



THE ARBORICULTURAL
CONSULTANCY LTD

Tree Constraints Plan Information and Tree Schedule

Land North of Jeremy's Cottage, Bolney

Report Reference Number: TS.JC.1070.V1
Version: One

Date: 26 November 2025

Site address:
Land North of Jeremy's Cottage
Jeremy's Lane
Bolney
Haywards Heath
RH17 5QD

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Qualifications			
Foundation degree in Arboriculture (level 5), Lantra Professional Tree Inspection.			

Details:

Purpose of the report:

To inform of tree stock in proposed area for property development.

Included within the contents of this report is:

- Information regarding the Tree Constraints Plan (TCP)
- Tree Schedule

Client: Jim Lewis

Date: 26 November 2025

Report prepared by: Mr B Tidey FdSc (arb) of The Arboricultural Consultancy Ltd

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Site Details:

Site Address:

Land North of Jeremy's Cottage
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Bolney
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RH17 5QD

Use of Report:

This report is to give information on tree stock and is to be used in conjunction with; Tree Constraints Plan – TCP.JC.1070.V1

Report Outline Information

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. The Arboricultural Consultancy can provide further information on this matter if required. Where tree surgery works have been identified these should only be undertaken after checks with the relevant authority have been made, it is necessary to ensure that works may lawfully be undertaken. Up to date checks should be made as to the possible protection status of trees/vegetation or land they are located within, these checks should cover, but are not limited to; Tree Preservation Orders (TPOs), Conservation Area, planning conditions, Areas of Outstanding Natural Beauty (AONBs), Ramsar, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI). Locations of designation can be found at <http://magic.defra.gov.uk/MagicMap.aspx> and further advice on designations can be found at <http://jncc.defra.gov.uk>. Further advice on TPOs, Conservation Areas or planning condition can be found with the local governing organisation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species. Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the site we would advise you to instruct us to contact the third party and undertake further inspection work.

The trees have been surveyed in accordance with the criteria set in the BS: 5837: Trees in Relation to Design, Demolition and Construction - 2012. A full hazard assessment of the trees (including assessment of decay or their defects and their implications) has not been undertaken as this is considered beyond the scope of this report. Any obvious hazards and defects have been identified where relevant in the Tree Survey Schedule and appropriate relating works have been recommended. Where relevant, trees not located within the legal property of the owner have been included and any works would be subject (where relevant by law, Statute and Common) to the owner's permission. Where appropriate further investigative works to be undertaken have been detailed and recommended. This may include climbing inspections, below ground exploratory investigations and the use of specialist decay detection equipment. Detailed ecological considerations are also beyond the scope of this report. UK and European Wildlife Legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 & updated 1994. This includes information of wild birds, bats, badgers and some insects. Bats in particular are afforded particular protection, and a specialist is required to determine if bats are present or may be affected when carrying out tree works. Further information is available from Natural England.

This survey and reports have been undertaken and produced by The Arboricultural Consultancy Ltd. All information within this report was correct at time of assessment.



Ben Tidey FdSc

Consultant Arboriculturist

Wednesday, 26 November 2025

1.0 Introduction

- 1.1. The Arboricultural Consultancy have been appointed to provide information regarding the impact to trees from the proposed erection of two new dwellings and associated landscaping.
- 1.2. The survey was undertaken to standards set out in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2.0 Site Inspection Details

- 2.1. The site was inspected by Ben Tidey FdSc arb on Wednesday 5th November 2025, the weather was clear and still. Mr Tidey was alone for the inspection.
- 2.2. The trees were assessed to standards set out in BS 5837:2012: Trees in relation to design, demolition and construction – Recommendations.
- 2.3. Tree location was recorded with the use of topographical plan and land features, tree location is presumed correct where features are correctly recorded.

3.0 Tree Constraints Plan Information

- 3.1. The Tree Constraints Plan – TCP.JC.1070.V1 is to be used at the development and planning stage to inform of the constraints that are posed to the development by the tree stock as well as to help with decisions on how to mitigate against potential tree loss or damage.
- 3.2. The proposal comprises of the erection of two new dwellings and associated landscaping.
- 3.3. The Tree Constraints Plan – TCP.JC.1070.V1 as well as information within this tree schedule informs; the location of trees, their crowns, root protection areas as well as crown heights and tree quality. Any development or development works phase should be planned with consideration as to the impact on the trees. There are many things to consider but typically these are: the footprint of the development with footings, service ways, site access for people and plant, required construction space (e.g. scaffolding) equipment and materials storage, access as well as the future impact from the trees' growth or attributes.

4.0 Planning Considerations

- 4.1. It is important to note that trees are a material consideration in the UK planning system (National Planning Policy Framework) and existing trees are an important factor. They require forethought when assessing the development potential of a site, whether trees are within the working area, or within such proximity to it, that they may be affected by construction operations.
- 4.2. Development plans should consider the constraints posed by both their above and below ground tree parts and be planned for accordingly both for the development itself and for the construction phase.
- 4.3. Guidance with the British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations states that the default position should be that structures are located outside of Root Protection Areas (RPSs) of trees to be retained. However, where there is an overriding justification for construction within the RPA, a technical solution might be available that prevents damage to trees.

5.0 Tree Constraints

- 5.1. The proposal comprises of two new dwellings.
- 5.2. The primary arboricultural consideration for the project are the trees surrounding the project site and wooded embankment to the east.
- 5.3. Block plans indicate that the project is possible to achieve with minimal impact to the trees around the site.

6.0 Recommendations

- 6.1. The project design shall be located in such a way as to remove any building or building operation from outside of RPA and from under tree crowns.
- 6.2. The trees shall be incorporated into the project design and where appropriate new trees established.
- 6.3. Where pathways are proposed within RPAs the construction must be of no dig type.

7.0 Tree Schedule

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T1	Field Maple/ <i>Acer campestre</i>	C/2	>10	Mature	12	150; 320; 210	73.5/4.9	1;2;3;2	N 2	2;3;5;3	Fair	Fair	On boundary edge	No recommendations
T2#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	13	450	91.6/5.4	2;5;7;5	E2	2;3;2;2	Fair	Fair	Asymmetrical form	No recommendations
T3#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	16	600;550	299.7/9.8	4;5;6;6	E6	5;5;6;5	Fair	Fair	Within tree group	No recommendations
T4#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	16	350	55.4/4.2	2;5;5;5	W6	6;6;6;6	Fair	Fair	Asymmetric crown	No recommendations
T5#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	15	350	55.4/4.2	2;5;4;2	E7	8;7;7;7	Fair	Fair	Asymmetric crown	No recommendations
T6#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	15	500	113.1/6	3;6;3;4	W5	5;3;5;4	Fair	Fair	Ivy into crown	No recommendations
T7#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	13	450	91.6/5.4	3;7;3;2	E5	5;2;5;5	Fair	Fair	Asymmetric crown	No recommendations
T8#	Ash/ <i>Fraxinus excelsior</i>	U	<10	Mature	12	330	49.3/4	4;4;4;4	E5	10;10;10; 10	Declining	Declining	90% crown dieback, likely Ash dieback, dead standing	Remove dead parts where over accessible areas
T9#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	12	450	91.6/5.4	4;7;4;2	E6	5;3;5;5	Fair	Fair	Asymmetric crown, Ivy into crown	No recommendations
T10#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	14	450	91.6/5.4	4;5;5;5	W6	6;7;6;6	Fair	Fair	Ivy into crown	No recommendations
T11#	Ash/ <i>Fraxinus excelsior</i>	U	<10	Mature	13	600	162.9/7.2	6;6;5;5	E5	7;2;7;7	Declining	Declining	60% crown dieback, likely Ash dieback, deadwood in crown	Remove dead parts where over accessible areas
T12#	Leylandii/ <i>Cupressus × leylandii</i>	C/2	>10	Mature	9	240	26.1/2.9	2;2;2;2	W2	2;2;2;2	Fair	Fair	In adjacent property land	No recommendations

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T13	Field Maple/ <i>Acer campestre</i>	B/2	>20	Mature	7	370	61.9/4.4	2;2;4;6	S2	5;2;5;5	Fair	Fair	Ivy on trunk and into crown, asymmetric crown	No recommendations
T14	Field Maple/ <i>Acer campestre</i>	C/2	>10	Mature	10	280	35.5/3.4	1;2;3;6	W6	6;6;6;6	Fair	Fair	Major damage to lower trunk, with heartwood exposed and early decay	Maintain undesirable access around tree
T15	Field Maple/ <i>Acer campestre</i>	B/2	>20	Mature	10	170;380	78.4/5	5;5;5;5	S4	6;4;4;6	Fair	Fair	Major damage to northern stem at base with extensive decay	Remove northern stem
T16	Ash/ <i>Fraxinus excelsior</i>	U	<10	Mature	12	400;560;680	423.5/11.6	5;7;9;7	N6	5;5;6;5	Declining	Declining	Major deadwood in crown, 80-90% dieback, likely Ash dieback	Remove down to 5m monolith
T17#	Common Oak/ <i>Quercus robur</i>	C/2	>10	Mature	10	650	191.2/7.8	5;6;5;8	S3	4;2;3;3	Fair	Poor	Major stem failure at included union 2-3m, fallen stem suspended on vegetation	Remove broken parts, remove tree height down to 7m
T18	Ash/ <i>Fraxinus excelsior</i>	U	<10	Mature	12	750	254.5/9	8;4;5;7	N6	6;7;8;7	Poor	Poor	Dead standing, likely Ash dieback	Fell/ reduce height leaving 3m monolith
T19#	Western Red Cedar/ <i>Thuja plicata</i>	B/2	>20	Mature	13	450	91.6/5.4	4;4;4;11	N2	2;2;5;2	Fair	Fair	In adjacent property land	No recommendations
T20#	Western Red Cedar/ <i>Thuja plicata</i>	B/2	>20	Mature	13	500	113.1/6	4;4;4;4	N1	1;2;5;2	Fair	Fair	In adjacent property land	No recommendations

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
TG21	Field Maple/ <i>Acer campestre</i> , Holly/ <i>Ilex aquifolium</i> , Sycamore/ <i>Acer pseudoplatanus</i> , Ash/ <i>Fraxinus excelsior</i> ,	C/2	>10	Mature	10	250max	3m from trunks	Group	Group	Group	Fair	Fair	Group of smaller individual trees,	No recommendations
T22	Ash/ <i>Fraxinus excelsior</i>	U	<10	Mature	10	500	113.1/6	4;4;4;4	S2	3;3;3;7	Dead	Dead	Dead standing	Fell to leave 4m monolith, undertake within 3 months
S23	Unknown	U	<10	Dead	0	300	40.7/3.6	0	NA	0	Dead	Dead	Stump remaining with heavy decay	No recommendations
S24	Unknown	U	<10	Dead	0	500	113.1/6	0	NA	0	Dead	Dead	Stump remaining with heavy decay	No recommendations
T25	Common Oak/ <i>Quercus robur</i>	A/1,2	>40	Mature	14	750	254.5/9	8;7;6;7	S4	5;7;2;2	Fair	Fair	Locate 2m inside boundary	No recommendations
S26	Unknown	U	<10	Dead	0	400	72.4/4.8	0	NA	0	Dead	Dead	Stump with decay	No recommendations
T27#	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	10	420	79.8/5	5;5;5;5	W3	2;2;2;2	Fair	Fair	Ivy into crown	No recommendations
TG28	Mixed Species	C/2	>10	Mature	3- 13	600max	7.2m from trunks	Group	Group	Group			Mixed species of Oak, Ash, Hazel, and Hawthorn. Mix of size and age, Ivy into crown, dead Ash standing within striking distance of	Remove dead parts, remove suspended parts – within 3 months

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
													road, significant trees listed individually	
T29	Sycamore/ <i>Acer pseudoplatanus</i>	U	<10	Over Mature	6	450	91.6/5.4	2;4;2;2	S3	5;5;3;5	Poor	Poor	Major decay into base, deadwood in crown	Remove suspended parts – within 3 months
T30	Ash/ <i>Fraxinus excelsior</i>	U	<10	Mature	8	190	16.3/2.3	0;2;4;2	S6	6;6;6;6	Dead	Dead	Dead standing, likely Ash dieback	Remove dead parts where over accessible areas
T31	Ash/ <i>Fraxinus excelsior</i>	U	<10	Over Mature	12	350	55.4/4.2	2;4;2;3	S5	7;7;7;7	Dead	Dead	Dead standing, likely Ash dieback	Remove tree – within 3 months
T32	Common Oak/ <i>Quercus robur</i>	C/2	>10	Young	7	140	8.9/1.7	3;2;2;4	N2	1;3;3;2	Fair	Poor	Dead upper crown, asymmetric crown	Remove dead parts where over accessible areas
T33	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	11	420	79.8/5	5;3;3;5	N2	2;2;2;2	Fair	Fair	Asymmetric crown	No recommendations
T34	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	12	330	49.3/4	2;2;2;2	E4	4;4;4;4	Fair	Fair	Tall slender tree	No recommendations
T35	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	13	420	79.8/5	5;5;5;4	S4	5;5;5;5	Fair	Fair	Within woodland	No recommendations
T36	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	14	360	58.6/4.3	3;5;5;5	W8	10;8;8;5	Fair	Fair	On fence line	No recommendations
T37	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	9	190	16.3/2.3	3;3;3;5	W4	2;2;2;2	Fair	Fair	No comment	No recommendations
T38	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	14	440	87.6/5.3	4;3;5;6	W9	10;10;9;10	Fair	Fair	No comment	No recommendations
T39	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	12	380	65.3/4.6	5;6;7;6	S7	3;3;3;5	Fair	Fair	Asymmetric crown	No recommendations
T40	Common Oak/ <i>Quercus robur</i>	A/1,2	>40	Mature	13	580	152.2/7	6;7;7;8	W5	5;5;6;2	Fair	Fair	Within woodland	No recommendations

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T41	Common Oak/ <i>Quercus robur</i>	A/1,2	>40	Mature	13	600	162.9/7.2	7;7;7;7	N5	5;5;5;6	Fair	Fair	Within woodland	No recommendations
T42	Common Oak/ <i>Quercus robur</i>	B/2	>20	Mature	11	540	131.9/6.5	7;5;7;7	W6	6;6;6;3	Fair	Fair	Set back from boundary, significant tree within group TG28	No recommendations
T43	Common Oak/ <i>Quercus robur</i>	A/1,2	>40	Mature	11	420	79.8/5	7;6;6;8	W4	7;5;4;7	Fair	Fair	Set back from boundary, significant tree within group TG28	No recommendations
T44	Common Oak/ <i>Quercus robur</i>	A/1,2	>40	Mature	9	410	76.1/4.9	3;1;7;7;	W3	3;6;2;2	Fair	Fair	Set back from boundary, significant tree withing group TG28	No recommendations
T45	Silver Birch/ <i>Betula pendula</i>	B/2	>20	Mature	12	310;310;370	148.9/6.9	6;6;6;6	N2	2;2;2;2	Fair	Fair	Multi-stem tree of fair vigour	No recommendations
T46	Grand Fir/ <i>Abies grandis</i>	C/2	>10	Mature	11	290	38.1/3.5	3;3;3;3	E2	3;1;1;2	Fair	Fair	Asymmetric crown	No recommendations
TG47	Mixed Woodland	B/2	>20	Mature	5-15	400max	4.8m from trunks	Group area	Group area	Group area	Varied	Varied	Group of Ash, Hazel, and Holly, dead parts on Ash trees, likely Ash dieback	Remove dead parts where over accessible areas

T= Tree

TG = Tree Group

= Estimated

Root protection area calculations

Single stemmed trees	$\text{RPA(m}^2\text{)} = \frac{(\text{stem diameter (mm)} @ 1.5\text{m} \times 12)^2 \times 3.142}{1000}$
Trees with two to five stems, this is then treated as a single stem diameter	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 + (\text{stem diameter } 3)^2 + (\text{stem diameter } 4)^2 + (\text{stem diameter } 5)^2}$
Trees with more than five stems, this is then treated as a single stem diameter	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations**Cascade chart for tree quality assessment**

Trees to be considered for retention				Identification on Plan
<p>Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p> <p>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 category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>				<p>Dark red RGB Code: 127-000-000</p>
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Identification on Plan
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	<p>Light green RGB Code: 000-255-000</p>
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	<p>Mid blue RGB Code: 000-000-255</p>
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	<p>Grey RGB Code: 091-091-091</p>

End of Report



The Arboricultural Consultancy is based in Sussex, covering the South East of England. We specialise in comprehensive tree management surveys, reports, and advice. Our expertise is invaluable in ensuring compliance with health and safety regulations, meeting development requirements, and fulfilling Tree Preservation Order (TPO) and Conservation Area obligations.

We take pride in offering professional and reliable services that prioritise the health and longevity of trees. Our team is dedicated to providing expert guidance and recommendations that align with your objectives and environmental stewardship.

With our extensive knowledge in arboricultural science, we deliver accurate and detailed assessments that inform sound decision-making. Trust us to be your trusted partner in responsible tree management.

Visit our website at www.thearboriculturalconsultancy.co.uk