



Broad Oak Tree Consultants Limited
Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex
TN21 8SS Tel: 01435 862444 office@broadoaktrees.co.uk



**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR PROPOSED NEW DWELLING**

AT

**HURSTMEAD
LEWES ROAD
HAYWARDS HEATH
RH17 7SH**

BY

**Tim Laddiman
BSc.(Hons) M.I.C.For. M.Arbor.A.
Chartered Arboriculturist**

**Our ref: J67.86
20th September 2026**

CONTENTS

Page No.

1.	INTRODUCTION	1
2.	GENERAL SITE DESCRIPTION	1
3.	SCOPE OF TREE SURVEY	1
4.	DATA COLLECTION	1
5.	RISK ASSESSMENT – INFORMATIVES	2
6.	RESULTS OF TREE INSPECTIONS	3
7.	BS CALCULATED ROOT PROTECTION AREAS (RPAs)	4
ARBORICULTURAL IMPLICATIONS ASSESSMENT		
8.	REDEVELOPMENT PROPOSALS	4
9.	TREES FOR REMOVAL – REDEVELOPMENT	4
10.	TREE SURGERY REQUIREMENTS	5
11.	POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES	5
12.	TREE PROTECTION MEASURES – FENCING	6
13.	SITE OPERATIONS AND MATERIALS STORAGE	6
14.	SERVICES/DRAINAGE/SOAKAWAYS	7
15.	SUMMARY	7

APPENDICES:

1. EXPLANATORY SHEETS, TREE INSPECTION SHEETS
2. TREE CONSTRAINTS PLAN, DRAWING NO. J67.86/01
3. TABLE OF BS CALCULATED ROOT PROTECTION AREAS
4. TREE PROTECTION PLAN, DRAWING NO. J67.86/02
5. EXAMPLES OF FENCING SPECIFICATION AND SIGNAGE

1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from to undertake an inspection of trees located on and immediately adjacent to the site referred to as Hurstmead, Lewes Road, Haywards Heath, RH17 7SH. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals. The survey covered the whole site with part of the tree information informing works to the existing dwelling under Application No.DM/26/1914.
- 1.2 The proposals are for the construction of a new dwelling on the site of an existing tennis court with a drive linking to the existing access and crossover. Details of the proposals will have been submitted by others.
- 1.3 The trees were inspected on 17th December 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.
- 1.4 At the time of reporting online checks with Mid Sussex District Council's mapping system indicated the site to be within a Conservation Area. Any works to trees will require six weeks' notice to be given to Mid Sussex District Council unless the works involve dead, or dangerous trees.

2. GENERAL SITE DESCRIPTION

- 2.1 The site is located on the south side of Lewes Road, occupying a large rectangular plot with levels falling from west to east. A surfaced access drive leads to the west to an open parking area and large garage with the large detached dwelling almost centrally located. To its east is a surfaced tennis court.
- 2.2 Within the grounds are numerous trees and shrubs of widely ranging dimensions, species and ages, representing numerous planting schemes over many decades. Due to a period of neglect various evergreen screens have developed unchecked and outgrown their original purpose.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

- 4.2 The tree survey followed the numbered sequence from T1 to G85 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J67.86/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.
- 4.3 The following categories of information were obtained for each tree. Separate detailed tree survey sheets are attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT - INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 85 individual trees, small groups and linear features were inspected, ranging from self seeded Willows of less than 15 years of age through to mature Oaks of up to 150 years of age. Apart from the Oaks all of the trees present are believed to have been planted or have self seeded since the house was built.
- 6.2 The majority of the trees appear to be in a reasonable condition, with typical deadwood present in the larger, older trees. The two Hornbeams, trees T17 and T18, are heavily decayed and require felling on safety grounds. Other tree safety works are also proposed and included in a later section.
- 6.3 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS Category.

BS Category	Tree No.	Sub Total
A	T2	1
B	T4, T7, T8, T11, T15, T16, T38, T43, T48, T49, T52, T54, T58, T60, T63, T66, G67, T71, G72, T74, T77, T78	22
C	T5, T6, T10, T12, T13, G14, T19, G20, T22, T23, T24, G25, T26, G27, T28, G29, G30, T31, T32, T36, G37, G40, T41, T45, T47, T50, T51, T53, T55, G57, T59, T61, G62, T64, T65, T68, T69, G70, T75, T76, T79, T81, G83, T84, G85	45
C/U	G3, G9, G21, G39, G46	5
U	T1, T17, T18, T33, T34, T35, T42, T44, T56, T73, T80, T82	12
	TOTAL	85

6.4 Interpretation of table

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
- Category C/U** Trees that would be included in category C but have structural faults, areas of decay, etc. that require more detailed investigations or climbing inspections to ascertain whether or not they can be safely retained. Groups that include dead/dying/dangerous individuals.
- Category U** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table in Appendix 3 has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of a new dwelling on the site of an existing tennis court with a drive linking to the existing access and crossover. Details of the proposals will have been submitted by others.
- 8.2 The supplied proposed site layout plan has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J67.86/02 in Appendix 4. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL – REDEVELOPMENT

- 9.1 Based on the supplied layout proposal the following trees will require removal.

Table: Trees for removal – redevelopment

Tree No.	Species	BS Category	Comments
T51	Goat Willow	C	Weak stem unions, basal decay. Short lifespan.
T56	Prunus sp.	U	Extensive lower stem bark death.
T69	Hazel	C	Small, multi stemmed. Heavily asymmetric.
G70	2 No. Willow	C	Self seeded due to lapsed maintenance.

- 9.2 All are BS Category C or U and are low quality, with the Willows having self seeded due to lapsed maintenance. None of the trees are significant to the Conservation Area and are not publicly visible.
- 9.3 The trees for removal for redevelopment purposes are indicated as such with blue dashed crown outlines on the Tree Protection Plan.

- 9.4 Of relevance to this application is the proposed removal of T50 Goat Willow, G83 Leyland Cypress, T84 Prunus sp. and G85 Wild Privet in relation to the works to the existing dwelling under Application DM/26/1914. The eastern end of G83 would require removal for the drive to the new dwelling. As BS Category C screen planting that has outgrown any maintenance this is not considered a constraint to this application. The proposed removal of these trees under the separate application is noted on the TPP>

10. TREE SURGERY REQUIREMENTS

- 10.1 To provide appropriate clearance from the new dwelling the following works to overhanging branches from adjoining trees would be required.

Table: Tree Surgery Requirements

Tree No.	Species	Works required
T68	Scots Pine	Reduce back outer fine branches to west to 4m radius from stem.
T71	Scots Pine	Reduce back fine outer branches to west to 5m radius from stem.
T75	Sycamore	Reduce back fine outer branches to west to 4m radius from stem.
T76	Sycamore	Reduce back fine outer branches to west to 3m radius from stem.

- 10.2 These works are not significant and will not adversely affect the appearance or health of the trees.
- 10.3 All tree work will need to be carried out by a competent tree surgeon to comply with BS3998:2010 "Tree Work - Recommendations".
- 10.4 All trees recommended for felling or tree surgery works will need to be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981 and result in prosecution.

11. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 11.1 The proposed dwelling has been positioned outside all tree RPAs and will therefore have no adverse impact on any on or offsite trees. The proposed drive appears to overlap with the outer RPA of T77 Sycamore and T78 Sycamore but this is within the existing retained tennis court and as such will have no impact on tree roots which have likely been restricted from developing within the site by the retained structure of the tennis court.
- 11.2 Due to the site circumstances the proposals will not adversely affect any retained trees and there are no grounds for a refusal based on arboricultural impact grounds.

12. TREE PROTECTION MEASURES – FENCING

12.1 *Location of fencing*

- 12.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available. The locations also take into account the restrictive nature the existing retained tennis court structure will have had on root presence.

12.2 *Design of fencing*

- 12.2.1 Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5th panel declaring “TREE ROOT PROTECTION ZONE – KEEP OUT” or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

- 12.2.2 Examples of the fencing specification and signage required are included in Appendix 5.

12.3 *Timing of fencing*

- 12.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons' vehicles will be kept outside the indicated protection zones utilising existing areas of hard standing and drive.

12.4 *Additional precautions*

- 12.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

13. SITE OPERATIONS AND MATERIALS STORAGE

- 13.1 Details of site zoning cannot be specified by an Arboriculturalist as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing will define the remaining site space available for storage and operations.
- 13.2 The proposed parking and drive area will be utilised for site facilities and temporary materials storage, with materials typically delivered in as and when needed to limit the requirement for storage space.

14. SERVICES/DRAINAGE/SOAKAWAYS

- 14.1 Based on the proposed layout all of the required service and drainage runs will be located outside of tree RPAs. If any excavation is required within tree RPAs this will be undertaken by hand tools or airspade and supervised by an Arboricultural Consultant to the requirements of Street Works UK: Publication Volume 4 – Guidelines for the planning, installation and maintenance of Utility Apparatus in proximity to Trees (issue 3:2026).

15. SUMMARY

- 15.1 Only 3 individual trees and one group of two Willows will require removal for the proposals. All are BS Category C or U and of no public visibility or wider value to the Conservation Area.
- 15.2 No retained tree RPAs will be adversely affected with the existing site circumstances restricting root presence from adjoining trees.
- 15.3 Robust tree protection measures are proposed in accordance with BS5837:2012 recommendations.
- 15.4 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained trees are appropriately protected during the demolition of the existing tennis court and construction works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- 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 R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T1	Maple	13	1	360	8	4	1	6	SM	3+	Unconfirmed	<10	U	Twin stemmed at 2.2m. Leaning heavily N. Dead bark up lower stem to W. Part ivy clad	
T2	Common Oak	22	1	c800	10	c8	10	10	M	4+	Unconfirmed	40+	A2	Three stems <3m. Part ivy clad. Deadwood	Deadwood crown
G3	Sycamore, Maple, Ash	<17	1/2	<300	<8	<2	<4	<4	SM	4+	Variable	<10-20	C/U1	Crowded. Drawn up. Leaning N. Ivy clad. Some dieback	
T4	Common Oak	19	1	540	7	4.5	9	3.5	M	5+	Fair	40+	B2	Crowded. Drawn up crown. Contorted structure. Deadwood. Ivy clad	Deadwood crown
T5	Maple	9	1	160	1.5	3	5.5	2.5	Y	4+	Fair	20-40	C2	Twin stemmed at 1.9m. Crowded. Overtopped	
T6	Laurel	3.5	Multi	200	4.6	5	4.5	3.5	M	1.8+	Fair	20-40	C2	Overtopped. Multi-stemmed <1m. Crown raised in past	
T7	Common Oak	19	1	560	2.5	3.5	7	4.5	M	5+	Fair	40+	B2	Crowded. Deadwood	Deadwood crown
T8	Common Oak	21	1	570	4	4	3	5.5	M	10+	Fair	40+	B2	Crowded. High crown. Minor deadwood	
G9	Cypress	<9	1	<170	<3	<3.5	<2.5	<2	Y	2.5+	Poor	<10-20	C/U1	Overgrown screen. Thin foliage	
T10	Hornbeam	14	2	500	10	6	7.5	6	M	2.5+	Good	40+	C2	Twin stemmed from ground level, N stem dominant. Topped in past for power lines	
T11	Common Oak	18	1	660	4.5	6	8.5	7	M	1.2+	Fair	20-40	B2	Slight lean to S. Twin stemmed at 4m. Past tear out in W stem 1.5m above join. Deadwood	Deadwood crown
T12	Rhododendron	3.5	Multi	170	3.5	3.5	2	3.5	SM	0+	Fair	20-40	C2	Multi-stemmed from ground level. Overtopped	
T13	Common Oak	12	1	810	3.5	5	10	6.5	M	1.4+	Poor	10-20	C1	Multi-stemmed <3m. Decayed wounds. Dieback and deadwood	
G14	Hornbeam	<15	1/Multi	<350	<9	<3	<7	<3	SM	<1.5+	Good	20-40+	C2	Overgrown former hedge elements, variable dimensions. Crowded	
T15	Maple	19	Multi	460	c8	3	6	4.5	M	2+	Fair	20-40	B2	Multi-stemmed near ground level, potentially weak unions. Topped <3m in past	
T16	Maple	17	Multi	400	c7	3	2.5	4.5	M	4+	Fair	20-40	B2	Crowded. Multi-stemmed near ground level. Part ivy clad	
T17	Hornbeam	19	1	500	c7	4	6	2.5	M	2+	Poor	<10	U	Advanced basal decay to N/NE extending up stem to 2m	Fell
T18	Hornbeam	19	1	530	c7	2.5	7	5.5	M	4+	Poor	<10	U	Extensive bark death and decay on lower stem. Honey Fungus	Fell
T19	Sycamore	20	1	380	c7	1	1	c8	M	7+	Fair	40+	C2	Crowded. Slight lean to N. High crown. Part ivy clad	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
G20	2no Ash	<22	1/2	<320	5	3	4	c6	M	3+	Fair	10-20	C1	Drawn up high crowns	
G21	Lawson Cypress	<18	1/Multi	<400	<3	<4	<3	<4	SM	0+	Variable	<10-40	C/U1	Topped c2m in past. Overgrown screen. One part collapsed to NE	Remove part collapsed stem
T22	Common Oak	10	1	150	0.5	1.5	5	2	Y	1.3+	Good	40+	C2	Slight lean to S	
T23	Hornbeam	6	2	110	1.5	2.5	4	3	Y	1.8+	Good	40+	C2	Twin stemmed from ground level	
T24	Cherry Laurel	4	2	270	3.5	3	2.5	c5	M	1.2+	Fair	20-40	C2	Twin stemmed from ground level. Topped <2.3m in past. Contorted crown structure	
G25	Lawson Cypress	<17	1	<450	<2	<2.5	<2.5	<3	SM	3+	Variable	20-40	C2	Overgrown screen. Topped <2.5m in past	
T26	Sycamore	14	1	310	2.5	5	3	1.5	SM	2+	Poor	10-20	C1	Slight lean to E. Twin stemmed at 3.5m. Crowded. Squirrel damage	
G27	Cherry Laurel	<8	Multi	<300	<3	<4.5	<3	<3	M	1+	Fair	10-40	C2	Overgrown screen	
T28	Cypress var	14	Multi	500	2.5	2.5	2	2	SM	0+	Fair	10-40	C2	Multi-stemmed <1m. Dead lower foliage	
G29	2no Cypress var	<14	Multi	<450	<2	<2.5	<2	<2.5	SM	0+	Fair	10-40	C2	Crowded. Drawn up. Multi-stemmed near ground level. Dead lower foliage	
G30	2no Irish Yew	<6	Multi	<200	<1	<4.5	<2.5	<2	SM	0+	Fair	20-40	C2	Densely multi-stemmed near ground level	
T31	Lime	12	Multi	320	3.5	4	4	2.5	SM	1.1+	Good	40+	C2	Multi-stemmed near ground level	
T32	Common Oak	12	1	220	5	1.5	4	4	Y	2+	Good	40+	C2	Crowded	
T33	Goat Willow	8	Multi	160	4	2	2	2.5	Y	2+	Poor	<10	U	Multi-stemmed from ground level. Basal bark loss. Extensive squirrel damage	
T34	Sycamore	7	1	120	2.5	3.5	1.5	0.5	Y	1.9+	Poor	<10	U	Stem curved to E. Extensive squirrel damage. Dead upper crown	
T35	Sycamore	12	2	440	6	4	5	c4	SM	1.5+	Poor	<10	U	Twin stemmed from 1m. Part fused stem. Multi-stemmed <4m. Extensive squirrel damage	
T36	Cherry Laurel	6	1	110	3.5	3.5	1.5	2	Y	0.5+	Fair	40+	C2	Leaning NE	
G37	2no Cypress var	<15	1	<300	<3	<2.5	<4	<3	SM	2+	Poor	10-20	C1	Thin crown. Crowded	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T38	Cypress	22	1	730	3.5	3.5	3.5	2.5	M	3+	Fair	20-40	B2	Slight crown thinning	
G39	Sycamore, Laurel, Holly	<12	1/2	<240	<5	<4	<4	<4	Y/SM	1+	Variable	<10-40	C/U1	Crowded. Squirrel damage in Sycamore	Fell Sycamores
G40	Irish Yew	<7	Multi	<200	<1.5	<4	<1.5	<4	SM	1+	Fair	20-40	C2	Crowded. Multi-stemmed from ground level	
T41	Lime	14	1	310	2.5	4	3	2	SM	1+	Good	40+	C2	Crowded. Lower stem leaning to NE	
T42	Cherry Plum	8	2	310	1	3	c4	3	M	1.5+	Poor	<10	U	Overtopped, leaning S. Twin stemmed at 50cm. Dominant stem to S. Advanced basal decay to E	Fell
T43	Cypress	20	1	900	4	4	c4	2	M	1+	Fair	20-40	B2	Multi-stemmed at 1.5m. Slight lean to E. Slight crown thinning	
T44	Sweet Gum	14	1	460	11	9	0	2	M	2.5+	Poor	<10	U	Heavily crowded. Leaning to NE. Twin stemmed at c5m with decayed tear out in main stem. Contorted crown to N and E	Fell
T45	Portugal Laurel	10	1	140	2.5	3.5	0.5	0.5	Y	1.2+	Good	40+	C2	Crowded. Leaning NE	
G46	Holly, Cotoneaster, Laurel, Sycamore	<8	1/Multi	<200	<5	<5	<3	<3	Y/SM	0+	Variable	<10-40	C/U1	Crowded. Sycamore with extensive squirrel damage	Fell Sycamore
T47	Yew	5	1/Multi	140	3	1	2	3	Y	0+	Good	40+	C2	Overtopped. Stem leaning to NW	
T48	Robinia	14	1	410	3.5	4.5	3.5	4.5	M	3+	Fair	20-40	B2	Twin stemmed at 2m. Part ivy clad. Minor deadwood. Ascending crown	
T49	Robinia	14	1	460	6	4.5	2.5	5	M	3+	Fair	20-40	B2	Crowded. Multi-stemmed c1.7m, potentially weak unions. Deadwood	Deadwood crown
T50	Goat Willow	17	Multi	660	8	5.5	4.5	5	M	1.5+	Fair	10-20	C1	Multi-stemmed from ground level. Poor location. Self seeded. Weak stem unions	
T51	Goat Willow	11	Multi	660	6.5	6.5	6.5	5	M	1+	Poor	10-20	C1	Multi-stemmed near ground level, weak unions. Patches of dead bark and decay around base.	
T52	Common Oak	11	1	230	3	5	3.5	3.5	Y	2+	Good	40+	B2	Twin stemmed at 2.5m	
T53	Rhododendron	3.5	1	140	6	6	0	0	M	1.5+	Poor	10-20	C1	Contorted stem low to NE	
T54	Hazel	10	Multi	300	5	5.5	2.5	3	M	1.8+	Fair	40+	B2	Densely multi-stemmed near ground level	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T55	Common Oak	13	1	230	4.5	4.5	1.5	2	Y	1.5+	Poor	10-20	C1	Contorted lower stem heavily curved to NE. Multi-stemmed <4m. Split limb to E. Part collapsed in past	
T56	Prunus sp	8	1	140	2.5	2.5	0	2	Y	2+	Poor	<10	U	Slight lean to N. Extensive lower stem bark death	
G57	Yew	<8	1/2	<150	<6	<1.5	<4	<2	Y	1.5+	Fair	40+	C2	Overgrown hedge	
T58	Silver Birch	15	1	c400	3.5	4	c6	c4	M	4+	Unconfirmed	20-40	B2	Twin stemmed at 3.5m. Bacterial canker	
T59	Yew	9	3	280	5.5	4	c5	2.5	Y	1.8+	Fair	40+	C2	Three stems <1.2m. Weak unions	
T60	Silver Birch	13	1	c300	1.5	3	c5	2.5	M	4+	Unconfirmed	20-40	B2		
T61	Crab Apple	5	1	c180	5	1.5	1.5	4	M	1.9+	Poor	10-20	C1	Suppressed. Ivy clad	
G62	Privet	<5	Multi	<80	<1	<1	<1	<1	M	0+	Good	40+	C2	Majority of length topped at <2m and side trimmed. Overgrown hedge	
T63	Scots Pine	18	1	c450	3	c3	4.5	4	M	5+	Unconfirmed	20-40	B2	Crowded. Minor deadwood	
T64	Scots Pine	13	1	c250	1	0	4	5	M	9+	Unconfirmed	20-40	C2	Crowded. Drawn up. Suppressed upper stem curved to W	
T65	Horse Chestnut	14	1	c300	2	c4	4	8	SM	2.5+	Unconfirmed	40+	C2	Suppressed. Long contorted limb to W from 2.5m	
T66	Scots Pine	19	1	c450	3.5	3	3	5	M	10+	Unconfirmed	20-40	B2	High crown. Crowded	
G67	Scots Pine, Horse Chestnut	<20	1	<450	<5	<7	<3	<6	M	3+	Unconfirmed	10-40+	B2	Crowded. High crowns in Pine, several with thinning crowns	
T68	Scots Pine	9	1	c300	1.5	0	3	7	M	5+	Unconfirmed	10-20	C1	Crowded. Leaning W. Thin crown	
T69	Hazel	6	Multi	200	5.5	1.5	4	5	M	1.5+	Good	40+	C2	Densely multi-stemmed near ground level. Overtopped	
G70	2no Willow	<10	Multi	<200	<5	<1	<4	<6	SM	1.8+	Good	40+	C2	Crowded. Multi-stemmed near ground level. Leaning W	
T71	Scots Pine	22	1	c550	5	1.5	2	6.5	M	5+	Fair	20-40	B2	Crowded. High crown. Upper stem curved to N. Deadwood	
G72	Scots Pine, Sycamore	<20	1/Multi	<400	<4	<7	<4	<7	M/SM	4+	Variable	20-40+	B2	Drawn up Pines. Suppressed Sycamore	
T73	Scots Pine	14	1	C250	2.5	1.5	0	2.5	M	6+	Dead	-	U	Lean to N. Snapped upper crown. Dead	Request owners fell
T74	Scots Pine	18	1	c400	4	2	1	5	M	5+	Unconfirmed	20-40	B2	Deadwood. Crowded. High crown. Slight thinning foliage	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T75	Sycamore	14	1	c400	3	1	3.5	6.5	SM	5+	Unconfirmed	20--40	C2	Crowded. Upper stem curved to W	
T76	Sycamore	8	1	c230	5.5	0	0	6	Y	3.5+	Unconfirmed	20-40	C1	Heavily suppressed. Leaning heavily NW	
T77	Sycamore	16	1	c400	2.5	1.5	2.5	7	M	4.5+	Unconfirmed	20-40	B2	Slight lean to W. Crowded	
T78	Sycamore	18	1	c450	4	1.5	2.5	6	M	4.5+	Unconfirmed	20-40	B2	Slight lean to W. Branches to W cut back in past	
T79	Sycamore	14	1	c250	3	c4	1	4	Y	5+	Unconfirmed	20-40	C2	Crowded. Poor form	
T80	Sycamore	7	1	c250	4	1	0	1.5	Y	3+	Dead	-	U	Dead	Request owners fell
T81	Scots Pine	12	1	c350	5	1.5	0.5	5	M	3+	Poor	10-20	C1	Crowded. Lean to NW. Stunted upper crown	
T82	Scots Pine	14	1	c350	1.5	2.5	4	2	M	7+	Poor	<10	U	Crowded. Drawn up. Dieback, Thinning crown. Deadwood	
G83	Leyland Cypress	<15	1	<250	<3.5	<3	<4	<4	SM	0+	Good	40+	C2	Overgrown screen. Cut back <4m with dead lower branches. Beyond any maintenance	
T84	Prunus sp	6	2	170	0.5	4	4	4	SM	1.7+	Fair	20-40	C2	Twin stemmed at 1m. Crowded. Leaning SW. Part overtopped	
G85	Wild Privet	<6	Multi	<100	<1	<1.5	<3	<2	SM	0+	Good	20-40	C2	Multi-stemmed near ground level. Heavily crowded	

APPENDIX 2

HURSTMEAD
LEWES ROAD
HAYWARDS HEATH
RH17 7SH

TREE CONSTRAINTS PLAN

T1 - T85 Tree numbers

BS Category of Condition

T2 BS Condition A

T4 BS Condition B

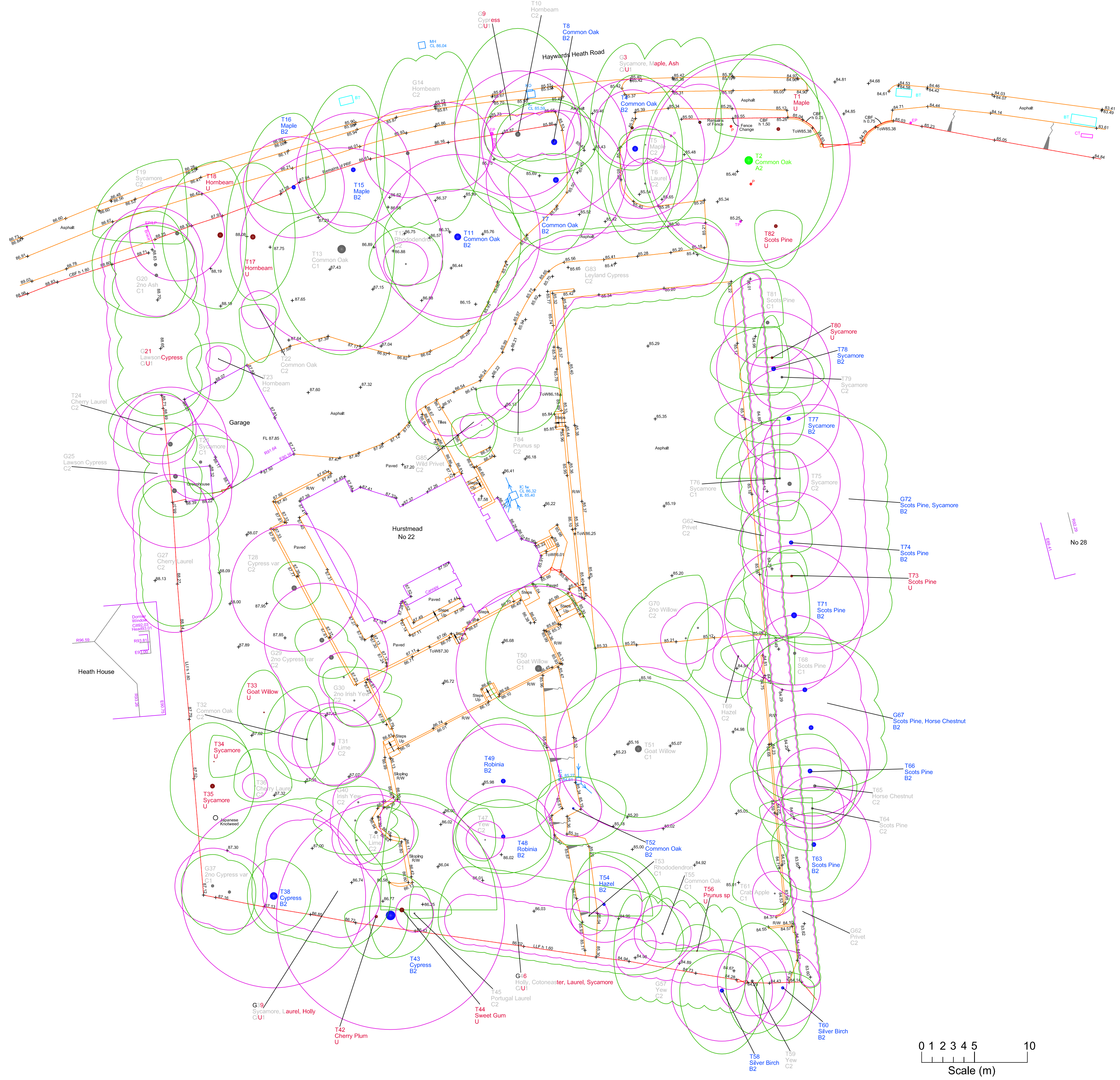
T5 BS Condition C

T1 BS Condition U

Crown spread

BS Calculated root protection areas

The root protection areas have been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPA's, it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations, the indicated RPA circles should be used for guidance only within any redevelopment proposals.



DRAWING NO. J67.86/01

Scale: 1:200 at A1

Added to by: NL

18/12/2025

APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
HURSTMEAD, LEWES ROAD, HAYWARDS HEATH RH17 7SH

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m ²)
T1	Maple	U	360	-	-
T2	Common Oak	A2	c800	c9.6	c290
G3	Sycamore, Maple, Ash	C/U1	<300	<3.6	<41
T4	Common Oak	B2	540	6.5	133
T5	Maple	C2	160	1.9	11
T6	Laurel	C2	200	2.4	18
T7	Common Oak	B2	560	6.7	141
T8	Common Oak	B2	570	6.8	145
G9	Cypress	C/U1	<170	<2	<13
T10	Hornbeam	C2	500	6	113
T11	Common Oak	B2	660	7.9	196
T12	Rhododendron	C2	170	2	13
T13	Common Oak	C1	810	9.7	296
G14	Hornbeam	C2	<350	<4.2	<55
T15	Maple	B2	460	5.5	95
T16	Maple	B2	400	4.8	72
T17	Hornbeam	U	500	-	-
T18	Hornbeam	U	530	-	-
T19	Sycamore	C2	380	4.6	66
G20	2no Ash	C1	<320	<3.8	<45
G21	Lawson Cypress	C/U1	<400	<4.8	<72
T22	Common Oak	C2	150	1.8	10
T23	Hornbeam	C2	110	1.3	5
T24	Cherry Laurel	C2	270	3.2	32
G25	Lawson Cypress	C2	<450	<5.4	<92
T26	Sycamore	C1	310	3.7	43
G27	Cherry Laurel	C2	<300	<3.6	<41
T28	Cypress var	C2	500	6	113
G29	2no Cypress var	C2	<450	<5.4	<92
G30	2no Irish Yew	C2	<200	<2.4	<18
T31	Lime	C2	320	3.8	45
T32	Common Oak	C2	220	2.6	21
T33	Goat Willow	U	160	-	-
T34	Sycamore	U	120	-	-
T35	Sycamore	U	440	-	-
T36	Cherry Laurel	C2	110	1.3	5
G37	2no Cypress var	C1	<300	<3.6	<41
T38	Cypress	B2	730	8.8	243
G39	Sycamore, Laurel, Holly	C/U1	<240	<2.9	<26
G40	Irish Yew	C2	<200	<2.4	<18
T41	Lime	C2	310	3.7	43
T42	Cherry Plum	U	310	-	-
T43	Cypress	B2	900	10.8	366
T44	Sweet Gum	U	460	-	-

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
HURSTMEAD, LEWES ROAD, HAYWARDS HEATH RH17 7SH

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m ²)
T45	Portugal Laurel	C2	140	1.7	9
G46	Holly, Cotoneaster, Laurel, Sycamore	C/U1	<200	<2.4	<18
T47	Yew	C2	140	1.7	9
T48	Robinia	B2	410	4.9	75
T49	Robinia	B2	460	5.5	95
T50	Goat Willow	C1	660	7.9	196
T51	Goat Willow	C1	660	7.9	196
T52	Common Oak	B2	230	2.8	25
T53	Rhododendron	C1	140	1.7	9
T54	Hazel	B2	300	3.6	41
T55	Common Oak	C1	230	2.8	25
T56	Prunus sp	U	140	-	-
G57	Yew	C2	<150	<1.8	<10
T58	Silver Birch	B2	c400	c4.8	c72
T59	Yew	C2	280	3.4	36
T60	Silver Birch	B2	c300	c3.6	c41
T61	Crab Apple	C1	c180	c2.2	c15
G62	Privet	C2	<80	<1	<3
T63	Scots Pine	B2	c450	c5.4	c92
T64	Scots Pine	C2	c250	c3.6	c28
T65	Horse Chestnut	C2	c300	3.6	41
T66	Scots Pine	B2	c450	5.4	92
G67	Scots Pine, Horse Chestnut	B2	<450	5.4	92
T68	Scots Pine	C1	c300	c3.6	c41
T69	Hazel	C2	200	2.4	18
G70	2no Willow	C2	<200	<2.4	<18
T71	Scots Pine	B2	c550	c6.6	c137
G72	Scots Pine, Sycamore	B2	<400	<4.8	<72
T73	Scots Pine	U	<250	-	-
T74	Scots Pine	B2	c400	-	-
T75	Sycamore	C2	c400	c4.8	c72
T76	Sycamore	C1	c230	c2.8	c25
T77	Sycamore	B2	c400	c4.8	c72
T78	Sycamore	B2	c450	c5.4	c92
T79	Sycamore	C2	c250	c3	c28
T80	Sycamore	U	c250	-	-
T81	Scots Pine	C1	c350	c4.2	c55
T82	Scots Pine	U	c350	-	-
G83	Leyland Cypress	C2	250	<3	<28
T84	Prunus sp	C2	170	2	13
G85	Wild Privet	C2	100	<1.2	<5

APPENDIX 4

Broad Oak Tree Consultants Ltd
Laurel House
Burwash Road
Broad Oak
Heathfield
East Sussex
TN21 8SS
Tel: 01435 862444
Email: office@broadoaktrees.co.uk

HURSTMEAD
LEWES ROAD
HAYWARDS HEATH
RH17 7SH

TREE PROTECTION PLAN

T1 - T85 Tree numbers

BS Category of Condition

T2

BS Condition A

T4

BS Condition B

T5

BS Condition C

T1

BS Condition U

Crown spread

BS Calculated root protection areas

Tree to be removed for safety/short lifespan

Tree to be removed for development

Protective fencing location

Ground protection

TREE PROTECTION INFORMATION

Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any demolition works.

Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5th panel declaring 'TREE ROOT PROTECTION ZONE - KEEP OUT' or similar wording. Fencing to be constructed in accordance with fig. 2 or fig. 3 of section 6.2 of BS5837:2012.

Ground protection measures to comprise a single thickness of side butting scaffold boards over a 100mm. compressible layer laid onto a geotextile. For machinery access, interlocking metal/plastic road plates will need to be used.

Buildings in proximity to protective fencing areas to be demolished by machinery pulling walls inwards onto the building footprint.

The fenced protection zones around retained trees, hedges and shrubbery are to be regarded as sacrosanct and none of the following are to occur within these areas:

- Storage or disposal of any soil, building materials, machinery, fuel or waste residues of any description.

- Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or temporary hard standing areas.

- Excavations, soil/turf stripping, raising/lowering of existing levels or alterations to the existing natural surfaces/ground conditions of any other description.

- Location of temporary drainage, water supplies or any other temporary underground services.

- No use, movement or parking of any machinery or vehicles of any description.

- Additionally, no fires shall be lit within 20m. of the trunks of any trees or the centre line of any hedgerow to be retained.

All services to be installed to the requirements of Street Works UK: Publications Volume 4 - Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in proximity to Trees (issue 3:2026). Any runs within retained tree root protection areas to either be bored/moled or any hand excavation to be supervised by the Arboricultural Consultant.

DRAWING NO. J67.86/02

Scale: 1:200 at A1

Added to by: NL

14/09/2026



APPENDIX 5

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

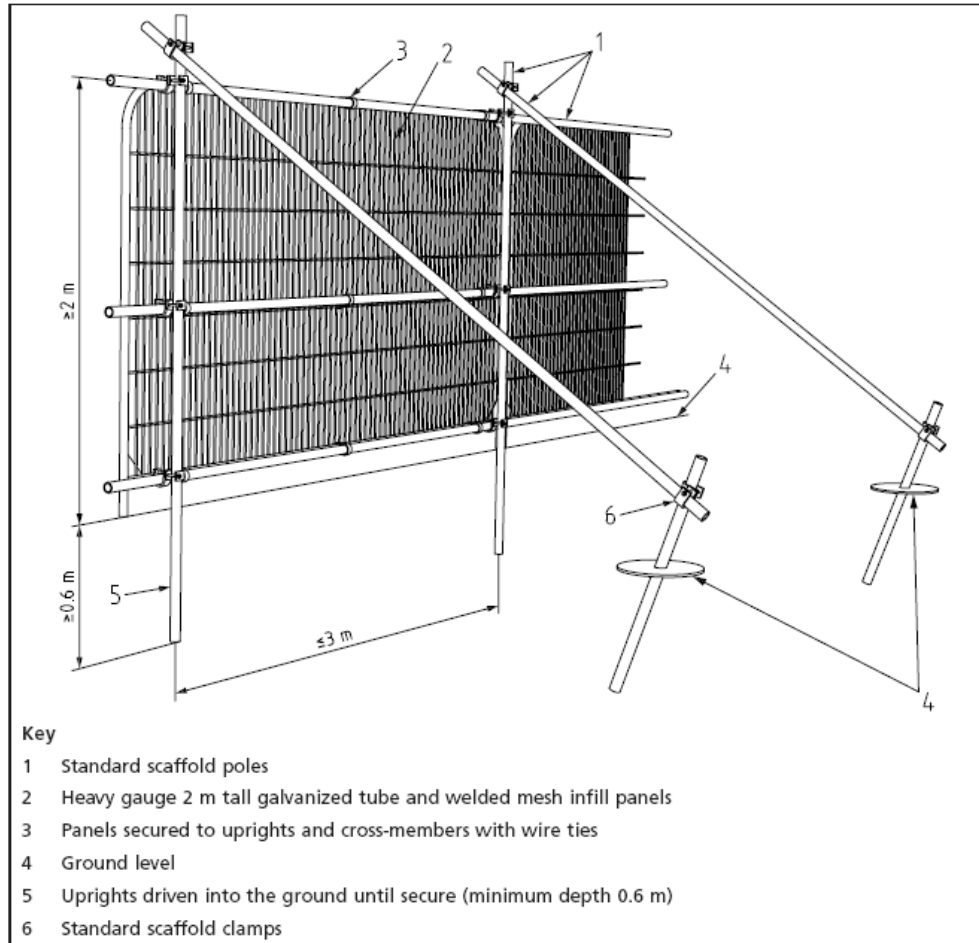
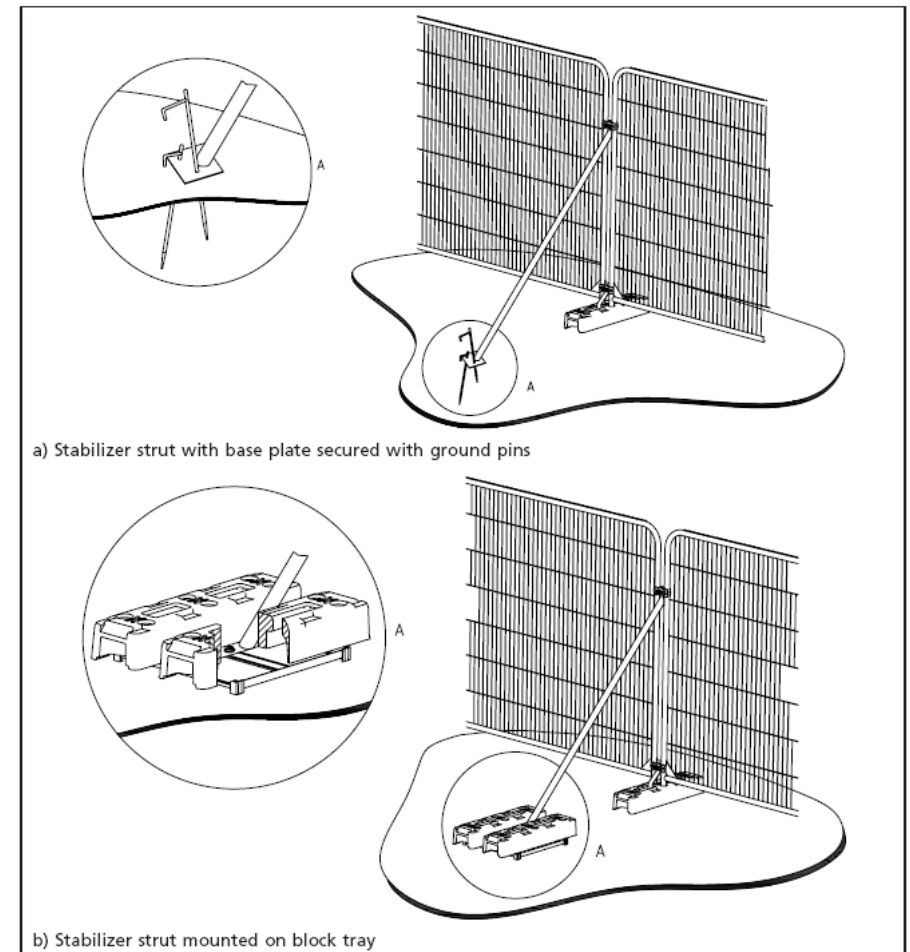


Figure 3 Examples of above-ground stabilizing systems





**PROTECTIVE FENCING.
THIS FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT**



**TREE PROTECTION AREA
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**