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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED DETACHED GARAGE,
GARAGE CONVERSION & REAR EXTENSION**

AT

**NO. 1 GREENHURST DRIVE
EAST GRINSTEAD
RH19 3NE**

BY

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**Our ref: J66.90
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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr. A. Wakefield to undertake an inspection of trees located on and immediately adjacent to the site referred to as No. 1 Greenhurst Drive, East Grinstead, RH19 3NE. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for the construction of a detached double garage, conversion of the integral garage, rear extensions and internal alterations. Details of the proposals will have been submitted by others.
- 1.3 The trees were inspected on 29th May 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.
- 1.4 At the time of reporting online checks with Mid Sussex District Council did not indicate the presence of any Tree Protection Orders on the site and the site was not indicated to be within a Conservation Area.

2. GENERAL SITE DESCRIPTION

- 2.1 No. 1 Greenhurst Drive is a detached two storey residential property with an integral garage located in a level roughly rectangular plot located on the east side of the road. To the north is a wide grass verge and wide, overgrown Western Red Cedar screen which extends along the east side of the plot to level with the front of the house. To the east are further houses. To the south is a lawned garden with hedging.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

- 4.2 The tree survey followed the numbered sequence from G1 to G2 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J66.90/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.
- 4.3 The following categories of information were obtained for each tree. A separate detailed tree survey sheet is attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.
- (1) Tree reference number
 - (2) Species
 - (3) Height in metres
 - (4) Stem count
 - (5) Stem diameter or equivalent in millimetres
 - (6) Branch spread in metres
 - (7) Age class
 - (8) Height of crown clearance in metres
 - (9) Physiological condition
 - (10) Estimated remaining contribution in years
 - (11) Category grading
 - (12) Structural condition
 - (13) Preliminary management recommendations
- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT - INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of two linear groups forming a continuous high evergreen screen were inspected. Both are Western Red Cedar, presumably originally planted as a boundary screen or similar with evidence of past topping at various levels from 1-5m in increments. G1 has been topped in the past year and heavily cut back to the eastern boundary. G2 has not been topped for a number of years but has been cut back to the eastern boundary. Ownership of G2 is unconfirmed.
- 6.2 Both G1 and G2 are multi stemmed from under 1m height with spreading stems and wide canopies to the west. Many of the stems display extensive bark death and decay in their lowest sections representing a future risk of failures and stem death. This is more pronounced in G1, resulting in a mixed BS Category score of C/U due to the risk of stems failing/dying.
- 6.3 Both sections of the screen are beyond reasonably homeowner levels of control.



View of G1, Western Red Cedar with taller G2 to left



View of lower stems of G1 with numerous areas of dead bark and decay.
Cut back of crowns to east also visible

- 6.4 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS Category.

BS Category	Tree No.	Sub Total
A	-	-
B	-	-
C	G2	1
C/U	G1	1
U	-	-
	TOTAL	2

6.5 ***Interpretation of table***

<i>Category A</i>	Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
<i>Category B</i>	Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
<i>Category C</i>	Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
<i>Category C/U</i>	Trees that would be included in category C but have structural faults, areas of decay, etc. that require more detailed investigations or climbing inspections to ascertain whether or not they can be safely retained. Groups that include dead/dying/dangerous individuals.
<i>Category U</i>	Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table below has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m²)
G1	Western Red Cedar	C/U1	<450	<5.4	<92
G2	Western Red Cedar	C2	<450	<5.4	<92

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of a detached double garage, conversion of the integral garage, rear extensions and internal alterations. Details of the proposals will have been submitted by others.
- 8.2 The supplied proposed site layout has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J66.90/02 in Appendix 3. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL – REDEVELOPMENT

- 9.1 Based on the supplied proposed layout all of G1 will require removal for the works to proceed. This is an overgrown, poor quality non-native evergreen screen of BS Category C/U due to extensive lower stem decay and future risks of stem death and failure.
- 9.2 The screen, even at its current dimensions, is beyond reasonable homeowner maintenance, requiring specialist and expensive tree surgeons. The screen forms no practical function and is typically associated with High Hedge issues between neighbours.
- 9.3 As the group G1 has no Statutory protection the applicant could have removed it prior to the planning application with no recourse to the Council. As such the removal of this impractical non-native screen should not represent a planning constraint, according to BS 5837:2012.
- 9.4 A new Photinia Red Robin hedge, similar to the managed hedges in the rear garden, will be planted along the boundary and G2 will remain as potential bird nesting habitat in the locality.
- 9.5 The group G1 for removal is indicated as such with a blue dashed crown outline on the Tree Protection Plan.

10. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 10.1 None of the proposed building works will have an impact on the retained G2, Western Red Cedar screen or the Photinia hedges in the rear gardens.
- 1.02 The new area of drive within the theoretical outer RPA of G2 will need to be installed to a minimum depth utilising porous sub base and surfacing materials. Excavation within the RPA will be undertaken by hand tools only to avoid potential root tearing that can result from machine excavation. These measures are indicated on the TPP. Actual root presence from G2 is likely to be limited due to the root systems of G1 dominating the area of proposed drive nearest the trees.

11. TREE PROTECTION MEASURES – FENCING

11.1 *Location of fencing*

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

11.2 *Design of fencing*

- 11.2.1 Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5th panel declaring “TREE ROOT PROTECTION ZONE – KEEP OUT” or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

- 11.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

11.3 *Timing of fencing*

- 11.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons' vehicles will be kept outside the indicated protection zones utilising existing areas of hard standing and drive.

11.4 *Additional precautions*

- 11.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

12. SITE OPERATIONS AND MATERIALS STORAGE

- 12.1 Details of site zoning cannot be specified by an Arboriculturalist as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing will define the remaining site space available for storage and operations.
- 12.2 The various areas of existing hard surfacing and parking provide ample storage space for machinery, materials and temporary welfare/office units.
- 12.3 As this is a small scale development the requirement for storage space is minimal and materials will be delivered on an “as and when” needed basis in appropriate quantities for the space available.

13. SERVICES/DRAINAGE/SOAKAWAYS

- 13.1 Based on the supplied layout, any new services, drainage or soakaway alignments should be located outside root protection areas. If incursion into the protective areas of retained trees is unavoidable, then the routing should be obtained either by hand tool excavation or air spade, supervised by an arboricultural consultant. Any works within the protective areas will need to be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

14. SUMMARY

- 14.1 The proposals will require the removal of one low quality section of overgrown Western Red Cedar screen classified as BS Category C/U due to extensive lower stem decay.
- 14.2 Group 1 has no high value visual public amenity, being typically associated with High Hedge issues.
- 14.3 It is beyond reasonably homeowner maintenance dimensions and could have been removed prior to the application without any requirement for Council permission. As such its removal should not represent a planning constraint.
- 14.4 The retained G2 will not be adversely affected by the proposals, nor the hedges in the rear garden, and a new maintainable hedge will be planted along the boundary to visually soften the fenceline.
- 14.5 Overall there should be no grounds for a refusal based on arboricultural matters.
- 14.6 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained trees are appropriately protected during the works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- 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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
G1	Western Red Cedar	<7.5	Multi	<450	<2	<1.5	<4.5	<6	SM	0+	Variable	<10-20	C/U1	Multi-stemmed <1m. Cut back to stems to E. Topped at c6m in past 1-2 years with limited regrowth. Advanced decay in number of stems. Lower 2m to W trimmed back	
G2	Western Red Cedar	<14	Multi	<450	<4	<2	<2	<6	SM	0+	Variable	10-40+	C1	Multi-stemmed <1m. Heavily cut back to E to boundary. Topped in past c7-8m with regrowth. Decay in some stems above joins. Lower 2m to W trimmed back	

APPENDIX 2

TREE CONSTRAINTS PLAN

G1 - G2 Tree numbers

BS Category of Condition

0 BS Condition A

0 BS Condition B

G2 BS Condition C

0 BS Condition U

 Crown spread

 BS Calculated root protection areas

The root protection areas have been calculated using the measured stem diameter and the crown spread as represented in the tree schedule and in Section 4.6 of BS5837:2012. These are represented as black circles on this plan. Crown spread is the horizontal spread of the canopy of a tree, measured at its widest point and has surfaced level within the individual root of a tree. Trees have been assessed for risk of damage to buildings and other structures within the site boundary. Foundations to walls and buildings are shown on the plan and the nature of the underlying soils. In the absence of any other information, the BS5837:2012 Part 4 Annex 1 (PPA) tables should be used for guidance only within any redevelopment proposals.

19

18

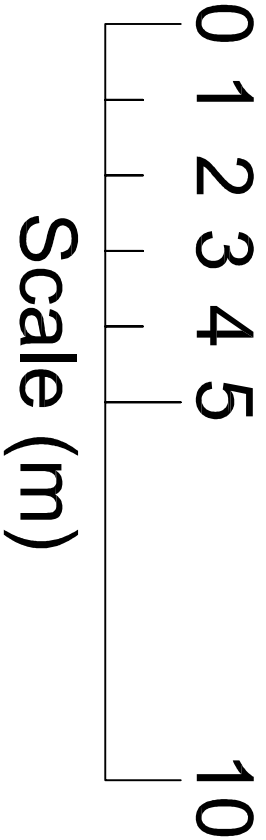
1

G1
Western Red Cedar
C01

G2
Western Red Cedar
C1

El Sub Sta

<2.5m Photinia hedges



APPENDIX 3

1 GREENHURST DRIVE
EAST GRINSTEAD
RH19 3NE

TREE PROTECTION PLAN

G1 - G2 Tree numbers	
BS Category of Condition	
BS Condition A	0
BS Condition B	0
BS Condition C	G2
BS Condition U	0

The diagram illustrates various tree protection methods, each represented by a square tree footprint with a corresponding colored circle or line indicating the protection area:

- Crown spread:** A green circle representing the tree's canopy spread.
- BS Calculated root protection areas:** A purple circle representing the area calculated based on the tree's size and species.
- Tree to be removed for safety/short lifespan:** A red circle, indicating a tree that is not protected and is slated for removal.
- Tree to be removed for development:** A blue circle, indicating a tree that is not protected and is slated for removal.
- Protective fencing location:** A blue line with a central dot, representing the placement of a protective fence around the tree.
- Ground protection:** A yellow square with a grid pattern, representing a protective mat or mulch area around the tree base.

FREE PROTECTION FROM INFLAMMATION

Protein binding and ground reaction forces are the two most important factors in determining the location of the inflammatory response. The inflammatory response is a complex process that involves the release of inflammatory mediators and the recruitment of immune cells to the site of injury. The inflammatory response is a natural defense mechanism that helps to protect the body from infection and injury. However, chronic inflammation can lead to a variety of health problems, including heart disease, diabetes, and cancer. Therefore, it is important to understand the factors that influence the inflammatory response and to take steps to reduce chronic inflammation.

Protein binding is a key factor in determining the location of the inflammatory response. Proteins bind to inflammatory mediators, which helps to regulate the inflammatory response. For example, albumin binds to many inflammatory mediators, including cytokines and chemokines. This binding helps to prevent these mediators from causing excessive inflammation. Therefore, maintaining healthy protein levels is important for controlling the inflammatory response.

Ground reaction forces are another key factor in determining the location of the inflammatory response. Ground reaction forces are the forces exerted by the ground on the body during movement. These forces can cause injury and inflammation, particularly in the joints. For example, running on a hard surface can cause inflammation in the knees and ankles. Therefore, it is important to choose appropriate footwear and to vary the surfaces on which you exercise to reduce the risk of inflammation.

There are several ways to reduce chronic inflammation. One way is to eat a healthy diet that is rich in anti-inflammatory foods, such as fruits, vegetables, and omega-3 fatty acids. Another way is to exercise regularly, as exercise helps to reduce inflammation. Finally, it is important to manage stress, as stress can increase inflammation. By taking these steps, you can reduce your risk of chronic inflammation and its associated health problems.

Using any temporary structures or materials for the construction of offices/sales buildings, temporary car parking facilities, portable toilets, storage containers or temporary hire of any equipment, materials or vehicles for more than one week.

- Excavations, soil filling, stripping, spreading or casting of any material, or any other activity that causes unsatisfactory conditions of any other description.

- Location of temporary drainage, waste water, fuel, oil, gas, electricity supplies or any other temporary underground services.

- No use, movement or parking of any machinery or vehicles of any description.

- Additionally, no fire shall be lit within 20m of the street or any other public or private area, any firework to be set off.

All services to be installed to the requirements of MUGS (minimum 100mm) and all other relevant standards. Insulation and cladding of utility Apparatus in Relation to Trees: Any apparatus installed or not produced, used or removed shall be installed with regard to the protection of trees and land excavation to be supervised by the Municipal Engineer/Consultant

DRAWING NO. J66.90/0

Scale: 1:200 at A1

Added to by: NL

05/06/2025

APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

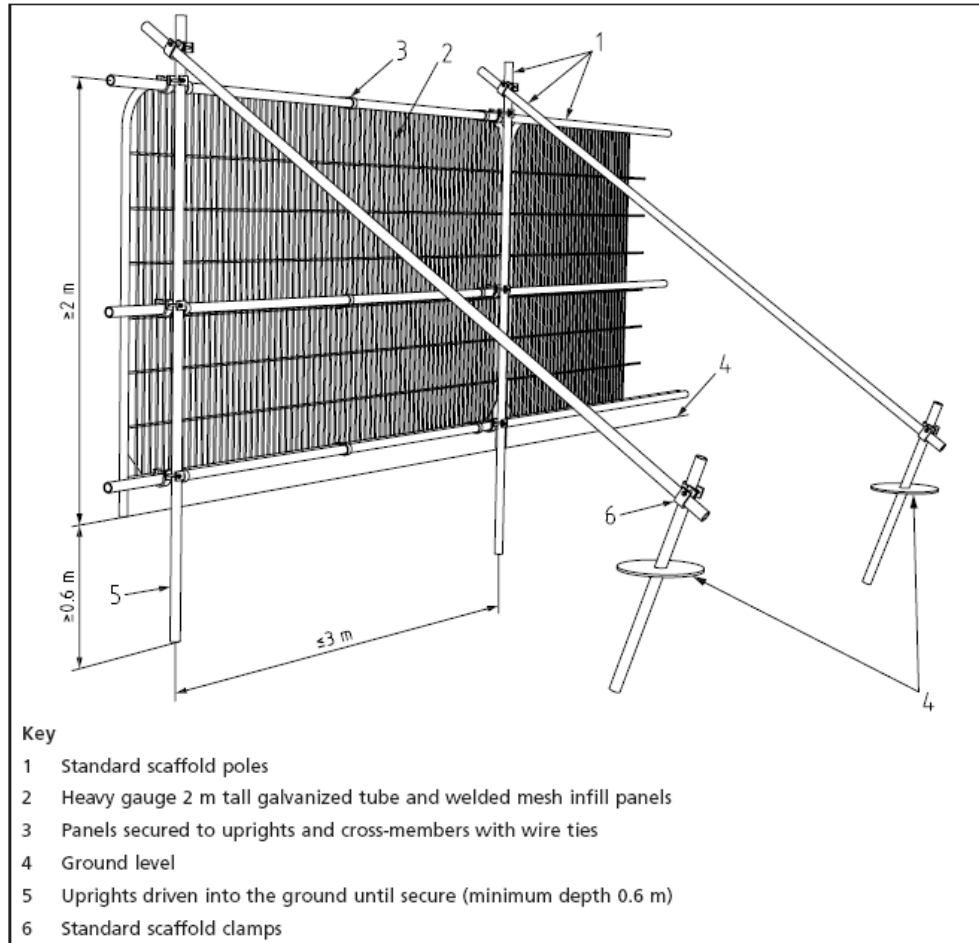
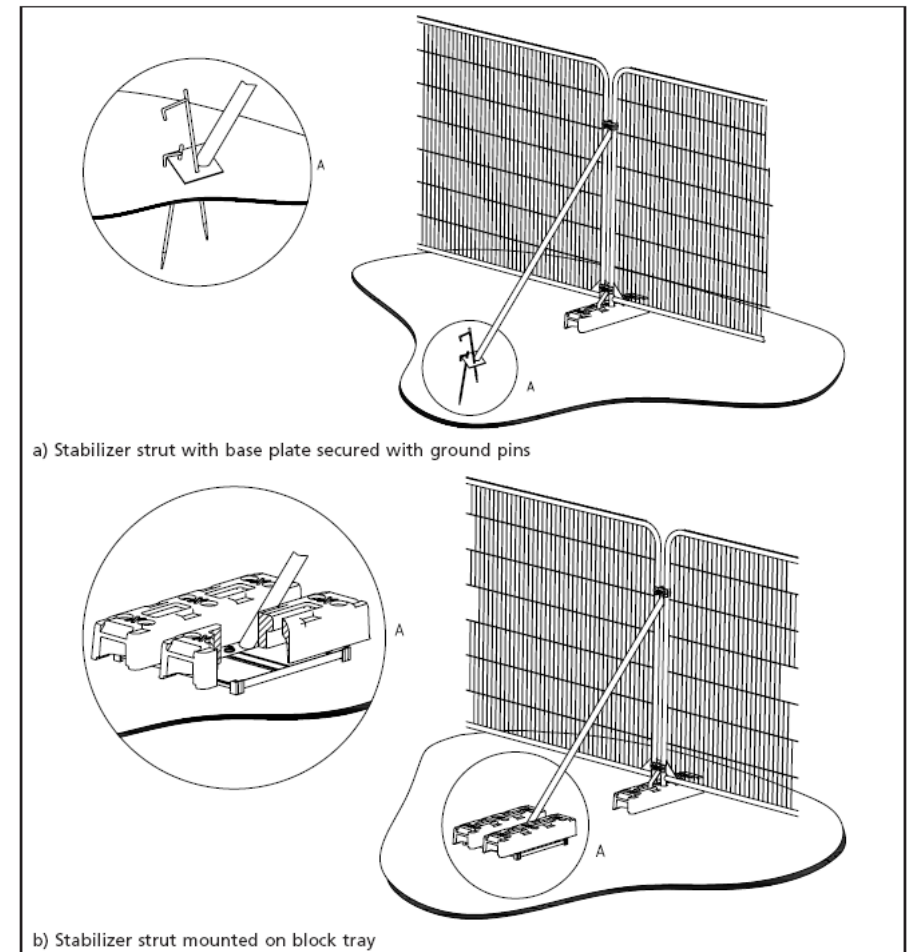


Figure 3 Examples of above-ground stabilizing systems





**PROTECTIVE FENCING.
THIS FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT**



**TREE PROTECTION AREA
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY