



Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT)

OUR REFERENCE	221786
CLIENT	Mr Nichola Gregg
PLANNING AUTHORITY	Mid Sussex District Council
SITE	67 Savill Road, RH16 NW
SURVEY & REPORT BY	Mark Haddock BSc (Hons) CEnv
DATE	24 th June 2025

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1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Mr Gregg to produce an Arboricultural Impact Assessment of the proposed development works at 67 Savill Road. 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 purchased from OS mapping 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 following information in regard to the proposal:

- Existing and Proposed block plans
- Proposed floor plans
- Proposed elevations



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 24th June 2025 by the author of this report; Mr M Haddock who is a qualified arboriculturist. The weather at the time of inspections was overcast with light rain and good visibility.

2.2 GENERAL OBSERVATIONS AND BACKGROUND

The site of the proposal is situated at 67 Savill Road, a residential area on the outskirts of Lindfield/Haywards Heath.

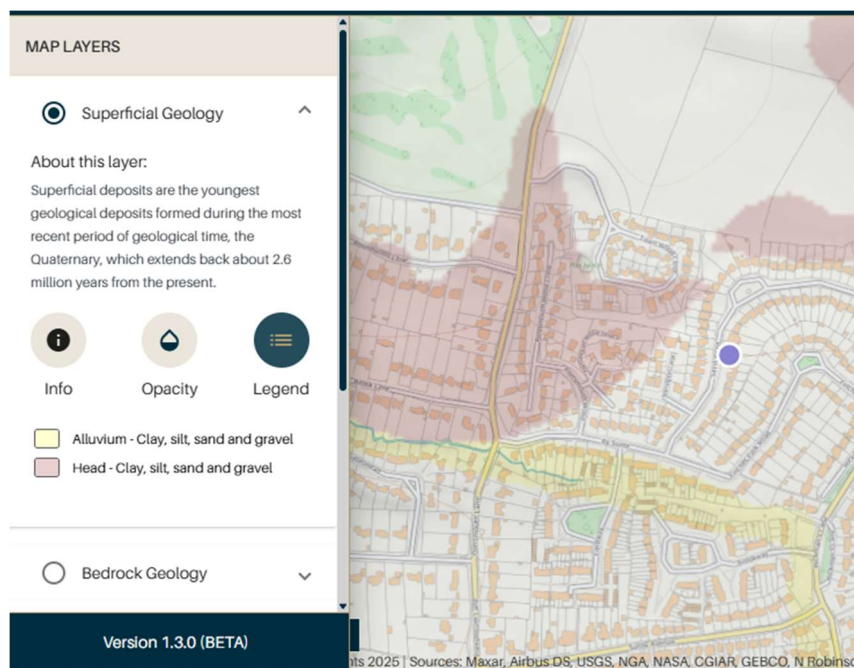
The site consists of a detached 2 storey property with front and rear gardens. The property has an existing driveway off Savill Road which is at the front (North West) of the property.

The site is bordered by Savill Road to the north west and other residential properties with associated gardens at all other cardinal points.

The proposal is for the construction of a single storey rear extension.

2.3 SOIL TYPE

No on-site soil analysis was undertaken. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS 1:50,000 scale map for the area indicated the site is located on Alluvium deposits of clay, silt sand and gravel.



Clay forms a subsoil which is susceptible to undergoing volumetric change in relation to changes in soil moisture. It is described within the BRE Digest 240 Low-rise buildings on shrinkable clay soils (part 1) as having a high to very high volumetric change potential. It is recommended that a structural engineer is consulted to ensure the proposal is constructed in such a manner to avoid the risk of indirect damage through subsidence or heave resulting from ground water abstraction by the nearby trees.

3 TREE SURVEY

In total 5 trees were recorded during the survey process. All trees are under third party ownership and located 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:

No individual 'A' grade trees of a high quality and value, which are worthy of retention and a high level of protection.

3 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.

2 individual trees 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.

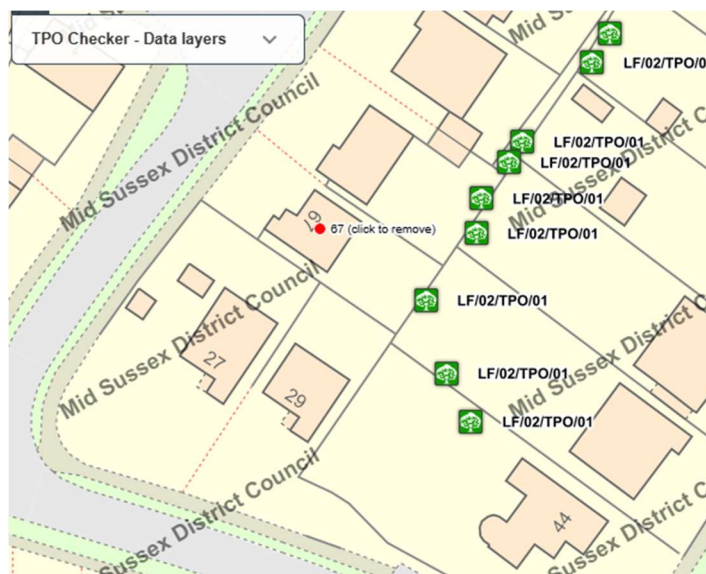
No individual 'U' grade trees identified as requiring removal for reason of sound Arboricultural management.

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.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment via Mid Sussex District Council website identified that the site is not situated within a Conservation area.

3 of the trees recorded as being within potential influencing distance of development have Tree Preservation Orders in place. These trees all have the same corresponding reference LF/02/TPO/01 and are T2 – Pedunculate Oak, T3 – Silver Birch and T5 – Common Beech.





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).

No tree RPA's have been amended or re-drawn to take into consideration any potential subterranean rooting constraints as no above ground features restricting rooting morphology were observed.

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 the trees is an important factor which needs to be considered when deciding the layout of a proposed development. The shading of trees, and/or their size can lead to pressure in the future for excessive pruning or tree removal after developments are completed.

The proposed extension is of a modest size and the overshading and canopy overhang will be barely greater than at present with the existing building. The crown of T2 is at a sufficient distance to not require any pruning work to facilitate the construction process. It is therefore my opinion that there are no overhead constraints.



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 single storey rear extension. A 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 that there are No individual 'A' grade tree which is of high quality and value within and adjacent to the site.

Grade 'B' trees of particular significance are T2, T3 and T5 which are all subjects of a TPO.

5.2 TREE LOSS

No tree loss will occur either due to current condition or to facilitate the proposal.

5.3 IDENTIFIED IMPACTS

There are no impacts upon any trees as a result of the proposal or from activities to facilitate the construction, provided that the attached tree protection plan (Appendix III) and general guidance notes in this report are adhered to.

5.4 TREE PROTECTION MEASURES

All trees to be retained should be protected prior to the undertaking of any construction works via the erection of protective barriers to form a construction exclusion zone (CEZ). It will be fit for the purpose of excluding construction activity.

The protective fencing should be sited along the edge of the RPA of the retained trees. This is clearly shown using the following method:

Tree Protection Plan, select the tree by 'T' number

Refer to the Tree Survey Schedule for that tree.

Under column 7 'RPA' (root protection area), radius in meters is given.

This is the minimum distance to locate the tree protection fence out from the tree stem.

All necessary protection measures are identified within the Tree Protection Plan attached as Appendix III.

The barrier fencing is to be installed as per figure 3 of the BS 5837:2012 using standard 2-metre-tall by 3.5 metres wide welded mesh panels on rubber or concrete feet secured with ground pins.

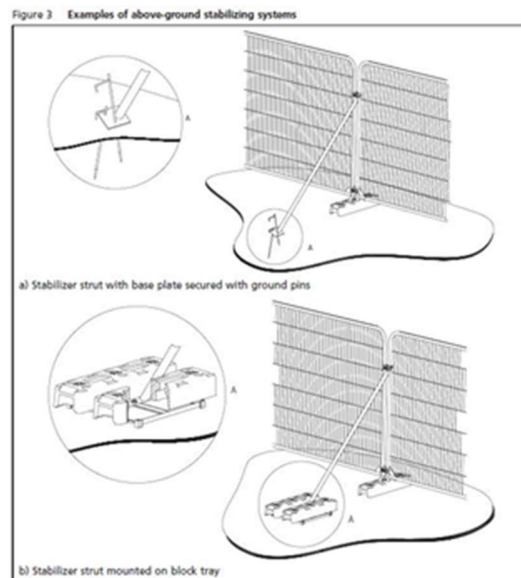


Figure 1 - Identifying tree protection fencing design.

All fencing will need to be erected prior to any construction works commencing and will remain intact until all works are completed on site. The protected area must be regarded as sacrosanct and should not be removed or altered without prior recommendation by the project arboriculturist.

5.5 TEMPORARY GROUND PROTECTION

No temporary ground protection is required.



6 SUMMARY

On completion of the site survey and report it is concluded that the proposal will not impact any trees.

The above statement is true providing that the tree protection measures described above are adhered to.

The proposal has been designed to minimise the impact upon all trees.

No RPA's have been amended or redrawn.

The default position within the BS5837: 2012 document recommends that any development is situated outside of the RPA of any retained tree.

The proposal achieves this requirement.

The advice given above is a summary of the required precautions to ensure that the proposed development can be constructed with a minimal impact to all retained trees.



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 PHOTOGRAPH

Photograph showing the property, Existing access driveway, T2 & T3 crowns looking South-East



APPENDIX I TREE SURVEY SCHEDULE

BS5837 Report

Gregg Nicholas
67 Savills Road

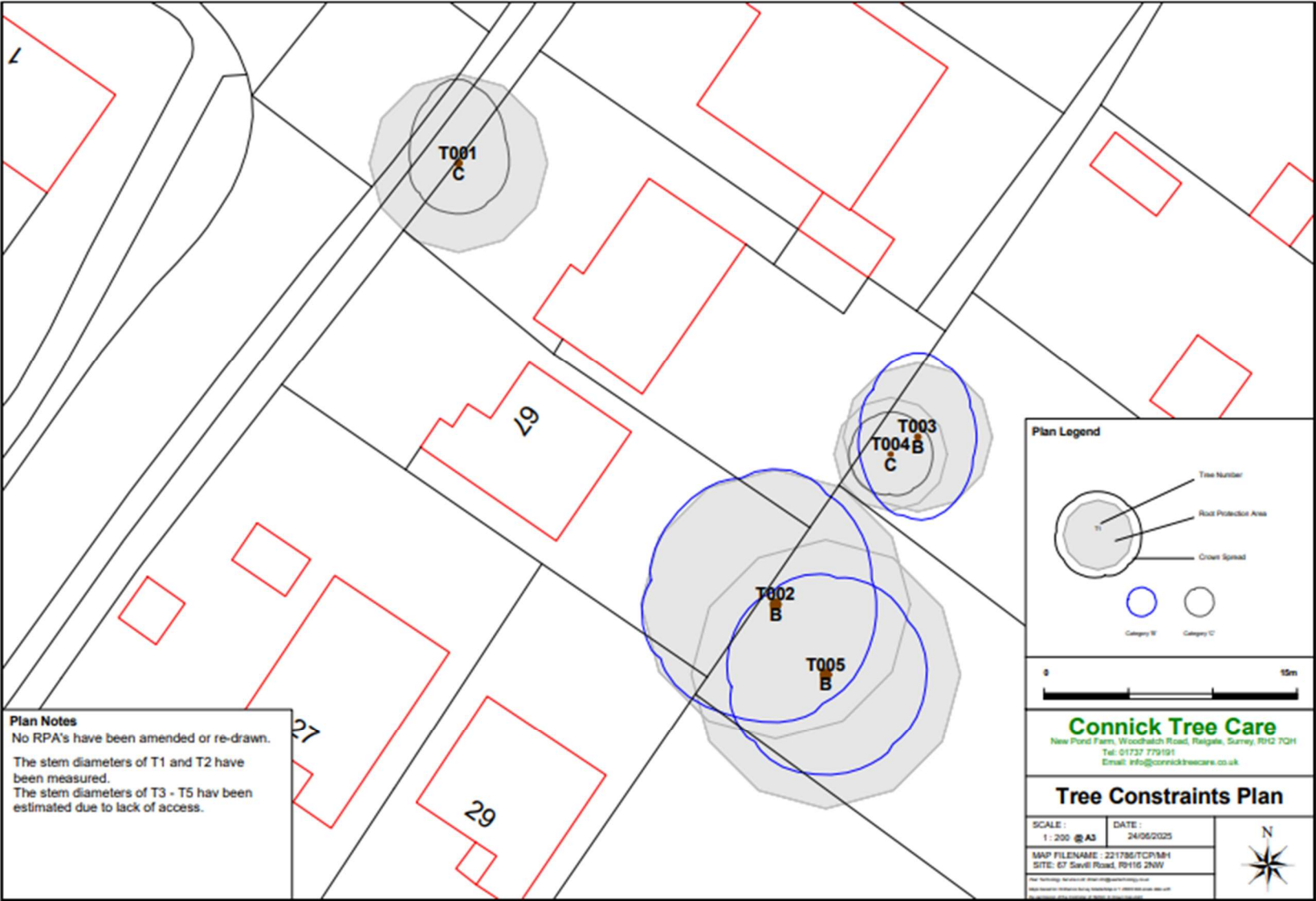
Retention Category	No. trees
B	3
C	2
Total	5

Rem. Contrib.	No. trees
20+ Years	2
30+ Years	1
40+ Years	1
50+ Years	1

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T001	Cherry plum 'Pissardii' (<i>Prunus cerasifera</i> 'Pissardii')	Tree	Height (m): 6 Stem Diam(mm): 430 Spread (m): SN, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 3(S) Rem. Contrib.: 20+ Years	Fungus: <i>Phellinus pomaceus</i>	C	Radius: 5.2m. Area: 85 sq m.	3rd Party Street tree recorded for due diligence. Dysfunctional wood on secondary scaffold limbs with <i>Phellinus pomaceus</i> present	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat: None	
T002	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 22 Stem Diam(mm): 650 Spread (m): 8N, 6E, 7S, 8W Crown Clearance (m): 5 Lowest Branch (m): 8(W) Life Stage: Semi Mature Rem. Contrib.: 50+ Years		B	Radius: 7.8m. Area: 191 sq m.	3rd party tree located on boundary 12m from existing rear property elevation. No access to base of stem	Physiological Condition: Good Structural Condition: Good Public Amenity Value: High Inspection Limitations: Access Bat Habitat: None	
T003	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 16 Stem Diam(mm): 360 Spread (m): SN, 3.5E, 5S, 3.5W Crown Clearance (m): 9 Lowest Branch (m): 9(N) Life Stage: Mature Rem. Contrib.: 20+ Years		B	Radius: 4.3m. Area: 58 sq m.	3rd party tree no access to base of stem. Located 5m from corner boundary	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: Access Bat Habitat: None	
T004	Bay tree (<i>Laurus nobilis</i>)	Tree 3 stems	Height (m): 6 3 stems (mm): 200, 150, 110 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 3 Lowest Branch (m): 2(M) Rem. Contrib.: 30+ Years		C	Radius: 3.3m. Area: 34 sq m.	3rd party tree located 3m from Eastern boundary corner. No access to base of stem	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: Access Bat Habitat: None	

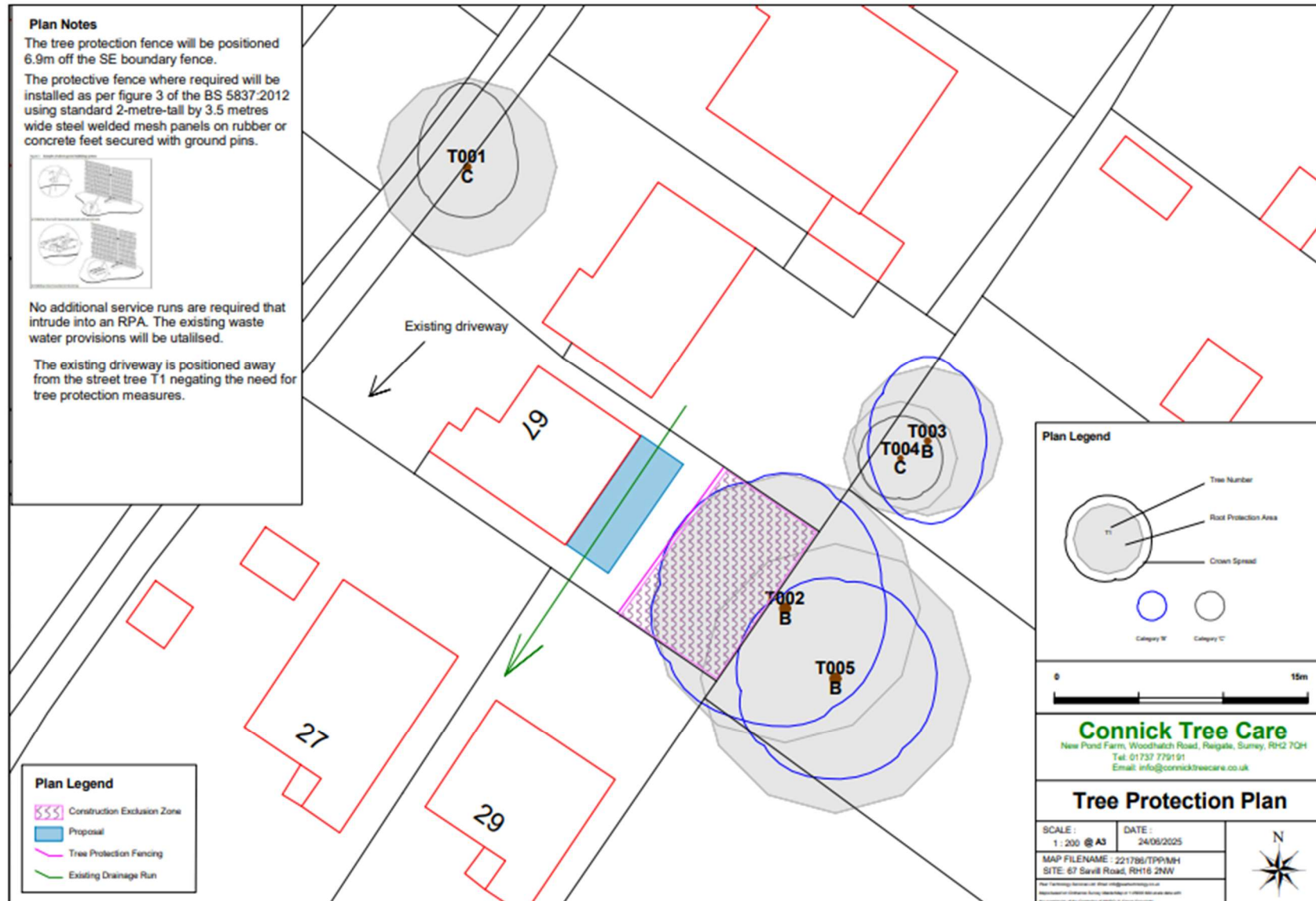
Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Recommendations
T005	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 22 Stem Diam(mm): 650 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 10 Lowest Branch (m): 10(M) Rem. Contrib.: 40+ Years		B	Radius: 7.8m. Area: 191 sq m.	3rd party tree located 8m from SE boundary fence. No access to base of stem	Physiological Condition: Good Structural Condition: Good Public Amenity Value: High Inspection Limitations: Access Bat Habitat: Unknown	

APPENDIX II
TREE CONSTRAINTS PLAN





APPENDIX III TREE PROTECTION PLAN





APPENDIX IV QUALIFICATIONS AND EXPERIENCE

1. QUALIFICATIONS

Subjects	Level	Dates
Chartered Environmentalist	7 Award	April 2024
Professional Tree Inspection (LANTRA)	Pass	August 2017
Environmental Science BSc (Hons)	2:2	1991
NPTC cs30, cs31, cs38, cs39	Pass	From 1988 ongoing

2. CAREER SUMMARY

Beginning in 1988 between college and University I gained my first competency qualification as a working arborist. I went on to study an Environmental Science honours degree at UEA and had my dissertation published by the Forestry Commission under their own research banner. I worked for 8 years as an estates and project manager for University of London and then within design and build development for a large housing association. I returned to Arboriculture and established my own contracting company. A 'hands on' role directing the business and climbing on a daily basis I traded successfully for 19 years. An academic interest in trees steered a change of direction, qualifying as a professional tree inspector. This progression gave me the opportunity to work as an Arboricultural consultant where I have progressed to Principal Consultant at Connick tree care.

I am a professional member of the Arboricultural Association at consultant level. I am also a Chartered Environmentalist, awarded as a recognition of my professional contribution towards the wider environment at post graduate level.

3. AREAS OF EXPERTISE

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

BS5837 Report

Gregg Nicholas
67 Savills Road

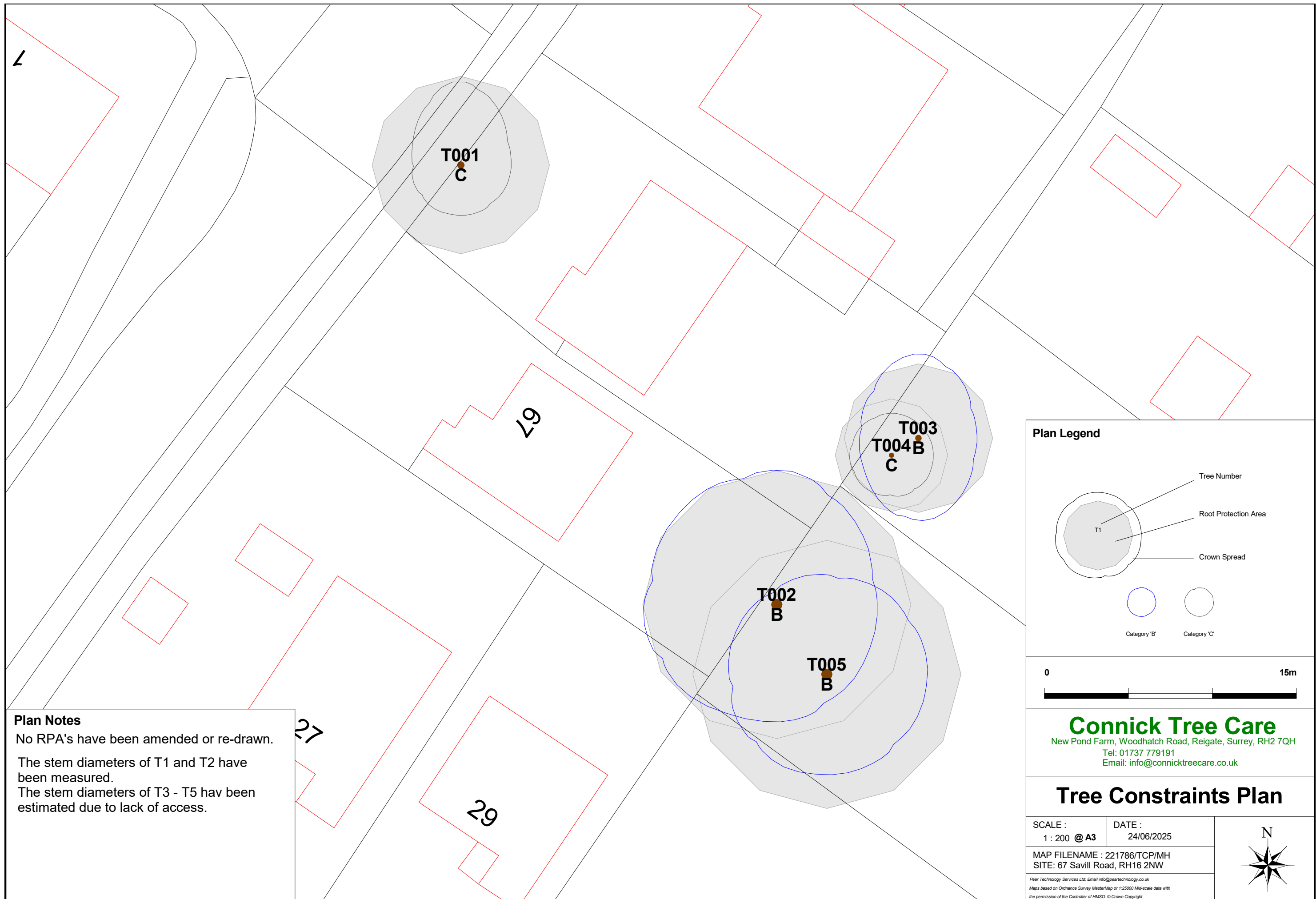
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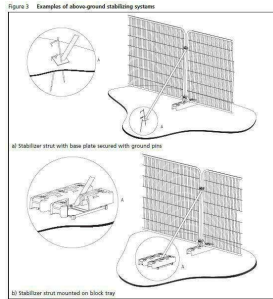
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Plan Notes

The tree protection fence will be positioned 6.9m off the SE boundary fence.

The protective fence where required will be installed as per figure 3 of the BS 5837:2012 using standard 2-metre-tall by 3.5 metres wide steel welded mesh panels on rubber or concrete feet secured with ground pins.



No additional service runs are required that intrude into an RPA. The existing waste water provisions will be utilised.

The existing driveway is positioned away from the street tree T1 negating the need for tree protection measures.



Plan Legend

- Construction Exclusion Zone
- Proposal
- Tree Protection Fencing
- Existing Drainage Run

Plan Legend

- Tree Number
- Root Protection Area
- Crown Spread
- Category 'B'
- Category 'C'



Connick Tree Care
New Pond Farm, Woodhatch Road, Reigate, Surrey, RH2 7QH
Tel: 01737 779191
Email: info@connicktreecare.co.uk

Tree Protection Plan

SCALE :
1 : 200 @ A3

DATE :
24/06/2025

MAP FILENAME : 221786/TPP/MH
SITE: 67 Savill Road, RH16 2NW

Pear Technology Services Ltd. Email: info@peartechnology.co.uk
Maps based on Ordnance Survey MasterMap or 1:25000 Mid-scale data with
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