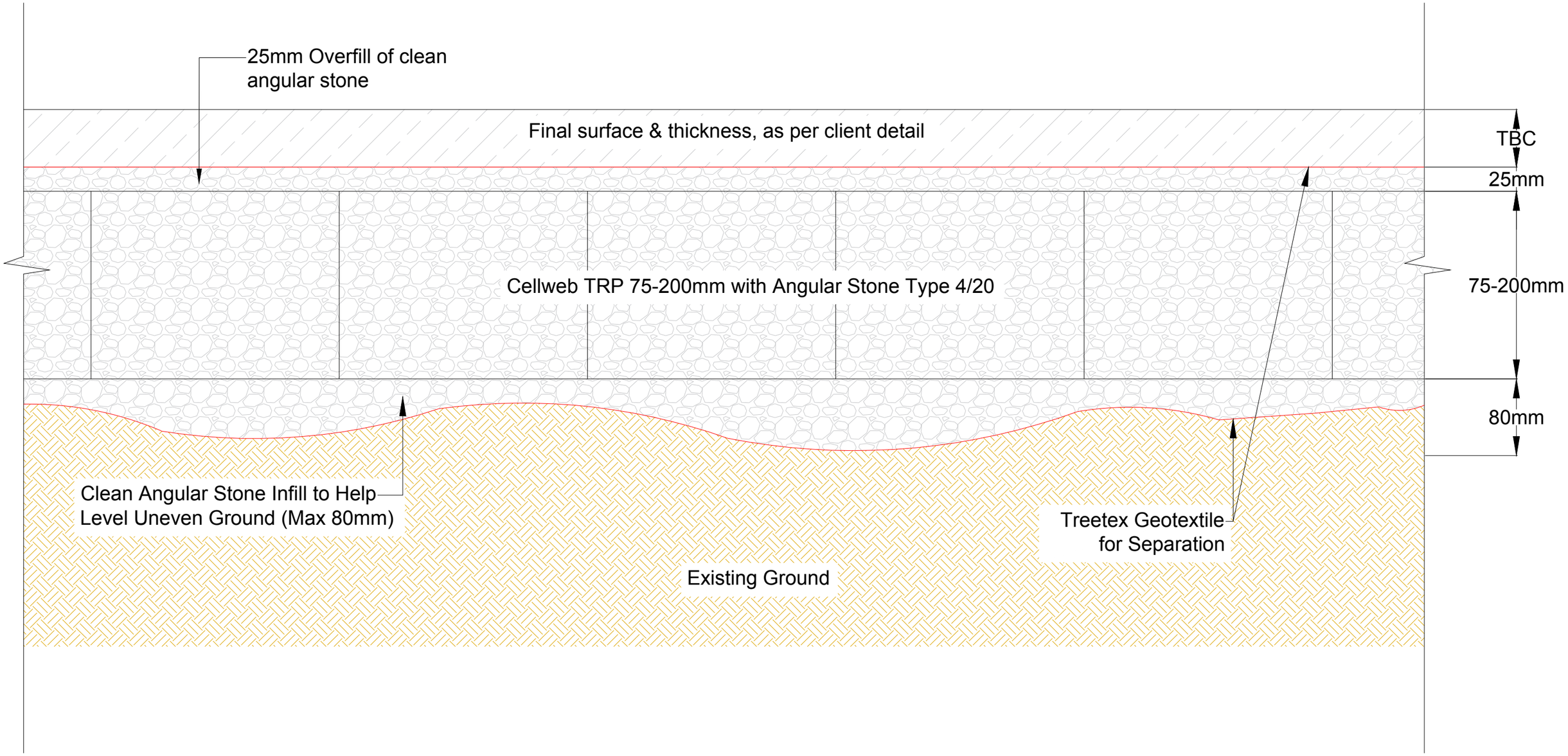
Scale: 1:50 at A4

Drawn by: PD **Checked by:** LW

PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, East
Sussex, BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.com
w: www.pjcconsultancy.com

Appendix 3: Indicative Cross Section



Geosynthetics Ltd
Fleming Road, Harrowbrook Industrial Estate,
Hinckley, Leicestershire. LE10 3DU
Tel: 01455 617139 Fax: 01455 617140 www.geosyn.co.uk

Project:
Indicative Cross-Section

Description:
Indicative Cross-Section of Uneven Surface Filled With Clean Angular Stone: Cellweb

Drawn By:	*Scale:*	*Date:*	*Checked By:*
MRU	NTS	12/07/2022	*LR*
Ref: ----	*Version:* V1	*Sheet:* 1/1	

CONTACT DETAILS

Sussex Office:

Rocks Yard

Victoria Road

Herstmonceux

Hailsham

East Sussex

BN27 4TQ

Tel: 01323 832120

Kent Office:

The Watermill

The Mill Business Park

Maidstone Road

Ashford

Kent

TN26 1AE

Tel: 01233 225365

Author: Peter Davies

Date: 21st March 2025

E-mail: pete@pjcconsultancy.com