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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED GARAGE & PARKING AREA**

AT

**LITTLE LOWER EASE
CUCKFIELD ROAD
ANSTY
HAYWARDS HEATH**

BY

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr & Mrs Blake to undertake an inspection of trees located at the site referred to as Little Lower Ease, Cuckfield Road, Ansty, Haywards Heath. 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 an attached garage and expansion of the existing parking area. Details of the proposals will have been submitted by Julian Bluck Designs Ltd.
- 1.3 The trees were inspected on 5th June 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

2. GENERAL SITE DESCRIPTION

- 2.1 The site comprises a converted barn set within a roughly square level site, located on the west side of Cuckfield Road with an access road to the north. A drive off the access road leads to an area of parking with scattered trees within areas of lawn. To the northwest are two large Oak trees with a field beyond to the west.

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.

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 T1 to T11 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J66.96/01 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. Separate detailed tree survey sheets are 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 11 individual trees were inspected, of which six are of less than 20 years of age with three of less than 40 years of age. The two Oaks, T1 and T2 are the oldest trees on the site at over 250 years of age, with T2 slightly younger than T1, having grown through its crown, resulting in a heavily asymmetric crown form.
- 6.2 The majority of the trees appear in reasonable health though T8-T11 are showing variable levels of canopy decline, probably associated with past levelling and disturbance to the ground around and up to the tree stems. This is most pronounced in the canopy of T8 Red Oak.
- 6.3 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	T1	1
B	T2, T3, T4, T6, T7, T9, T10	7
C	T5, T8, T11	3
U	-	-
	TOTAL	11

6.4 Interpretation of table

- Category A** 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).
- Category B** 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).
- Category C** 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.
- Category U** 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 (m ²)
T1	Common Oak	A2	c1350	c15*	c707*
T2	Common Oak	B2	730	8.8	243
T3	Beech	B2	250	3	28
T4	Maple	B2	170	2	13
T5	Jacquemontii Birch	C1	140	1.7	9
T6	Hornbeam	B2	210	2.5	20
T7	Crimson Norway Maple	B2	180	2.2	15
T8	Red Oak	C1	290	3.5	38
T9	Field Maple	B2	300	3.6	41
T10	Field Maple	B2	330	4	50
T11	Common Oak	C1	320	3.8	45

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. DEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of an attached garage and expansion of the existing parking area. Details of the proposals will have been submitted by Julian Bluck Designs Ltd.
- 8.2 The supplied Julian Bluck Designs Ltd. proposed site layout has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J66.96/02 in Appendix 3. This indicates measures to protect retained trees in accordance with BS5837:2012 requirements.

9. POTENTIAL IMPACT OF PROPOSALS ON TREES

- 9.1 No trees require removal for the proposals.
- 9.2 The footprint of the proposed garage would slightly overlap with the outer RPAs of two trees.
- 9.3 For T1 Oak the RPA overlap is circa 1m² of a total RPA of 707m², or circa 0.15% of the total. This is of no significance and would not result in any health impacts on the tree, particularly given the extensive uninterrupted rooting areas available to the south and west of the tree. Given the very tiny RPA overlap no special precautions would be necessary and no specialist foundation design would be required.
- 9.4 For T8 Red Oak, the RPA overlap with the garage footprint is circa 1.5m² of a total RPA of 38m², or circa 5%. Within this area is the existing drive and as such any roots in the upper soils will have been removed during the drive installation. The RPA overlap will not adversely affect the longevity of this BS Category C tree and should not represent a planning constraint, according to BS 5837:2012. The tree is also recommended to have its crown lifted to 4m to avoid conflicts with the garage and to present a balanced crown form. This should not have an adverse impact.
- 9.5 The outer edge of the extended parking area will overlap with the outer edge of the RPA of T1 Oak by circa 2m² or circa 0.3% of the total RPA. Only the turf will require removal for the sub-base and the pavements will be dry jointed, allowing continued moisture penetration, avoiding any impact on hydrology.
- 9.6 Overall the proposals will have a minimal impact on the trees and there are no grounds for a refusal on arboricultural grounds, provided the trees are appropriately protected during the construction works.

10. TREE PROTECTION FENCING

10.1 *Location of fencing*

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

10.2 *Design of fencing*

10.2.1 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.

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

10.3 *Timing of fencing*

10.3.1 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.

10.4 *Additional precautions*

10.4.1 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.

11. GROUND PROTECTION MEASURES

11.1 The area shown hatched on the Tree Protection Plan is to be covered in a geotextile, over which 100mm of woodchip is to be placed, topped with minimum 12mm thickness non slip surfaced OSB/plywood boards or side butting scaffold boards.

11.2 Installation of the ground protection measures should take place at the same time as the protective fencing, prior to commencement of works, and remain in place until completion of construction. The area requiring ground protection measures is indicated by cross hatching 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 proposed parking extension area will be installed prior to the construction of the garage to a sub-base level. This will provide ample space for temporary storage of inert materials/vehicles during the works. This is indicated on the Tree Protection Plan.

- 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 Any services, drainage runs and soakaways are to be kept outside indicated root protection areas wherever possible. Roof drainage for the garage is to be routed to its east side to avoid excavations within the outer RPA of T1 Oak. Electric feeds will be direct through the existing building to avoid the need for trenching. If excavation is necessary within tree RPAs, these should be undertaken by hand or air spade and to the requirements of NJUG Volume 4 “Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.

14. ARBORICULTURAL METHOD STATEMENT

- 14.1 A separate Arboricultural Method Statement is not considered necessary for this site. Details of the protective fencing and ground protection specification, timing and location are indicated on the Tree Protection Plan, which can be referred to in a specifically worded Condition.
- 14.2 Potential impacts on trees are minimal and the tree protection measures proposed and detailing provided on the Tree Protection Plan cover the core elements of an AMS. The small scale of the proposals and lack of pressure on protected areas due to ample working space also minimises the potential risks to the trees.

15. SUMMARY

- 15.1 The proposals do not require any tree removal and only minor surgery to one BS Category C young tree.
- 15.2 Impacts of the proposals on tree RPAs are minimal and will have no adverse impacts on the trees due to the very small percentage RPA overlaps and existing site circumstances.
- 15.3 Robust tree protection measures are proposed, in accordance with BS 5837:2012 requirements, to ensure the trees are not adversely affected by the proposals.
- 15.4 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 construction works.

Tim Laddiman
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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 U 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 construction (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							
T1	Common Oak	23	1	c1350	9	10	11	10	M	1.2+	Good	40+	A2	Part ivy clad lower stem. Twin stemmed at 2.5m. Past storm damage and crown reduction. Deadwood	
T2	Common Oak	24	1	730	6.5	4	1	4.5	M	1.3+	Good	40+	B2	High crown growing through crown of T1	
T3	Beech	6	1	250	5	5	4.5	5.5	Y	0+	Good	40+	B2	Lower stem wounding	
T4	Maple	8	1	170	3.5	3	3	2	Y	0.8+	Good	40+	B2		
T5	Jacquemontii Birch	7	2	140	3.5	2	0.5	2.5	Y	1.6+	Fair	10-20	C1	Slight thinning and dieback. Twin stemmed at 1m	
T6	Hornbeam	6	1	210	2	3	2.5	3	Y	0+	Good	40+	B2		
T7	Crimson Norway Maple	7	1	180	3.5	3	3	3	Y	1.2+	Good	20-40	B2	Slight lean to W. Surface root damage	
T8	Red Oak	11	1	290	5.5	4.5	3	4	Y	1+	Poor	10-20	C1	Past ground disturbance. Thinning crown. Deadwood	
T9	Field Maple	10	Multi	300	3.5	2.5	4	4	SM	0.8+	Fair	20-40	B2	Multi-stemmed near ground level. Part ivy clad. Extensive ground disturbance. Minor crown thinning. Crowded to E	
T10	Field Maple	10	1	330	3.5	4	3.5	2	SM	0.6+	Fair	20-40	B2	Twin stemmed at 2m. Crowded. Slight lean to NE. Reduced in past. Extensive ground disturbance. Minor thinning	
T11	Common Oak	10	1	320	0.5	1.5	4.5	3.5	Y	3+	Poor	20-40	C1	Previously heavily crowded. Extensive ground disturbance. Dead upper stem. Minor thinning	

APPENDIX 2

LITTLE LOWER EASE
CUCKFIELD ROAD
HAYWARDS HEATH

TREE CONSTRAINTS PLAN

T1 - T11 Tree numbers

BS Category of Condition

T1 BS Condition A

T2 BS Condition B

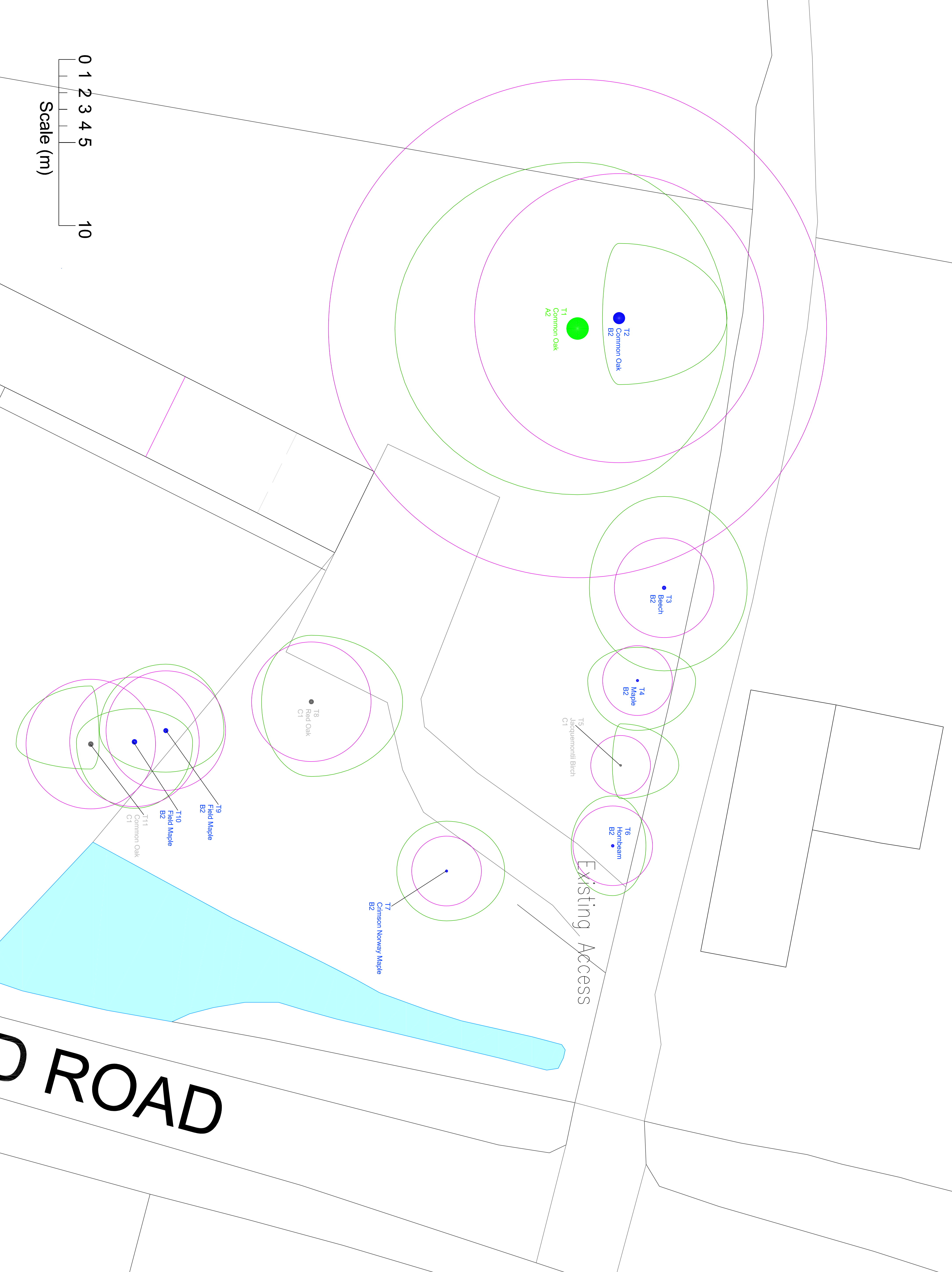
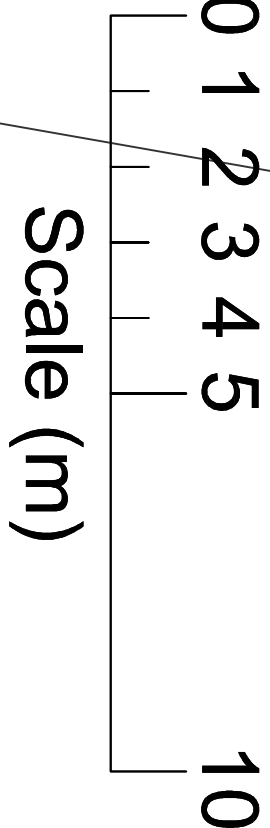
T5 BS Condition C

0 BS Condition U

Crown spread

BS Calculated root protection areas

The root protection areas have been calculated using the methodology described in BS5837:2012. These are shown as green circles. Where buildings, walls, services and hard surfacing exist within the calculated root protection areas, the potential for damage to these structures will have been assessed. Foundations to walls and buildings depending on their depth and the nature of the underlying soils. In the absence of RPA, circles should be used for guidance only within any redevelopment proposals.



APPENDIX 3

APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

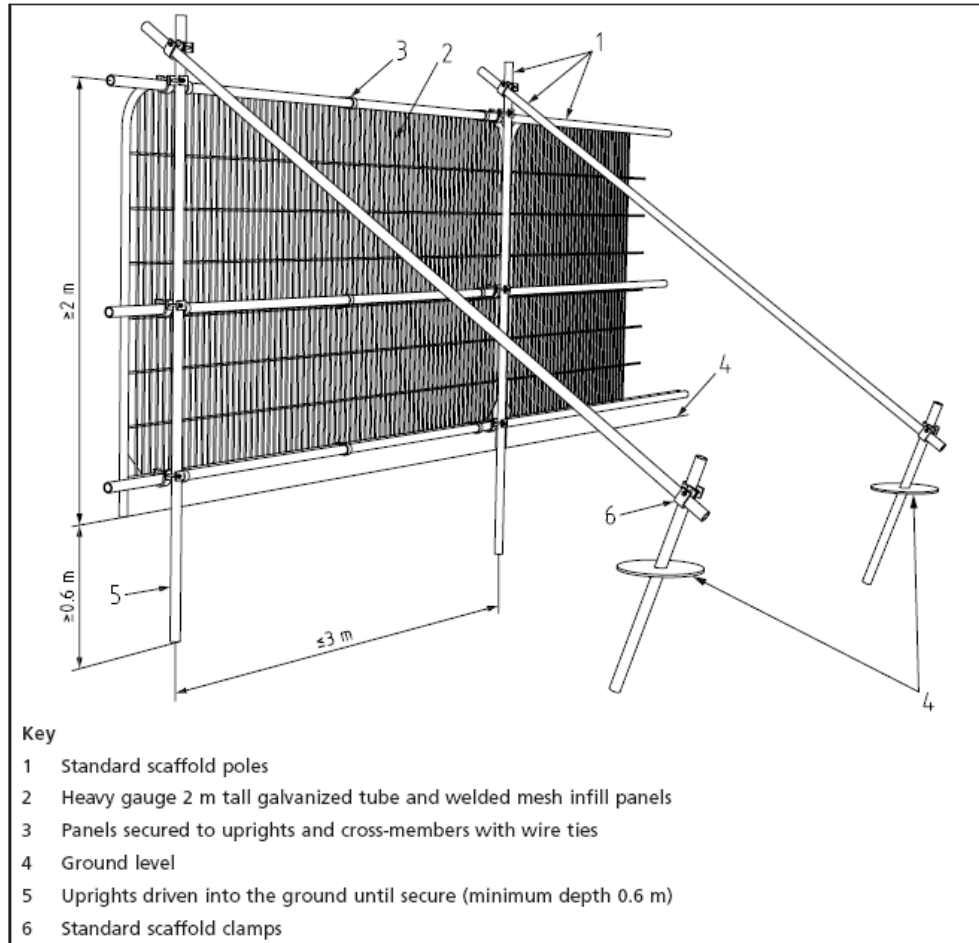
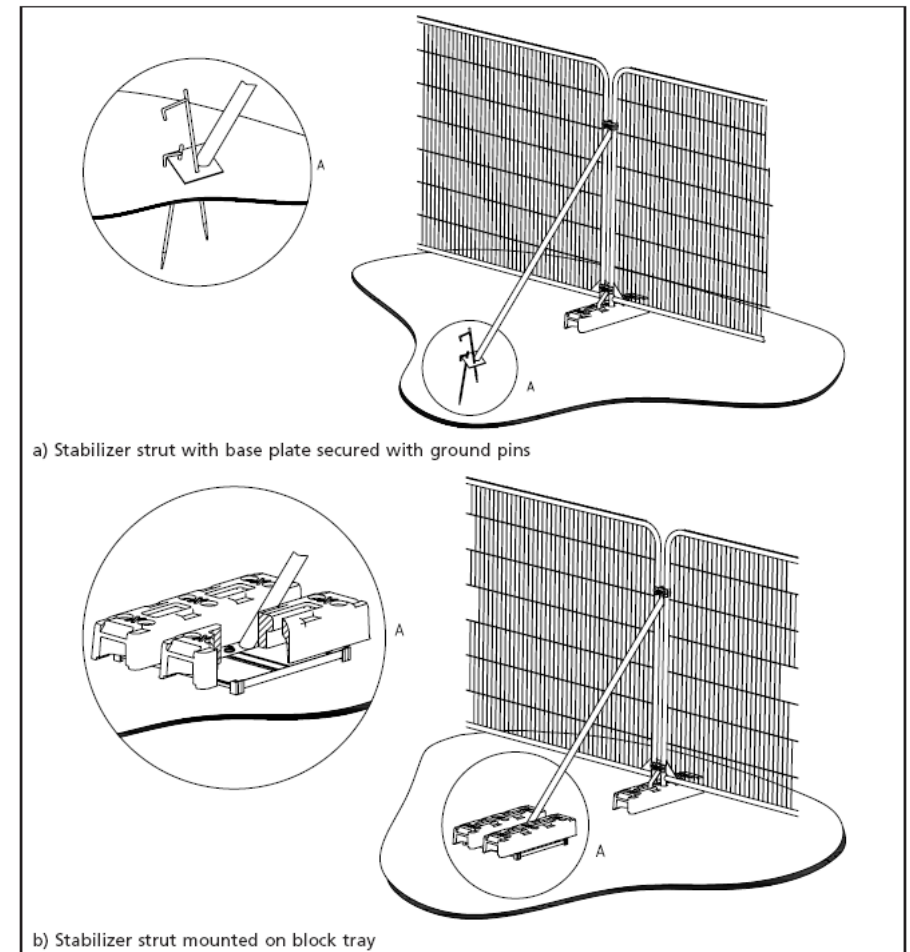


Figure 3 Examples of above-ground stabilizing systems





**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