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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR PROPOSED PORCH EXTENSION & INTERNAL ALTERATIONS**

AT

**NO. 2 PICKERS GREEN
LINDFIELD
RH16 2BS**

BY

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**Our ref: J68.27
23rd July 2026**

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr R. Fitzpatrick to undertake an inspection of trees located on and immediately adjacent to the site referred to as 2 Pickers Green, Lindfield, RH16 2BS. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for the construction of a front porch extension and internal alterations. Details of the proposals will have been submitted by Gould Baxter and others.
- 1.3 The trees were inspected on 26th March 2026 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

2. GENERAL SITE DESCRIPTION

- 2.1 The site is located on the north side of Pickers Green in a rectangular relatively level plot with an in/out surfaced drive with shrub and small tree beds. To the rear is a patio area and conservatory with a low retaining wall up to a lawn surrounded by shrub beds. Further residential gardens adjoin to the north, east and west.

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 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". Due to bud burst and a lack of last years leaves positive species identification of trees was not possible in several cases.
- 4.2 The tree survey followed the numbered sequence from G1 – T11 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J68.27/01 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 11 individual trees and small groups were inspected, all of which have been planted since the house was built as part of various landscaping schemes within and adjoining the gardens. All are relatively small with most having been pruned in the recent past to control their dimensions. Most also appear to be in a reasonable condition.
- 6.2 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		
B		
C	G1, T2, T3, T4, G5, T6, G7, T8, T9, T10, T11	11
U		
	TOTAL	11

6.3 ***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 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 front porch extension and internal alterations. Details of the proposals will have been submitted by Gould Baxter and others.
- 8.2 The supplied Gould Baxter proposed site layout has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J68.27/02 Rev A in Appendix 4. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 9.1 No trees require removal or pruning for the proposed works to go ahead.
- 9.2 The proposals will not impact on any retained on or off site tree RPAs. For the trees and shrubs in the adjoining gardens with theoretical RPAs within the site, these will not be impacted due to the constraining effects of the foundations to the large boundary walls on root development within the site.
- 9.3 Provided the trees are appropriately protected during the works there will be no adverse impacts and no grounds for a refusal based on arboricultural matters.

10. TREE PROTECTION MEASURES – FENCING

10.1 *Location of fencing*

- 10.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

10.2 *Design of fencing*

- 10.2.1 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.
- 10.2.2 Examples of the fencing specification and signage required are included in Appendix 5.

10.3 *Timing of fencing*

- 10.3.1 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.

10.4 Additional precautions

- 10.4.1 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.

11. SITE OPERATIONS AND MATERIALS STORAGE

- 11.1 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.
- 11.2 It is presumed that the existing load bearing surfacing to the drive will be utilised for vehicles and temporary materials storage. As a small development most materials will typically be delivered in on an as and when needed basis., minimising storage space requirements.

12. SERVICES/DRAINAGE/SOAKAWAYS

- 12.1 All service connections will be to existing internal systems. Any changes to external drainage runs will be remote from tree RPAs. No specific excavations precautions will be necessary.

13. ARBORICULTURAL METHOD STATEMENT

- 13.1 There are no specific risks to retained trees from the proposals and robust tree protection measures are proposed, together with existing hard landscaping that protects roots from possible compaction. As such a separate AMS is not considered necessary.

14. SUMMARY

- 14.1 The proposals will not require any tree removal and will not adversely impact on any tree RPAs with robust tree protection measures proposed in accordance with BS5837:2012 requirements. There are therefore no grounds for a refusal based on arboricultural matters.
- 14.2 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 and construction works.

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							
G1	Mixed Shrubs	<3	Multi	<80	<1	<1	<1	<1	M	0+	Good	40+	C2	Clipped shrubs of varying dimensions	
T2	Cherry	6	2	250	1.5	3	5	2.5	M	3+	Fair	10-20	C1	Crown raised in past. Twin stemmed at 1.7m. N stem reduced to 2m stub. Lower stem wounding	
T3	Unconfirmed	5.5	1	150	1	2.5	3	0.5	M	2+	Fair	20-40	C2	Crown raised and cut back to W. Upper stem curved to S/SW	
T4	Unconfirmed	5.5	2	180	2.5	2	2	1	M	3+	Fair	20-40	C2	Twin stemmed <1m. Crown raised and reduced in last year	
G5	Magnolia	<6	Multi	<300	<4	<4	<3	<2	M	.5+	Unconfirmed	20-40	C2	Variable dimensions. S stem largest. Cut back from house in past	
T6	Photinia	4	1	c90	1.5	1.5	1.5	1.5	SM	1.9+	Good	40+	C2		
G7	Mixed Shrubs	<3.5	Multi	<90	<3	<1	<1	<2	SM	0+	Good	20-40	C2	Variable sized shrubs	
T8	Bay	5	Multi	470	3	2.5	3	c1	M	0.5+	Good	40+	C2	Multi-stemmed near ground level. Clipped	
T9	Cabbage Palm	3.5	1	190	1	1.5	1	1	SM	1.5+	Fair	10-20	C2	Three stems <2m	
T10	Variegated Holly	4	2	c150	1.5	2	1.5	1	Y	1+	Good	20-40	C2	Clipped. Multi-stemmed <1.5m	
T11	Camelia	3	Multi	c150	1.5	1	2.5	1.5	M	1+	Good	40+	C2	Multi-stemmed near ground level	

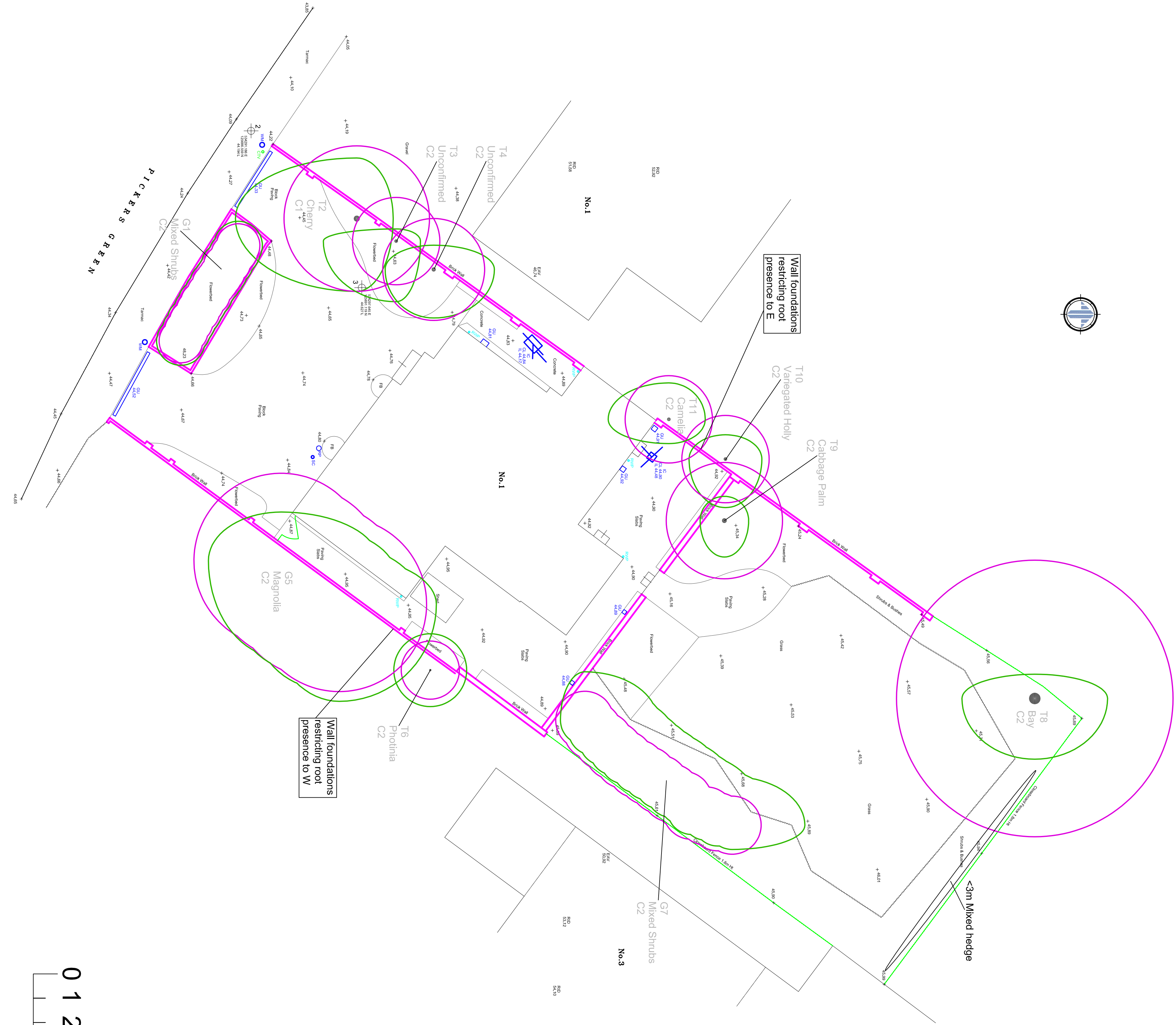
APPENDIX 2

2 PICKERS GREEN
LINDFIELD
RH16 2BS

TREE CONSTRAINTS PLAN

- G1 - T11 Tree numbers
BS Category of Condition
BS Condition A
BS Condition B
BS Condition C
BS Condition U
Crown spread
BS Calculated root protection areas

The root protection areas have been determined in accordance with BS5837:2012. These are shown as dashed lines on the plan. The areas are defined by the tree's canopy spread and the formulae described in BS5837:2012. The areas are defined by the tree's canopy spread and the formulae described in BS5837:2012. The areas are defined by the tree's canopy spread and the formulae described in BS5837:2012.



APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
2 PICKERS GREEN, LINDFIELD RH16 2BS

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)
G1	Mixed Shrubs	C2	<80	<1	<3
T2	Cherry	C1	250	3	28
T3	Unconfirmed	C2	150	1.8	10
T4	Unconfirmed	C2	180	2.2	15
G5	Magnolia	C2	<300	<3.6	<41
T6	Photinia	C2	c90	c1.1	c4
G7	Mixed Shrubs	C2	<90	<1.1	<4
T8	Bay	C2	470	5.6	99
T9	Cabbage Palm	C2	190	2.3	17
T10	Variegated Holly	C2	c150	c1.8	c10
T11	Camelia	C2	c150	c1.8	c10

APPENDIX 4

2 PICKERS GREEN
LINDFIELD
RH16 2BS

TREE PROTECTION PLAN

G1 - T11 Tree numbers

BS Category of Condition

- G BS Condition A
O BS Condition B
T BS Condition C
U BS Condition U

- C Crown spread
P BS Calculated root protection areas

- T Tree to be removed for safety/short lifespan
D Trees to be removed for development

- F Protective fencing location
G Ground protection

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

Protective fencing to comprise a single thickness of side netting, supported by a continuous rubber/plastic foot to form a continuous barrier. Feet to be pinned to the ground at 2m intervals. Waterproof signs to be attached to every 500 panel detailing 'TREE ROOT PROTECTION' and 'NO ENTRY' or 'NO WORKING' 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 netting, supported by a continuous rubber/plastic foot to form a continuous barrier. Feet to be pinned to the ground at 2m intervals. Waterproof signs to be attached to every 500 panel detailing 'TREE ROOT PROTECTION' and 'NO ENTRY' or 'NO WORKING' in accordance with fig. 2 or fig. 3 of section 6.2 of BS5837:2012.

Buildings in proximity to protective fencing areas to be demarcated by a continuous line of yellow paint or spray paint. The fenced protection zones around retained trees, hedges and shrubbery are to be demarcated as safeguard and zones of the building and to occur within these areas:

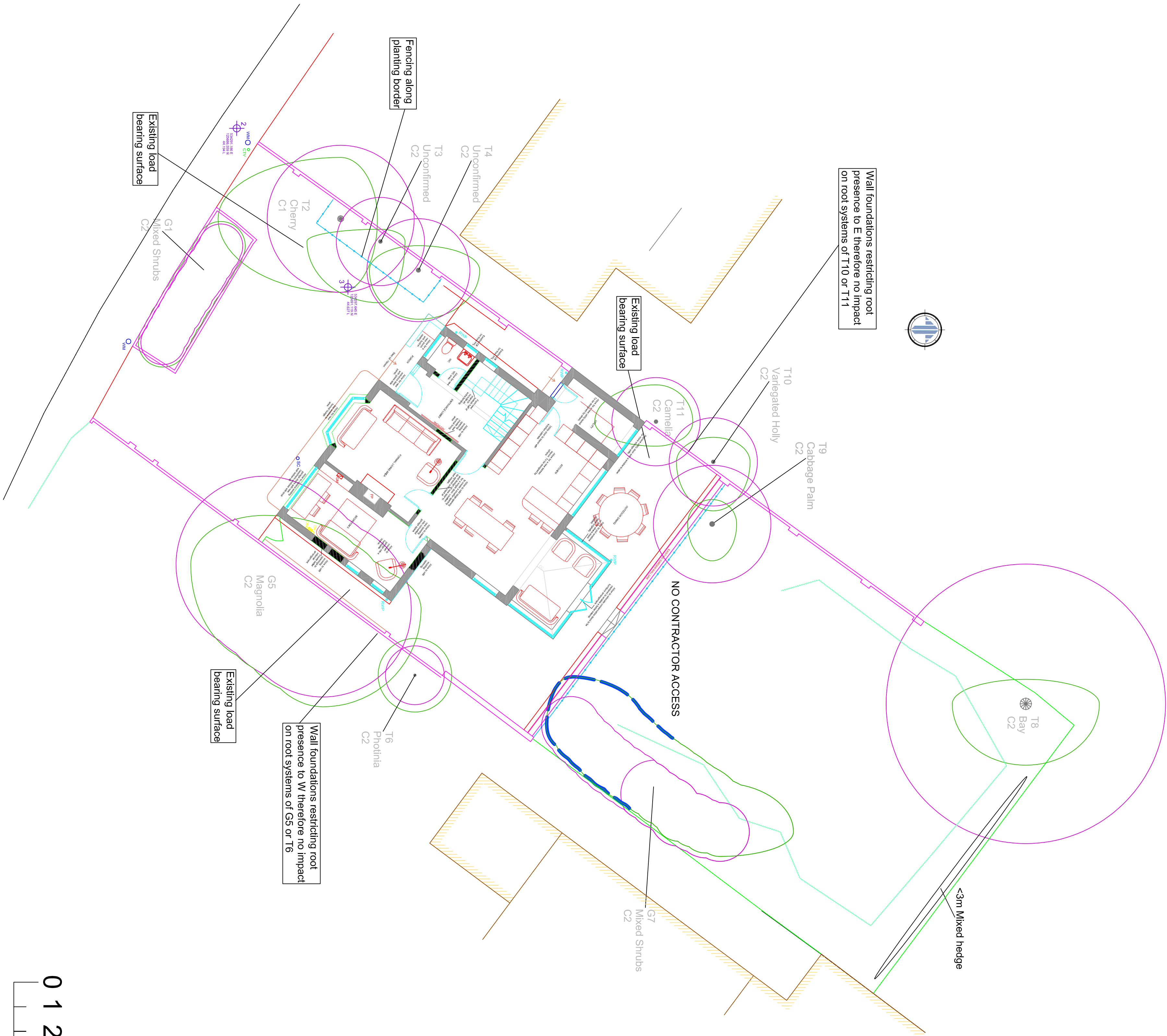
- Storage or removal of any soil, building materials, machinery, fuel or waste residues of any description.
- Siting of any temporary structures of any description including site offices/site buildings, temporary car parking facilities, portable toilets, storage containers or temporary hard standing areas.
- Excavations, soil/lift stripping, alterations to the existing natural surface/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 outline line of any hedge/crow to be retained.
- All services to be installed to the requirements of JKS Volume 4 'Installation and Maintenance of Utility Apparatus in Proximity to Trees'. Any tree within retained tree root protection zones to not be cut down, lopped, or any hard excavation to be supervised by the Arboricultural Consultant.

DRAWING NO. J68.27/02 Rev A

Scale: 1:100 at A1

Added to by: NL

18/07/2026



APPENDIX 5

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

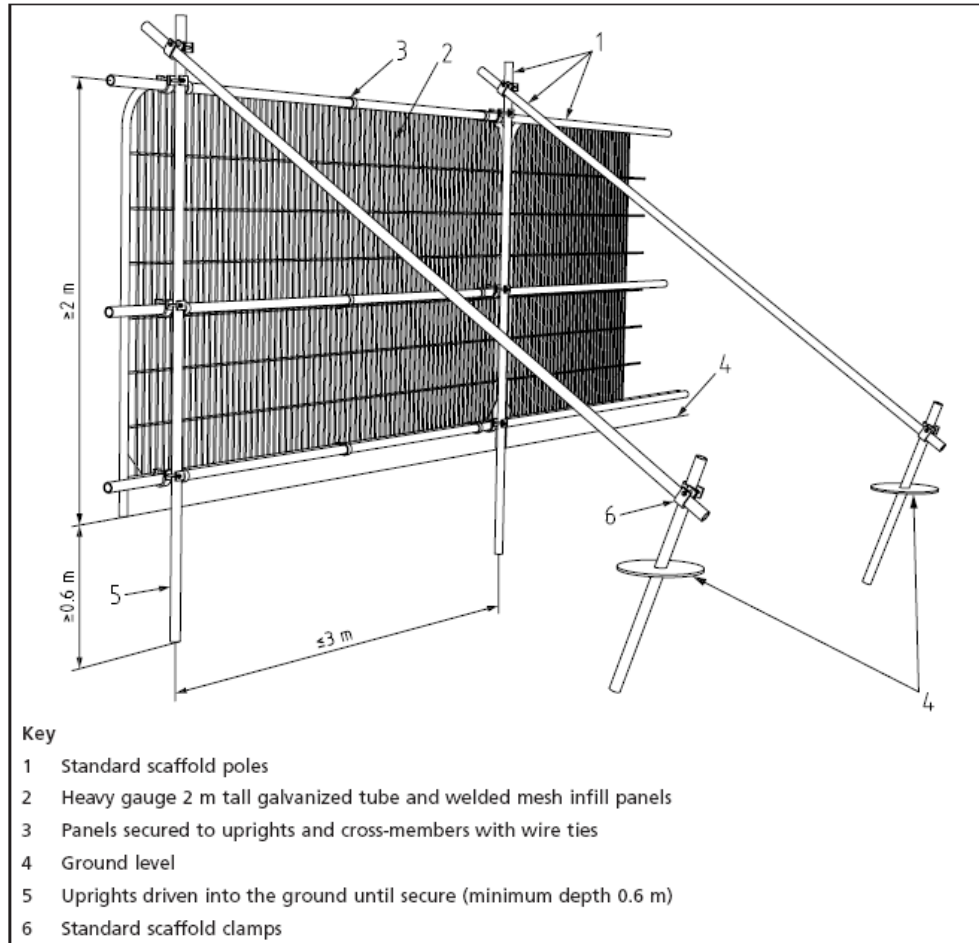
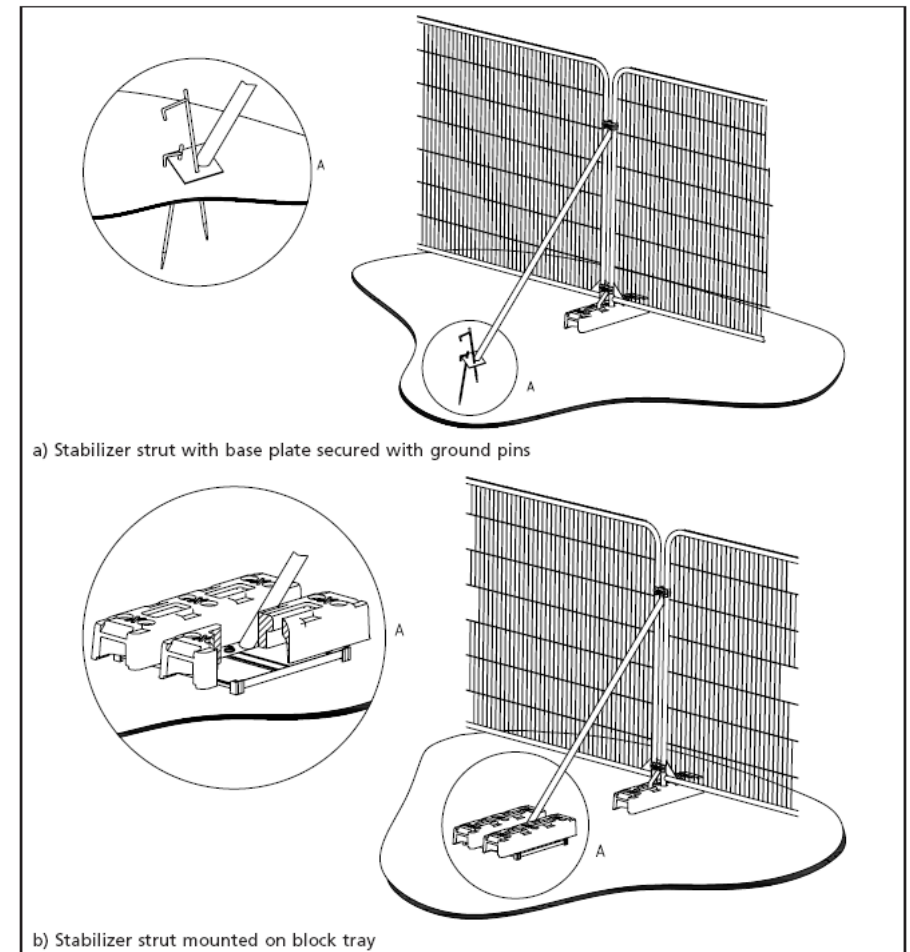


Figure 3 Examples of above-ground stabilizing systems





**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