



Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT)

OUR REFERENCE	228287
CLIENT	Breeze Architects
PLANNING AUTHORITY	Mid Sussex District Council
SITE	2 Preston Cottages, Slaugham, West Sussex, RH17 6AQ
SURVEY & REPORT BY	Mr Joe Howard TechArborA
DATE	20/01/2026

CONNICK TREE CONSULTANTS
NEW POND FARM, WOODHATCH ROAD, REIGATE, SURREY RH2 7QH
01737 859754
www.connicktreecare.co.uk



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1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Ms Sarah Breeze of Breeze Architects to produce an Arboricultural Impact Assessment of the proposed development works at 2 Preston Cottages. This will be undertaken in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during our site visit. Details of all trees within and adjacent to the site can be found in the tree Survey Schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided and no investigation was taken on site.

A measured drawing of the site was provided, and no liability is accepted for the accuracy of these drawings, and they should not be scaled from.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

1.3 DOCUMENTATION

I have been provided with the existing and proposed block plans and elevations relating to the proposed development at 2 Preston Cottages. The documents received comprise the following:

- 228287-133203-2.pdf - Existing Floor Plans & Roof Plan
- 228287-133203-3.pdf - Existing Elevations & Section
- 228287-133203-4.pdf - Proposed Floor Plans & Roof Plan
- 228287-133203-5.pdf - Proposed Elevations & Section
- 228287-133203-6.pdf - Block Plan



1.4 QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix IV.

1.5 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care. It may be submitted to the local planning authority as part of a planning application.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.



2 SITE VISIT AND OBSERVATIONS

2.1 SITE VISITS

The initial site visit was undertaken on the 15th of January 2026 by the author of this report; Mr J Howard who is a qualified arboriculturist. The weather at the time of inspections was heavy rain with fair visibility .

2.2 GENERAL OBSERVATIONS AND BACKGROUND

2 Preston Cottages is located within the rural village of Slaugham, West Sussex. The property lies to the east of Park Road, to the north of the village centre, within a predominantly residential area set within a wider countryside context.

The site comprises a two-storey semi-detached cottage, with side access leading to a rear garden area. A compacted hardstanding driveway is situated to the front of the property, providing vehicular access from Park Road. At the time of inspection, the property was undergoing internal redevelopment works.

To the rear of the dwelling, two existing concrete pads extend from the building footprint, with areas of hardcore currently stored on these surfaces. The garden beyond is set within a semi-rural environment and adjoins open countryside to the east.

The site is bounded by private residential cottages to the north and south, open agricultural fields to the east, and Park Road forming the western boundary. The surrounding area includes a number of mature trees and hedgerows which contribute to the rural character of the site and the wider landscape.

The proposed development comprises the construction of a two-storey infill side extension, together with a reconfiguration of the existing roof, and the addition of a single-storey rear extension.

2.3 SOIL TYPE

No site-specific soil investigation or laboratory analysis has been undertaken as part of this assessment. Reference has therefore been made to published British Geological Survey (BGS) data to provide an indicative understanding of the underlying ground conditions.

The online BGS 1:50,000 scale geological mapping indicates that the site is underlain by the Upper Tunbridge Wells Sand Formation, comprising interbedded sandstone and siltstone.

This formation is generally classified as a non-shrinkable to low shrink-swell potential subsoil and is not typically susceptible to significant volumetric change in response to fluctuations in soil moisture content. As such, the underlying geology is not normally associated with clay-related ground movement of the type described in *BRE Digest 240: Low-rise buildings on shrinkable clay soils (Part 1)*.

Notwithstanding this, it is recognised that localised variations in soil composition and groundwater conditions can occur, and trees can influence soil moisture regimes through water uptake. It is therefore recommended that a structural engineer is consulted to confirm that the proposed development is designed and constructed in a manner that appropriately addresses any potential risk of indirect tree-related ground movement, including subsidence or heave, however unlikely this may be.



3 TREE SURVEY

In total five trees were recorded during the survey process, within or adjacent to the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

One individual 'A' grade tree of a high quality and value, which is worthy of retention and a high level of protection.

Three individual category 'B' grade trees deemed to be of moderate quality and value, worthy of retention and protection. Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them.

One individual tree which have been identified as category 'C' grade trees of low quality and value, which should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection.

No individual 'U' grade trees identified as requiring removal for reason of sound Arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees, 'G' for groups of trees, 'H' for hedges and 'W' for woodland.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment of Mid Sussex District Council records has identified that the site is located within the Slaugham Conservation Area (reference PR/00035/CA). An online search of Council records did not identify any trees subject to an active Tree Preservation Order (TPO) within or immediately adjacent to the development site.

A review of the Council's planning portal identified previous applications for works to a yew tree at 1 Bosworths Cottage, referenced as T002 in this report and accompanying tree survey. These applications relate to crown reductions and crown lifting carried out on the tree.



4 TREE CONSTRAINTS

4.1 ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based Arboricultural assessment of potential restrictions to rooting morphology, and consider the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

4.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZ's are to be delineated and protected by using tree protection fencing.

4.3 ABOVE GROUND CONSTRAINTS

The current height and canopy spread of trees is an important consideration when determining the layout of a proposed development. The shading from trees, as well as their overall size, can create long-term pressures for excessive pruning or even tree removal once development is completed, particularly if trees interfere with light or space requirements.

The yew tree T002, which is closest to the proposed development, currently exhibits no significant overhang beyond the boundary fence. Provided that the tree continues to be managed in a similar manner to the past ten years, it is not anticipated to create any pressure on the new development, nor will it require future pruning to mitigate conflicts.

All other trees within the site and its boundaries do not pose any overhead constraints to the proposed development and are unlikely to influence the layout or design.

5 ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact Assessment has been made in relation to the proposal details that have been provided by our client. This is for the construction of a two-storey infill side extension, together with a reconfiguration of the existing roof, and the addition of a single-storey rear extension. The block plan of the proposal has been included within the attached Tree Protection Plan (Appendix III).

5.1 HIGH GRADE SIGNIFICANT TREES

The survey identified one individual Category ‘A’ tree of high quality and value within or adjacent to the site.

This tree, T002, is an English Yew located to the south of the proposed development, within a third-party property. Its condition, form, and long-term retention potential classify it as a tree of high arboricultural and landscape significance.

In addition, three Category ‘B’ trees were identified at the front of the property. These include:

- T001 – English Yew
- T004 – Holly
- T005 – English Yew

Category ‘B’ trees are considered moderate quality and value, with a reasonable retention span and contribution to the local landscape character.

5.2 TREE LOSS

Consideration has been given to the retention of all trees within and adjacent to the site. Ultimately, any removal would be dependent on a tree’s condition, structural integrity, and proximity to the proposed development. Based on the current assessment, it has been determined that no trees require removal to facilitate the development.

5.3 IDENTIFIED IMPACTS

The survey process and the Tree Protection Plan (Appendix III) has indicated the extent of the theoretical Root Protection Areas (RPA) and crown spreads of the surveyed trees and identifies the potential impacts upon these trees resulting from the proposal. The details of the impacts caused by each construction stage is identified within Table 1 below:

Table 1: Identifying impacts.

Tree No.	Total RPA m²	Impact of proposed development.	Tolerable
T002	518	The proposed development encroaches 2.8 m² (0.54%) of the total unbuilt RPA.	Yes

5.4 TREE PROTECTION MEASURES

Given the small-scale and low-impact nature of the proposed works, full BS5837:2012-compliant tree protection fencing is not considered necessary. An appropriate approach will be adopted using welded mesh fencing, fixed to ground pins or lightweight supports to ensure it remains upright and rigid for the duration of construction. This fencing provides a clear and visible barrier to delineate the construction exclusion zone while allowing flexibility on site.

This form of fencing will be installed around T001 and T003. T004 and T005 do not require tree protection fencing due to their distance from the proposed works.

Where appropriate, the existing boundary fencing will be utilised as part of the tree protection measures for T002, providing a strong and continuous barrier.

The full details of the required protective measures, including fencing locations and extents, are shown on the Tree Protection Plan (Appendix III). All protective fencing must be installed prior to the commencement of any works and must remain in place until all construction activity is complete, unless otherwise agreed in writing with the appointed Arboricultural Consultant.



Tree protection fencing design.

5.5 TEMPORARY GROUND PROTECTION

Temporary ground protection shall be constructed using proprietary interlocking ground protection boards placed over a compression-resistant layer (e.g., 150 mm depth woodchip) laid on a geotextile membrane. In light-use areas, including access by pedestrian-operated plant up to a gross weight of 2 tonnes, the proprietary system may be substituted with two layers of scaffold boards laid perpendicularly and secured together.

Where necessary, a more detailed construction method may be prepared and issued as a separate document. All temporary ground protection must be designed to support the maximum anticipated gross weight of construction machinery and shall be approved by the appointed Arboricultural Consultant prior to installation.



5.6 ARBORICULTURAL OBSERVATIONS

Any excavations for foundations within the RPAs of T002 will be monitored by the appointed arboriculture consultant. If significant volumes of fibrous root are discovered or large structure roots a judgment on further construction and excavations will be taken by the arboricultural consultant.

6 SUMMARY

Following completion of the site survey and assessment, it is concluded that the proposed development comprising a two-storey infill side extension, reconfiguration of the existing roof, and a single-storey rear extension, will have a minimal impact on the trees within and adjacent to the site. The design has been carefully considered to respect the constraints imposed by the existing tree stock and to ensure compliance with BS5837:2012 – Trees in relation to design, demolition, and construction – Recommendations.

No trees require removal to facilitate the development, and therefore no compensatory planting is necessary.

The proposed footprint has been designed to minimise encroachment into Root Protection Areas (RPAs). Specifically, there will be an encroachment of approximately 2.8 m² into the RPA of tree T002, representing 0.54% of its total RPA. Overall, total encroachment into unbuilt RPAs across the site remains below 5%, which is considered negligible. The development generally follows the footprint of existing concrete pads, further reducing potential impacts on unbuilt RPAs.

To protect retained trees during construction, high visibility welded mesh fencing will define Construction Exclusion Zones (CEZs) around T001 and T003. Existing boundary fences will provide supplementary protection, particularly for the Category A tree T002 (Yew). T004 and T005 do not require protection due to their distance from the proposed works.

Temporary ground protection will be used within the RPA of T002. All protection must be designed to support the maximum anticipated gross weight of construction machinery and be approved by the appointed Arboricultural Consultant prior to installation.

Arboricultural monitoring will be required for excavations for foundations within the RPA of T002. If significant quantities of fibrous roots or structural roots are encountered, the Arboricultural Consultant will provide guidance on further excavation or alternative construction methods.

T002 benefits from substantial unbuilt ground and limited rooting constraints, supporting its long-term health despite the minor intrusion.

While BS5837:2012 advises locating development outside RPAs, it allows minor encroachments where tree viability can be maintained and lost rooting area can be compensated within the RPA. This proposal satisfies these requirements through careful design, minimal intrusion, and the use of low-impact construction methods.

In summary, the precautionary measures outlined above ensure the development can proceed with minimal impact on retained trees. If additional detail on construction techniques within or adjacent to RPAs is required, this should be provided in a separate Arboricultural Method Statement along with the final Tree Protection Plan.



7 GENERAL PRECAUTIONS

7.1 SITE FACILITIES

The position of the site office, compound, toilets and storage space will be sited outside of the RPA of any retained trees or within existing hard standing. Any re-siting of these during the course of the proposed development will need to be approved in writing by the Local Authority Tree Officer.

7.2 STORAGE SPACE

There will be no spoil or construction material stored within the protected sections of the RPA of the retained trees or shrubs on the site. Where possible all storage should be contained within pre-existing hard surfaces.

7.3 PERIMETER FENCING

Works to erect perimeter fencing can have a negative impact upon retained trees. To ensure all retained trees are not impacted it is essential that all fence post holes are formed by hand and away from the base of trees. If roots are identified the hole should be relocated.

7.4 HAZARDOUS MATERIALS

No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

No hazardous materials such as fuels, oils or cement will be stored within the storage area in the rear garden.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root protection area. All wet poor concrete in excavations will be separated from the surrounding soil by an impermeable membrane to prevent leaching of salts and chemicals into soils.

7.5 TREE SURGERY WORKS

All tree works considered necessary for health and safety reasons or to facilitate the development will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works.

8 SITE PHOTOGRAPHS



Photo of the rear facade and location of the proposed extensions



Photo of the side access



Photo of the existing concrete pads to the rear of the property



Photo of T001



Photo of T002



Photo of T003



Photo of T004



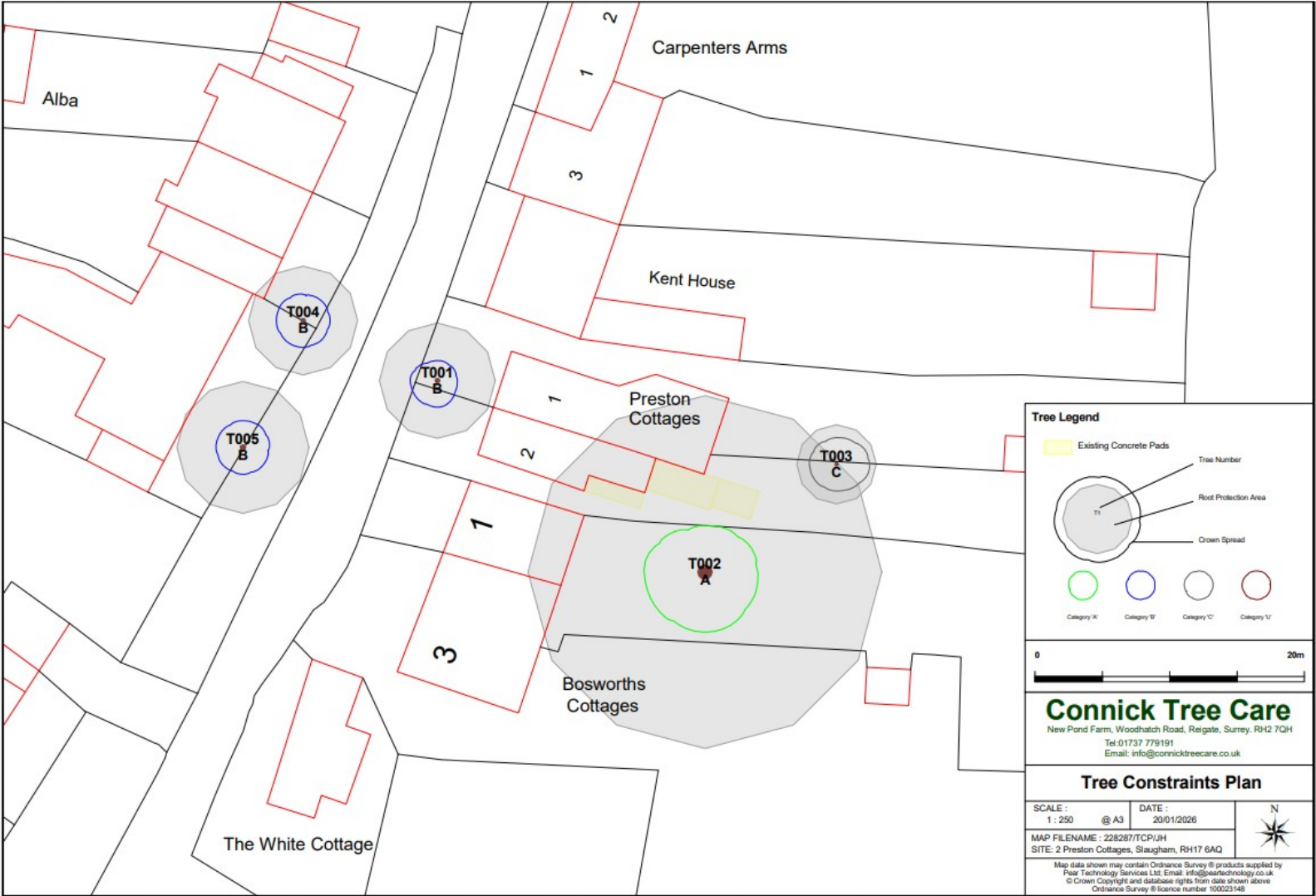
Photo of T005

APPENDIX I TREE SURVEY SCHEDULE

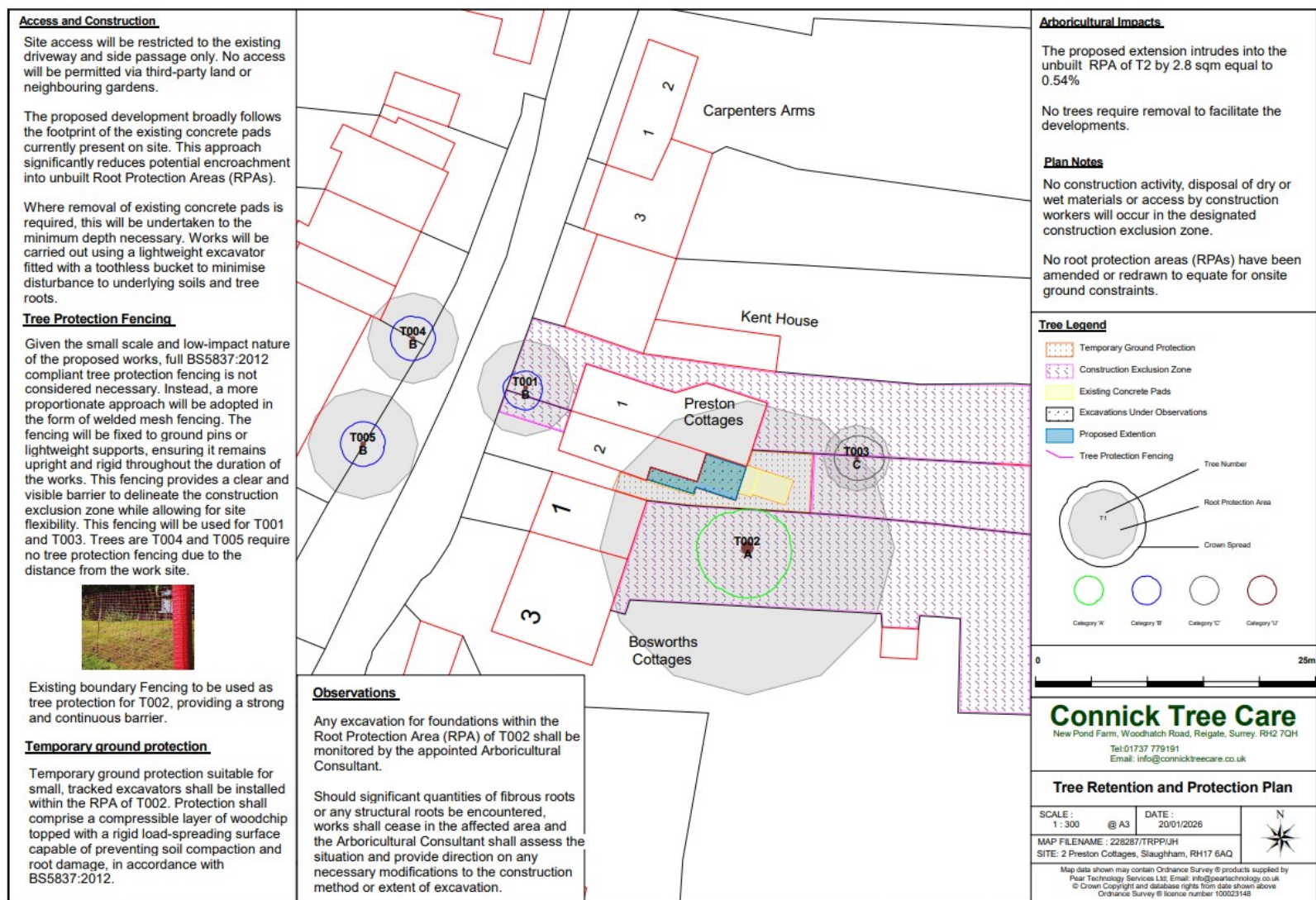
Ref.	Species	Full Structure	Measurements	Retention Category	RPA	Comments	Condition	Recommendations
T001	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 5.5 Stem Diam(mm): 350 Spread (m): 1.5N, 1.5E, 2S, 2W Crown Clearance (m): 1.5 Lowest Branch (m): 1.5(W) Life Stage: Young Rem. Contrib.: 40+ Years	B	Radius: 4.2m. Area: 55 sq m.	Maintained as a regularly trimmed, compact dome.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat: Unknown	
T002	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 7 Stem Diam(mm): 1070 Spread (m): 3.5N, 4E, 4.5S, 4.5W Crown Clearance (m): 3 Lowest Branch (m): 2.5(NW) Life Stage: Mature Rem. Contrib.: 40+ Years	A	Radius: 12.8m. Area: 515 sq m.	Mature specimen in good health, with the crown regularly pruned to maintain a neat, dome-shaped form. Multi-stemmed from 1.7 m in height, where the stem divides into four primary stems. The crown does not significantly overhang the development garden.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	

Ref.	Species	Full Structure	Measurements	Retention Category	RPA	Comments	Condition	Recommendations
T003	Western red cedar (<i>Thuja plicata</i>)	Tree	Height (m): 5 Stem Diam(mm): 240 Spread (m): 2N, 2.5E, 2S, 2W Crown Clearance (m): 0.5 Lowest Branch (m): 1(E) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	C	Radius: 2.9m. Area: 26 sq m.	Three stems arise from ground level. The tree was historically topped at approximately 4 m in height. It has a low crown relative to its surroundings. Minor stem wounding is present, but no significant decay was observed.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: Unknown	
T004	Common holly (<i>Ilex aquifolium</i>)	Tree	Height (m): 5.5 Stem Diam(mm): 330 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5(SW) Life Stage: Mature Rem. Contrib.: 30+ Years	B	Radius: 4.0m. Area: 50 sq m.	The crown is beginning to thin, likely due to natural maturity. The tree has been historically topped and regularly maintained to a dome-shaped form.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat: Unknown	
T005	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 5 Stem Diam(mm): 400 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(SW) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	B	Radius: 4.8m. Area: 72 sq m.	Maintained as a regularly trimmed, compact dome.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat: Unknown	

APPENDIX II
TREE CONSTRAINTS PLAN



APPENDIX III TREE PROTECTION PLAN





APPENDIX IV QUALIFICATIONS AND EXPERIENCE

Subjects	Level	Dates
Technician member of the Arboricultural Association		2023 ongoing
Professional Tree Inspection (LANTRA)	Pass	April 2023
Level 3 diploma in forestry and arboriculture	Distinction	2015
NPTC cs30, cs31, cs38, cs39	Pass	from 2015 ongoing.

2. CAREER SUMMARY

I began my career in forestry and arboriculture in 2015 by completing a Level 3 Diploma through a two-year college course. This provided me with the essential knowledge and practical skills needed to enter the industry. After qualifying, I started work as an arborist with a local arboricultural company, where I gained hands-on experience in tree care and management.

Over time, I developed my skills further and took on greater responsibilities, eventually progressing to a team management role. This position helped build both my technical and leadership abilities as I oversaw tree operations and coordinated projects.

To advance my career, I pursued additional training and became a certified professional tree inspector, which expanded my opportunities within the field. With this qualification and a solid foundation of practical experience, I moved into a consultancy role at Connick Tree Care.

As an Arboricultural Consultant, I now provide expert advice to clients on managing their tree assets safely and sustainably, drawing on my years of field experience and ongoing professional development.

3. AREAS OF EXPERTISE

Tree hazard risk assessments for tree owners
Decay assessment and mapping
Tree management reports on prioritizing maintenance programs.
Diagnosis of tree disorders
General arboricultural advice
Trees in relation to subsidence
Arboricultural surveys to BS5837