



THE ARBORICULTURAL
CONSULTANCY LTD

Tree Constraints Plan Information and Tree Schedule

Renovo House, Whitemans Green

Report Reference Number: TS.RH.1019.V1
Version: One

Date: 28 August 2025

Site address:
Renovo House
Whitemans Green
Haywards Heath
RH17 5DA

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Qualifications			
Foundation degree in Arboriculture (level 5), Lantra Professional Tree Inspection.			

Details:

Purpose of the report:

To inform of tree stock in proposed area for property development.

Included within the contents of this report is:

- Information regarding the Tree Constraints Plan (TCP)
- Tree Schedule

Client: Buchan Rum Architects

Date: 28 August 2025

Report prepared by: Mr B Tidey FdSc (arb) of The Arboricultural Consultancy Ltd

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Site Details:

Site Address:

Renovo House
Whitemans Green
Haywards Heath
RH17 5DA

Use of Report:

This report is to give information on tree stock and is to be used in conjunction with; Tree Constraints Plan - Renovo House - ref TCP.RH.1019.V1.

Report Outline Information

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. The Arboricultural Consultancy can provide further information on this matter if required. Where tree surgery works have been identified these should only be undertaken after checks with the relevant authority have been made, it is necessary to ensure that works may lawfully be undertaken. Up to date checks should be made as to the possible protection status of trees/vegetation or land they are located within, these checks should cover, but are not limited to; Tree Preservation Orders (TPOs), Conservation Area, planning conditions, Areas of Outstanding Natural Beauty (AONBs), Ramsar, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI). Locations of designation can be found at <http://magic.defra.gov.uk/MagicMap.aspx> and further advice on designations can be found at <http://jncc.defra.gov.uk>. Further advice on TPOs, Conservation Areas or planning condition can be found with the local governing organisation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species. Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the site we would advise you to instruct us to contact the third party and undertake further inspection work.

The trees have been surveyed in accordance with the criteria set in the BS: 5837: Trees in Relation to Design, Demolition and Construction - 2012. A full hazard assessment of the trees (including assessment of decay or their defects and their implications) has not been undertaken as this is considered beyond the scope of this report. Any obvious hazards and defects have been identified where relevant in the Tree Survey Schedule and appropriate relating works have been recommended. Where relevant, trees not located within the legal property of the owner have been included and any works would be subject (where relevant by law, Statute and Common) to the owner's permission. Where appropriate further investigative works to be undertaken have been detailed and recommended. This may include climbing inspections, below ground exploratory investigations and the use of specialist decay detection equipment. Detailed ecological considerations are also beyond the scope of this report. UK and European Wildlife Legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 & updated 1994. This includes information of wild birds, bats, badgers and some insects. Bats in particular are afforded particular protection, and a specialist is required to determine if bats are present or may be affected when carrying out tree works. Further information is available from Natural England.

This survey and reports have been undertaken and produced by The Arboricultural Consultancy Ltd. All information within this report was correct at time of assessment.



Ben Tidey FdSc
Consultant Arboriculturist
Thursday, 28 August 2025

1.0 Introduction

- 1.1. The Arboricultural Consultancy have been appointed to provide information regarding the impact to trees from the proposed pool house to the southeast of Renovo House, Whitemans Green.
- 1.2. The survey was undertaken to standards set out in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2.0 Site Inspection Details

- 2.1. The site was inspected by Ben Tidey FdSc arb on Tuesday 12th August 2025, the weather was clear and still. Mr Tidey was alone for the inspection.
- 2.2. The trees were assessed to standards set out in BS 5837:2012: Trees in relation to design, demolition and construction – Recommendations.
- 2.3. Tree location was recorded with the use of topographical plan and land features, tree location is presumed correct where features are correctly recorded.

3.0 Tree Constraints Plan Information

- 3.1. The Tree Constraints Plan, *TCP.RH.1019.V1* is to be used at the development and planning stage to inform of the constraints that are posed to the development by the tree stock as well as to help with decisions on how to mitigate against potential tree loss or damage.
- 3.2. The proposal comprises of relocating the swimming pool, removal of existing outbuildings, and construction of a new garden swimming pool building.
- 3.3. The Tree Constraints Plan *TCP.RH.1019.V1*, as well as information within this tree schedule informs; the location of trees, their crowns, root protection areas as well as crown heights and tree quality. Any development or development works phase should be planned with consideration as to the impact on the trees. There are many things to consider but typically these are: the footprint of the development with footings, service ways, site access for people and plant, required construction space (e.g. scaffolding) equipment and materials storage, access as well as the future impact from the trees' growth or attributes.

4.0 Planning Considerations

- 4.1. It is important to note that trees are a material consideration in the UK planning system (National Planning Policy Framework) and existing trees are an important factor. They require forethought when assessing the development potential of a site, whether trees are within the working area, or within such proximity to it, that they may be affected by construction operations.
- 4.2. Development plans should consider the constraints posed by both their above and below ground tree parts and be planned for accordingly both for the development itself and for the construction phase.
- 4.3. Guidance with the British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations states that the default position should be that structures are located outside of Root Protection Areas (RPSs) of trees to be retained. However,

where there is an overriding justification for construction within the RPA, a technical solution might be available that prevents damage to trees.

- 4.4. The development is located within the property of Renovo House, this is located within the Whitemans Green Conservation Area (1989), reference PR/00037/CA; because of this any tree works will need to be reported to the council at least 6 weeks before they are undertaken (exemptions apply).
- 4.5. The trees T22 Oak, and T23 Lime are located close to the boundary with properties of Manor Drive. There are Tree Preservation Orders recorded for trees close to this boundary - CU/06/TPO/71, T1 Oak, and CU/06/TPO/71, T3 Lime, both these TPO have the address as *Manor Drive, Cuckfield, West Sussex*. Although their shown location is on the boundary it is likely that these orders are for T22 Oak, and T23 Lime at Renovo House. Should any works be required to these trees, permission should be sought from the Local Planning Authority.
- 4.6. The information regarding the protection of trees can be found at: www.midsussex.gov.uk/planning-building/trees-and-hedgerows/tree-preservation-order-tpo-map/.

5.0 Tree Constraints

- 5.1. The proposal comprises of relocating the swimming pool, removal of existing outbuildings, and construction of a new garden swimming pool building.
- 5.2. The primary arboricultural consideration for the project are the trees on the eastern boundary, these trees are typical moderate quality (B category) and low quality (C category).
- 5.3. Trees located on the eastern boundary to the front drive of Renovo House are set along the driveway edge and are unlikely to be affected by any development operations. Within the rear garden, the understory vegetation that forms hedging is typically of C category, and should it be lost then compensatory planting will be required. Trees of B category shall be retained and protected from damage to the rooting area and above ground parts.
- 5.4. Should the proposed plans require that there is development that will affect trees, then a method of construction must be found that removes the need for excavation where it falls within the RPA. There must also be a consideration as to the above ground parts as well as the impact the trees will have on the proposed, this may include shading and leaf litter. Furthermore the construction operations will need to be planned to stop any damage including soil compaction.

6.0 Recommendations

- 6.1. It is recommended that the project to relocate the swimming pool, remove existing outbuildings, and construct of a new garden swimming pool building is planned to be outside of rooting areas and beyond the crowns of any height or moderate quality trees (A or B category). Building within these areas is likely to involve specialist designs to mitigate the impact, this can often cause a project to not be viable. Where the project may affect low quality (C category) trees these trees will require compensatory tree planting.
- 6.2. The proposed project is in proximity to trees then it should be discussed with the project Arboriculturist in the early stages of design to establish if there will be any conflicts and what action can be taken to mitigate these.

- 6.3. Once the project design is completed then an Arboricultural Impact Assessment (AIA) should be compiled, this will state how the project will affect the trees and how the trees may affect the proposal. If there is found to any conflict with trees, then the council will likely request a method of protection for the trees, this is typically via an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP).

7.0 Tree Schedule

Tree ID	TPO/ conservation area status	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S; W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T 1	Whitmans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	B / 2 Mainly landscape qualities	10-20	Early-Mature	5	260	30.6/3.1	3;3;3;3	S 1	1;3;3;3	Fair	Fair	No gross defects, on edge of driveway with tarmacadam surfacing	No works required
T 2	Whitmans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	B / 2 Mainly landscape qualities	10-20	Early-Mature	5	210	20/2.5	3;3;3;3	S 1	1;3;3;3	Fair	Fair	No gross defects, on edge of driveway with tarmacadam surfacing	No works required
T 3	Whitmans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	B / 2 Mainly landscape qualities	10-20	Early-Mature	6	200	18.1/2.4	3;3;3;3	S 1	1;3;3;3	Fair	Fair	No gross defects, on edge of driveway with tarmacadam surfacing	No works required
T 4	Whitmans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	B / 2 Mainly landscape qualities	10-20	Early-Mature	4	160	11.6/1.9	2;2;2;2	S 1	1;2;2;2	Fair	Fair	No gross defects, on edge of driveway with tarmacadam surfacing	No works required
T 5	Whitmans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	B / 2 Mainly landscape qualities	10-20	Mature	9	400	72.4/4.8	5;5;4;5	W 2.5	3;5;4;5	Fair	Fair	No gross defects, 110cm from fence	No works required
T 6	Whitmans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	B / 2 Mainly landscape qualities	10-20	Early-Mature	7	430	83.7/5.2	3;3;3;3	S 0.5	1;3;3;3	Fair	Fair	No gross defects, 160cm from fence	No works required
T 7	Whitmans Green Conservation Area	Unknown	U /	<10	Dead	12	340	52.3/4.1	5;5;5;5	W 3	4;5;5;5	Dead	Poor	Dead standing, 80cm from fence	Fell/ remove and plant replacement tree

Tree ID	TPO/ conservation area status	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S; W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T 8	Whitemans Green Conservation Area	Amelanchier / <i>Amelanchier lamarckii</i>	B / 2 Mainly landscape qualities	10-20	Early- Mature	9	130	7.6/1.6	2.5;2;2;2	S 2	1;2;2;2	Fair	Fair	No gross defects, 180cm from fence	No works required
T 9	Whitemans Green Conservation Area	Camilla / <i>Camellia .spp</i>	C / 2 Mainly landscape qualities	10-20	Mature	5	80	2.9/1	2;2;2;2	N 0.5	0;2;2;2	Fair	Fair	No gross defects, multi-stemmed shrub,	No works required
T 10	Whitemans Green Conservation Area	Camilla / <i>Camellia .spp</i>	C / 2 Mainly landscape qualities	10-20	Mature	6	80;130	10.5/1.8	2;2;2;2	S 0.5	0;2;2;2	Fair	Fair	No gross defects, shrub part of group	No works required
T 11	Whitemans Green Conservation Area	Camilla / <i>Camellia .spp</i>	C / 2 Mainly landscape qualities	10-20	Mature	6	150;120; 120	16.7/2.3	3;2;3;2	N 1	0;2;3;2	Fair	Fair	No gross defects, part of group, 450cm from fence	No works required
T 12	Whitemans Green Conservation Area	Cherry Laurel / <i>Prunus laurocerasus</i>	C / 2 Mainly landscape qualities	10-20	Mature	8	280	35.5/3.4	4;3;3;3	N 1	1;3;3;3	Fair	Fair	Tree topped in past, 190cm from fence	No works required
T 13	Whitemans Green Conservation Area	Cherry Laurel / <i>Prunus laurocerasus</i>	C / 2 Mainly landscape qualities	10-20	Mature	7	120av	6.5/1.4	4;2;5;4	S 0	2;2;5;4	Fair	Fair	Tree topped in past, 190cm from fence	No works required
T 14	Whitemans Green Conservation Area	Common lime / <i>Tilia × europaea</i>	B / 2 Mainly landscape qualities	20-40	Mature	18	1060	508.4/12.7	6;6;6;6	S 4	3;6;6;6	Fair	Fair	Lapsed pollard, topped at 5m, decay cavities at pollard knuckles 3.8m from fence	Aireal inspection of decay extent and branch attachment.

Tree ID	TPO/ conservation area status	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N:E:S;W	Height and Direction of first significant branch (m)	Crown Height (m) N:E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T 15	Whitemans Green Conservation Area	Common lime / <i>Tilia × europaea</i>	B / 2 Mainly landscape qualities	20-40	Mature	18	760;650	452.4/12	7;6;6;5	W 2	3;6;6;5	Fair	Fair	Lapsed pollard, topped at 6m and 8m, decay cavities at pollard knuckles, 3.5m from fence	Aireal inspection of decay extent and branch attachment.
T 16	Whitemans Green Conservation Area	Yew / <i>Taxus baccata</i>	C / 2 Mainly landscape qualities	40+	Mature	5	280	35.5/3.4	4;4;4;4	W 2.5	3;4;4;4	Fair	Fair	Heavily crown lifted to 2.5m, poor form, 380cm from swimming pool corner	No works required
T 17	Whitemans Green Conservation Area	Yew / <i>Taxus baccata</i>	B / 2 Mainly landscape qualities	40+	Mature	8	290	38.1/3.5	3;3;3;3	N 1	1;3;3;3	Fair	Fair	No gross defects, Suppressed form	No works required
T 18	Whitemans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	U	<10	Over-Mature	11	530;310;600	333.5/10.3	7;5;6;7	E 3	3;5;6;7	Declining	Poor	Major decay cavity at base under stems, failed included bark union on eastern stem with rope tied holding it up, tree topped in past.	Tree to be removed
T 19	Whitemans Green Conservation Area	Cherry/ <i>Prunus .spp</i>	U	<10	Over-Mature	11	360	58.6/4.3	3;3;3;4	S 5	5;3;3;4	Poor	Poor	Majed deadwood in crown with 50-60% die back, large area of damage with extensive decay on lower 3m of trunk	Fell/ remove and plant replacement tree
T 20	Whitemans Green Conservation Area	Persian ironwood / <i>Parrotia persica</i>	B / 2 Mainly landscape qualities	20-40	Mature	10	150;140;180;200	51.8/4.1	7;5;5;6	N 0	2;5;5;6	Fair	Fair	No gross defects,	No works required

Tree ID	TPO/conservation area status	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N:E:S;W	Height and Direction of first significant branch (m)	Crown Height (m) N:E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T 21	Whitemans Green Conservation Area	Amelanchier / Amelanchier lamarkii	C / 2 Mainly landscape qualities	10-20	Mature	6	170;190	29.4/3.1	5;4;5;6	W 1	2;4;5;6	Fair	Fair	Stem removed in past, epicormic growth from lower trunk, deadwood in crown	No works required
T 22	Whitemans Green Conservation Area. TPO - CU/06/TPO/7, T1 Oak,	English oak /	B / 2 Mainly landscape qualities 1 Mainly arboricultural qualities 3 Mainly cultural values including conservation	40+	Over-Mature	20	1240	695.7/14.9	10;8;9;11	W 3.5	6;8;9;11	Fair	Fair	Damage to trunk at north with heartwood exposed, early decay and early occlusion, past pruning to crown, major deadwood in crown, lowest northern branch has major decay cavity.	Climbing inspections of unions, stabilise deadwood, remove lowest northern branch
T 23	Whitemans Green Conservation Area TPO, CU/06/TPO/71, T3 Lime,	Common lime / Quercus robur	B / 2 Mainly landscape qualities	10-20	Over-Mature	12	1000	452.4/12	6;6;6;6	W 2	0;6;6;6	Declining	Poor	Central stem lost in past with regrowth forming crown, major decay of central stem from stem top to soil level, large volume of deadwood, Ganoderma sp. on trunk. tree of high ecological value	Undertake crown reduction by 3m to reduce loading on unions, discourage access from under the tree,
T 24	Whitemans Green Conservation Area	Cherry Laurel / Prunus laurocerasus	C / 2 Mainly landscape qualities	10-20	Mature	6	120;130;150	24.3/2.8	1;1;1;1	N 2	2;1;1;1	Fair	Fair	No gross defects, on edge of driveway with tarmacadam surfacing	No works required

Tree ID	TPO/conservation area status	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S; W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T 25	Whitemans Green Conservation Area	Cherry Laurel / <i>Prunus laurocerasus</i>	C / 2 Mainly landscape qualities	10-20	Mature	6	100;120; 120	17.6/2.4	2;2;2;2	S 1	2;2;2;2	Fair	Fair	No gross defects, on edge of driveway with tarmacadam surfacing	No works required
TG 1	Whitemans Green Conservation Area	Cherry Laurel / <i>Prunus laurocerasus</i>	C / 2 Mainly landscape qualities	10-20	Mixed	2-3	120Max	1.4 from edge	NA	Group area	Group area	Fair	Fair	Formal manged hedge	Routine management to keep as hedge
TG 2	Whitemans Green Conservation Area	Camilla / <i>Camellia .spp</i> , Cherry Laurel / <i>Prunus laurocerasus</i>	C / 2 Mainly landscape qualities	10-20	Mature	3-5	120Max	1.4 from edge	Group area	Group area	Group area	Fair	Fair	Group of mixed shrubbery and smaller trees, group outgrown with little past management	No works required

T= Tree
TG = Tree Group

Root protection area calculations

Single stemmed trees	$\text{RPA(m}^2\text{)} = \frac{(\text{stem diameter (mm)} @ 1.5\text{m} \times 12)^2 \times 3.142}{1000}$
Trees with two to five stems, this is then treated as a single stem diameter	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 + (\text{stem diameter } 3)^2 + (\text{stem diameter } 4)^2 + (\text{stem diameter } 5)^2}$
Trees with more than five stems, this is then treated as a single stem diameter	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations**Cascade chart for tree quality assessment**

Trees to be considered for retention				Identification on Plan
<p>Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p> <p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>				<p>Dark red RGB Code: 127-000-000</p>
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Identification on Plan
<p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	<p>Light green RGB Code: 000-255-000</p>
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation</p>	<p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</p>	<p>Trees with material conservation or other cultural value</p>	<p>Mid blue RGB Code: 000-000-255</p>
<p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits</p>	<p>Trees with no material conservation or other cultural value</p>	<p>Grey RGB Code: 091-091-091</p>

End of Report



The Arboricultural Consultancy is based in Sussex, covering the South East of England. We specialise in comprehensive tree management surveys, reports, and advice. Our expertise is invaluable in ensuring compliance with health and safety regulations, meeting development requirements, and fulfilling Tree Preservation Order (TPO) and Conservation Area obligations.

We take pride in offering professional and reliable services that prioritise the health and longevity of trees. Our team is dedicated to providing expert guidance and recommendations that align with your objectives and environmental stewardship.

With our extensive knowledge in arboricultural science, we deliver accurate and detailed assessments that inform sound decision-making. Trust us to be your trusted partner in responsible tree management.

Visit our website at www.thearboriculturalconsultancy.co.uk