



DOWN TO EARTH
— ROOTED 1979 —

Southview Top Road

Arboricultural Report to
BS5837:2012

Arboricultural Survey,
Arboricultural Impact Assessment
Tree Protection Plan
19th March 2026



Contents

1.0 Executive Summary:	1
2.0 Instructions received:	1
3.0 Documents Supplied and supporting documents:	2
4.0 Scope of survey:	2
5.0 Survey method:	2
6.0 Report limitations:	2
7.0 The Site:	3
8.0 The Trees:	4
9.0 The Proposal:	4
10.0 Tree Protection Plan:	4
11.0 Tree Discussion:	5
12.0 Arboricultural Impact Assessment:	5
13.0 Tree Protection Plan and protection measures:	6
14.0 Conclusion:	8
Annex A: Tree Survey	9
Annex B: Tree Protection Plan (TPP)	11

The content and format of this Report as written are for the exclusive use of the Client. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without our written consent.

Arboricultural Survey and Report

Site address: Southview Top Road, Sharpthorne, East Grinstead, RH19 4HU

Local Authority: Mid Sussex District Council

Date of inspection: 16th March 2026

Report prepared by: Ian Dalton

Survey Inspector: Ian Dalton

Our reference: #RF25769

1.0 Executive Summary:

1.1 The proposal is for the construction of a new dwelling at Southview Top Road, Sharpthorne, East Grinstead.

1.2 The surveyed tree stock comprises 2 individual trees (T1, T4) and 2 tree groups (G2, G3). One tree (T1) is recorded as Category U and is described as off-site, and the remaining trees/groups are Category B2.

1.3 No tree removals or pruning are proposed as part of the current scheme, and no demolition, new surfacing, excavation, or service installation is proposed within retained RPAs.

1.4 The only identified RPA overlap relates to T1, however this tree is Category U, in terminal decline, and its RPA is not shown on the Tree Protection Plan due to its limited retention value.

1.5 Site logistics are to avoid access via the track parallel to the driveway to prevent potential impacts to G2. Subject to adherence to the Tree Protection Plan, the proposal is considered arboriculturally viable with negligible impacts to the retained Category B2 trees and groups.

2.0 Instructions received:

2.1 DTE Trees have been instructed to consider the potential arboricultural impacts of the proposal and to prepare an Arboricultural Impact Assessment and Tree Protection Plan in relation to the proposed development, to consider which trees are suitable for retention and how retained trees will be protected during construction.

3.0 Documents Supplied and supporting documents:

3.1. Tree survey data and project information were supplied for the purposes of preparing this Arboricultural Impact Assessment.

3.2 A Tree Protection Plan has been prepared to illustrate retained trees, constraints, and protection measures, including omission of T1 RPA due to Category U status.

4.0 Scope of survey:

4.1 The survey is concerned with the arboricultural aspects of the site only.

4.2 No discussions took place between the surveyor and any other party.

4.3 The trees were inspected from ground level in general accordance with Visual Tree Assessment principles.

4.4 The survey was undertaken in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

4.5 This report sets out the Root Protection Areas (RPAs) derived from stem diameter measurements and/or group RPA calculations as supplied within the tree survey data.

5.0 Survey method:

5.1 The survey was conducted from ground level with the aid of binoculars.

5.2 No tissue samples were taken

5.3 No soil samples were taken.

5.4 The height of each subject tree was determined with a TruPulse200 clinometer.

5.5 The stem diameters [SD] were measured in centimetres at 1.3 metres above ground level and otherwise in accordance with Annex C of BS5837 or estimated where I could not gain access.

5.6 The crown diameters were estimated by pacing or visually, where we could not gain access.

6.0 Report limitations:

6.1 Trees are dynamic self-optimising organisms that grow in reaction and stimulus to their immediate surroundings and the effects of wider environmental conditions.

Consequently, tree health and condition will inevitably change over time and therefore any comments made in this report are only valid for two years from the date of the survey visit.

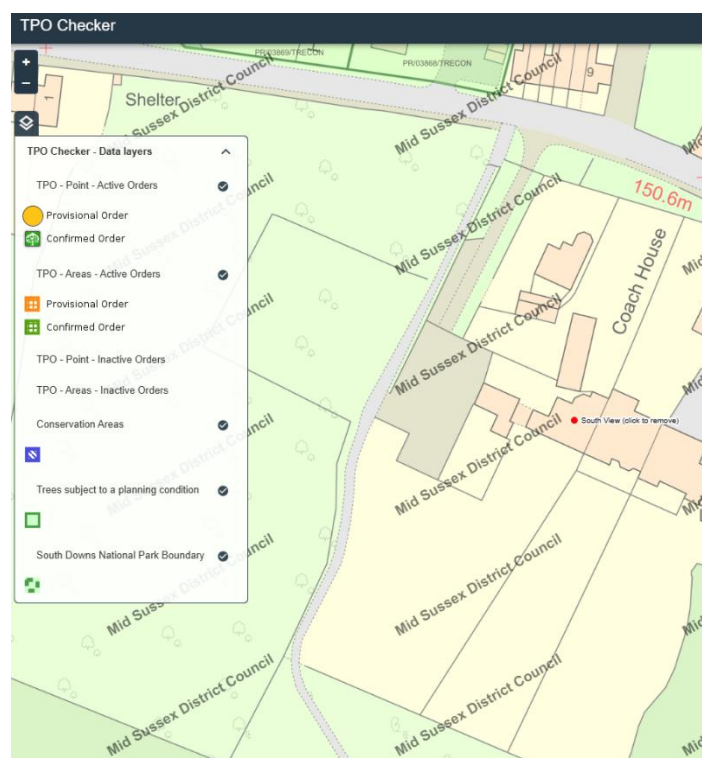
6.2 This validity period excludes any sudden unforeseen deterioration in the condition of inspected trees due to factors such as extreme weather conditions, accidents (including chemical or fire), mechanical damage, or instances where recommended works have not been carried out to current professional arboricultural standards or within prescribed timeframes.

6.3 The nature of living organisms and the variation of seasonal growing conditions mean that the observations and recommendations made within this report are limited to one occasion, during a particular time of year and stage in the life cycle. Therefore, elements such as the presence of annual fruiting bodies of wood decay fungi or foliar disease may not have been considered due to their absence at the time of the survey.

7.0 The Site:

7.1 The site address is Southview Top Road, Sharpthorne, East Grinstead, RH19 4HU. Weather conditions at the time of inspection were clear and dry.

7.2 Legal status of the trees: No statutory constraints were identified in the supplied project data. The legal status of trees can change, and should be verified with the Local Planning Authority prior to any tree works or commencement on site.



8.0 The Trees:

- 8.1 The surveyed tree stock has been categorised in accordance with BS 5837 2012. In summary, there are four items recorded, comprising two individual trees and two tree groups. Of these, three items are classed as Category B (moderate quality) and one item is classed as Category U (unsuitable for retention). The trees have been categorised as per the table below.

BS 5837:2012 Quality Category	Total Individual Trees	Total Tree Groups	Total Shrub/Mixed Areas	Total Items
A (High quality)	0	0	0	0
B (Moderate quality)	1	2	0	3
C (Low quality)	0	0	0	0
U (Unsuitable for retention)	1	0	0	1
Total	2	2	0	4

9.0 The Proposal:

- 9.1 The proposal is the construction of a new dwelling.
- 9.2 No tree removals, pruning, demolition within RPAs, new surfacing within RPAs, excavation within RPAs, or utilities installation are proposed.
- 9.3 Site logistics are to avoid site access via the track parallel to the driveway, to avoid potential impacts to G2.

10.0 Tree Protection Plan:

- 10.1 Below-Ground Constraints: RPAs have been calculated and/or supplied for each tree and group in accordance with BS 5837:2012 principles.
- 10.2 The principal below-ground constraint is the presence of Category B2 RPAs associated with G2, G3 and T4, which should be treated as Construction Exclusion Zones unless specific, pre-agreed mitigation is proposed.
- 10.3 T1 is recorded as Category U and off-site, with the RPA not shown on the Tree Protection Plan due to the tree's limited retention value and terminal decline.

- 10.5 Above Ground Constraints: crown spreads and low crown clearance (notably G2 and G3 recorded at 1 m) present potential constraints to access and working space, and should be considered when finalising site set-up and access routes.

11.0 Tree Discussion:

- 11.1 The retained tree and groups (G2, G3 and T4) are assessed as Category B2, indicating moderate quality trees/groups offering at least 20 years remaining contribution, and suitable for retention within the context of the proposed development.
- 11.2 T4 shows evidence of historic reduction, with regrowth from reduction points. No significant defects were recorded at the time of inspection.
- 11.3 T1 is in terminal decline and recorded as Category U, with very limited remaining contribution. It is also noted as off-site, and its RPA is not considered a constraint to the current proposal based on the supplied project data.

12.0 Arboricultural Impact Assessment:

- 12.1 Tree removals and pruning: none are proposed. The current design therefore avoids direct loss of Category B trees/groups.
- 12.2 RPA incursions: no incursions are proposed into the RPAs of retained Category B2 trees/groups. A reported overlap occurs only in relation to T1, which is Category U and not shown on the Tree Protection Plan.
- 12.3 Access and logistics: site access is to be arranged to avoid the track parallel to the driveway, thereby avoiding potential compaction or disturbance impacts to G2.
- 12.4 Construction: all site set-up, storage, mixing, fires, and vehicle movements should be kept outside retained RPAs unless specific mitigation is designed and agreed in advance.

13.0 Tree Protection Plan and protection measures:

13.1 Tree protection will be achieved using the sequence of events set out in the following table.

13.2 Protective fencing: standard Heras fencing is to be used to form Construction Exclusion Zones around retained RPAs where there is any risk of incursion from site operations, in accordance with the Tree Protection Plan.

13.3 Ground protection: none is required based on the supplied scope, as no access or works are proposed within retained RPAs. If access requirements change, a ground protection specification will be required and should be agreed prior to works.

13.4 General precautions: no storage, excavation, level changes, discharge of washings, or trafficking should take place within fenced exclusion zones. Any requirement for incursion should be subject to arboricultural review and an agreed method.

13.4 Tree Protection Barrier

13.4.1 The Tree protection barrier design (specified below) shall be installed in the locations highlighted by the red lines shown on the Tree Protection Plan before any site set-up, groundworks or construction commences. This denotes the furthest permitted spread of all construction activity and any areas within the enclosed fencing (temporary or permanent) form the Construction Exclusion Zone (CEZ). Construction access to *unprotected* CEZ areas will only be by prior written permission of the project arboriculturist.

13.4.2 The Tree Protection Barrier (TPB) will be constructed in accordance with BS 5837:2012. Due to the anticipated nature of the works, the 'standard' fencing design is considered to be disproportionate in its complexity and cost, and unlikely to offer significant additional protection over the alternative, lighter design.

13.4.3 Therefore the fencing specification for the site will consist of standard 2-metre-high weldmesh panels placed into rubber feet and joined together with no fewer than two anti-tamper clamps per panel as per Fig. 1 below. Diagonal strut supports will be used on every second panel and secured inside the CEZ.

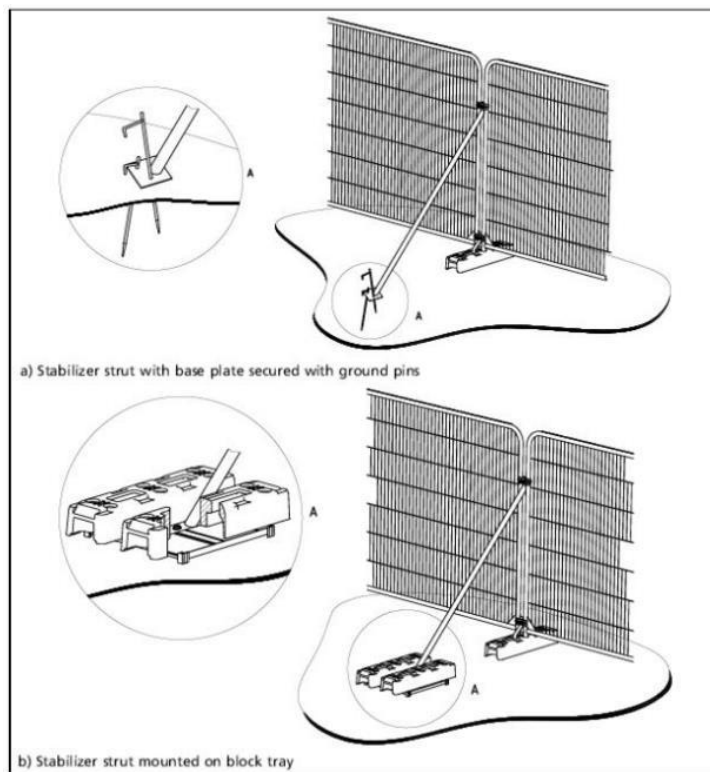


Fig. 1 – Tree protection barrier specification with diagonal supports.

13.4.4 Weatherproof signs informing all site users of all Construction Exclusion Zones (marked 'CEZ' on our Tree Protection Plan) shall be prepared by the principal contractor (simply laminated or printed onto 5mm 'Foamex' is recommended) and securely affixed to the protective fencing at suitable intervals. Tree Protection Signage for site use is included at Annex D.

13.4.5 All contractors and visitors to the site shall be briefed on these protected areas and must not enter at any time, unless under the supervision of the project arboriculturist.

13.5 General Precautions when working within the CEZ:

- No linear mechanical excavation whatsoever without prior agreement from the Local Planning Authority (LPA) and Project Arboriculturist (PA), unless site specific mitigation is in place.
- No excavation by any other means unless a scheme of arboricultural site monitoring is implemented and documented.
- No raising or lowering of levels unless agreed in writing with the LPA and PA, except for the removal of grass sward using hand tools in accordance with BS 5837:2012 (section 7.4.2.1).
- No construction of sealed hard surfacing unless site-specific mitigation is in place.
- No storage of plant or materials.
- No storage or handling of any chemical, including salt or cement

washings within 5 metres from the outer crown (dripline) of any tree, unless site specific mitigation is approved by the AC.

- No vehicular access unless site specific mitigation is in place, approved by the project arboriculturist.
- No lighting of any fires within 5 metres from the outermost crown (or 'dripline') of any tree.

14.0 Conclusion:

14.1 The proposal is for a new dwelling and, based on the supplied project information, results in no removals and no incursions into the RPAs of retained Category B2 trees/groups.

14.2 Subject to implementation and maintenance of the Tree Protection Plan, and adherence to the stated logistics approach avoiding the track adjacent to G2, the proposal is considered arboriculturally viable with negligible impact to retained trees.

Signed: Ian Dalton TechArborA

Date: 19th March 2026

Arboricultural Report to BS 5837:2012

Annex A: Tree Survey

Southview Top Road, Sharpthorne, East Grinstead,
Site address: RH19 4HU

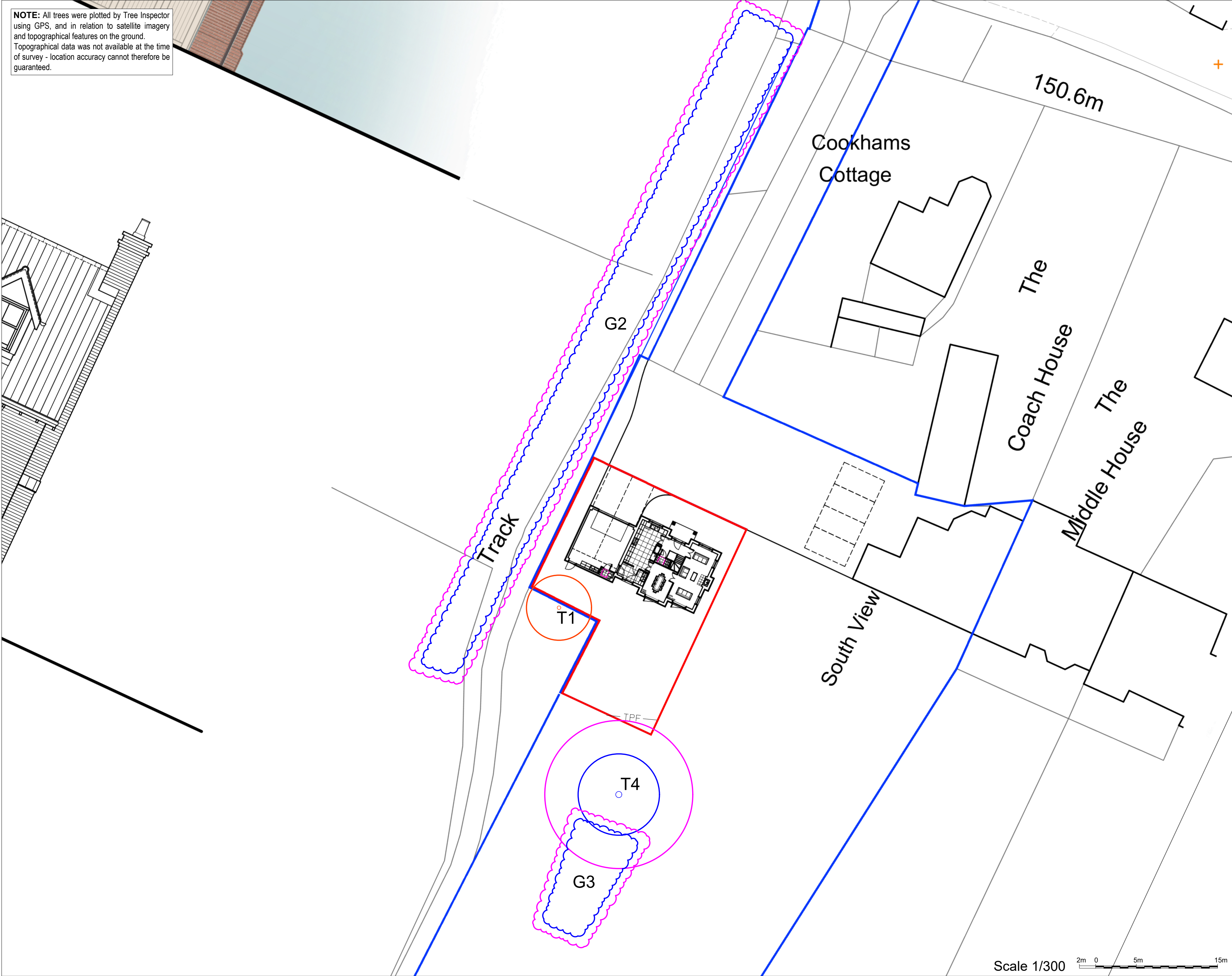
Report ref: #RF25769
Survey date: 16th March 2026

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	No. of stems	Attributes	General Observations	Retention Category	RPA	Photo
T1	English oak (Quercus robur)	Irremediable	Dying	1	Height (m): 11 Stem Diam(mm): 440 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 4 Life Stage: Early mature Rem. Contrib.: Less than 10 years	The tree appears to be almost entirely dead, with only a few live buds visible throughout the crown. Off-site tree.	U	Radius: 5.3m. Area: 88 sq m.	
G2	English oak (Quercus robur) Common hawthorn (Crataegus monogyna)	Stable	Normal	2	Height (m): 10 2 stems, avg.(mm): 400 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Early mature Rem. Contrib.: At least 20 Years	Group of woodland edge trees growing adjacent to the track.	B2	Area: 884 sq m.	
G3	English oak x2 (Quercus robur) Lime x2 (Tilia sp.)	Stable	Normal	4	Height (m): 18 4 stems, avg.(mm): 450 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: At least 20 Years	Group of healthy trees, set back from the site by a considerable distance.	B2	Area: 131 sq m.	
T4	Lime (Tilia sp.)	Stable	Normal	1	Height (m): 16 Stem Diam(mm): 760 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: At least 20 Years	The crown has been heavily reduced in the past and has regrown from the reduction points. No significant defects visible.	B2	Radius: 9.1m. Area: 260 sq m.	



Arboricultural Report to BS 5837:2012

Annex B: Tree Protection Plan (TPP)



NOTE: All trees were plotted by Tree Inspector using GPS, and in relation to satellite imagery and topographical features on the ground. Topographical data was not available at the time of survey - location accuracy cannot therefore be guaranteed.

Key

Category A - Trees of high quality
with an estimated remaining life expectancy of at least 40 years

Category B - Trees of moderate quality
with an estimated remaining life expectancy of at least 20 years

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

Category U - Trees unsuitable for retention
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use

Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S)
Colour coded according to categories above

Root Protection Area (RPA)

Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S) to be removed/partially removed.

Trees to be removed

TPF — Tree Protective Fencing (TPF)

Example Tree Representation

NOTE:
TO BE PRINTED IN COLOUR AT A2 SIZE

Down to Earth Trees Ltd
Preston Farm, Shoreham Rd,
Sevenoaks TN14 7UD

Phone: 01959 524 623
Website: enquiries@dtetrees.co.uk

Rev	Update	Date
-----	--------	------

Site

Southview Top Road

Client

Southview Top Road

Drawing title

Tree Protection Plan
for Arboricultural Impact Assessment

Drawing no.

TPP/ #RF25769/19-03-26

Revision ~

Scale

1/300@A2

Drawn by ID

Date

19-03-26

Checked by JR