



Arboricultural Implication Assessment (AIA)

In accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations. An Arboricultural Implication Assessment derived from the Tree Survey and Report ref 221012

Address/ Project	Downlands Community School Dale Avenue Hassocks BN6 8LP
Ref No	221012 AIA
Client:	Faithfull and Gould
Instructed by:	Peter Myall Senior Building Surveyor
Documents referenced:	<ol style="list-style-type: none"> 1. Tree Survey and Report and Tree Constraints Plan Ref No: 221012 2. 2417-TFC-XX-XX-DR-L-1001 Construction Access and Removals Plan.dwg 3. 2417-TFC-XX-XX-DR-L-1002 Landscape Proposals.dwg 4. 22048-HNW-ZZ-00-A-DR-2200.dwg showing proposed floor plan. 5. 22048-HNW-ZZ-00-DR-A-2100.dwg showing site plan. 6. 22048-HNW-ZZ-ZZ-A-DR-2300.dwg showing side elevations. 7. 22048-HNW-ZZ-ZZ-A-DR-2301.dwg showing proposed short and long sections. 8. 22048-HNW-ZZ-00-DR-A-2100.dwg showing site plan Dec 2022
Prepared by:	C. Jones & O. R. Booth
Checked by:	O. R. Booth
Date completed:	24.11.22
Revision date:	24.04.23
Revised by:	O.R. Booth

Contents

1: INTRODUCTION	3
1.1 Aims of this Assessment.....	3
1.2 Aspects not dealt with within this Assessment	3
2. IMPLICATIONS OF PROPOSED DEVELOPMENT ON TREE POPULATION	3
2.1 Description of Proposed Development	3
2.2 Considerations of those trees that will be affected by the proposed build.....	4
2.3 Summary of effects on the Trees from Proposed Layout	8
2.3.1 Loss and consequent works to trees	8
2.3.2 Mitigation.....	8
2.4 Infrastructure requirements.....	8
2.5 Installation of Protective Barriers and Ground Protection.....	8
3. CHANGE IN SITE USE AND TREE MANAGEMENT IMPLICATIONS.....	8
3.1 The Implications of Tree Growth within the next 10 years	8
3.2 POTENTIAL ROOT DAMAGE TO INFRASTRUCTURE.....	8
4. APPRAISAL OF TREE LOSS	9
4.1 Summary of tree retention	9
4.2 Consideration of Ecological concerns	9
5. CONCLUSIONS.....	9
5.1 Conclusion	9
5.2 Further considerations	9
APPENDIX 1	10
LIMITATIONS OF ARBORICULTURAL IMPLICATION ASSESSMENT	10

1: Introduction

1.1 Aims of this Assessment

The aim of this Arboricultural Implication Assessment (AIA) is to consider how the proposed development and the associated trees will co-exist and interact in the present and the future. The AIA addresses and considers issues such as statutory constraints, above and below constraints, alternatives to tree loss and infrastructure requirements. It also considers such issues as end use of space, the need to prune or remove trees due to excessive shade or encroachment and whether it is possible to plant new trees.

1.2 Aspects not dealt with within this Assessment

Please also refer to Appendix 1.

The AIA does not include an Arboricultural Method Statement (AMS), or Tree Protection Plan (TPP).

This AIA does not consider issues relating to boundary lines and the proposed structures. It maybe that such issues effect ownership of trees but the assessment does not deal with this issue. (Issues of boundary line dispute and/or ownership of vegetation may require a land registry search and reference to local records. This can be conducted if so requested).

2. Implications of Proposed Development on Tree Population

2.1 Description of Proposed Development

From our understanding the proposed works involve the following:

1. Construction of one new single storey detached building.
2. Hard and soft landing including relocation of community garden area.

2.2 Considerations of those trees that will be affected by the proposed build

Tree no.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and outline mitigation required
		Works	Condition	Crown	RPA	
Tree no. + Species + Cat.: These are details taken directly from the preceding Survey report, that assigns a reference number, identifies the species and categorises them as of BS5837 and as detailed in the preceding report.						
Removal due to: This identifies whether the tree is to be removed and if so whether this is due to the proposed works or to the current condition of the tree.						
Mitigation required: This identifies whether mitigation is required in relation to the tree canopy or Root Protection Area (RPA) with relation to the proposed works						
Details of how proposed affects tree and outline of mitigation required: This gives a brief outline how proposed works will need to be considered with regards to mitigating damage to the root system or to the visible above ground aspects of the tree.						
T1	Common Beech	n/a	n/a	✓	n/a	The height of current crown clearance is 4m. Crown lift to 5m above ground level over road, to facilitate development access.
H1	Mixed Hedge	n/a	n/a	n/a	n/a	No issues
G1	Mixed Group	n/a	n/a	n/a	n/a	No issues
T2	Crab Apple	n/a	n/a	n/a	n/a	No issues
T3	Norway Maple	n/a	n/a	n/a	n/a	No issues
T4	Horse Chestnut	n/a	n/a	✓	n/a	Lateral crown spread encroaches approx. 1.5m within road. Reduce lateral crown spread to the west by approx. 1.5m, to facilitate development access.
T5	Crab Apple	n/a	n/a	n/a	n/a	No issues
T6	Common Beech	n/a	n/a	n/a	n/a	No issues
G2	Mixed Group	n/a	n/a	n/a	n/a	No issues
T7	Silver Birch 'Youngii'	n/a	n/a	n/a	n/a	No issues
T8	Crab Apple	n/a	n/a	n/a	n/a	No issues
G3	Mixed Group	n/a	n/a	n/a	n/a	No issues

Tree no.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and outline mitigation required
		Works	Condition	Crown	RPA	
T9	Wild Cherry	n/a	n/a	n/a	n/a	No issues
G4	Mixed Group	n/a	n/a	n/a	n/a	No issues
T10	Common oak	n/a	n/a	n/a	n/a	No issues
T11	Rowan	n/a	n/a	n/a	n/a	No issues
T12	Lilac	n/a	n/a	n/a	n/a	No issues
T13	Bird Cherry	n/a	n/a	n/a	n/a	No issues
T14	Indian Bean tree	n/a	n/a	n/a	n/a	No issues
T15	Silver Birch	n/a	n/a	n/a	n/a	No issues
H2	Beech Hedge	n/a	n/a	n/a	n/a	No issues
T16	Eucalyptus	n/a	n/a	n/a	n/a	No issues
T17	Silver Birch	n/a	n/a	n/a	n/a	No issues
T18	Bird Cherry	n/a	n/a	n/a	n/a	No issues
T19	Field Maple	n/a	n/a	n/a	n/a	No issues
T20	Pin Oak	n/a	n/a	n/a	n/a	No issues
T21	Japanese Acer	n/a	n/a	n/a	n/a	No issues
T22	Pin Oak	n/a	n/a	n/a	n/a	No issues
T23	Pin Oak	n/a	n/a	n/a	n/a	No issues
T24	Pin Oak	n/a	n/a	n/a	n/a	No issues
T25	Pin Oak	n/a	n/a	n/a	n/a	No issues
T26	Pin Oak	n/a	n/a	n/a	n/a	No issues
H3	Mixed Hedge	n/a	n/a	n/a	n/a	No issues

Tree no.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and outline mitigation required
		Works	Condition	Crown	RPA	
T27	Common Alder	n/a	n/a	n/a	n/a	No issues
T28	Common Alder	n/a	n/a	n/a	n/a	No issues
T29	Pin Oak	n/a	n/a	n/a	n/a	No issues
T30	Pin Oak	n/a	n/a	n/a	n/a	No issues
T31	Hornbeam	n/a	n/a	n/a	n/a	No issues
T32	Pin Oak	n/a	n/a	n/a	n/a	No issues
T33	Hornbeam	n/a	n/a	n/a	n/a	No issues
T34	Hornbeam	n/a	n/a	n/a	n/a	No issues
T35	Common Alder	n/a	n/a	n/a	n/a	No issues
H4	Hedge	n/a	n/a	n/a	n/a	No issues
T36	Silver Birch	n/a	n/a	n/a	n/a	No issues
T37	Paper Birch	n/a	n/a	n/a	n/a	No issues
H5	Mixed Hedge	n/a	n/a	n/a	n/a	No issues
H6	Hedge	n/a	n/a	n/a	n/a	No issues
H7	Hedge	n/a	n/a	n/a	n/a	No issues
G5	Mixed Group	n/a	n/a	n/a	n/a	No issues
H8	Mixed Hedge	n/a	n/a	n/a	n/a	Proposed location of Heras fencing separating compound storage area and school hard playground to accommodate retention of hedgerow.
H9	Beech Hedge	✓	n/a	n/a	n/a	The footprint of the proposed hard landscaping encroaches within an approx. 20m section of hedgerow.

Tree no.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and outline mitigation required
		Works	Condition	Crown	RPA	
						Fell and grind stumps of approx. 20m hedgerow, to facilitate hard landscaping. Proposed location of Heras fencing separating compound storage area and school hard playground to accommodate retention of hedgerow.
T38	Field Maple	✓	n/a	n/a	n/a	To fell due to build. Mitigation to retain the tree in the proximity of the build will require onerous management. Preferred option to fell and replace with new planting as part of the scheme.
H10	Beech Hedge	✓	n/a	n/a	n/a	The footprint of the proposed new single storey detached building encroaches within an approx. 50% area of the hedge. Hedgerow has been recently planted and is of an age and size which would be deemed suitable to transplant and relocate on site. Hedgerow to be relocated with ameliorants such as biochar and phosphites added to soils when replanted.
T39	Paper Birch	✓	n/a	n/a	n/a	The main stem is located directly within the footprint of the proposed new single storey build. Tree has been recently planted and is of an age and size which would be deemed suitable to transplant and relocate on site. Tree to be relocated with ameliorants such as biochar and phosphites added to soils when replanted.
T40	Paper Birch	✓	n/a	n/a	n/a	The main stem is located directly footprint of the proposed new single storey detached. Tree has been recently planted and is of an age and size which would be deemed suitable to transplant and relocate on site. Tree to be relocated with ameliorants such as biochar and phosphites added to soils when replanted.
T41	Paper Birch	✓	n/a	n/a	n/a	The main stem is located directly footprint of the proposed new single storey detached. Tree has been recently planted and is of an age and size which would be deemed suitable to transplant and relocate on site. Tree to be relocated with ameliorants such as biochar and phosphites added to soils when replanted.

2.3 Summary of effects on the Trees from Proposed Layout

2.3.1 Loss and consequent works to trees

The development as proposed would require the removal of 20m section of 1 no. hedge and removal of 1 number tree. Also required would be the relocation of 3no. individual trees and 1no. hedge. There would also be a requirement for 3no. individuals to be pruned to facilitate the development and access.

2.3.2 Mitigation.

Mitigation methods for works or access that encroach Root Protection Areas and tree canopies are outlined in the table included in section 2.2 above and detailed in the Arboricultural Method Statement.

2.4 Infrastructure requirements.

Details of new utility service provision is not currently available. Where possible existing utility services; including electricity, water and drainage should be retained and utilised to serve the new dwellings. Any new trenches that are required should be located to avoid the Root Protection Areas of retained trees.

2.5 Installation of Protective Barriers and Ground Protection.

It will be necessary to install vertical protective barriers prior to the commencement of the development. Barriers will need to be erected to protect H8 and H9.

3. Change in Site Use and Tree Management Implications

3.1 The Implications of Tree Growth within the next 10 years

No issues are foreseen. It is recommended that retained hedges are regularly maintained on an annual basis outside of bird nesting season.

3.2 Potential Root damage to Infrastructure

We are not aware of the sub-soils relating to the site in relation to possible subsidence issues. The trees considered for retention are of low through to high water demand according to NHBC Chapter 4.2. This report does not consider the implications of the trees either directly or indirectly on the proposed build/ construction. New structures should be designed to account for such potential direct/ indirect damage.

4. Appraisal of Tree loss

4.1 Summary of tree retention

The table below lists the number of surveyed trees to be retained and to be removed; it does not include a total number of trees that would be retained throughout the wider site.

Consideration	Number of trees
Trees and groups that can be retained	40no. individual trees, 5no. groups and 10no. hedges.
Category 'U' trees/groups/ hedges to be removed	0
Category 'A' trees/groups/ hedges to be removed	0
Category 'B' trees/groups/ hedges to be removed	1no. part removal of hedge.
Category 'C' trees/groups/ hedges to be removed	1 no. tree

4.2 Consideration of Ecological concerns

We are not aware of any ecological concerns in relation to the site at the time of writing. Ecological considerations that involve EU Habitats Directive will over rule any Arboricultural recommendations as given within this report.

5. Conclusions

5.1 Conclusion

The proposed development would require the part removal of a hedgerow and relocation of a small number of recently planted individuals and hedgerow.

The most prominent tree which is to be affected by the proposed development is T38, which has been assessed as 'C Category'. This tree will be removed to facilitate the build but will be replaced as part of a new planting scheme associated with the development.

5.2 Further considerations

An Arboricultural Method Statement (AMS) has been compiled together with Tree Protection Plans (TPPs) which follow on from this report.

The TPP outlines trees to be retained, removed, location of barriers and type of barrier to be installed. The AMS will take into consideration construction operations undertaken in the vicinity of the trees. It will deal with such issues as site access, intensity of construction activity, space needed for works, location of materials and installation of service runs.

Appendix 1

Limitations of Arboricultural Implication Assessment

Limitations of the Arboricultural Implication Assessment

Please also refer to sections 1.2 and 1.3 at the beginning of this report.

- This Assessment is based upon information obtained from the Tree Survey.
- All dimensions and measurements are based upon the previous data collected from the survey and from the design drawings as provided.

Data on which the Assessment is based

- Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey.
- No checking of independent data provided will be undertaken. This is particularly relevant with regards to scaled maps and drawings provided to Writtle Forest Consultancy Ltd.

Validation of the Assessment

- The Assessment considerations/ findings in this tree report are valid for one year.
- Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken.
- If there is any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

Trees in relation to other Properties:

- This assessment only considers the trees in relation to the site and the proposed structures as identified.
- The Assessment only considers those trees as are relevant to the proposed structures. Comment is not made with regard to trees in relation to structures beyond the boundaries as identified, (third party property).
- Issues with regard to neighbouring property and trees on the site considered maybe relevant if new planting is considered or required.
- Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property.

Trees in Relation to Subsidence, Heave and Direct damage

- This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation. However, it may be prudent to consider the effects of heave on any property if trees are removed.
- Unless information relating to soils is presented or if the client has instructed the assessment to consider the type and depth of foundations, then this is not considered within the assessment.

Trees subject to statutory controls:

- Where trees are covered by a Tree Preservation Order or are located in a Conservation Area it will be necessary to consult the local authority before any tree works, other than certain exemptions, can be carried out.
- The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view and have the option to refuse consent.

Trees are subject to changes outside human control:

- Trees are living organisms subject to changes outside human control.
- Changes to ground water conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and others factors may be involved.

Limitations of use of copyright:

- All rights in this report are reserved. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Writtle Forest Consultancy Ltd.