



ARBORICULTURAL IMPACT ASSESSMENT

Villa Margarita, 18 Paddockhall Road, Haywards Heath, RH16 1HH

Supporting Planning Application DM/26/1734

Site	Villa Margarita, 18 Paddockhall Road, Haywards Heath, RH16 1HH
Application Ref.	DM/26/1734
Proposal	Single storey rear/side extension, garage conversion, porch conversion and associated landscaping
Prepared for	Michael Strelley & Anna Pollins
Prepared by	Jack Dunckley Design
Reference plans	DWL11 — Site Plan (1:200, A3); AD26028 rev 1.01 — Topographical Survey by Archidata Ltd (1:150, dated 04.03.2026)
Standard referenced	BS 5837:2012 — Trees in relation to design, demolition and construction

1. Introduction

This Arboricultural Impact Assessment (AIA) has been prepared by Jack Dunckley Design to accompany planning application DM/26/1734 at Villa Margarita, 18 Paddockhall Road, Haywards Heath. The application proposes a single storey rear/side extension, garage conversion, porch conversion and associated landscaping. This report identifies the trees on and adjacent to the site with the potential to be affected by the proposals, assesses the likely impact of the works upon them, and sets out recommendations for their protection during construction.

2. Site Context

The site comprises a detached dwelling and garden set back from Paddockhall Road, bounded to the north-east by No. 16 Paddockhall Road and to the south-west by No. 20 Paddockhall Road. The site lies within a designated Conservation Area; neither T1 nor T2 is subject to an individual Tree Preservation Order, but both benefit from statutory protection as trees within a Conservation Area under section 211 of the Town and Country Planning Act 1990. Site plan DWL11 and the Archidata topographical survey (AD26028) both record a belt of smaller trees and dense foliage along the north-western boundary shared with No. 16, and two substantial trees at the site frontage adjacent to Paddockhall Road, labelled on the survey as *Quercus Robur* and *Tilia Cordata* and referenced T1 and T2 in this assessment. The proposed extension, garage conversion and porch conversion are located at and around the existing dwelling; the frontage trees T1 and T2 lie closer to the road boundary and to the porch conversion element of the scheme.

3. Methodology

Root Protection Areas (RPAs) have been calculated in accordance with BS 5837:2012, using the standard formula whereby the RPA radius (in metres) is equal to the stem diameter (measured in millimetres) multiplied by 12,

divided by 1,000. This produces a notional circular area which should be free of construction activity, changes in ground level, and material or vehicle storage unless otherwise agreed with a qualified arboriculturist and, where necessary, the Local Planning Authority.

4. Tree Schedule

The two trees of principal relevance to the frontage works are T1 and T2, with T3–T9 comprising a group of further trees along the north-eastern boundary shared with No. 16 Paddockhall Road. Stem diameters and crown spreads are as supplied by the client and, for T1 and T2, are corroborated by the Archidata topographical survey (AD26028); RPA figures are calculated from these dimensions.

Ref	Species	Stem Diameter	Crown Spread (radius)	RPA Radius / Diameter	RPA Area	Location
T1	<i>Quercus robur</i> (English Oak)	0.9 m	7.0 m (14.0 m dia.)	10.8 m / 21.6 m	366.4 m ²	Site frontage, adjacent Paddockhall Road / boundary with No.16
T2	<i>Tilia cordata</i> (Small-leaved Lime)	0.8 m	6.0 m (12.0 m dia.)	9.6 m / 19.2 m	289.5 m ²	Site frontage, adjacent to and south of T1
T3	<i>Cupressus nootkatensis</i> (Nootka Cypress)	0.5 m	7.0 m (14.0 m dia.)	6.0 m / 12.0 m	113.1 m ²	North-eastern boundary with No. 16 Paddockhall Road
T4	<i>Acer pseudoplatanus</i> (Sycamore)	0.2 m	4.5 m (9.0 m dia.)	2.4 m / 4.8 m	18.1 m ²	North-eastern boundary with No. 16 Paddockhall Road
T5	<i>Acer pseudoplatanus</i> (Sycamore)	0.5 m	7.0 m (14.0 m dia.)	6.0 m / 12.0 m	113.1 m ²	North-eastern boundary with No. 16 Paddockhall Road
T6	<i>Acer pseudoplatanus</i> (Sycamore)	0.3 m	7.0 m (14.0 m dia.)	3.6 m / 7.2 m	40.7 m ²	North-eastern boundary with No. 16 Paddockhall Road
T7	<i>Acer pseudoplatanus</i> (Sycamore)	0.2 m	4.5 m (9.0 m dia.)	2.4 m / 4.8 m	18.1 m ²	North-eastern boundary with No. 16 Paddockhall Road
T8	<i>Acer pseudoplatanus</i> (Sycamore)	0.5 m	4.5 m (9.0 m dia.)	6.0 m / 12.0 m	113.1 m ²	North-eastern boundary with No. 16 Paddockhall Road
T9	<i>Prunus cerasifera</i> 'Nigra' (syn. <i>P. pissardii nigra</i>)	0.3 m	4.5 m (9.0 m dia.)	3.6 m / 7.2 m	40.7 m ²	Towards South-eastern boundary of No 18 Paddockhall Road

A smaller group of trees and dense foliage is also recorded along the wider north-western boundary with No. 16 Paddockhall Road (stem diameters generally in the range of approximately 0.10–0.30 m on DWL11). As no works are proposed in this area, these have not been individually scheduled, but should be retained and protected as amenity boundary planting during any site works.

Frontage screening: removal and replacement

A line of 13no. *Cupressus × leylandii* (Leyland Cypress) is present along the site frontage adjacent to Paddockhall Road, recorded on DWL11 and the Archidata survey (AD26028), with an average stem diameter of 0.1–0.2 m

and crown spread of 2–4 m. These are proposed to be removed as part of the application and replaced with a new evergreen hedge of *Prunus lusitanica* (Portuguese Laurel) along the same boundary line.

5. Tree Constraints

T1 (*Quercus robur*) and T2 (*Tilia cordata*) are mature specimens whose RPAs, at 10.8 m radius (21.6 m diameter) and 9.6 m radius (19.2 m diameter) respectively, extend well beyond their visible canopies. Given their position at the site frontage, these RPAs are likely to extend across areas of the existing driveway, gates and forecourt shown on DWL11, and potentially towards the footprint of the proposed porch conversion. The exact extent of overlap between the RPAs and the proposed works has not been verified by measured survey and should be confirmed on site before construction begins.

Both trees make a strong positive contribution to the street scene of Paddockhall Road and to the character of the site frontage, and their retention is a key constraint on how the frontage element of the scheme (porch conversion, any associated hard landscaping, and construction access) is carried out.

The existing driveway and an existing retaining wall along the frontage both fall within the RPAs of T1 and T2. The retaining wall is sited approximately 1.3 m from T2 (*Tilia cordata*) — well within its 9.6 m RPA — and is 0.7 m in height.

T3–T9, along the north-eastern boundary with No. 16 Paddockhall Road, are set back from the areas of proposed works and are not expected to be affected by the extension, garage conversion or porch conversion. They should nonetheless be protected in line with Section 7 if any site access or storage is routed near this boundary during construction.

6. Impact Assessment

The rear/side extension and garage conversion are set back from T1 and T2 and, on the evidence of DWL11, are not expected to result in direct conflict with either tree's RPA. The porch conversion, being at the front of the dwelling, is closer to both trees and carries a higher risk of RPA encroachment, particularly where site access, scaffolding, or below-ground services associated with the porch works are required.

Subject to the mitigation measures set out in Section 7 being followed, the proposed development is not expected to result in unacceptable harm to the retained trees. No tree removal or pruning beyond routine arboricultural management is proposed or considered necessary to accommodate the scheme.

The proposed removal of the 13no. frontage *Cupressus × leylandii* is considered acceptable. *Leylandii* is a fast-growing, non-native conifer of relatively low amenity and ecological value, commonly used for boundary screening, and its removal is not expected to result in harm to the character of the Conservation Area or the Paddockhall Road street scene, particularly given the proposed replacement with a *Prunus lusitanica* (Portuguese Laurel) hedge, which will re-establish frontage screening within a comparable timeframe and is in keeping with the more attractive character of the retained T1 and T2.

The new driveway surface within the RPAs of T1 and T2 is proposed to be porous, allowing water and gas exchange to continue to the root zones beneath, and, where required, a no-dig (anti-dig) construction method — such as a cellular confinement sub-base laid over the existing ground without excavation — will be used to avoid damage to roots within the RPA. The existing retaining wall, sited approximately 1.3 m from T2 and 0.7 m in height, is to be reconstructed at the same height; as no increase in wall height, load or excavation depth is proposed relative to the existing condition, the impact on T2's RPA is not expected to be materially greater than the current situation, subject to the construction method set out in Section 7.

7. Mitigation and Recommendations

- Protective fencing should be erected around the RPAs of T1 and T2 prior to any site clearance, demolition or construction activity, in accordance with BS 5837:2012 Section 6, and retained for the full duration of the works.
- No excavation, cut or fill, changes in ground level, or storage of materials, plant, fuel or spoil should take place within the RPA of either tree without prior agreement of a qualified arboriculturist.
- Any services, drainage or soakaways required in the vicinity of T1 or T2 should be routed outside the RPA where possible; where this cannot be avoided, hand-digging or trenchless techniques (e.g. directional drilling) should be used under arboricultural supervision.
- Where vehicle access or construction activity within 10 m of either trunk cannot be avoided, appropriate ground protection (e.g. proprietary trackway) should be used to prevent soil compaction within the RPA.
- The new driveway surface within the RPAs of T1 and T2 should be a porous/permeable material, laid using a no-dig (anti-dig) sub-base construction — such as a cellular confinement system — to avoid excavation and to maintain water and gas exchange to the root zones.
- Reconstruction of the retaining wall near T2 should reuse the existing wall line and foundation depth where possible; the wall height should not exceed the existing 0.7 m, and any new footings should be agreed with a qualified arboriculturist and, where excavation within the RPA cannot be avoided, formed using hand-digging or a pier-and-beam method to bridge over principal roots.
- T1 and T2 should be retained as key landscape features and reflected in the final landscaping proposals for the site frontage.
- As the site lies within a Conservation Area, a formal notice under section 211 of the Town and Country Planning Act 1990 should be served on Mid Sussex District Council at least six weeks before any works to T1 or T2 (including pruning), even though neither tree carries an individual Tree Preservation Order.
- The status of the 13no. frontage *Leylandii* under the Conservation Area hedge exemptions to section 211 should be confirmed before removal; where any specimens do not qualify as an exempt hedge, notice should be given to Mid Sussex District Council in the same manner as for T1 and T2.
- Replacement planting along the frontage boundary should comprise a new *Prunus lusitanica* (Portuguese Laurel) evergreen hedge, to be secured as part of the approved landscaping scheme.

8. Limitations

This assessment has been prepared using site plan DWL11, tree dimensions supplied by the client, and the measured topographical survey (AD26028 rev 1.01, Archidata Ltd, dated 04.03.2026), and represents a preliminary appraisal rather than a full BS 5837:2012 arboricultural survey. Tree positions, stem diameters and spreads are drawn from measured survey data, but the assessment does not include formal tree categorisation (Cascade chart grading), a detailed condition or structural assessment, or arboriculturist-verified species identification — the surveyor's own notes state that tree species were identified to the best of the surveyor's knowledge and have not been verified by an arboriculturist. Neither T1 nor T2 carries an individual Tree Preservation Order; both are protected as trees within the Conservation Area under section 211 of the Town and Country Planning Act 1990. These matters should be confirmed by a full survey carried out by a qualified arboriculturist, particularly if requested by Mid Sussex District Council as part of the determination of application DM/26/1734.

9. Conclusion

Subject to the recommendations in Section 7 being implemented, in particular the protection of T1 (*Quercus robur*) and T2 (*Tilia cordata*) during construction, the proposed extension, garage conversion, porch conversion and associated landscaping at Villa Margarita can be carried out without unacceptable harm to trees of amenity value on or adjacent to the site. The proposed removal of the frontage *Cupressus* × *leylandii* and their replacement with a *Prunus lusitanica* hedge is also considered acceptable, subject to confirmation of Conservation Area notice requirements.