



**Landfall House, Sandhill Lane,
Crawley Down**

**Arboricultural Implications Assessment and
Method Statement**

May 2026



Client	Sara Paramalingham and Alicia Okines
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1 Introduction

1.1 Site Description

Landfall House, Sandhill Lane, Crawley Down (the "site") currently comprises a single dwelling set within a large garden. The site is situated approximately half a mile southwest of the centre of Crawley Down and is bound to the north, east and south by residential dwellings and to the west by Sandhill Lane.

1.2 Proposed Works

The demolition of the existing garage and oil tank housing and the construction of a replacement garage and new oil tank housing are proposed. Works that are likely to affect retained trees include the movement of construction machinery.

1.3 Aims of Study

To inform a planning application, Canopy Consultancy has been commissioned by Sara Paramalingham and Alicia Okines to undertake a tree survey of the site, in accordance with British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

The aim of this report is to present the results of the survey, including a Tree Survey Schedule (TSS), an Arboricultural Implications Assessment (AIA), and an Arboricultural Method Statement (AMS). A Tree Protection Plan (TPP) has also been produced and accompanies this report as a separate drawing.

This report in no way constitutes a health and safety survey report. Where concerns for tree health and safety exist, the necessary and appropriate tree inspections should be carried out.

2 Methodology

The trees were inspected from ground level by consultant arboriculturist Oliver Halladay on 29th April 2026 and measurements taken in accordance with the recommendations set out in the BS 5837:2012. Canopy spreads were measured and plotted to the four compass points. Where direct access was not possible measurements have been estimated. The surveyed trees are colour coded on the accompanying tree survey drawing according to their relevant BS category.

The tree data collected is used to enable the current canopy spread of the surveyed trees and the Root Protection Area (RPA) to be plotted on the accompanying TPP. The RPA is defined by the formula in paragraph 4.6 from the BS 5837:2012 and may be refined by taking into account current on-site constraints to root activity such as buildings, earthworks and hard paving. This forms part of the design process for the proposed development.

3 Assessment

3.1 Tree Character Groups

The detailed results of the tree survey are provided in the TSS, in Appendix 1. In summary, the trees on the site are in a reasonable condition and vary in terms of amenity value provided to the wider landscape. The trees can be divided into two distinct character groups as follows:

1. The first character group includes the medium sized, middle-aged tree found growing to the north of the existing dwelling. The tree has been heavily reduced in the past and is showing signs of decline.
2. The second character group includes the smaller, young to middle-aged trees found growing in a linear group on the site's northern boundary. The trees in this character group are in a good condition and provide an important screen for the site.

4 Arboricultural Impact Assessment (AIA)

4.1 Methodology

The AIA uses the information obtained in the tree survey to identify areas where the proposed construction may be at odds with accepted standards, in terms of a tree's requirements for space in which to maintain existing roots and shoots, and space for future growth.

The quality and relative importance of each tree is illustrated as a coloured polygon. The colour used relates to the BS categories as follows: A - green, B - blue, C - grey and U - red (see accompanying drawing reference 26-2171-TPP). In general, the design process will try to retain A and B category trees. Proposed construction will therefore normally be excluded from the RPA of A and B category trees. Red trees are discounted as they are recommended for removal.

Details of the trees surveyed are given in the TSS (Appendix 1). The juxtaposition of the proposed development in relation to existing tree locations are shown on the accompanying TPP drawing, reference 26-2171-TPP.

The AIA considers existing site conditions and the effect that they may have on the development of the surveyed trees' root systems. Hard structures such as building and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

4.2 Assessment

Refer to the accompanying TPP, drawing, reference 26-2171-TPP, for the relationship between the proposed development and the trees on and adjacent to the site.

- No trees will be removed to enable the proposed development.
- The following trees will be pruned to enable the proposed development:

G1 – face back group to 1.5 metres from existing building line.

- There will be no demolition within the RPA of a retained tree.
- There will be no construction within the RPA of a retained tree.

5 Arboricultural Method Statement (AMS)

5.1 Methodology

The AMS provides the means by which retained trees and hedges can be protected throughout the development.

The movement of demolition and construction machinery in close proximity to trees may cause compaction of the soil which affects the tree's ability to absorb moisture and nutrients. The RPAs of retained trees and hedges will be protected by a tree protection barrier as described in paragraph 5.5 below and shown on the accompanying TPP, drawing number 26-2171-TPP.

5.2 Demolition within the RPA of Retained Trees

Prior to demolition commencing, the retained trees will be protected in accordance with the accompanying TPP, drawing number 26-2171-TPP.

There will be no demolition within the RPA of a retained tree.

5.3 Construction within the RPA of Retained Trees

There will be no construction within the RPA of a retained tree.

No materials or spoil is to be stored within the RPA of a retained tree, unless on an existing hard surface.

In order to avoid damage to the retained trees the tree surgery and felling work identified in the accompanying tree survey schedule and Section 4.2 above will be carried out prior to the occupation of the site by the building contractor. The work will be carried out in accordance with BS 3998:2010.

5.4 Services

The existing drainage will be modified to accommodate the new extension. The new sections of drainage run will be outside of the RPA of retained trees.

There will be no new underground services.

5.5 Tree Protection

All trees that are to be retained on the site will be protected by the use of a tree protection barrier erected in the location shown on the accompanying TPP, drawing number 26-2171-TPP. The fence will consist of "Heras" type panels or similar braced at appropriate intervals and secured

to keep in place. The tree protection barrier will be erected prior to the occupation of the site by the building contractor and will only be removed once the construction phase is complete.

Where specified on the accompanying TPP drawing, reference 26-2171-TPP, the ground between the building and the tree protection barrier will be protected by geotextile fabric and side butting scaffold boards or thick plywood fit for purpose, on a compressible layer (e.g. 100mm layer of woodchip over a geotextile membrane). The ground protection will be left in place until the building works are complete.

5.6 Site Monitoring and Supervision

The process of reporting to the client and LPA/Tree Officer will be by emailing the checklist form at Appendix 2. Site monitoring is to be at a frequency agreed and approved by the LPA. It will involve a site visit by the arboriculturist at selected intervals to ensure that the appropriate tree protection measures, as detailed in the approved drawings and method statements, are continually adhered to.

6 Conclusion

Canopy Consultancy was commissioned by Sara Paramalingham and Alicia Okines to carry out a tree survey at the site. The results of the survey indicate that the trees within the survey area vary considerably in terms of condition and contribution to the amenity of the wider landscape.

No trees will be removed to enable the proposed development.

Through the specified tree protection measures and construction methodology, it will be possible to minimise the impact of the proposed development on the retained trees.

Overall, there are no known overriding arboricultural constraints which would prevent the proposed development from going ahead, subject to the protection measures and construction methodologies specified within this report being correctly implemented.

7 Appendices

Appendix 1: Tree Survey Schedule

Project:	Landfall House, Sandhill Lane, Crawley Down								BS 5837 2012 Trees in relation to design, demolition and construction-		Surveyed by	OH			
Ref:	26-2171-TSS										Weather	Clear			
Date:	29.04.26										Tagged	No			
Client:	Sara Paramalingham and Alicia Okines														
				Canopy Spread											
Tree No.	Species	Height (m)	Stem Dia (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category
T1	Quercus robur (Common Oak)	8	450	2	3	3	4	1	3.5	MA	Poor - Ivy on tree. Unable to inspect stem due to Ivy.Dieback throughout crown. Previously heavily reduced. Growing atop 1m bank within block paved driveway.	Fair	None	10-20	C1
G1	Corylus avellana (Hazel),Ilex aquifolium (Holly),Taxus baccata (Yew)	5	Varied							Y	Good - boundary group.Group situated atop 1m bank. Branches overhanging current garage	Good	None	40+	C1
G2	Corylus avellana (Hazel),Ilex aquifolium (Holly),Taxus baccata (Yew),Chamaecyp aris lawsoniana (Lawson Cypress),Fagus sylvatica (Beech),Prunus avium (Wild Cherry),Quercus robur (Common Oak),Acer pseudoplatanus (Sycamore)	8	Varied							MA	Good - boundary group.Group situated atop 1m bank.	Good	None	40+	B3

Appendix 2: Programme of Site Monitoring

Landfall House, Crawley Down**Site Monitoring Form**

To be completed by the named arboriculturist and emailed to the client and tree officer at the completion of each operation.

Arboriculturist.....

Client.....

Project Manager.....

Tree Officer.....

(The above to be filled in with names and contact numbers)

OPERATION	TIMING	DATE	COMMENTS
Pre-commencement meeting or contact with project/site manager.	Before any works or pre-works on site, including storage of materials		
Spot check of tree protection measures	Before demolition begins		
Completion of development	Once all construction activity has been completed		