

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For the proposed demolition and replacement of
Lane House, 37 Denmans Lane, Lindfield, Haywards Heath, RH16 2JR

Prepared For:	Mr and Mrs Thompson
Local Authority:	Mid Sussex District Council (MSDC)
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EXECUTIVE SUMMARY

S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr and Mrs Thompson, the owners of the subject property, Lane House, 37 Dedmans Lane, Lindfield, Haywards Heath, RH16 2JR.

S2. This is **Revision A** of the original document, which reflects minor amendments to the layout to design out several minor encroachments into the RPAs of retained trees.

S3. The proposals comprise demolition of the existing dwelling, and the construction of an extended and reconfigured replacement dwelling. External works include the widening of the existing driveway from Dedmans Lane on the northern boundary, and the formation of a new driveway area. No works are proposed to the existing outbuildings or swimming pool area.

S4. This report is intended to be submitted to Mid Sussex District Council as part of the supporting technical information for a planning application, and it has been prepared in accordance with British Standard BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

S5. I have consulted the Mid Sussex District Council website's interactive mapping system, and this suggests that no TPO is in force on the site at the time of writing. It also suggests that the site is not within a designated conservation area.

S6. A total of three individual trees, one group of trees and a 14m section of one hedge will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected effectively. The removal of the trees identified will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site. Consequently, the removals comply with national planning guidance and local planning policy with regard to the retention of important trees.

S7. As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

S8. Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 3**.

S9. In light of the assessments set out above, there is no arboricultural reason to suggest that the construction of a replacement dwelling with landscaping alterations will result in an unsustainable relationship with the retained tree stock.

S10. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Mr and Mrs Thompson, the owners of the subject property, Lane House, 37 Dedmans Lane, Lindfield, Haywards Heath, RH16 2JR.

1.1.2 This is **Revision A** of the original document, which reflects minor amendments to the layout to design out several minor encroachments into the RPAs of retained trees.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposals comprise demolition of the existing dwelling, and the construction of an extended and reconfigured replacement dwelling. External works include the widening of the existing driveway from Dedmans Lane on the northern boundary, and the formation of a new driveway area. No works are proposed to the existing outbuildings or swimming pool area.

1.3 TERMS OF REFERENCE (TOR)

1.3.1 This report is intended to be submitted to Mid Sussex District Council as part of the supporting technical information for a planning application, and it has been prepared in accordance with British Standard BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS 5837:2012; and
2. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

- | | |
|-------------|---|
| Appendix 1. | The tree survey schedule (ref. MDJAC-BS26106-TSS-01); |
| Appendix 2. | The tree constraints plan (ref. MDJAC-BS26106-TCP-01); and |
| Appendix 3. | The tree protection plan (ref. MDJAC- BS26106-TPP-01 Rev. A). |

1.4 AUTHOR

1.4.1 I am Matthew Jones the Managing Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited. I have worked exclusively within the arboriculture industry for over 15 years, initially as a climbing arborist.

1.4.2 In 2014, I transitioned into private consultancy, working for a number of established and well-respected companies. During this time, I completed the Bachelor of Science Degree with Honours (RQF Level 6) in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan) in 2022.

1.4.3 I have been a member of the Arboricultural Association since 2017. I have been a Professional Member (MArborA) since 2020 and in 2025 I was awarded Registered Consultant Status (RCArborA). Registered Consultants have attained a recognised standard of knowledge and experience, and have demonstrated the ability to practise as an arboricultural consultant in the most complex and demanding situations. This is evidenced by a rigorous assessment and professional interview conducted by expert industry assessors. The aim of the scheme is to recognise excellence in the field of tree consultancy, and it is promoted by the Arboricultural Association as establishing the highest level of attainment available within the UK.

1.4.4 I am also an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

1.4.5 I am regularly instructed to carry out appraisals of various sizes of tree stocks in relation to development, health and safety considerations, and the potential impact of trees on the built environment; and I am required to provide considered and impartial tree management recommendations as necessary during the course of these instructions.

2 PLANNING CONTEXT AND LEGISLATION

2.1 NATIONAL PLANNING GUIDANCE

The National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) (February 2025) sets out the principles against which LPAs should determine planning applications.

2.1.2 Section 12 'Achieving well-designed places' states at paragraph 136:

'136. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

2.1.3 Section 15 'conserving and enhancing the natural environment' also states at paragraph 187:

'187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(b). recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

2.1.4 Furthermore, Paragraph 193 states:

'193. When determining planning applications, local planning authorities should apply the following principles:

(c). Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

2.2 LOCAL PLANNING POLICY

Mid Sussex District Plan 2014-2031

2.2.1 Policy DP37 'Trees, Woodland and Hedgerows' of this document states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account:*
 - *the condition and health of the trees; and*

- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

2.3 SUMMARY OF POLICY CONTEXT

2.3.1 The above national and local planning policy requirements must be met in order for the application to be considered as non-detrimental in arboricultural terms. The most prevalent of these requirements are to:

- ensure that trees that make an important contribution to the character and quality of urban environments are retained and protected; and
- ensure that space for replacement tree planting is included within the proposal to enable enhancement of the existing context.

2.4 TREE PRESERVATION ORDERS (TPOs)

2.4.1 I have consulted the Mid Sussex District Council website's interactive mapping system¹, and this suggests that no TPO is in force on the site at the time of writing.

2.5 CONSERVATION AREAS (CAs)

2.5.1 Similarly, the site does not appear to be within a designated conservation area.

3 IMPACT ASSESSMENT METHODOLOGY

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely, post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme as detailed within this report is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

¹ (Mid Sussex District Council, 2026)

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 SITE ASSESSMENT

4.1 SITE VISIT AND TREE INSPECTION

4.1.1 I undertook a site inspection and tree survey on Tuesday, 27 January 2026. Weather conditions at the time were overcast with persistent rain and deciduous trees were not in leaf.

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects. The information contained within this document does not constitute a full hazard or risk assessment, and therefore I (MDJ Arboricultural Consultancy Limited) make no guarantee of their stability or safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP) (**Appendix 2**), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 3**.

4.2 DESCRIPTION OF SITE

4.2.1 The site is situated on the southern side of Dedman Lane and is bounded on all sides by the curtilages of adjacent residential properties of comparable scale and character.

4.2.2 Access is currently provided via an existing driveway extending from Dedman Drive along the eastern flank of the dwelling. Ground levels rise steeply from the road frontage towards the property. Mature trees are located around the site perimeter and can be broadly categorised into two principal groups: those positioned along the northern boundary and those along the eastern boundary.

4.2.3 The northern boundary trees comprise a mixed broadleaf group, predominantly ash and sycamore. Whilst several individuals are of moderate arboricultural quality, the overall quality of the group is diminished by varying degrees of physiological decline in the ash specimens, attributable to Ash Dieback Disease (*Hymenoscyphus fraxineus*) which range between Class 2 and Class 4².

4.2.4 The eastern boundary trees consist exclusively of mature beech. These are substantial specimens that contribute to the amenity of the immediate residential setting, particularly from private internal viewpoints. However, their wider public amenity value is diluted by their separation from publicly accessible vantage points.

Photograph 1: below left, showing the existing driveway alignment from Dedmans Lane; and

Photograph 2: below right, showing the varying extent of Ash Dieback Disease symptoms in the principal trees along the northern boundary.



Photograph 3: below left, showing the existing property and general arrangement of the site; and

Photograph 4: below right, showing the trees along the eastern boundary.



² (The Tree Council, 2020)

4.3 EXISTING TREE STOCK

4.3.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS 5837:2012; justification for the categorisation is provided within the comments for each tree in the tree survey schedule at **Appendix 1**.

4.3.2 Two trees (T6 and T11) have been assessed at category 'U'. These are trees that are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.3.3 Similarly, two trees (T1 and T18) have been assessed as category 'A'. These are trees of high quality and an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.3.4 Nine individuals have been assessed as category 'B', being of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.3.5 The remaining trees have been assessed as category 'C', being of either low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees without conferring any significance to the collective landscape; or those providing low or temporary landscape benefits.

4.4 PRINCIPAL ARBORICULTURAL FEATURES (PAFs)

4.4.1 There are no veteran trees on or immediately adjacent to the site.

4.4.2 The tree survey schedule at **Appendix 1** contains 32 individuals, four groups of trees and four hedges. Of these, I consider the trees identified below to be the principal arboricultural features (PAFs):

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	Species	Contribution to landscape	BS 5837 category
T1	Beech	Prominent northern boundary trees growing along Dedmans Lane. Significant components of the immediate landscape.	A1
T10	Sycamore		B2
T13	Sycamore		B1
T16	Ash		B2
T17	English oak	Off-site tree which makes a significant contribution to public amenity, notwithstanding its very heavy past pruning.	B2
T18	Sessile oak	Western boundary tree of high quality but of moderate landscape value.	A1
T29, T30, T31	Beech	Eastern boundary trees. Individually and collectively of landscape prominence from internal viewpoints.	B1

4.4.3 The trees identified above should be treated as the most valuable trees within the context of a proposed redevelopment of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 ARBORICULTURAL IMPACT ASSESSMENT (AIA)

5.1 TREES TO BE REMOVED

5.1.1 The proposed re-development will require the removal of three individual trees, one group of trees, and a 14m linear section of one hedge, either because they are located within the footprint of the proposed buildings and areas of hard surfacing, or because the proximity of the proposals to the trees is likely to significantly damage them and increase the likelihood of premature failure or mortality. The proposed tree removals are shown below.

Table 3: trees to be removed.

Tree no.	Species	Trunk diameter [mm]	Age class	Category
T3	Magnolia	110, 145	Early-mature	C1
T4	Bay laurel	75 (est.)	Young	C1
T32	Common beech	720	Mature	C1
G1	Mixed species	125-175 (est.)	Mature	C1
H2	Cherry laurel	125 (est.)	Semi-mature	C1

5.1.2 The most significant of the individuals to be removed is a beech tree (T32), located due east of the existing property. It has been reduced heavily in the past, and the genetic intolerance to such pruning is now evident within the canopy; this is particularly noticeable on the east side of the canopy which is sparse and displays a lack of vitality, shown on the left-hand side of the photograph below.

Photograph 5: showing the canopy condition of T32.



5.1.3 Previous large-diameter branch removals on the trunk have also now been colonised by a wood decay fungus, and associated cavities have formed. These will become more severe in time, if the tree were to be retained, which would increase the likelihood of branch and trunk failure.

Photograph 6: below left, showing fungal fruiting bodies on the trunk of T32; and

Photograph 7: below right, showing large historical wounds and associated decay.



5.1.4 The remaining category 'C' trees to be removed are either of low value, have a limited life expectancy remaining, are young trees with trunk diameters below 150mm, grow in groups without conferring any significance to the local landscape, or provide only low or temporary landscape benefits. Consequently, their removal will not have a significant adverse impact on the quality or value of the surrounding arboricultural landscape and complies with local planning policies.

5.1.5 Whilst no replacement planting has been included on the proposed site plans, there will be considerable space for replacement tree planting as part of the landscaping phase of the project. Details of the landscaping proposals can be secured through an appropriately worded condition attached to the decision notice.

5.2 TREES TO BE PRUNED

5.2.1 None of the retained trees will require facilitative pruning to implement the proposals. Consequently, adverse impacts of this nature will be avoided.

5.3 ROOT PROTECTION AREA (RPA) CONFLICTS

5.3.1 Section 4.6 of BS 5837:2012 recommends that the RPA of trees initially be plotted as a circle. However, where pre-existing site conditions indicate that rooting may have occurred asymmetrically, a polygon of an equivalent area should be produced, based on a soundly based arboricultural assessment of root distribution.

5.3.2 In this instance, the distribution of tree roots associated with some of the trees are likely to have been affected by the presence of numerous potential rooting barriers^{3,4} such as the footprint of the Dedmans Lane highway, the footprint of the adjacent properties, and the existing swimming pool. I have therefore modified the RPA of these trees to provide a more accurate depiction of likely root distribution.

5.3.3 The modified root protection area of one tree identified for retention will be impacted by the proposals, as detailed at below.

Table 4: RPA conflicts, cause and percentage of total RPA affected.

Tree no.	Species	Cause of incursion	% of total RPA
T1	Beech	Proposed driveway widening works	9%

5.3.4 Section 5.3 of BS 5837:2012 recommends that the default position of structures should be outside of the defined RPAs, and further recommends that justification for demolition or construction work abutting or within the RPAs should be provided if the default position cannot be accommodated. The successful retention and protection of retained trees is dependent upon several factors. I have therefore developed a systematic scoring system to aid in the calculation of cumulative impacts within the RPAs of retained trees, based on the following factors:

1. **Distance.** The distance of construction activities from the trunk of the tree;
2. **Biological characteristics.** Consideration of the subject tree's age class, physiology, vigour, and genetic tolerance of disturbance⁵;
3. **Extent of impact.** The extent of the RPA affected by construction activities, given as a percentage of the total area;
4. **Construction intensity.** Consideration of the likely depth and nature of any excavations; and
5. **Mitigation.** Consideration of existing root barriers and associated alterations to likely root morphology, and the availability or appropriateness of contiguous areas into which the construction impacts can be mitigated; or the application of improvements.

Table 5: cumulative-factor impact assessment.

Tree no.	Species	Distance	Biological	Extent	Intensity	Mitigation	Total
T1	Beech	2	3	4	4	2	15

Explanatory notes

- **Distance.** Work within the canopy merits 0-2 points; works within 2m of the canopy merits 3 points; works greater than 2m from the canopy merits 4 points.

³ (Roberts, Jackson, & Smith, 2006)

⁴ (Urban, 2008)

⁵ (Matheny & Clark, 1998)

- **Biological.** Veteran or over-mature trees, or trees in poor physiological condition merit 0-2 points; mature trees with good or fair physiological condition merit 3 points; other age classes with good or fair physiological condition merit 4 points.
- **Extent.** If more than 20% of the total RPA is affected, 0-2 points are awarded; if 10-20% of the total RPA is affected, 3 points are awarded; if less than 10% of the RPA is affected, 4 points is awarded.
- **Intensity.** Extensive excavation to depths beyond 1m from existing ground level or through the entire rooting profile merits 0-2 points; moderate excavation to 500mm, or approximately 50% of the rooting profile merits 3 points; minor excavation to less than 250mm or 'no-dig' solutions merit 4 points.
- **Mitigation.** If up to 50% of the RPA is unaffected and available for mitigatory works but no contiguous soft landscaping exists 0-2 points is awarded; if more than 50% of the RPA is available for improvement and contiguous soft landscaping exists 3 points are awarded; if 100% of the RPA is available for improvement and contiguous soft landscaping exists 4 points are awarded.
- **Total.** Trees cumulating less than 10 points are unlikely to be suitable for retention. Trees cumulating 11-20 points could be retained subject to appropriate protection measures.

5.3.5 The impacts identified in **Tables 4 and 5** affect one tree, resulting in a maximum indicative incursion of 9% of the respective Root Protection Area. The cumulative factor impact assessment set out in **Table 5**, which accounts for the proposed working methods and tree protection measures, produces a minimum total score of 15 out of a possible 20. On this basis, any potentially adverse impacts are considered capable of being successfully mitigated, such that the tree may be retained, subject to the implementation of the working methods and protection measures detailed in Section 6.

5.4 POST-OCCUPATION PRESSURE ON TREES

5.4.1 The proposed site layout is similar to the existing context in respect of the location of the replacement dwelling in relation to the retained tree stock. As a result, there will be no material alteration to the existing juxtaposition, which has not given rise to significant unreasonable pressure to fell or prune trees.

6 PRELIMINARY METHOD STATEMENT (PMS)

6.1 ARBORICULTURAL PRE-REQUISITES

6.1.1 An arboriculturist will be retained to provide technical support for the duration of the proposed works, and to carry out the proposed programme of monitoring and supervision set out below. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the proposed context. The project arboriculturist will oversee the following elements:

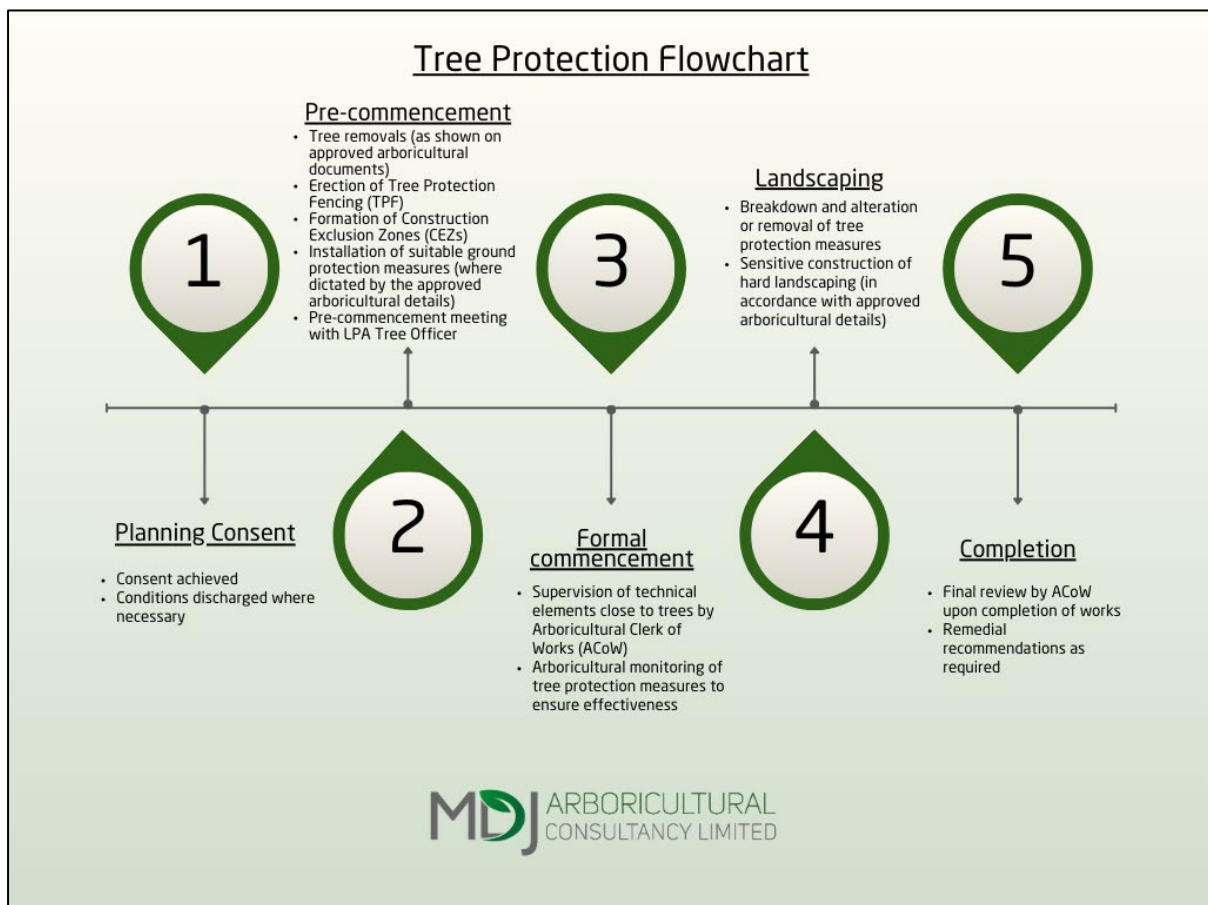
- The holding of a pre-commencement meeting;
- Site-based monitoring of protective measures on a monthly basis or similar; and
- Site-based supervision of technical elements in proximity to retained trees.

6.1.2 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

6.2 SEQUENCING OF WORKS

6.2.1 The sequencing of works insofar as the tree protection measures relate, comprise pre-commencement operations, the main construction phase, and the landscaping phase. A summary of this process is provided below. The remainder of this document follows the process outlined below for ease of reference.

Figure 1: summary of the sequencing of works to implement effective tree protection.



6.2.2 To prevent unacceptable damage occurring, the phasing of works in relation to the tree protection measures will be undertaken in the sequence set out below.

Table 6: phasing of tree protection strategy.

Item no.	Description	Arb supervision timing/frequency
Pre-commencement phase		
1	Site preparation, including tree removal and pruning.	None
2	Erection of temporary tree protection measures including fencing, and the creation of Construction Exclusion Zones (CEZs). To be confirmed as compliant at a formal pre-commencement meeting.	1 Visit
Formal commencement of works		
3	Widening of the existing driveway to facilitate demolition and construction activities.	1 visit + supplementary visits as necessary
4	Demolition of existing property, as required, to facilitate the proposed alterations.	1 visit + supplementary visits as necessary
5	Excavation for new underground service routes.	1 visit + supplementary visits as necessary
6	Principal construction phase, including excavation for new foundations.	Monitoring visits monthly, then every 6-8 weeks (see supervision section)
Landscape phase		
7	Landscaping phase, to include formalisation of the widened driveway.	1 visit + supplementary visits as necessary
8	Clearance of plant and machinery from site immediately prior to soft landscaping phase.	None
9	Break down and removal of protection measures.	None
10	Assessment of tree condition by arboriculturist. Remedial tree surgery works specified and undertaken (if required).	1 visit

6.2.3 The remainder of this document follows the logical sequencing of works set out above for ease of reference.

6.3 TREE REMOVAL

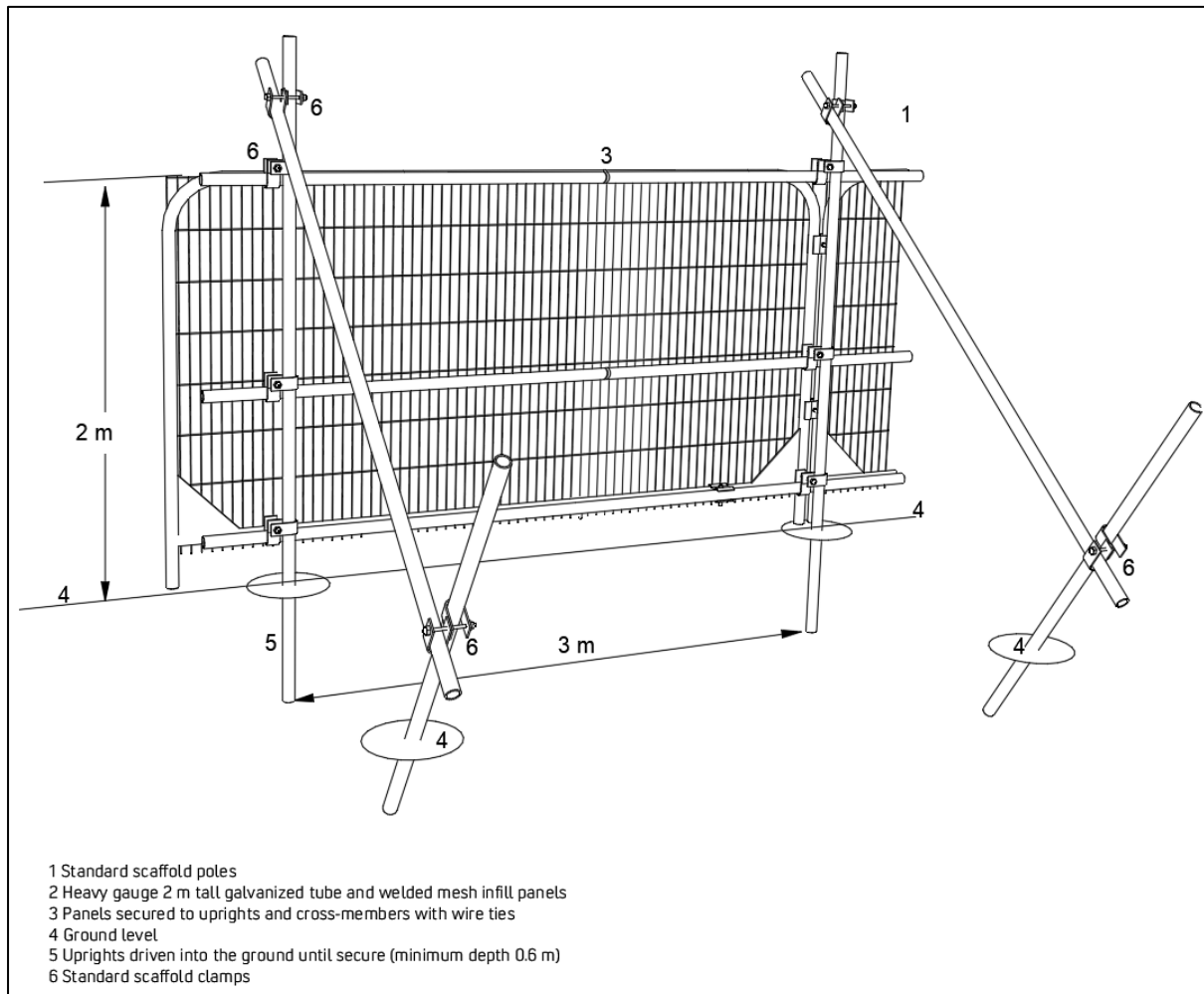
6.3.1 The first stage of site preparation will be to clear the site of the trees identified for removal, as **shown in red** on the tree protection plan. To ensure that the appointed arboricultural contractor holds the necessary knowledge, expertise and insurance, I recommend that an Arboricultural Association Approved Contractor is used; a directory of such contractors is available at: <https://www.trees.org.uk/ARB-Approved-Contractor-Directory>.

6.4 TREE PROTECTION FENCING (TPF)

6.4.1 Following initial tree removal, but prior to the commencement of demolition, the rooting environments of trees identified for retention will be safeguarded by the erection of temporary tree protection fencing to the

default specification provided in BS 5837:2012 and set out below. These locations are denoted by **bold red lines** on the appended TPP.

Figure 2: default fencing specification for protective barrier⁶.



6.4.2 The default specification should consist of a vertical and horizontal scaffold framework, well-braced to resist impacts, as illustrated above. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots.

6.4.3 Existing vegetation will be removed by hand to enable the location of the TPF to be accurately set out by an appropriately qualified engineer.

⁶ (The British Standards Institution, 2012)

6.4.4 The TPF will remain in place to serve as physical protection for retained trees for the duration of the demolition and construction activities and will only be removed immediately prior to the landscaping phase once all large plant and machinery have been removed from the site.

6.4.5 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING – KEEP OUT'** or similar, as shown below.

Figure 3: example protective fencing signage.



6.5 CONSTRUCTION EXCLUSION ZONES (CEZs)

6.5.1 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;
- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

6.6 PRE-COMMENCEMENT MEETING (PCM)

6.6.1 Upon initial installation, and if required, a contractor-only pre-commencement meeting will be held on site when the project arboriculturist will review the protection measures. Alterations, where necessary, will be made.

6.6.2 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained trees, and the local authority tree officer will be invited to attend.

6.7 WIDENING OF THE DRIVEWAY

6.7.1 It will be necessary to widen the existing driveway to facilitate access for demolition.

6.7.2 Initial excavation will be undertaken sensitively, using the methods outlined below, to establish the widened entrance from Dedmans Lane.

- i. Extent of excavation adjacent to existing driveway to be marked by an engineer, using biodegradable spray paint of similar;
- ii. Excavation undertaken by using hand tools only, to provide a widened access; and
- iii. Placement of additional temporary ground protection over the exposed soil, using the proprietary interlocking ground protection boards (e.g. ProMat⁷) which has a weight loading of 60 tonnes.

Photograph 8: illustrative markup of the widened access from Dedmans Lane.



⁷ (Ground Guards, 2026)

6.7.3 The widened entrance will be used as the primary access point for material deliveries and personal throughout the life of the project.

6.8 DEMOLITION

6.8.1 The existing dwelling will be demolished using traditional methods to be confirmed by the appointed demolition contractor. The demolition footprint is sufficiently remote from retained trees such that no direct or indirect impacts are anticipated. A temporary access route will be established in advance of works using suitable ground protection boards in accordance with the approved Arboricultural Method Statement. Accordingly, no additional tree protection measures are required in respect of the demolition phase.

6.9 EXCAVATION FOR UNDERGROUND SERVICES

6.9.1 The precise location of new or upgraded incoming utility services has not been confirmed at the time of writing. However, as the proposal relates to the replacement of a dwelling broadly within the footprint of the existing property, it is anticipated that existing service corridors can be retained and, where feasible, existing connections re-used.

6.9.2 On this basis, significant excavation for new service runs within Root Protection Areas (RPAs) is not anticipated. Should diversion or installation of new services within RPAs prove necessary, these will be designed and implemented in accordance with Street Works UK: Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees, as summarised below.

Figure 4: showing a summary of the three zones around trees in relation to underground utilities⁸.



Principles and Tree Protection Measures During Works

General Principles

- Trees are vulnerable to damage both above and below ground; even minor root disturbance can have long-term implications for health, stability and amenity value
- Early consultation with the Local Authority Arboriculturist (LAA) or project arboricultural consultant shall be undertaken prior to works commencing.
- Works shall be planned to avoid the need for excavation within root protection areas wherever practicable.
- An agreed Arboricultural Method Statement (AMS) shall define working methods prior to commencement.

⁸ (Street Works UK, 2026)

Root Protection and Excavation Controls

Tree Protection Zones

- Works shall recognise the following zones:
 - **Prohibited Zone (inner zone close to trunk):** No excavation, storage, trafficking or plant access permitted.
 - **Precautionary Zone (surrounding area):** Mechanical excavation is not permitted. Special working methods required.
 - **Permitted Zone (outer area):**
Works may proceed with care, ensuring exposed roots are protected.

Excavation Methods

- Open trench excavation within the Prohibited Zone is not permitted.
- Within Precautionary Zones, excavation shall be undertaken using:
 - Hand-digging;
 - Vacuum excavation (air-spade/suction excavation); or
 - Narrow trenching techniques only where agreed.
- Roots greater than 25mm diameter shall not be severed without local authority approval.
- If unavoidable root severance is approved, cuts shall be clean using sharp tools.

Root Exposure

- Where roots are exposed:
 - Roots shall be kept damp and protected from desiccation.
 - In hot or freezing conditions, roots shall be covered with damp hessian or similar breathable material.
 - Backfilling shall occur as soon as practicable.

6.10 MAIN CONSTRUCTION PHASE

Arboricultural supervision

6.10.1 The proposed arboricultural supervision framework is provided in **Table 6**. This details the elements to be supervised by the arboricultural consultant, to ensure that the prescribed methods of work and root treatment are duly carried out. Following each visit, a short summary report will be forwarded to the LPA.

Arboricultural monitoring

6.10.2 During the initial groundworks period, the arboricultural consultant will visit the site at monthly intervals until such time as the remaining works are to take place above ground level, excluding the landscape phase. The purpose of these visits will be to review the protection measures to ensure they remain compliant with this report, and commensurate with activities on site.

6.10.3 The arboriculturist will complete a summary report of the findings of each visit, and this will be forwarded to the local authority within five working days of the visit. Over time, this will form a portfolio of evidence to demonstrate compliance with the tree protection measures.

6.10.4 Once all substantial groundwork has been completed and the risk to the retained trees is reduced, monitoring visits will be extended to a visit every 6-8 weeks until completion of the project. Upon completion, the arboriculturist will carry out a final review, and advise of any remedial works considered necessary.

6.10.5 During the project, monitoring and supervision visits may be combined where scheduling allows.

6.11 FORMALISATION OF DRIVEWAY

6.11.1 The widened driveway will be formalised during the landscaping phase. Owing to the sloping topography, the proposal seeks to remove the existing bitumen layer and associated sub-base, and then replace it with a new sub-base, gravel grids and a final shingle surface. The result of this approach is that a maximum excavation profile no more than 250mm below the existing driveway surface will result.

6.11.2 Formalisation will be undertaken using the following methods, once all heavy machinery has been removed from the site.

- i. Careful removal of the temporary ground protection boards, ensuring no disturbance to underlying soils.
- ii. Break out and removal of the existing bitumen surface using handheld concrete breakers or similar low-impact tools only, to a maximum depth of 250mm. No mechanical excavators will be used within the Root Protection Area (RPA).
- iii. Removal of the existing sub-base strictly using hand tools. All roots exceeding 25mm diameter encountered during these works will be retained. Where necessary, roots will be protected from abrasion and point loading by the installation of suitable void formers (e.g. sections of utility pipe cut longitudinally and fitted over roots), to allow incorporation within the new sub-base without direct contact from compacted materials. Any roots under 25mm diameter may be pruned cleanly in accordance with BS 3998:2010.
- iv. Construction of the new sub-base across the widened area to a maximum compacted depth of 150mm using MOT Type 1, installed in a manner that avoids compaction directly over retained roots. Compaction will be undertaken using a lightweight vibrating plate only.
- v. Placement of a permeable geotextile membrane to provide separation between sub-base and overlying layers.
- vi. Installation of a 10–20mm sand binding layer, levelled by hand.
- vii. Installation of 40mm gravel grid system (cellular confinement system), laid in accordance with the manufacturer's instructions.
- viii. Infill of the gravel grids with a 20mm washed angular gravel to form the final permeable surface course.

6.12 MANAGEMENT OF VARIATIONS AND INCIDENTS

Variations to approved documents

6.12.1 There will be no variation to the tree protection measures set out within this report without the prior authorisation by the local planning authority.

6.12.2 Should variations become necessary for unforeseeable reasons, they will be dealt with in the following way:

- i. Site Manager to contact arboriculturist to explain the need for variation;
- ii. Arboriculturist to provide preliminary advice on technical aspects where necessary;
- iii. Arboriculturist to visit the site as necessary to collect the relevant information to enable a revised method statement or protection strategy to be drawn up;
- iv. Production of updated method statement and tree protection plan;
- v. Updated package of document to be sent to the local authority for approval;
- vi. Consent received; and
- vii. Variations to be implemented on site.

6.12.3 Under no circumstances will varied protection measures, whether pertaining to the specification for temporary trunk or ground protection, or the frequency of arboricultural monitoring visits, proceed without the prior approval from the local planning authority.

Accidents and incidents

6.12.4 Where accidents or incidents result in damage to the protective measures prescribed above, the project arboriculturist will be informed within 48 hours. The Site Manager will compile a brief record of the incident and the extent of damage, together with any adverse impacts on the retained tree stock and send this via email to the project arboriculturist. The arboriculturist will review and advise as necessary.

6.12.5 Should the temporary trunk or ground protection measures become damaged, they will be repaired or replaced within 48 hours of the incident.

6.12.6 The project arboriculturist will forward the Site Manager's record, together with a detailed list of actions taken to minimise damage and remedial works (where necessary) to the local authority.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

7.1.1 A total of three individual trees, one group of trees and a 14m section of one hedge will be removed as part of the proposed re-development. The principal arboricultural features of the site (**Table 2**) will be retained and protected effectively. The removal of the trees identified will not result in the loss of trees of high amenity value or trees which make an essential contribution to the street scene, and will not result in a significant, long-term or irreversible impact on the arboricultural character of the site. Consequently, the removals comply with national planning guidance and local planning policy with regards to the retention of important trees.

7.1.2 As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

7.1.3 Assessment of the current physiological condition of the subject trees, their relative tolerance of root pruning and disturbance, existing and proposed finished levels, and the protective measures prescribed above, suggests that there will be no lasting or irreversible damage to the trees to be retained, subject to full compliance with the TPP at **Appendix 3**.

7.1.4 In light of the assessments set out above, there is no arboricultural reason to suggest that the construction of a replacement dwelling with landscaping alterations will result in an unsustainable relationship with the retained tree stock.

7.1.5 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

7.2 RECOMMENDATIONS

1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.

Matthew Jones

Matthew Jones, BSc (Hons), RCarborA, MArborA
Arboricultural Association Registered Consultant



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APPENDIX 1: TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

TREE SURVEY SCHEDULE

Project:	Lane House, Lindfield, RH16 2JR
Client:	Mr and Mrs Thompson
Document Ref.:	MDJAC-BS26106-TSS-01
Survey Date:	27 January 2026

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on 27 January 2026; deciduous trees were not in leaf.

The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore, I (MDJ Arboricultural Consultancy Ltd) make no guarantee of their stability or safety.

1. Tree no.

Individual number assigned to the tree for identification, commencing at 1.

2. Statutory controls.

An indicative assessment of whether the tree is protected by a TPO [Ref. No. provided] or by virtue of being within a conservation area [Cons Area].

3. Species

Common and botanical names are provided. Botanical names are shown in *italics*.

4. Height

Measured using a clinometer or laser rangefinder, given in metres.

5. Trunk diameter

Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

6. Radial crown spread

Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

7. Crown clearance

Height above ground level of the lowest live branch, in metres.

8. Height to first branch

Height above ground level of the origin of the lowest branch, in metres.

9. Age class

Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;

Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;

Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;

Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;

Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;

Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

10. Physiology

General health and biological function, taking into account a healthy specimen of its size, age, species and location.

11. Structure

Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.

Good: No morphological defects and no fungal or bacterial colonisation;

Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;

Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

12. Landscape contribution

Assessment of landscape contribution and public amenity. Provided as either Low, Moderate or High.

13. Estimated remaining contribution

Provided in years as either <10, 10-20, 20-40 or 40+.

14. Comments

Comments have been made where appropriate.

15. BS5837:2012 Category

Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

16. RPA radius

Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

17. RPA Area

Total area in metres squared of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
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	Trees that have 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) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline 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			Red
Trees to be considered for retention				
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	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)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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	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	Trees with material conservation or other cultural value	Blue
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 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

Client name: Mr and Mrs Thompson
 Site: Lane House, 37 Dedmans Lane, Lindfield, RH16 2JR
 Reference: MDJAC-BS26106-TSS-01
 Survey date: 27/01/2026

Tree Survey Schedule

Tree No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Landscape contribution	Potential [Years]	Comments	Category	RPA Radius [m]	RPA Area [m ²]
T1	N/A	Common beech	16	680	N6.25m E5.75m S8m W8m	4	4	Mature	Good	Fair	High	40+	Base obscured by laurel. Grows from a steep bank on the edge of the drive. Dominant and essential component of the immediate area. Of high quality and landscape value.	A (1)	8.16	209.18
T2	N/A	Sycamore	13	300	N3m E3m S3m W1.5m	6	6	Early-mature	Good	Fair	Low	40+	Growing on a raised bank. No access to base. Twin-stemmed. Of moderate quality but of low, landscape value as suppressed by beech.	C (1)	3.6	40.72
T3	N/A	Magnolia	3	110 145	N4m E3m S3m W3.25m	1	0.5	Early-mature	Good	Fair	Low	20-40	Small ornamental. Of moderate quality but of low landscape value.	C (1)	2.11	13.99
T4	N/A	Bay laurel	4	75 (est.)	N1.25m E1.25m S1.25m W1.25m	0.25	0.25	Young	Good	Fair	Low	40+	Small ornamental. Of moderate quality but of low landscape value.	C (1)	0.9	2.54
T5	N/A	Lawson cypress	12	230	N1.75m E1.75m S1.75m W1.75m	1.75	1.5	Semi-mature	Good	Fair	Moderate	40+	Suppressed tree on elevated ground. Of moderate quality and landscape value.	B (1)	2.76	23.93
T6	N/A	Norway maple	12	330	N5m E4.75m S5.5m W3m	5	3	Early-mature	Fair	Poor	Moderate	<10	Infected with Silver Leaf Disease (<i>Chondrostereum purpureum</i>), fruiting bodies evident on trunk. Bark falling off the stem. Of low quality but of moderate landscape value.	U (2)	3.96	49.27
T7	N/A	Common ash	15	375 400 (est.)	N7m E5m S3.5m W2m	7	8	Mature	Poor	Fair	Moderate	10-20	Twin-stemmed. Base inaccessible. Heavily ivy-covered. Dieback in canopy, likely ADB. At least Class 2. Of reduced quality but of moderate landscape value.	C (2)	6.58	136.02
T8	N/A	English oak	13	220	N3m E3m S3m W1.5m	4	3	Semi-mature	Good	Fair	Low	40+	Drawn form. Ivy covered. Of moderate quality but of low landscape value.	C (1)	2.64	21.90
T9	N/A	Common ash	15	475 (est.)	N3m E3m S3.5m W2.5m	1	2	Early-mature	Poor	Fair	Moderate	10-20	Heavily ivy-covered. Suppressed. ADB Class 2, perhaps more. Of low quality but of moderate landscape value.	C (2)	5.7	102.07
T10	N/A	Sycamore	16	310 (est.)	N3.5m E1.75m S3.5m W3.5m	5	5	Early-mature	Fair	Fair	Moderate	40+	Suppressed by larger trees. Ivy covered. Appears to be of moderate quality and landscape value.	B (2)	3.72	43.47
T11	N/A	Common ash	15 (est.)	500 475 (est.)	N8m E7m S3m W2.5m	6	5	Mature	Poor	Poor	Moderate	<10	Twin-stemmed. Shaggy Bracket (<i>Inonotus hispidus</i>) fruiting body on south stem at 1m. Heavily leaning trunks. Extensive dieback. Of low quality but moderate landscape value.	U 0	8.28	215.38

(est.) denotes estimated dimensions

Client name: Mr and Mrs Thompson
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Tree Survey Schedule



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T12	N/A	Common ash	19	560 800 (est.)	N7m E4m S7.5m W6.5m	9	8	Mature	Fair	Poor	High	10-20	Twin-stemmed with compression fork union. Ivy covered. Drawn form. ADB class 2 or more. Dieback, deadwood and previous branch failures evident. Currently of moderate quality but could foresee a decline in the near future. Of high landscape value.	C (2)	11.72	431.52
T13	N/A	Sycamore	16	240	N4m E2.25m S4m W4m	5	4	Early-mature	Good	Fair	Moderate	40+	Suppressed at present. Drawn form. Of moderate quality and landscape value.	B (1)	2.88	26.06
T14	N/A	Common ash	17	580 525 (est.)	N6.5m E2.5m S4.75m W5.75m	4	4	Mature	Fair	Fair	Moderate	10-20	Twin-stemmed. Asymmetric canopy due to competition and suppression. Ivy covered. ADB Class 2 or more. Dieback and deadwood over road. Currently of moderate quality but likely to diminish in the near future. Of moderate landscape value.	C (2)	9.39	277.00
T15	N/A	Common holly	5	110	N2.5m E2.5m S2.5m W2.5m	1.5	1.5	Semi-mature	Good	Good	Low	40+	Of moderate quality but of low landscape value due to small size.	C (1)	1.32	5.47
T16	N/A	Common ash	14	265 550 (est.)	N7m E6m S5m W6m	2	1.5	Mature	Fair	Good	Moderate	40+	Twin-stemmed. Boundary fence runs between stems. No material suggestion of ADB. Of moderate quality and landscape value.	B (1)	7.33	168.79
T17	N/A	English oak	18	1250	N10m E10m S12m W12m	5	5	Late-mature	Poor	Fair	High	20-40	Appears to be outside property boundary. Stout trunk. Heavily reduced in the past. Dieback in upper canopy but more vigorous in the lower canopy on the north side. Currently of moderate quality, but of high landscape value.	B (2)	15	706.86
T18	N/A	Sessile oak	16	595	N2.75m E7m S9.25m W8m	7	6	Mature	Good	Good	Moderate	40+	Broad canopy. Of high quality but of moderate landscape value.	A (1)	7.14	160.16
T19	N/A	Common pear	4	220 250	N2.25m E2.25m S1.75m W0.75m	1.75	1.75	Mature	Fair	Fair	Low	10-20	Domestic fruit tree. Truncated. Of moderate quality but of low landscape value.	C (1)	4	50.27
T20	N/A	Apple	3	75	N1.25m E1.25m S1.25m W1.25m	1	1	Semi-mature	Good	Fair	Low	40+	Domestic fruit tree. Of moderate quality but of low landscape value.	C (1)	0.9	2.54
T21	N/A	Apple	3	75	N1.25m E1.25m S1.25m W1.25m	1	1	Semi-mature	Good	Fair	Low	40+	Domestic fruit tree. Of moderate quality but of low landscape value.	C (1)	0.9	2.54
T22	N/A	Apple	3	75	N1.25m E1.25m S1.25m W1.25m	1	1	Semi-mature	Good	Fair	Low	40+	Domestic fruit tree. Of moderate quality but of low landscape value.	C (1)	0.9	2.54

(est.) denotes estimated dimensions

Client name: Mr and Mrs Thompson
 Site: Lane House, 37 Dedmans Lane, Lindfield, RH16 2JR
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Tree Survey Schedule

Tree No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Landscape contribution	Potential [Years]	Comments	Category	RPA Radius [m]	RPA Area [m ²]
T23	N/A	Box	6	7x 140 (est.)	N2.5m E5m S4m W2.5m	1	0	Mature	Good	Fair	Low	20-40	Large example of species. Of moderate quality but of low landscape value.	C (1)	4.44	61.93
T24	N/A	Flowering cherry	5	150	N2m E2m S2m W2m	0.75	1	Semi-mature	Good	Good	Low	40+	Small ornamental. Of moderate quality but of low landscape value.	C (1)	1.8	10.18
T25	N/A	Cider gum	7	2x 225 (est.)	N2.25m E2.25m S2.25m W2.25m	2	2.5	Semi-mature	Good	Fair	Low	40+	Vigorous non native. Ill suited to location. Of moderate quality but of low landscape value.	C (1)	3.82	45.84
T26	N/A	Norway maple	12	425	N4m E4m S4m W4m	2	2	Early-mature	Good	Fair	Moderate	40+	Off-site tree. Appears to be of moderate quality and landscape value.	B (1)	5.1	81.71
T27	N/A	Common hazel	4	20x 30 (est.)	N2m E2m S2m W2m	0.5	0.5	Early-mature	Good	Fair	Low	40+	Coppice. Of moderate quality but of low landscape value.	C (1)	1.61	8.14
T28	N/A	Common hazel	4	20x 30 (est.)	N2m E2m S2m W2m	0.5	0.5	Early-mature	Good	Fair	Low	40+	Coppice. Of moderate quality but of low landscape value.	C (1)	1.61	8.14
T29	N/A	Common beech	20	600	N7m E6m S5.5m W5.5m	4	3	Mature	Good	Fair	Moderate	40+	Off-site tree. Twin-stemmed from 5m with included union. Of moderate quality and landscape value.	B (1)	7.2	162.86
T30	N/A	Common beech	20	750 (est.)	N7m E7m S8m W5m	5	4	Mature	Good	Fair	Moderate	40+	Off-site tree. Twin-stemmed from base with included union. Of moderate quality and landscape value.	B (1)	9	254.47
T31	N/A	Common beech	20	750 750 (est.)	N8m E8m S8m W9.5m	5	4	Mature	Good	Fair	Moderate	40+	Off-site tree. Twin-stemmed from base with included union. North stem touches garage roof. Of moderate quality and landscape value.	B (1)	11.88	443.39
T32	N/A	Common beech	13	720	N3.75m E4.25m S7.75m W5.25m	3	3	Mature	Poor	Poor	Moderate	10-20	Poorly pruned in the past. Large decaying wounds and fungal colonisation as a result. Sparse. Of low quality with irreparable defects but of moderate landscape value.	C (1)	8.64	234.52
Groups of trees																
G1	N/A	Mixed species	5-8 (est.)	125-175 (est.)	N3m (est.) E3m (est.) S3m (est.) W3m (est.)	0.25 (est.)	0.25 (est.)	Mature	Good	Fair	Low	20-40	Species include Camelia and Rhododendron. Group of ornamental woody shrubs. Of moderate quality but of low landscape value.	C (1)	2.1	13.85

(est.) denotes estimated dimensions

Client name: Mr and Mrs Thompson
 Site: Lane House, 37 Dedmans Lane, Lindfield, RH16 2JR
 Reference: MDJAC-BS26106-TSS-01
 Survey date: 27/01/2026

Tree Survey Schedule

Tree No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Landscape contribution	Potential [Years]	Comments	Category	RPA Radius [m]	RPA Area [m ²]
G2	N/A	Mixed species	4-5 (est.)	50-100 (est.)	N1.5m (est.) E1.5m (est.) S1.5m (est.) W1.5m (est.)	0.25 (est.)	0.25 (est.)	Semi-mature	Good	Fair	Low	40+	Boundary trees planted closely to form a screen. Regularly maintained.	C (1)	1.2	4.52
G3	N/A	Common ash	10-11 (est.)	280-370 (est.)	N3.5m (est.) E3.5m (est.) S3.5m (est.) W3.5m (est.)	1.5 (est.)	1.5 (est.)	Early-mature	Fair	Poor	Low	20-40	Pair of trees with bacterial canker. Of low quality but of some screening benefit from allotments.	C (1)	4.44	61.93
G4	N/A	Mixed species	2.5-5 (est.)	75-155 (est.)	N1.75m (est.) E1.75m (est.) S1.75m (est.) W1.75m (est.)	0.25 (est.)	0.25 (est.)	Early-mature	Good	Fair	Low	40+	Group of small ornamental conifers. Comprising Irish yew, cypress and juniper species.	C (1)	1.86	10.87
Hedges																
H1	N/A	Mixed species	3.5-6 (est.)	75-125 (est.)	N1.5m (est.) E1.5m (est.) S1.5m (est.) W1.5m (est.)	0.25	0.25	Semi-mature	Good	Fair	Low	40+	Boundary hedge. Regularly trimmed. Effective screening.	C (1)	1.5	7.07
H2	N/A	Cherry laurel	2.5 (est.)	125 (est.)	N1.5m (est.) E1.5m (est.) S1.5m (est.) W1.5m (est.)	0.25	0.25	Semi-mature	Good	Fair	Low	40+	Boundary hedge planted atop steep bank. Appears significantly taller from the road than it is from the top of the bank due to topography. Regularly maintained.	C (1)	1.5	7.07
H3	N/A	Common beech	2.5-3 (est.)	100-200 (est.)	N2m (est.) E2m (est.) S2m (est.) W2m (est.)	0.25	0.25	Semi-mature	Good	Good	Low	40+	Recently topped. Of moderate quality and of effective low level screening value.	C (1)	2.4	18.10
H4	N/A	Common beech	4-5 (est.)	55-80 (est.)	N0.75m (est.) E0.75m (est.) S0.75m (est.) W0.75m (est.)	0.25	0.25	Semi-mature	Good	Good	Low	40+	Off-site hedge planted close to fence. Effective screening.	C (1)	0.96	2.90

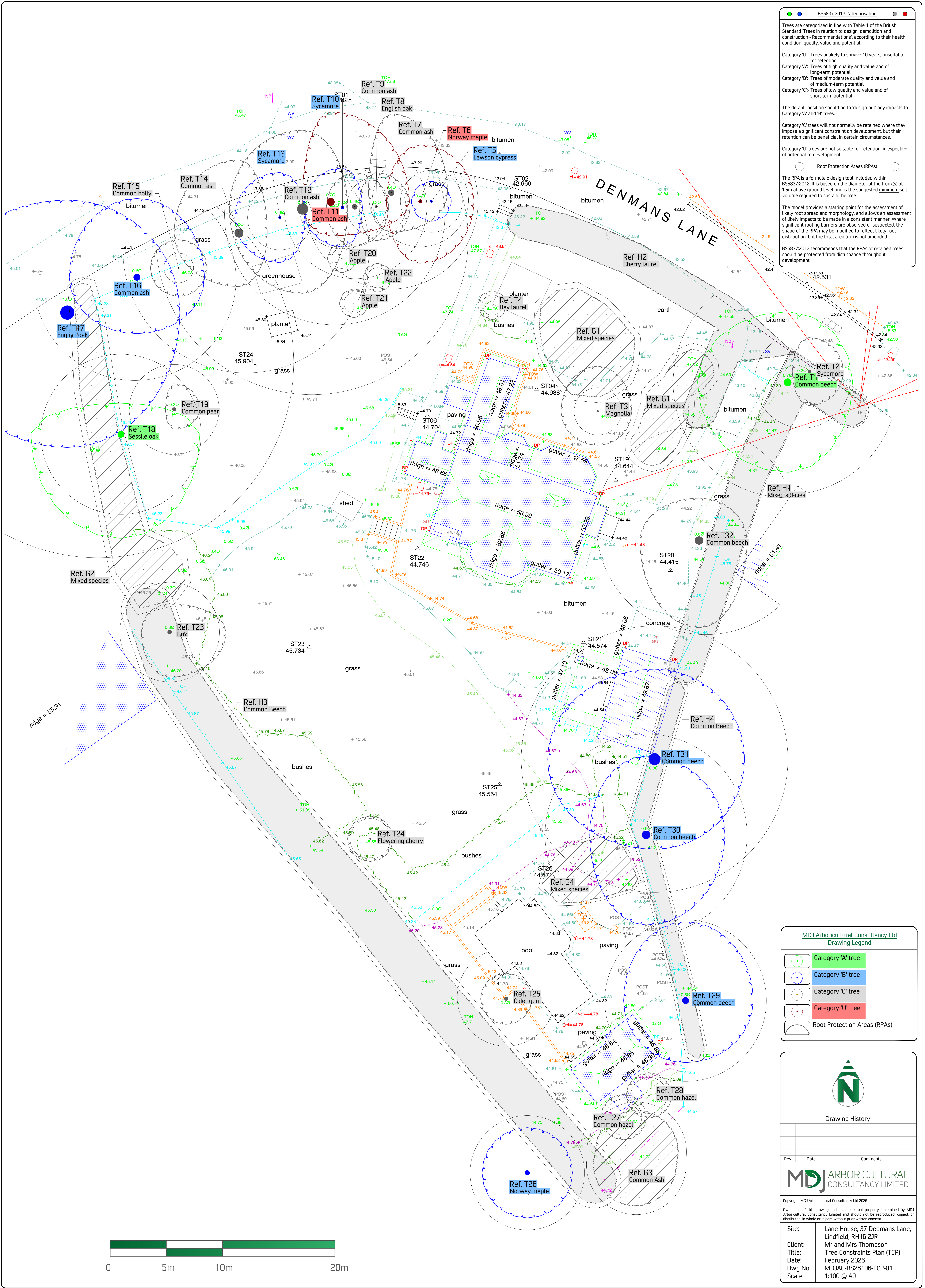
(est.) denotes estimated dimensions

APPENDIX 2: TREE CONSTRAINTS PLAN (TCP)

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533



BS5837:2012 Categorisation

Trees are categorised in line with Table 1 of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', according to their health, condition, quality, value and potential.

Category 'U': Trees unlikely to survive 10 years; unsuitable for retention

Category 'A': Trees of high quality and value and of long-term potential

Category 'B': Trees of moderate quality and value and of medium-term potential

Category 'C': Trees of low quality and value and of short-term potential

The default position should be to 'design-out' any impacts to Category 'A' and 'B' trees.

Category 'C' trees will not normally be retained where they impose a significant constraint on development, but their retention can be beneficial in certain circumstances.

Category 'U' trees are not suitable for retention, irrespective of potential re-development.

Root Protection Areas (RPAs)

The RPA is a formulaic design tool included within BS5837:2012. It is based on the diameter of the trunk(s) at 1.5m above ground level and is the suggested minimum soil volume required to sustain the tree.

The model provides a starting point for the assessment of likely root spread and morphology, and allows an assessment of likely impacts to be made in a consistent manner. Where significant rooting barriers are observed or suspected, the shape of the RPA may be modified to reflect likely root distribution, but the total area (m²) is not amended.

BS5837:2012 recommends that the RPAs of retained trees should be protected from disturbance throughout development.

MDJ Arboricultural Consultancy Ltd
Drawing Legend

Category 'A' tree

Category 'B' tree

Category 'C' tree

Category 'U' tree

Root Protection Areas (RPAs)

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Site: Lane House, 37 Dedmans Lane, Lindfield, RH16 2JR

Client: Mr and Mrs Thompson

Title: Tree Constraints Plan (TCP)

Date: February 2026

Dwg No: MDJAC-BS26106-TCP-01

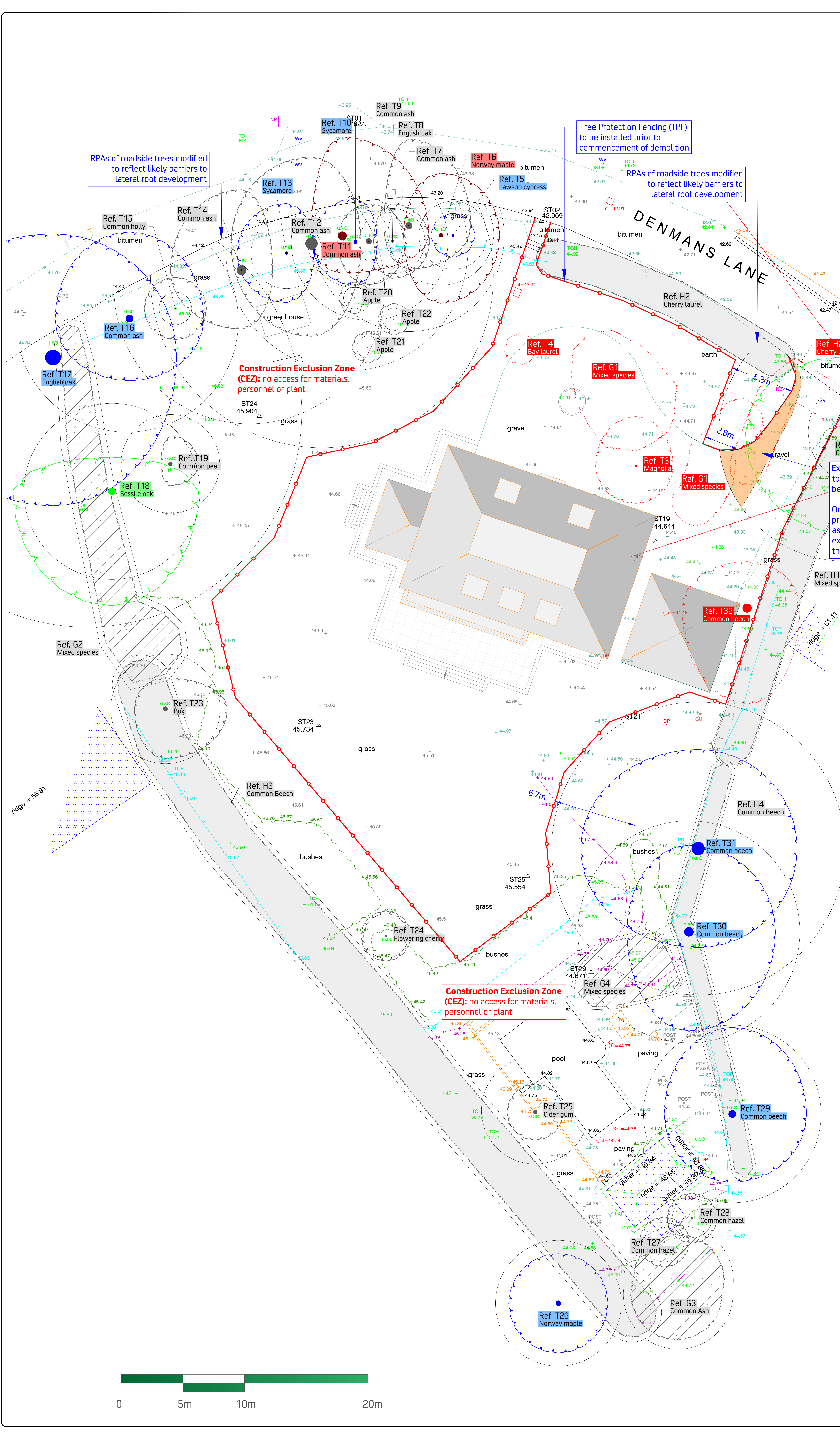
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APPENDIX 3: TREE PROTECTION PLAN (TPP)

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533



Tree Protection Fencing (TPF)

The default specification comprises a scaffold framework, onto which 2m tall, welded mesh panels such as 'heras' panels will be secured to uprights and cross-members with suitable wire ties. Upright scaffold posts will be driven into the ground to a minimum depth of 600mm, taking care to avoid damage to the roots of retained trees.

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

Temporary Ground Protection (TGP)

Exposed areas between the tree protection fencing and the edge of the RPAs of retained trees will be protected using temporary ground boarding selected to protect against anticipated loading.

<https://www.ground-guards.co.uk/>

Excavation for proposed driveway widening to be limited to 250mm. All excavation to be undertaken by hand; see AIAPMS.

Once complete, the exposed soil is to be protected by additional ground protection, as specified within the AIAPMS. The existing driveway surface is to be retained throughout construction.

MDJ Arboricultural Consultancy Ltd
Drawing Legend

- Trees to be removed
- Category 'A' tree
- Category 'B' tree
- Category 'C' tree
- Category 'U' tree
- Root Protection Areas (RPAs)
- Tree Protection Fencing (TPF)
- Construction Exclusion Zone (CEZ)
- Sensitive Excavation

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Site: Lane House, 37 Dedmans Lane, Lindfield, RH16 2JR

Client: Mr and Mrs Thompson

Title: Tree Protection Plan (TPP)

1st Issued: February 2026

Dwg No: MDJAC-BS26106-TPP-01 Rev. A

Scale: 1:100 @ A0

