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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED EXTENSION AND CAR PORT**

AT

**12 BROOK LANE
LINDFIELD
RH16 1SG**

BY

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**Our ref: J67.39
2nd October 2025**

CONTENTS

	Page No.
1. INTRODUCTION	1
2. GENERAL SITE DESCRIPTION	1
3. SCOPE OF TREE SURVEY	1
4. DATA COLLECTION	1
5. RISK ASSESSMENT – INFORMATIVES	2
6. RESULTS OF TREE INSPECTIONS	3
7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)	4
ARBORICULTURAL IMPLICATIONS ASSESSMENT	
8. REDEVELOPMENT PROPOSALS	5
9. TREES FOR REMOVAL/SURGERY - REDEVELOPMENT	5
10. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES	5
11. TREE PROTECTION MEASURES - FENCING	6
12. GROUND PROTECTION MEASURES	6
13. SITE OPERATIONS AND MATERIALS STORAGE	7
14. SERVICES/DRAINAGE/SOAKAWAYS	7
15. ARBORICULTURAL METHOD STATEMENT	7
16. SUMMARY	7

APPENDICES:

1. EXPLANATORY SHEETS, TREE INSPECTION SHEET
2. TREE CONSTRAINTS PLAN, DRAWING NO. J67.39/01
3. TREE PROTECTION PLAN, DRAWING NO. J67.39/02
4. EXAMPLES OF FENCING SPECIFICATION AND SIGNAGE

1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr & Mrs J. Nicholas to undertake an inspection of trees located on and immediately adjacent to the site referred to as 12 Brook Lane, Lindfield, RH16 1SG. 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 demolition of an existing garage and its replacement with a side and part rear extension, internal alterations and the construction of a detached car port off the existing drive. Details of the proposals will have been submitted by Gould Baxter, Architects.
- 1.3 The trees were inspected on the 30th September 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 is located on the north side of Brook Lane, a private road, with a surfaced access drive leading to an area of parking and a single garage adjoining a two-storey detached house.
- 2.2 The front garden is down to lawn with shrubs and boundary hedging with a developing tree in the western boundary hedge. To the rear is a full width retained patio area with steps leading up to a long rectangular lawn with hedge boundaries and several young trees adjoining the retaining walls to the patio.

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.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. 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 T9 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J67.39/01 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 4 individual trees and 5 hedges were inspected, all of which have been planted since the house was built as part of various landscaping schemes, with Beech hedging to the east and west boundaries to the front and rear gardens. G3 and G4 are heavily overgrown hedges, pruned on their sides regularly but untopped for many years, except the section of G4 alongside the adjoining house No. 10.
- 6.2 The Field Maple T5 has previously been maintained as part of the hedge, with regular topping at under 3m until the last five years or so. With the formation of the existing retained paved patio and in providing a gap between the bank and rear of the garage, extensive root cutting and excavation within 20-50cm of the base of T5 has occurred. This will eventually reflect in its health and would impact its stability if left to continue growing.
- 6.3 The Box Elder T2 has an open crown form with no main leader and a slight lean to the east. It appears in reasonable health with fine deadwood throughout, potentially a reaction to drought conditions.
- 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	T2, T9	2
C	G1, G3, T4, G5, T6, G7, G8	7
U	-	-
	TOTAL	9

6.5 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)
G1	Beech	C2	<100	<1.2	<5
T2	Box Elder	B2	c350	c4.2	c55
G3	Beech	C2	<150	<1.8	<10
G4	Beech	C2	<90	<1.1	<4
T5	Field Maple	C1	c250	c3	c28
T6	Yew	C1	c150	c1.8	c10
G7	Beech	C2	<80	<1	<3
G8	Beech	C2	<100	<1.2	<5
T9	Jacquemontii Birch	B2	220	2.6	21

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the demolition of an existing garage and its replacement with a side and part rear extension, internal alterations and the construction of a detached car port off the existing drive. Details of the proposals will have been submitted by Gould Baxter, Architects.
- 8.2 The supplied Gould Baxter proposed site layout has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J67.39/02 in Appendix 3. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL/SURGERY – REDEVELOPMENT

- 9.1 The young Field Maple T5 will be removed for the proposals. This is a BS Category C tree, formerly part of the hedge and having had extensive root severance in recent years, limiting its future and stability. It is not a significant visual feature and would have been re-cut back in to the hedge with the resumption of previous maintenance. As such this should not represent a constraint to the proposals.
- 9.2 To provide clearances for the car port the canopy of T2 Box Elder will need to be raised over the garden to provide 3m ground clearance. These works only involve the removal of fine branches and will not impact the visual amenity of the tree or its long-term health. Such works could be undertaken at any time by the homeowner under Common Law Rights without reference to the Council. As such these minor works should not represent a planning constraint.

10. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 10.1 The proposed extension will not impact on any retained tree RPAs.
- 10.2 The proposed car port is a lightweight structure with only one corner post located in the outer RPA of the Box Elder T2 and one post for the covered bin store. This is not a significant overlap and the post hole will either be hand tool excavated or a screw pile utilised. The potential for root damage from such a small excavation is minimal and should not represent a planning constraint. The proposed methodology for minimising any impact is indicated on the Tree Protection Plan.
- 10.3 The proposed area of surfacing for the covered bin store to the north of the proposed car port would overlap with the outer RPA of T2 Box Elder by 3m² or just over 5% of the total RPA. To minimise any impact the bin store area will be formed by hand tool only removal of the turf and the laying of a cellular support system, such as Bod Pave or a similar product. This will avoid soil compaction and minimise the excavation depth required. These measures are indicated on the Tree Protection Plan.
- 10.4 Overall the potential impacts of the proposals on retained trees will be minimal, provided appropriate design and installation methodologies are applied, as indicated on the Tree Protection Plan. This can be referred to in a specifically worded Condition to ensure that the correct measures are applied to minimise tree related impacts.

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. GROUND PROTECTION MEASURES

- 12.1 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.

- 12.2 These measures are to remain in place until the surfacing for the bin store area is ready to be installed.

13. SITE OPERATIONS AND MATERIALS STORAGE

- 13.1 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.
- 13.2 The various areas of existing hard surfacing and parking provide ample storage space for machinery, materials and temporary welfare/office units.
- 13.3 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.

14. SERVICES/DRAINAGE/SOAKAWAYS

- 14.1 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”.

15. ARBORICULTURAL METHOD STATEMENT

- 15.1 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.

16. SUMMARY

- 16.1 The proposals only require the removal of one young BS Category C Field Maple, formerly part of the hedge, which has a limited outlook due to past excavation works. This low value tree should not represent a constraint to the proposals, according to BS5837:2012.
- 16.2 The proposed car port and bin store would have a potential minor impact on one tree, with design proposals and methodologies detailed to avoid any adverse impacts.
- 16.3 The proposed extension would not impact on any retained trees.
- 16.4 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 demolition and construction works.

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

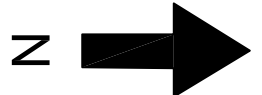
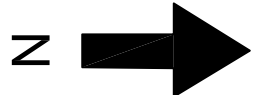
TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- Trees that have a serious, irremediable, 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							
G1	Beech	<2.3	Multi	<100	<1	<1.5	<1	<1	M	0+	Good	40+	C2	Maintained hedge	
T2	Box Elder	9	1	c350	6	6	7	c4	M	2.2+	Fair	20-40	B2	Twin stemmed at 2m. Slight lean to E. Minor deadwood throughout	
G3	Beech	<9	1	<150	<4	<3	<3	<3.5	Y	0+	Good	40+	C2	Overgrown elements of hedge. Trimmed <2.5m	
G4	Beech	<9	3	<90	<1	<2	<1	<1.5	Y	0+	Good	40+	C2	Overgrown hedge. Trimmed <2.5m. Topped c3m past house	
T5	Field Maple	9	2	c250	2.5	c2.5	3.5	3	Y	2.5+	Fair	10-20	C1	Twin stemmed <1m. Extensive root cutting around base within 20-50cm of stem. Topped <3m as part of hedge in past	
T6	Yew	6	3	c150	2.5	c1.5	1.5	1.5	Y	2.5+	Poor	10-20	C1	Crowded. Thin crown	
G7	Beech	<3	3	<80	<1	<1	<1	<1	Y	0+	Good	40+	C2	Maintained hedge	
G8	Beech	<3.5	3	<100	<1	<1	<1	<1	Y	0+	Good	40+	C2	Maintained hedge	
T9	Jacquemontii Birch	8	1	220	3	4	4	c3	Y	1.5+	Good	40+	B2		

APPENDIX 2

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$$\mathbf{z} \rightarrow$$

- $$\mathbf{z} \rightarrow$$

$$\mathbf{z} \rightarrow$$


APPENDIX 3

12 BROOK LANE
LINDFIELD
RH16 1SG

TREE PROTECTION PLAN

- | G1 - T9 Tree numbers | |
|--------------------------|----------------|
| BS Category of Condition | |
| 0 | BS Condition A |
| T2 | BS Condition B |
| T5 | BS Condition C |
| 0 | BS Condition U |

-
- The diagram illustrates six different methods for tree protection and removal, each represented by a square icon with a specific symbol or color:
- Crown spread:** Represented by a green circle around the square icon.
 - BS Calculated risk protection areas:** Represented by a purple circle around the square icon.
 - Tree to be removed for safety/short lifespan:** Represented by a red circle around the square icon.
 - Tree to be removed for development:** Represented by a blue circle around the square icon.
 - Protective fence location:** Represented by a blue line with a circle at its end, passing through the square icon.
 - Ground protection:** Represented by a yellow square with a black cross-hatch pattern.

[illegible]

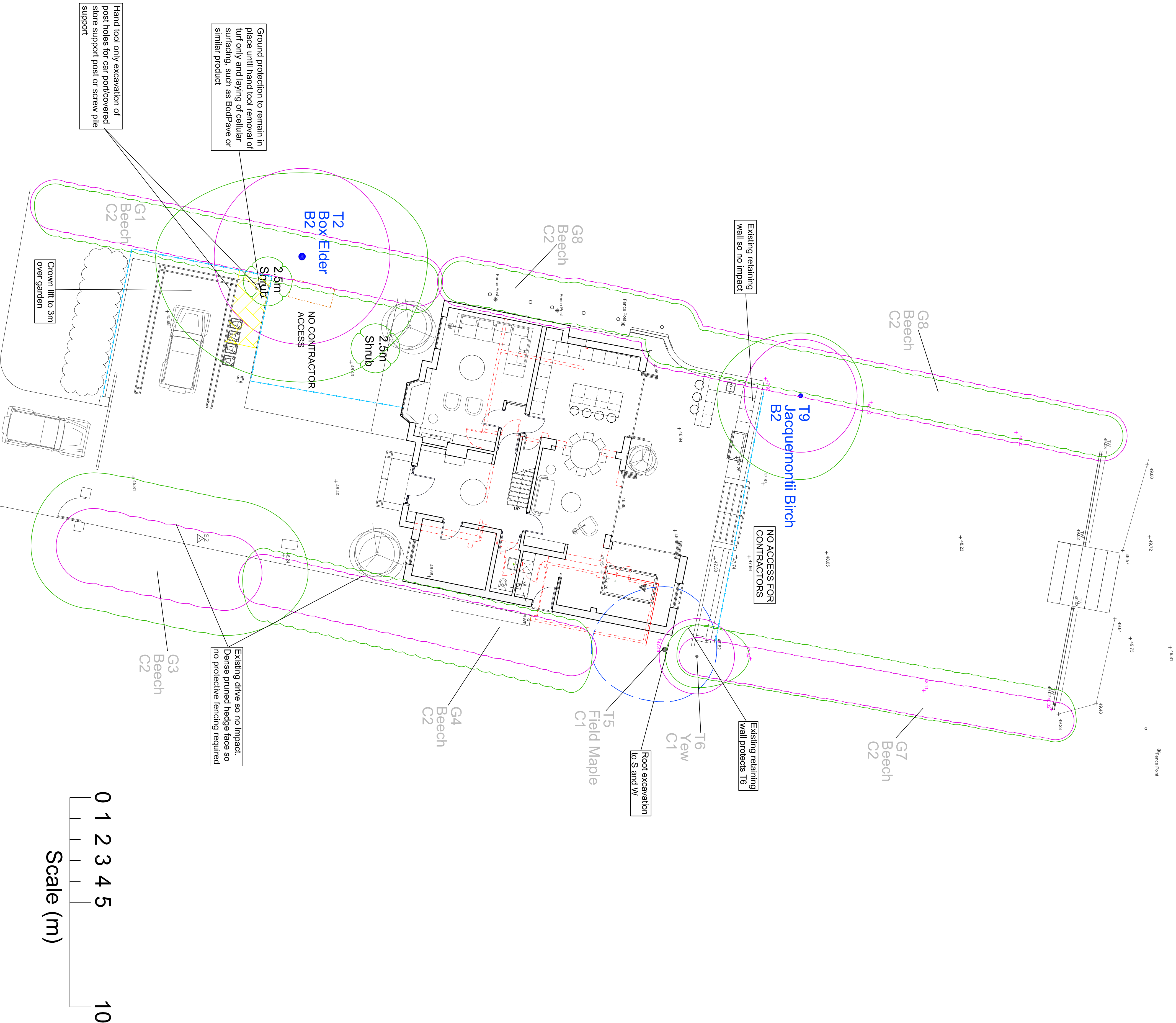
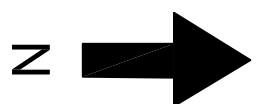
- Siting of any temporary structure or any description including site office/sales buildings, temporary parking facilities, porta-toos, toilet compounds or temporary hard stand areas.
- Excavations, soil/fill stripping, retaining, lowering of existing levels, alterations to the existing natural surface/ground conditions of or above the surface.
- Location of temporary drainage supplies or any other temporary underground services.
- No use, movement or parking of machinery or vehicles of any description.
- Additionally, no fees shall be levied on the funds of any local authority or any body to be retained.

All services to be installed to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Apparatus in Proximity to Trees" within retained tree root protection areas to either be bored/noted or hand excavation to be supervised by the Arboricultural Consultant

DRAWING NO. J67.3

Scale: 1:100 at A1

Added to by: NL



A horizontal scale bar labeled "Scale (m)" with markings from 0 to 10. The scale is divided into 10 equal segments, each representing 1 meter. The markings are labeled 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.

APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

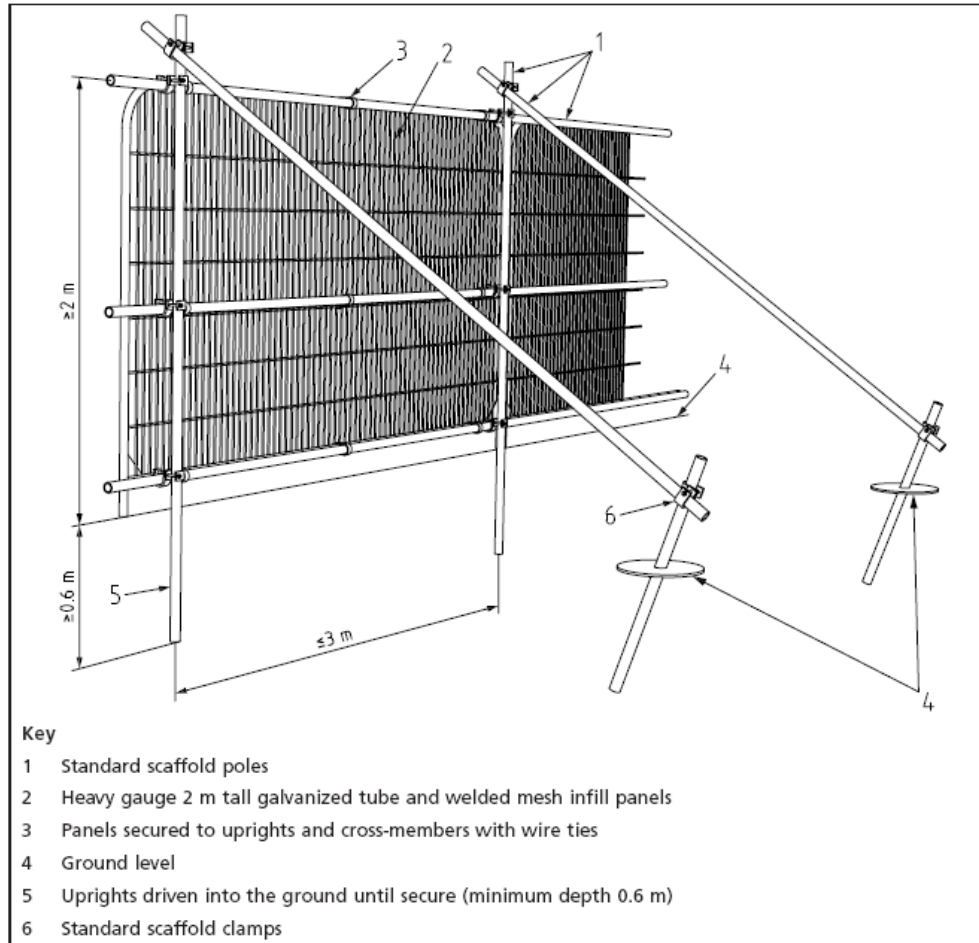
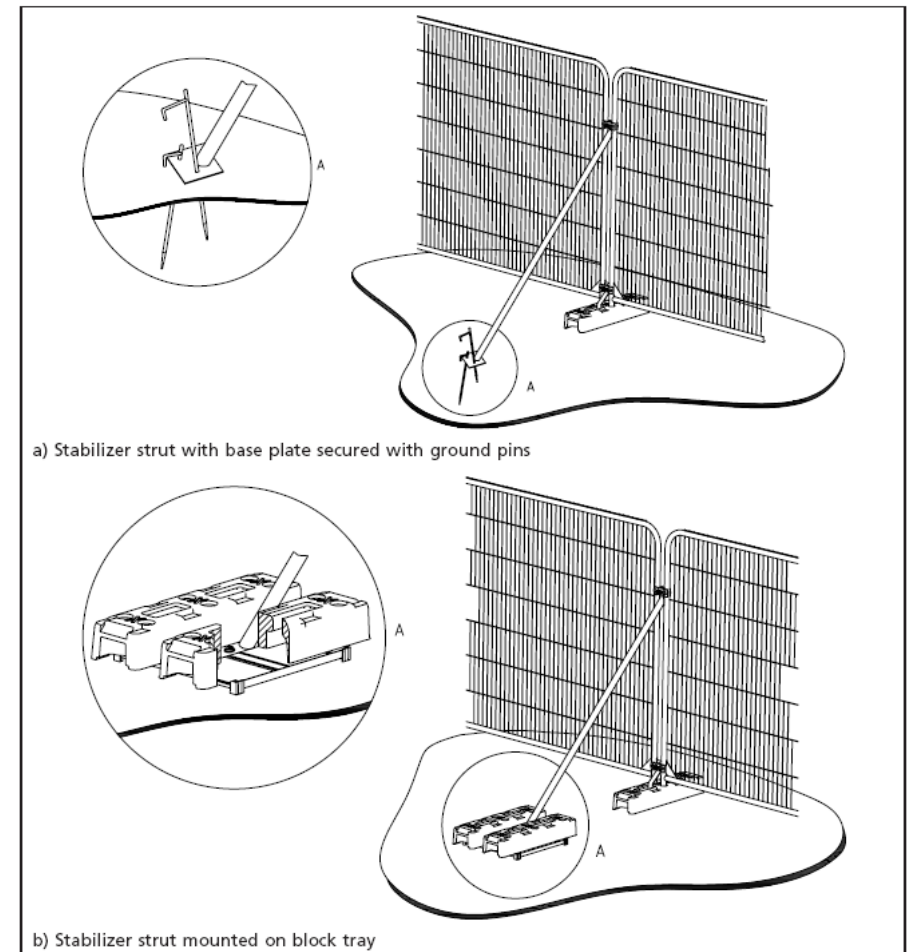


Figure 3 Examples of above-ground stabilizing systems





**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