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Arboriculture and Forestry: Research and Consultancy

**Tree Survey and Arboricultural Impact Assessment relevant to proposed extension construction
at 10 Warburton Close, East Grinstead, Sussex RH19 3TX; Rev A Jan 26.**



**Photo 1: Ash and Maple trees to South of front garden, 10 Warburton Close, East Grinstead RH19 3TX
Photo taken 12th October 26.**

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Current revision 07.01.2026
Survey date: Oct/Nov/Dec.2026
Surveyor: Jack Stewart
Client: Brightwell Homes Ltd.
Reference AFRC/js/137/Rev A
Checked: ECG**

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Introduction

The attached report is an update on our original Tree Survey and Arboricultural Impact Assessment to BS5837 (2012) in support of a current Planning Application concerning the erection of a house extension at 10 Warburton Close, East Grinstead, for Brightwell Homes Ltd.

Dated 5th February 2022; reference AFRC/js/137: Which should be referred to with this revision.

The proposed footprint of this extension does not conflict with the Root Protection Areas of the trees in or around the site. I have surveyed the trees and the surrounding site and have discussed the proposals with my client. The AIA and my opinions and recommendations follow below. I particularly draw attention to the paragraph below regarding T.3 & T.4, the Ash trees in the South Front garden.

The trees in the gardens of 10 Warburton Close

Statistics normally recorded for BS 5837 are shown in Table 1, below.

Tree No.	Specific and common name	Height m approx	dbh cm	RPA radius m	Crown N m approx	Crown E m approx	Crown S m approx	Crown W m approx	Retention category
T.1	<i>Wisteria sinensis</i>	5	8	n/a	1	1	1	1	B
T.2	<i>Wisteria Betula pendula</i>	8	21	2.5	3	2	5	3	B
T.3	Silver Birch <i>Fraxinus excelsior</i>	12	33/17/16 /11	5	5	3	3	4	C
T.4	Ash <i>Fraxinus excelsior</i>	12	11/12	2	0	2	2	3	C
T.5	Ash <i>Acer platanoides</i>	11	23/14/17	4	4	3	4	4	B

Notes:

dbh refers to 'diameter at breast height' ie 1.5m from ground; ≈ indicates estimated value

RPA is 'Root Protection Area' as defined by BS5837, the area of a circle of radius (say 4.5m) centred on tree stem

Retention Category is defined by BS5837: Category A trees are of high quality with a expected remaining life of at least 40 years,

Category B trees are of moderate quality with an estimated remaining life expectancy of at least 20 years

Category C (Low Value): Trees of low quality, adequate for 10+ years, or those that should not hinder development.

CA and TPO refer to legislative protection: Conservation Area or Tree Preservation Order

Of the relevant trees whose data is recorded above, T.1 and T.2 are in the rear, Northern, garden of 10 Warburton Close, T.3, T.4 and T.5 are in the open area to the South. The positions of the trees relative to the house and proposed extension are shown in Sketch 1, below.

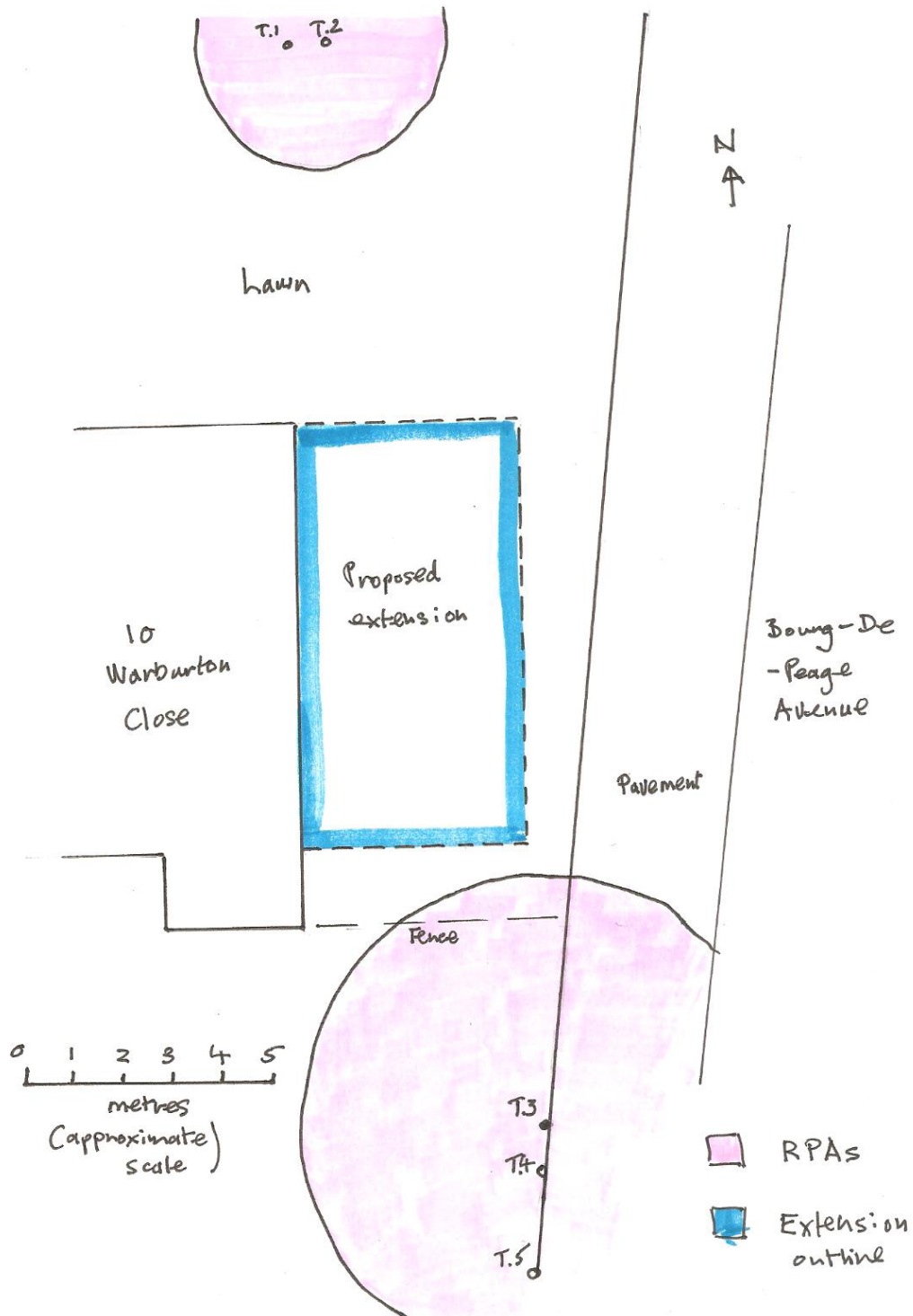
10 Warburton Close is not within a Conservation Area and there do not appear to be any Tree Preservation Orders affecting these trees.

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Sketch 1: 10 Warburton Close, proposed extension outline, positions of T.1, T.2, T.3, T.4 and T.5 and RPAs of T.2 and T.3
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Photo 2: T.1, Wisteria and T.2, Silver Birch, at North end of garden

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Photo 3: T.3, Ash and T.4, Ash, Southeastern boundary of 10 Warburton Close beside Bourg-De-Peage Avenue

The Ash tree, T.3 & T.4

The Northernmost Ash trees growing on the front garden border with Bourg De Peage Avenue are exhibiting signs of dieback that may indicate infection with Ash Chalara, the fungus *Hymenoscyphus fraxineus*, which causes the phenomenon known as Ash Dieback. This has become more apparent over the preceding years; with current leaf loss as shown [October 25] more significant. (see Photo above). The tree retention classification 'C' to BS 5837 is now considered appropriate.

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BS 5837 (2012) and its relevance to this proposal

The British Standard known as BS5837 (2012) recognises the importance of trees, particularly in the urban landscape, and endeavours to provide a reasonable protocol for their healthy survival during and after the processes of construction and demolition. Apart from ensuring the protection of the visible, above ground parts of trees, the crowns and trunks, it recognises the crucial roles that the root systems

provide. In particular, it protects the most sensitive roots, those that spread radially close to the surface around a tree, that require access to the atmosphere and to water in order for the biochemical processes that support the tree to function. In recent years it has been determined that 90% of tree roots are to be found in the top metre of surrounding material. BS5837 determines Root Protection Areas (RPAs) around each tree close to a construction site, within which construction activity such as excavation, the passage of heavy plant, materials storage and processes such as cement mixing should be prohibited. The RPAs are related to the size of the tree in question by a simple formula based on the dbh, the diameter of the tree at 1.5m from the ground.

The Root Protection Areas (RPAs) of the trees that most affect this proposal are shown in Sketch 1, above. As may be seen in this Sketch, the RPAs and the footprint of the proposed extension do not conflict; however considerable construction activity must be anticipated in the areas immediately around the new structure and appropriate techniques must be adopted in order to comply with the Standard

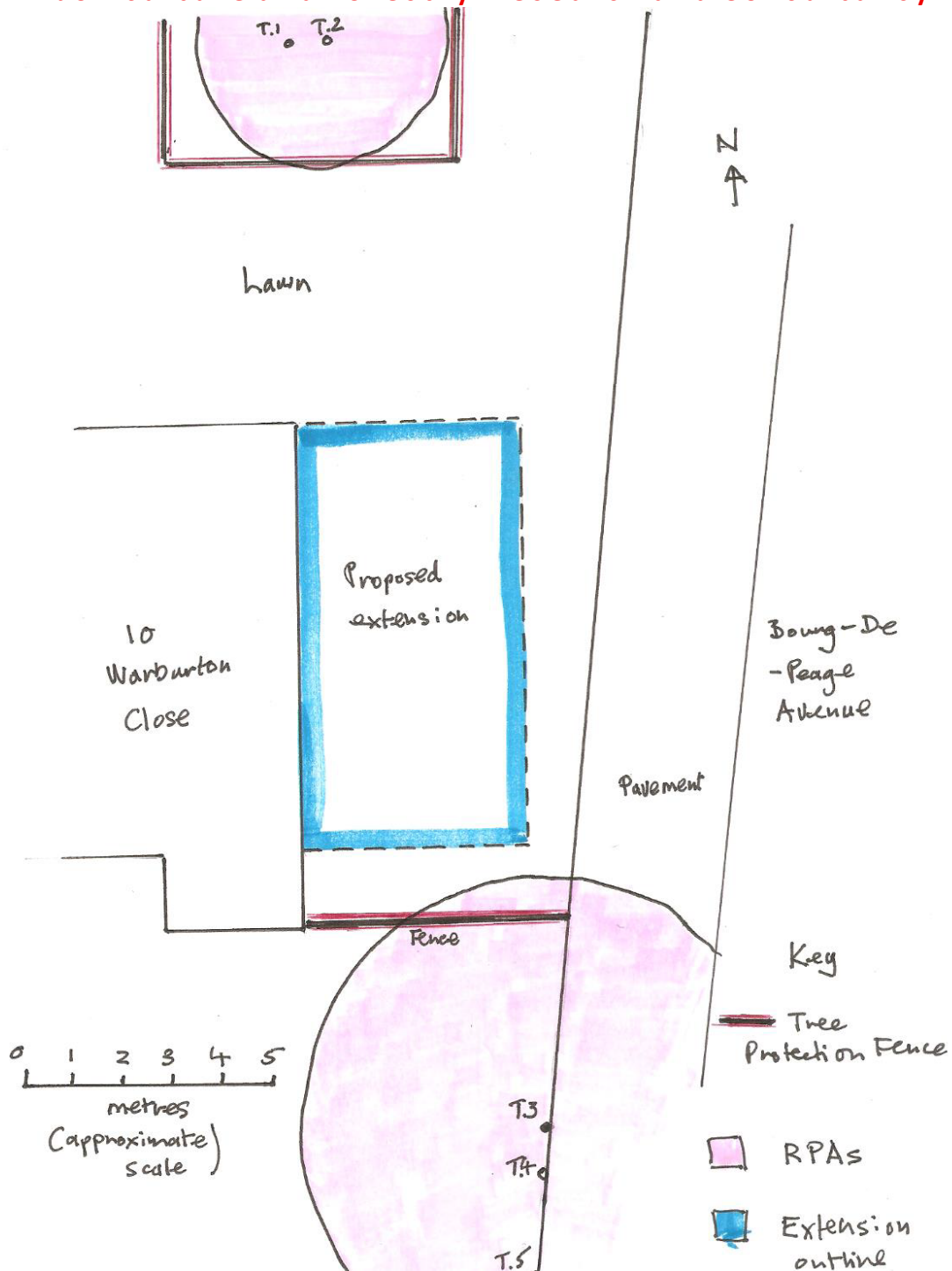
Construction Techniques required to conform to BS5837

In order to comply with BS5837 Construction Exclusion Zones (CEZs) are to be established at 10 Warburton Close to prevent the incursion of plant, the mixing of concrete and mortar and the storage of materials within the RPAs. These CEZs must be clearly marked and fenced such that for the entire duration of the construction process the RPAs are protected from damaging activity.

The suggested locations of the appropriate fencing are shown in Sketch 1A, below, and the type and format of fencing suitable is best described in the Site Guidance Note 2 of the Barrell Arboricultural Consultancy attached as Appendix 1, below.

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Arboricultural Impact Assessment

It is my opinion that providing the appropriate protection techniques outlined above, as per **Barrell Site Guidance Note 2: SGN 2 Fencing Protected Trees**, are followed; that the proposed extension at 10 Warburton Close may be built without damage to the existing trees at the site.

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