



Chartwell Tree Consultants Ltd

2 Greencroft Cottage, Farley Lane, Westerham, Kent, TN16 1UB

sam@chartwelltreeconsultants.co.uk

07789907861

BS5837 Tree Survey & Arboricultural Impact Assessment

Site:

Oak Lawn
Sandy Lane
Crawley Down
Crawley
RH10 4HR

Proposal:

Application for the demolition the existing building and replacement with a new dwelling with associated hard landscaping.

Mid-Sussex District Council

Prepared for:

Mr J Dixon

Prepared by:

Sam Bateson. M.Arbor.A & ISA, Tech.Cert. (Arbor. A.)

12th March 2026 CTC/OL/AR v.1.0 (for planning submission)

Contents

Section		Page
1)	Terms of Reference	3
2)	Scope of Report & Limitations	4
3)	Arboricultural Impact Assessment	6
	<i>Conclusions</i>	15
4)	Heads of Terms Arboricultural Method Statement	16

Schedule & Drawings:

Tree Survey Schedule	19
Tree Survey & Constraints Plan Proposed Site	21
Draft Tree Protection Plan	22
Key	23

1) Terms of Reference

- 1.1 Final instructions were received from the client by email with regards to the proposed application for the demolition the existing building and replace with a new dwelling with associated hard landscaping. The tree survey included within this report was undertaken on the 10.03.2026 during an unaccompanied site visit.
- 1.2 I have been instructed to undertake a tree survey and produce an Arboricultural Impact Assessment (AIA) in accordance with **British Standard BS5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'** to evaluate the direct and indirect effects of the proposed design on the adjacent trees and identify issues to be addressed in a heads of terms Arboricultural Method Statement (AMS) and illustrated on a draft Tree Protection Plan (TPP).
- 1.3 Attendance at site meetings, arboricultural supervision or any subsequent amendments to the approved plans requiring changes to either the AIA, AMS or TPP or as a result of subsequent planning conditions will be in addition to the current assignment. A detailed Arboricultural Method Statement has not been requested at this stage.
- 1.4 The tree plans have been overlaid onto the topographical survey and site design plans supplied by Iain Thrower Architects.
- 1.5 Qualifications held by me include:
- Arboricultural Association Technicians Certificate
 - LANTRA Professional Tree Inspection

I have over 24 years of practical arboricultural experience at craft level, private consultancy and as a local authority Arboricultural Officer. I am a Member of the Arboricultural Association (M.Arbor.A.) and a Member of the International Society of Arboriculture.

Signed:



12th March 2026

2) Scope of Report and Limitations

- 2.1** The tree data gathered is for the purposes of a development site survey in accordance with BS5837:2012 and is **not** a detailed tree safety inspection. As general guidance it is recommended that regular tree safety inspections are carried out by a competent person to ensure that the owner / controller of the land fulfils their duty of care to persons who may reasonably be affected.
- 2.2** A preliminary visual assessment of each tree was carried out from ground level noting external faults and features only. All measurements are estimated and tree locations on the attached plans are approximate.
- 2.3** This preliminary assessment did not include a detailed examination of tree root systems, aerial access, or the use of internal decay detection equipment. A tree with internal faults will often display associated external evidence of such faults; these would be noted in a visual tree inspection. However, such signs are not always apparent at all times of the year for example fungal fruiting bodies or leaf size and condition. The survey findings and recommendations have been drawn from the evidence present on the day of inspection.
- 2.4** Only trees identified by the Client have been surveyed as per instructions received i.e. those within or immediately adjacent to Oak Lawn which could be affected either directly (proximal to the area of construction) or indirectly (e.g. during the construction phase). It is recommended that the owners of any trees adjacent to the site have them inspected by a qualified and competent arboriculturist.
- 2.5** This report does not constitute an assessment of the presence or absence of invasive plant species (Japanese Knotweed, Himalayan Balsam, Giant Hogweed, Bamboo, etc.) or a preliminary ecological appraisal of the development site. Should a more comprehensive survey be required then full access arrangements should be made and a further specialist survey be conducted.
- 2.6** This survey expressly excludes any liability for any direct or indirect structural damage that the trees may cause to property including any structural movement, subsidence and heave. Where necessary, appropriate specialists e.g., structural engineer, building surveyor or drainage expert should be consulted for specific advice including foundation design and anti-heave precautions where trees are to be retained or removed in proximity to existing or proposed structures. No reliance shall be placed on any comment(s) made in respect of the structural integrity /

foundation design of any built structure or drainage system located on the premises to which this survey and report relates.

2.7 The Local Planning Authority (Mid-Sussex District Council) must be consulted prior to any works being carried out to establish whether any Tree Preservation Orders (TPO's) or Conservation Areas apply to the site. Failure to obtain written permission may result in a substantial fine and criminal conviction. No works to any neighbouring trees should be undertaken without the agreement and express permission (in writing) of the owner.

2.8 Full consideration must be given to current legislation by anyone proposing to carry out works to trees, particularly with regards to the presence of European Protected Species (including bats). All tree works (including pruning or removals) must be undertaken with due regard to current legislation including:

- The Wildlife & Countryside Act (1981 (as amended)
- Countryside & Rights of Way Act (2000)
- Conservation of Habitat and Species Regulations (2017) (as amended)

Specific guidance relating to bats can be found on the Bat Conservation Trust website (<https://www.bats.org.uk/>). It is recommended that contractors record pre-commencement wildlife checks. Arboricultural ('tree surgery') contractors should be adequately trained, experienced and carry adequate insurance. All works should be carried out to the current edition of British Standard BS3998 'Recommendations for Tree Work', 2010.

2.9 This report supersedes all previous versions and should be considered valid for a period of **12 months** from date of original issue assuming that any recommendations are carried out. Additional inspection is recommended following exposure to extreme weather, significant wounding or damage (e.g. incursion into the rooting zone, impacts, etc.) or any other event giving cause for concern.

2.10 The information contained within this document is provided without prejudice and is based upon the author's knowledge, experience, qualifications and published research. The author cannot be held responsible for the consequences of a difference of opinion held by third parties, for example the Local Planning Authority or Planning Inspectorate.

2.10.1 Third Party Disclaimer: Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Chartwell Tree Consultants Ltd at the instruction of, and for the sole use by the Client, the site Architects and the Local Planning Authority. This report does not in any way constitute advice to any third party who is able to access it by any means.

3) Arboricultural Impact Assessment (AIA)

3.1 General Description of the Site and Surroundings

The site consists of a detached two-storey property with separate garage with access onto Sandy Lane. The garden has been unmaintained for a number of years which has allowed dense Laurel and Rhododendron to dominate the garden. There are some very large, high value amenity trees in the front and rear.

3.2 Description of the Proposed Development

Application for the demolition the existing building and replacement with a new dwelling with associated hard landscaping.

3.4 Legal Constraints

Preliminary investigations show the site is not within a Council Conservation Area and there are no Tree Preservation Orders (MSDC website search 11.03.2026).

3.5 Impact of the Proposed Development on the Amenity Value of the Trees

3.5.1 Direct Loss of Trees / Shrubs

The topographical survey 55 trees within or bordering Oak Lawn.

Based on the proposed ground floor site plan, the removal of the following trees is recommended in order to facilitate the development:

BS5837 Category	Number of Individual Trees	% of individual total tree stock
A	0	0
B	0	0
C	1 2 shrub groups	2 N/A

Table 1: Trees identified for removal in order to directly facilitate development operations or prevent future foreseeable property issues (see tree survey schedule for details).

The loss of the above trees within the site boundary – assessed as being of low quality and value (BS5937:2012, Category 'C') – is not considered to have any significant impact on wider public visual amenity due to their size, condition and location and would be unlikely to meet the criteria necessary for the making of a Tree Preservation Order.



Photo 1: Mature, high value trees with dense understorey shrubs. Photo 2: Invasive Bamboo and dense shrubbery



Photo 3: Mature, high value Oak trees in rear.

3.5.2 Indirect Loss of Trees / Shrubs

BS5837 Category	Number of Trees	% of total tree stock
U	2	4

The poor physiological and structural condition of the above trees are such that their removal is recommended on purely arboricultural grounds regardless of whether the development is permitted or not. For the purposes of the survey, these trees have been recorded as Category U (BS5837: 2012, Table 1) being in a condition where they cannot be retained as living trees for longer than 10 years. These trees are extremely poor specimens with any remedial works considered unlikely to produce trees with any degree of longevity.

The proposed tree removals can be mitigated by the planting of new native and non-native trees and shrubs with an appropriate size and stature (can be subject to a detailed planning condition) that will result in no net loss of canopy cover, provide biodiversity gain in the future and to ensure that there is no overall loss of wider amenity upon completion of the development.

Container grown, native species should be sourced (Majestic Trees, Hilliers, Barchams for example) so that the rooting system is kept complete which aids establishment. Heavy standard trees with a girth of 12-14cm, 2-3m in height should be sourced as these will offer an immediate visual impact for the site. The above nurseries will offer a delivery, planting and care package service which is advisable.

Recommended species

Oak	Field Maple	Yew	Hornbeam
Beech	Hawthorn	Holly	Alder
Wild Service Tree	Scot's Pine	Sorbus	Silver Birch

3.5.3 Retained Trees

All other trees within and adjacent to the property can be retained subject to appropriate tree protection measures. Given the early and mature life stages (in relation to the buildings) future growth requirements are not considered to present a significant constraint. In practical terms, occasional light pruning (e.g. crown lifting to ensure adequate clearance from the proposed buildings) may be required and can be undertaken in line with good arboricultural practice, acceptable in terms of Table 1 of BS3998: 2010.

Shading is already a known factor and should not be considered a constraint to the proposal.

Overall, retained trees can be protected from soil compaction and impact damage where necessary by protective barriers and additional ground protection which will be fit for purpose, complying with BS5837: 2012 unless otherwise agreed with the LPA / Tree Officer. A draft Tree Protection Plan (TPP) has been provided; compliance with detailed tree protection measures can readily be achieved through the use of conditions attached to any subsequent grant of planning consent.

3.6 Above and Below Ground Constraints

3.6.1 Given the relative uniformity of the ground conditions, it is reasonable to assume that the majority of trees have *circular, unobstructed* Root Protection Areas (RPA's) with the likelihood of deep structural roots. Based on these assumptions, the proposed development will involve the following RPA incursions:

Tree # & Species	Reason	Approx. RPA Incursion % of Total	Estimated Impact	Mitigation
T11 – Fir T12 – Oak	Driveway extension Paving Building	<3% 5% ¹	Negligible Low	Mature trees. General precautions / tree protection fencing and ground protection.

¹ This incursion is with acceptable levels and Oak trees are known to be tolerant of minor root pruning. The proposed hard surfacing does not exceed 20% of any existing unsurfaced ground (BS5837 section 7.4.2.3).

Any existing hard surfacing within an RPA should be retained for as long as practicable to provide temporary ground protection (upgraded with additional protection or impermeable layers as appropriate for the operations being undertaken).

When these areas have to be removed, the surfaces must be carefully lifted using either using hand tools or plant (under supervision) working from the remaining hard surfacing and replaced with either temporary ground protection or appropriate tree protection fencing. **Care must be taken to avoid damage to roots that may be present beneath the surface.** Soil amelioration including filling of voids with quality topsoil and / or decompaction using compressed air equipment may need to be undertaken subject to arboricultural assessment.

New hard landscape foundations within the RPA should be carefully excavated using hand tools. Any roots encountered <25mm in diameter should be cleanly severed and treated in accordance

with BS5837:2012 section 7.2. Roots >25mm should only be severed following advice from Chartwell Tree Consultants.

Overall, the proposal should not result in significant root damage, loss of rooting area or reduction in the physiological condition of the retained trees.

Protective Fencing

For all Areas Protective fencing (highlighted in **PINK** on the Tree Protection Plan) will be fit for purpose, complying with Figures 3 in BS5837:2012 (see below) unless otherwise specified and agreed in writing by the LPA. For example, HERAS fencing with stabilizer strut mounted on block tray (figure 3) which has been FIRMLY affixed by wooden posts can be used for this low intensity build. Example below:



BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

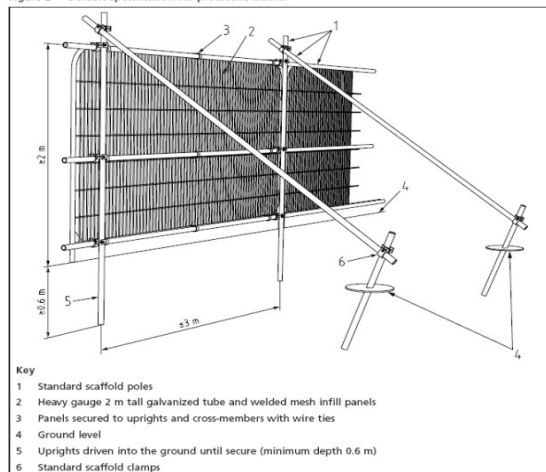
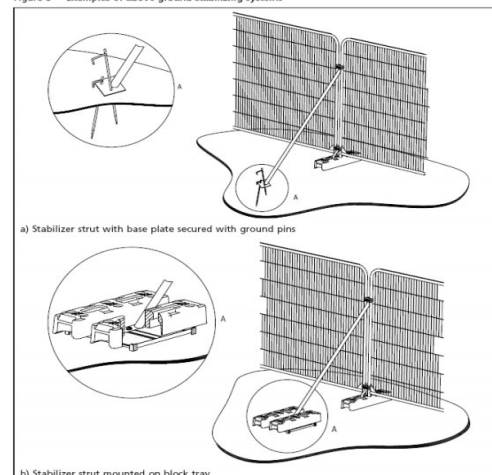


Figure 3 Examples of above-ground stabilizing systems



Protective fencing will:

- Be erected prior to any demolition or construction (excluding pre-development tree works) taking place at distances specified within the approved plans.
- Have appropriate all-weather warning signs clearly affixed e.g. '**PROTECTED TREE – KEEP OUT**' (See Appendix 2 for suggested examples)

- Remain in place until completion of the construction phase. Removal only to take place following the approval of Chartwell Tree Consultants.
- Comply with the requirements of the Construction (Design & Management) Regulations 2015 with regards temporary hoarding.

Once erected, the area within the barriers – the **Construction Exclusion Zone** (marked 'CEZ' on the Tree Protection Plan) – must be regarded as sacrosanct and not removed or altered without the prior recommendation of an arboriculturist and approval of the LPA / Local Authority Tree Officer.

Ground Protection & Temporary Access

Where temporary ground protection is required within the Root Protection Area or CEZ of a retained tree(s) then this should be designed to cope with the expected load and be capable of preventing soil compaction. Detailed guidance is provided in BS5837:2012 section 6.2.3.3 including for:

1. Pedestrian movement (including scaffolding) - a single-thickness scaffold board on top of a compressible layer e.g. 100mm depth of woodchip laid on a geotextile fabric
2. Pedestrian-operated plant up to 2t – proprietary ground protection boards on top of a compressible layer e.g. 150mm depth of woodchip laid on a geotextile fabric.
3. Construction machinery exceeding 2t – proprietary ground protection or pre-cast slabs to an engineer's specification. An assessment of the need for upgrading the existing driveway should be made by an engineer before commencement of works

Ground protection will be required in specific areas (highlighted in **GREEN** on the Tree Protection Plan). **Option 2** of the above recommendations **can be used** for this moderate-impact build. Example shown below:



- 3.6.2** The British Geological Survey Map Sheet 286 (Solid & Drift Edition) indicates the underlying geology to be Upper Tunbridge Wells Sand Formation. Soils of this nature are not generally considered to contain shrinkable soils, due to the approximate nature of the geological mapping it is recommended that further site investigation is undertaken and specialist engineering advice obtained regarding foundations / new surfacing design including whether special engineering methods and / or anti-heave precautions are required.
- 3.6.3** New services required by the development should be located to avoid conflict between retained trees and / or new planting. Any upgrading of underground utilities must be in accordance with advice from the LPA and installed in accordance with Street Works Volume 4 (Issue 3: 2026) guidelines. Any new soakaways should be located outside of the RPA's of any retained tree with consideration given to the pre-application comments regarding Landscaping and Provision of Amenity Space.
- 3.6.4** The design of the roofs should incorporate high-performance materials with a general ability to resist issues associated with lightweight tree debris. Issues arising from leaf and seed fall can reasonably be expected to be dealt with through periodic cleaning and maintenance or the use of proprietary gutter guard products. Overall, the future growth and maintenance requirements of the retained trees can be reasonably managed (see section 3.5.3, above) through occasional crown lifting and light lateral pruning and should not result in concerns over dominance or 'post-development tree resentment'.
- 3.6.5** The design of any new planting and landscape proposals should be based upon a soil analysis which considers the pH and any nutrient deficiencies or imbalances and accords with the distances set out in NHBC Chapter 4.2 and BS5837: 2012, Table A.1 to minimize the impact of future growth.

3.7 Construction of the Proposed Development

3.7.1 Demolition

Sufficient space exists for site demolition works without affecting the retained trees providing that basic precautions are observed including the prior installation of protective fencing / ground protection. Where necessary there must be direct supervision of any vehicle / plant movements by an appointed traffic marshal and adequate supplies of water made available to hose down any accumulation of dust on the foliage of retained trees. A detailed Demolition Method Statement must be produced / complied with (e.g. detailing the methods to be used e.g. 'top down, pull back' within the footprint of the existing building - BS5837 section 7.3) and further advice obtained from the Project Arboriculturist including any supervision arrangements.

3.7.2 Special Engineering Methods

Not applicable

3.7.3 Ground Level Changes

No significant ground level changes within the RPA's of any retained trees is anticipated as part of the main building works. The Landscape Scheme must take into account the existing ground levels particularly in relation to hard / soft landscaping. If any further changes to existing ground levels within any RPA's are subsequently required (including landscaping operations) then they should be accompanied by a detailed method statement and subject to LPA approval.

3.7.4 Changes to Surfacing within the RPA of Retained Trees

Providing that the General Precautions are observed then the installation of any new hard surfacing should have no significant impact on the retained trees. Any subsequent changes to hard surfacing within any retained tree RPA as part of the Landscaping Scheme should be based upon further advice from the Project Arboriculturist.

3.7.5 Planning of Construction Operations

The proposed design layout makes allowance for the following:

- Phased work program with space for construction and landscaping operations
- Excavations for new underground utilities without additional incursions into the RPA's of retained trees.
- Space for delivery, storage and removal of materials, welfare facilities and contractors' car parking
- A moderate intensity, moderate impact build programme.

3.8 End Use of Space

The proposed layout offers a reasonable degree of space for the intended use of the site. The retained trees should not result in any significant conflicts with the use of the site and so will avoid post development pressure to remove further trees as well as providing adequate space for new tree planting.

3.9 Mitigation

Space is available for the planting of new trees and shrubs as part of a general landscaping scheme. Any landscape proposals should make particular reference to:

- Promoting the concept of biodiversity net gain and ensuring that there is no net loss of trees as part of the development

- The inclusion of native trees and shrubs where possible within a new scheme of landscaping (pre-application advice) using semi-mature tree stock where possible
- Use of permeable, low-invasive surfacing solutions when installing or upgrading hard surfacing or driveway areas
- Provision for recovering any other areas that may have suffered (e.g., historical compaction, poor-quality soil or following construction operations) prior to the installation of permeable hard surfacing or new planting

3.10 **Conclusions**

- The direct loss of 1 low-quality, 'C' Category trees will have a negligible impact on wider public visual amenity due to their location, species characteristics and condition and can be offset through appropriate new hedge planting.
- The retained existing mature trees both on and adjacent to the site are to be retained as part of the development without the need for significant incursions into their Root Protection Areas.
- The expected pattern of use and occupation of the property should not result in any significant conflicts (dominance or shading) between the retained trees and built structures and avoid a situation of '*post-development tree resentment*'.
- Occasional light pruning (crown lifting) may be required in future to maintain adequate clearance from the buildings although this should not exceed the recommendations of BS3998: 2010 and be acceptable in arboricultural terms.
- Compliance with an Arboricultural Method Statement and a detailed Tree Protection Plan, if conditioned as part of any subsequent grant of consent, should ensure there are no adverse effects on the overall health of the retained trees or their amenity value as the result of any site clearance, excavation or construction operations to support the role of productive landscapes by protecting trees and improving the qualities of habitats. This is a separate document to instruct the principal site contractors so as to protect the trees during construction and requires additional information on drainage, SUDS, foundation design, hard landscaping design, boundary walls etc – and is usually is provided subsequent to the grant of planning permission due to the financial implications along with the potential for an unsuccessful application.

4) Arboricultural Method Statement

The intention of the method statement is to minimise the risk of any adverse impact on the trees to be retained (especially damage caused by excavation and soil compaction) and to clearly demonstrate how relevant operations will be undertaken. It should also specify appropriate tree and ground protection measures in accordance with BS5837:2012 which will be detailed on the Tree Protection Plan (TPP).

4.1 Heads of Terms

Pre-development tree works

All works will be carried out in accordance with BS3998: 2010 'Recommendations for Tree Work' and in line with a schedule of works agreed by the Local Planning Authority as part of any approved planning permission.

Tree protective barriers and ground protection measures (specification, location and dimensions).

Protective fencing will be fit for purpose, complying with Figures 2-4 in BS5837:2012 or any other specification agreed in writing with the Local Planning Authority. For example, site huts or temporary buildings may be used as part of the protective barriers (BS5837 section 6.2.2.3). They shall be erected prior to any demolition or construction (excluding pre-development tree works) taking place at distances specified within the approved plans and remain in place until completion of the construction phase. Removal is only to take place following the approval of the Local Planning Authority / Local Authority Tree Officer.

Site access, parking and site facilities

To be in accordance with the plans agreed by the Local Planning Authority and outside of the Root Protection Areas of any retained trees unless appropriate ground protection measures are in place and approved by the LPA.

Works programme / phasing

The phasing and timing of any works likely to impact on the Root Protection Area of any retained trees is to be clearly identified to ensure that adequate protection, precautions and supervision are in place.

Storage of spoil and building materials

No spoil or building materials are to be stored within the Root Protection Areas of any retained tree unless specifically agreed by the Local Planning Authority. Details of the Construction Exclusion Zones can be seen on the Tree Protection Plan.

Demolition of the existing building(s) and removal of hard surfacing

In accordance with detailed method statement to avoid unauthorised incursions into the Root Protection Areas of any retained trees.

Changes to ground levels

Changes to ground levels are only to be made in accordance with the approved plans and where a detailed method statement has been produced to minimise the impact on the rooting systems of the retained trees. Where this necessitates the lowering of existing ground levels then this should only be undertaken with the use of hand tools and care taken not to damage any structural roots. Treatment of any exposed roots is to be in accordance with BS5837:2012.

Details of construction works within the Root Protection Areas

As per 'Changes to ground levels'.

Details of 'Special Engineering' methods

Where relevant, specifications relating to special engineering methods will be included as an annex to the Arboricultural Method Statement.

Location and installation method for drainage and other utilities

The use of overhead utilities is not anticipated for this development. Where possible, existing underground utility runs will be re-used. Where new services runs are required, these will be routed outside of the Root Protection Area of any retained trees unless specifically agreed by the Local Planning Authority and subject to a detailed method statement.

Upgrade or installation of new hard surfacing within Root Protection Areas

In order to minimise the impact on the rooting area and tree root function the design and construction of a new surface should adequately consider and allow for the following factors:

- Allow gaseous exchange (horizontally and vertically)
- Water permeable
- Preserves the soil structure at a suitable bulk density
- Prevention of contaminants entering the rooting area
- Allows for future growth of the root system
- Prevents damage to the roots during demolition or construction
- Recognises that the majority of roots are found in the top 600mm of soil

New surfaces should be installed with 'low invasive' techniques using hand tools and the utilization of a cellular confinement system as part of the sub-base.

Removal of boundary / retaining walls and installation of new fencing within Root Protection Areas.

To be accompanied by a detailed method statement to ensure minimal damage to existing roots.

Site responsibilities and the role of the pre-commencement meeting

Unless otherwise agreed in writing, it will be the responsibility of the Site Manager to ensure that the content of the Arboricultural Method Statement is adhered to. The main contractor and any sub-contractors are to be briefed by the Site Manager on the relevant sections of this prior to commencing any work. The Site Manager is responsible for contacting the LPA at any time issues relating to the trees on site are raised.

Prohibited activities and general precautions

In line with BS5837:2012.

Arboricultural Supervision, reporting and audit process

Day-to-day supervision will be the responsibility of the Site Manager. Supervision by a qualified arboriculturist at key stages of the development is to be coordinated by the Site Manager and comments forwarded to the Local Planning Authority.

Emergency procedures

Clearly defined emergency procedures e.g. for fuel spillages or unauthorised incursions into Construction Exclusion Zones to be prepared and communicated to all site personnel.

TREE SURVEY SCHEDULE

Client: Mr Jason Dixon
 Site: Oak Lawn
 Date of Survey: 10.03.2026
 Arboricultural Consultant / Surveyor: S Bateson
 Weather: Clear
 Tagged: No

Notes:
 See attached KEY

Tree ID #	Species	Height (m)	Branch spread				Diameter at breast height (mm)	Root Protection Area Radius (m)	Root Protection Area (m2)	Age class	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (Years)	Category Grading
			N	S	E	W									
T1	Quercus robur (Common Oak)	20	5	9	9	8	1,000	12	452.5	M	Good	No significant defects visible. Unable to inspect stem due to Ivy. Unable to inspect stem due to vegetation. Unbalanced crown. Minor deadwood <2.5cm.	Sever Ivy.	40+	A
T2	Fagus sylvatica (Beech)	19	5	7	5	6	560	6.72	141.89	EM	Good	No significant defects visible. Moderate deadwood. Crossing or rubbing branches in crown. Lapsed pollard.	Remove deadwood over 1m in length.	20+	B
T3	Aesculus hippocastanum (Horse Chestnut)	21	6	6	9	8	950	11.4	408.3	M	Good	No significant defects visible. Unable to inspect stem due to Ivy. Unable to inspect stem due to vegetation. Moderate deadwood.	Remove moderate/major deadwood. Remove deadwood over 1m in length.	40+	A
T4	Aesculus hippocastanum (Horse Chestnut)	21	8	4	8	8	810	9.72	296.9	M	Good	No significant defects visible. Unable to inspect stem due to Ivy. Unable to inspect stem due to vegetation. Moderate deadwood.	Remove moderate/major deadwood. Remove deadwood over 1m in length.	40+	A
T5	Quercus robur (Common Oak)	18	7	9	4	7	600	7	163	EM	Good	No significant defects visible. Unable to inspect stem due to Ivy. Minor deadwood <2.5cm.	Sever Ivy.	40+	A
T6	Chamaecyparis lawsoniana (Lawson Cypress)	6	0	0	0	0	450	5.4	91.6	EM	Dead		Remove	<10	U
T7	Ilex aquifolium (Holly)	6	3	3	1	4	150,150,100,100	3.06	29.4	EM	Good	No significant defects visible. Multiple stems at ground level.	No works required.	10+	C
T8	Betula pendula (Silver Birch)	17	6	5	2	6	470	5.64	99.95	EM	Good	No significant defects visible. Bleeding canker Phytophthora or Pseudomonas. Unbalance crown.	Remove	10+	C
T9	Taxus baccata (Yew)	12	6	4	6	6	600	7.2	162.9	M	Good	No significant defects visible. Unable to inspect stem due to Ivy. Minor deadwood <2.5cm.	Sever Ivy. Canopy raise over road to 5m - Highways Act.	40+	A
H1	Ilex aquifolium (Holly), Taxus baccata (Yew), Crataegus monogyna (Hawthorn)	5	2	2	2	2	150	1.8	10.2	EM	Good	No significant defects visible. Boundary hedge.	Trim to form a compact hedge and maintain annually.	20+	B
T10	Ilex aquifolium (Holly), Taxus baccata (Yew)	9	6	4	6	6	400,300,250,200	7	160	M	Good	No significant defects visible. Unable to inspect stem due to Ivy. Multiple stems at ground level. Minor deadwood <2.5cm.	Sever Ivy. Canopy raise over road to 5m - Highways Act.	20+	B
T11	Pseudotsuga menziesii (Douglas Fir)	21	5	5	5	5	900	10.8	366.5	M	Good	No significant defects visible. Boundary tree. Minor deadwood <2.5cm.	Sever Ivy.	40+	A
G1	Prunus laurocerasus (Cherry Laurel) & Rhododendron.	7	3	3	3	3	150,150	2.54	20.3	M	Good	No significant defects visible. Multiple stems at ground level.	Remove	10+	C
G2	Prunus laurocerasus (Cherry Laurel), Rhododendron & invasive bamboo	7	3	3	3	3	150,150	2.54	20.27	M	Good	No significant defects visible. Multiple stems at ground level.	Remove	10+	C

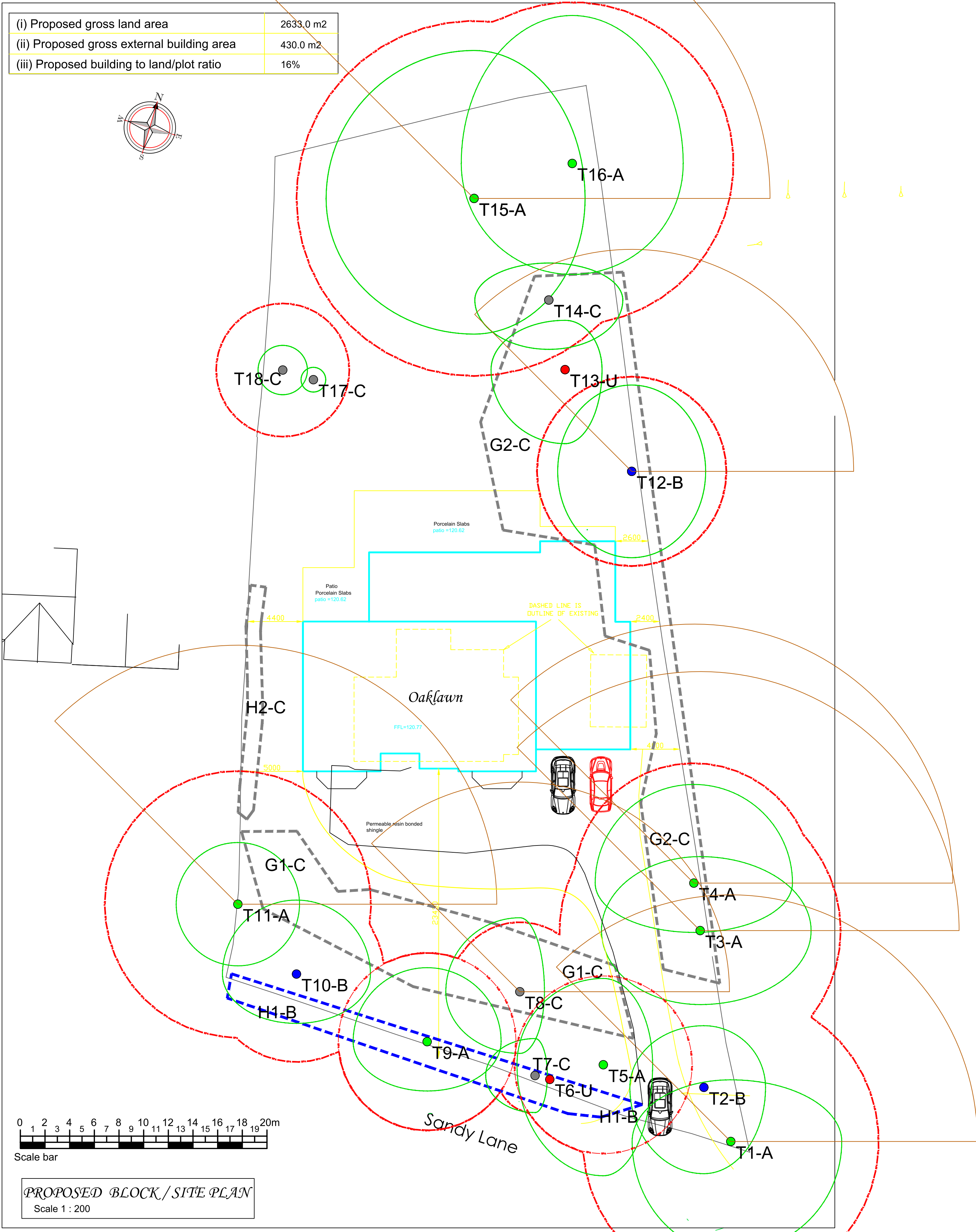
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			N	S	E	W									
T12	Quercus robur (Common Oak)	18	7	7	6	6	640	7.68	185.3	EM	Good	No significant defects visible. Unable to inspect stem due to Ivy. Minor trunk wounds. Moderate deadwood. Crossing or rubbing branches in crown.	To prune crown to south by 2.5m (back to suitable growth points) to allow for scaffolding and to re-balance crown.	20+	B
T13	Betula pendula (Silver Birch)	15	4	6	3	6	450	5.4	91.6	EM	Poor	Low vitality. Declining. Cavity on stem. Decay present on stem. Bleeding canker Phytophthora or Pseudomonas. Fully colonised by ivy.	Remove	<10	U
T14	Betula pendula (Silver Birch)	14	3	4	6	6	300	4	41	SM	Good	No significant defects visible. Bleeding canker Phytophthora or Pseudomonas.	No works required.	10+	C
T15	Quercus robur (Common Oak)	24	12	11	9	12	1,200	14.4	651.5	M	Good	No significant defects visible. Unable to inspect stem due to Ivy. Unable to inspect stem due to vegetation. Moderate deadwood.	Remove moderate/major deadwood. Remove deadwood over 1m in length.	40+	A
T16	Quercus robur (Common Oak)	22	12	9	9	9	1,090	13.08	537.6	M	Good	No significant defects visible. Unable to inspect stem due to Ivy. Unable to inspect stem due to vegetation. Moderate deadwood.	Remove moderate/major deadwood. Remove deadwood over 1m in length.	40+	A
T17	X Cupressocyparis leylandii Castlewellan	8	1	1	1	1	150,150	2.54	20.27	SM	Good	No significant defects visible.	No works required.	10+	C
T18	Chamaecyparis lawsoniana (Lawson Cypress)	13	2	2	2	2	450	5.4	91.6	M	Good	No significant defects visible.	No works required.	10+	C
H2	Chamaecyparis lawsoniana (Lawson Cypress)	3	0.5	0.5	0.5	0.5	100	1.2	4.5	EM	Fair	No significant defects visible. Boundary hedge.	Maintain annually.	10+	C

Notes:
Do not scale from this drawing
All dimensions to be checked on site



TREE SURVEY & CONSTRAINTS PLAN

- T1 Tree Number
- A Category
 - B Category
 - C Category
 - U Category
- Group/Hedge Boundary and Category
- Root protection area
- Branch spread
- Shade arc
- Existing property & hard standing footprint

Title Tree Survey & Constraints Plan

Job Oak Lawn

Scale 1:200 @ A1

Date 12.03.2026

Drm SB

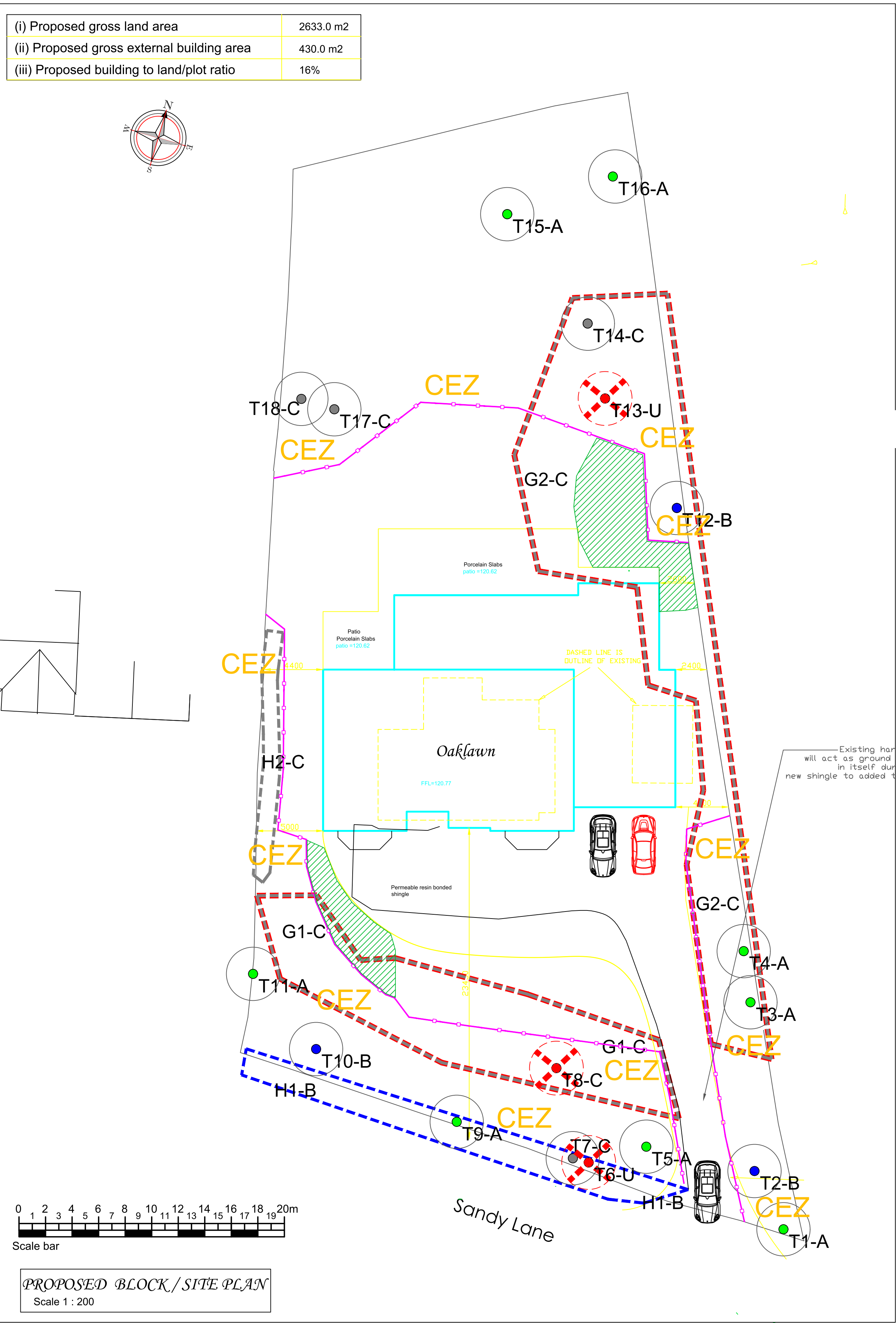
Dwg No 001



Chartwell Tree Consultants Ltd
2 Greencroft Cottage
Farley Lane
Westerham
Kent
TN16 1UB

Tel: 07789 907861
sam@chartwelltreeconsultants.co.uk

Notes:
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All dimensions to be checked on site



TREE PROTECTION PLAN

- Tree to be retained
- Tree to be removed
- Tree protection fencing
- Group/hedge to be removed
- Construction Exclusion Zone
- Ground protection measures required

The approved TPP shall be provided to the foreman prior to commencement of the development and ALL contractors to be made aware of tree protection measures.

Title Tree Protection Plan

Job Oak Lawn

Scale 1:200 @ A1

Date 12.03.2026

Drm SB

Dwg No 002



Chartwell Tree Consultants Ltd
2 Greencroft Cottage
Farley Lane
Westerham
Kent
TN16 1UB

Tel: 07789 907861
sam@chartwelltreeconsultants.co.uk

KEY TO SURVEY

T1, T2 etc. = Individual tree identification numbers (not TPO reference numbers)

G1, H1, W1, A1 etc = Grouped trees, hedges, woodland, avenues or shrub areas.

Age Class:

Y = Young (<1/3 mature height)

SM = Semi-Mature (1/3 mature height)

EM = Early-Mature (>1/3 mature height)

M = Mature (2/3 – full life expectancy)

V = Veteran (High value amenity tree)

Work Priority: (informed by ***risk rating*** based on observed defect(s), probability of failure, severity of impact and targets)

Urgent = <1 Month (unless stated otherwise)

High = <3 Months

Medium = < 6 Months

Low = < 12 Months

Routine = As part of regular grounds maintenance

Other Comments:

- **NESW** = North, East, South, West
- **Physiological Condition** = based upon the performance of the biological processes of the tree and its overall 'health'. Good = normal vigour, Fair = moderately reduced vigour, Poor = low vigour/decline.
- **Occluded wound** = where a wound has been progressively closed by the formation of new wood and bark around it.
- **Non-occluded wound** = where a wound has not closed (or is in the process of being closed) by the formation of new wood and bark.
- **Est.** = estimated measurement.
- **Av.** = average measurement.
- **Basal** = in or around the base of the trunk.
- **Epicormic** = growth arising from adventitious or dormant buds. In the case of European Lime trees this frequently occurs around the base of the tree.
- **Deadwood** = Minor (<25mm), Moderate (25mm-150mm) and Major (>150mm).
- **Self-set** = naturally established i.e. not intentionally planted tree.
- Please note that CTC accepts no liability to trees if damage has occurred by way of heavy earth moving equipment, root severance or excavation etc prior to any site inspection.