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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR PROPOSED REPLACEMENT MODULAR CLASSROOM**

AT

**IMBERHORNE LOWER SCHOOL
WINDMILL LANE
EAST GRINSTEAD
WEST SUSSEX
RH19 2DT**

BY

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**Our ref: J68.42
13th April 2026**

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions through Philips Surveyors to undertake an inspection of trees located on and immediately adjacent to the site referred to as Imberhorne Lower School, Windmill Lane, East Grinstead, West Sussex, RH19 2DT. 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 the replacement of an existing modular classroom with a slightly larger module. Details of the proposals will have been submitted by Philips Surveyors, Parker Dann and others.
- 1.3 The trees were inspected on 2nd April 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 west side of Windmill Lane with extensive school buildings arranged parallel to the road with several gated entrances leading onto surfaced access and areas of parking. To the north are several modular classrooms with playing fields beyond. The modular classroom of relevance to this report is located within an enclosed courtyard to the west with a second structure, young trees and landscaping. Along the road frontage is a row of mature Oak trees and overgrown hedging.

3. SCOPE OF TREE SURVEY

- 3.1 All trees of 75mm diameter or more at 1.5m above ground level along the roadside where crane access is proposed and within the enclosed courtyard 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".
- 4.2 The tree survey followed the numbered sequence from T1 – T11 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J68.42/01 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 10 individual trees and 1 linear group representing an overgrown hedge line were included in the inspections. Of these 7 are mature Oak trees of similar ages but varying dimensions located along the roadside. The youngest trees are located within the enclosed courtyard, with the small Ornamental Cherry T11 appearing to have been planted whilst the young Willow T10 growing against the side of a building appears to have probably self seeded and then been kept. These two trees have no public visibility.
- 6.2 The majority of the trees appear to be in a reasonable condition, though the Holly T5 and the Oak T6 were noted to be dying, with the Oak having extensive basal decay. It is presumed that remedial works for these trees are in hand as they have been inspected by others in the last two years. All of the trees have had past surgery works ranging from crown raising, pruning back through to overall heavy reduction.

- 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	T1, T8	2
B	T2, T3, T7, T9	4
C	G4, T10, T11	3
U	T5, T6	2
	TOTAL	11

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 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 the replacement of an existing modular classroom with a slightly larger module. Details of the proposals will have been submitted by Philips Surveyors, Parker Dann and others.
- 8.2 The supplied proposed site layout drawing has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J68.42/02 in Appendix 4. This indicates measures to protect trees in accordance with BS5837:2012 requirements.

9. TREE SURGERY REQUIREMENTS

- 9.1 To ensure the crane and modular unit on lorry back don't contact with tree branches accessing the site which could cause damage to the trees or vehicles, minor pruning works are recommended to T1 Common Oak. Similarly to avoid contact or damage with the new modular classroom the young Willow T10 will also require surgery works as the school wish to retain this self seeded tree at present.

Table: Tree Surgery Requirements

Tree No.	Species	Works required
T1	Common Oak	Raise fine branches over road and access drive to 5m ground clearance.



Only minor fine branches of T1 Common Oak to be removed over entrance to 5m ground clearance.



T10 Willow (centre) to be pruned back all over to accommodate replacement module. Small diameter branches and vigorous growth.

- 9.2 These works are minor and will not impact on tree health or publicly visible amenity. The Willow T10 will undoubtedly regrow rapidly following pruning.
- 9.3 All tree work will need to be carried out by a competent tree surgeon to comply with BS3998:2010 "Tree Work - Recommendations".
- 9.4 All trees recommended for 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.

10. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 10.1 The crane for lifting the modular classroom into place and its delivery vehicle will not impact on the trees present. The access for these vehicles is surfaced, load bearing and defined so there is no risk of stem impacts or root damage/compaction.
- 10.2 The RPAs of the two small courtyard trees will not be impacted by the removal of the existing modular classroom or its replacement.
- 10.3 Overall there are no adverse arboricultural impacts, with no trees requiring removal, and there are therefore no grounds for a refusal based on arboricultural impacts.

11. TREE PROTECTION MEASURES – FENCING

11.1 *Location of fencing*

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available. As indicated above, as the vehicle access is well defined and surfaced the majority of the trees present are not at any risk and do not require protecting.

11.2 *Design of fencing*

- 11.2.1 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.

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

11.3 *Timing of fencing*

- 11.3.1 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.

11.4 *Additional precautions*

- 11.4.1 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.

12. GROUND PROTECTION MEASURES

- 12.1 To prevent potential ground compaction to the outer RPA of the small courtyard Willow, T10, ground protection measures will be required. As machinery access would be nominal and at most comprise a low ground impact mini digger the protective measures would comprise a geotextile layer, over which 100mm of woodchip will be laid, topped with side butting scaffold boards.
- 12.2 The location for the ground protection is indicated by cross hatching on the TPP. These measures are to be installed prior to any dismantling works commencing and remain in place until the new classroom is installed.

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. It is anticipated that only minimal materials will be required and delivered in as and when needed, with ample surfaced parking space available for contractors vehicles.

14. SERVICES/DRAINAGE/SOAKAWAYS

- 14.1 All of the existing services and drainage for the existing classroom will be reutilised for the new classroom. If any new alignments are required these will be routed remote from the RPAs of the two small courtyard trees.

15. ARBORICULTURAL METHOD STATEMENT

- 15.1 Due to the minimal risk to the trees that the proposals represent a separate AMS is not necessary, with all of the protection measures detailed on the TPP.

16. SUMMARY

- 16.1 The proposals do not require any tree removal and only minor tree surgery works.
- 16.2 No tree RPAs will be compromised by the proposals and risks to the trees are minimal due to the existing site circumstances and nature of the proposals.
- 16.3 Due to the minimal risks and impacts there are no grounds for a refusal based on arboricultural matters.
- 16.4 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 and construction works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

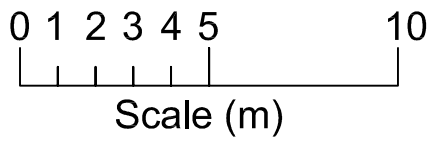
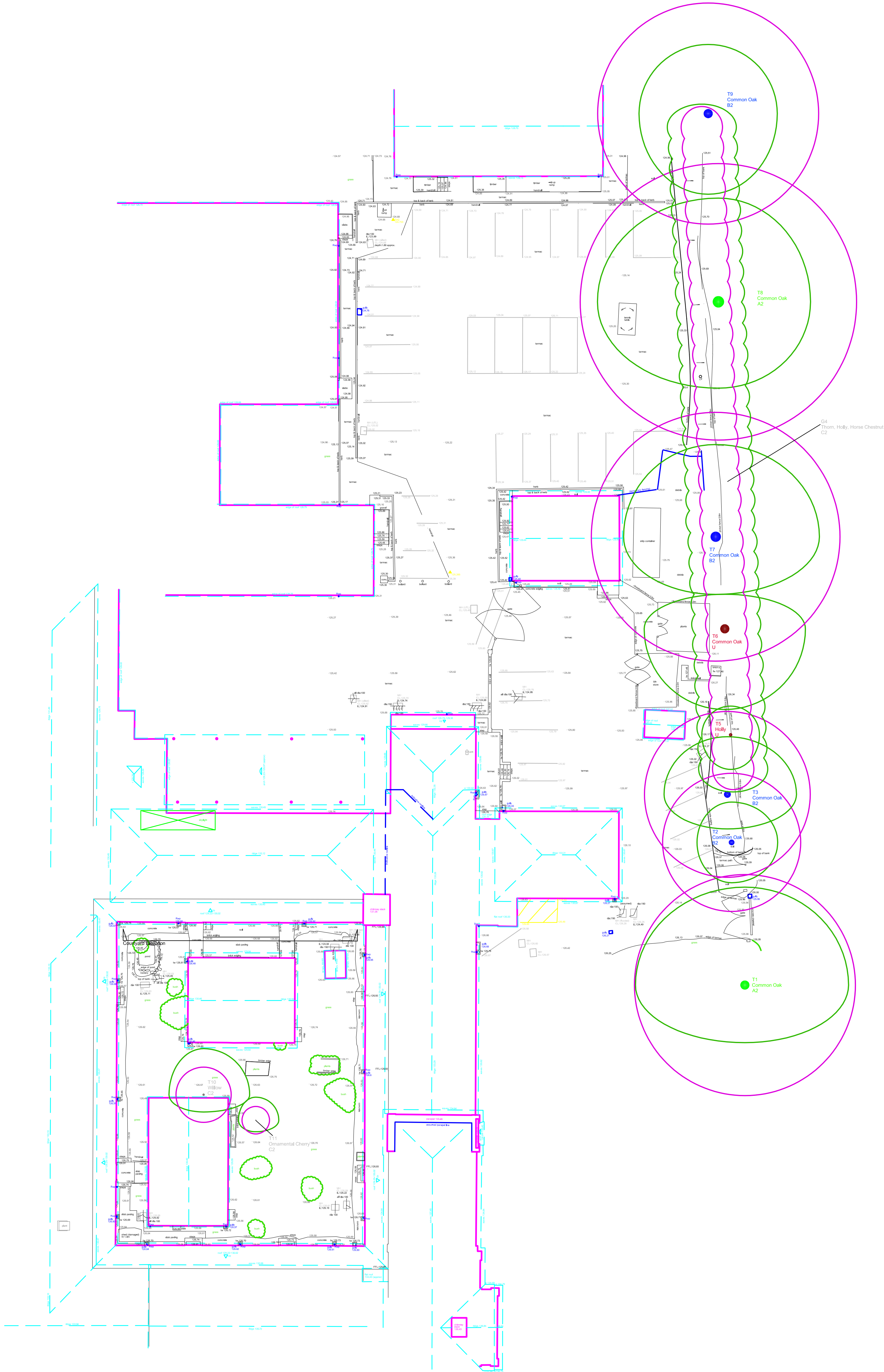
Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - 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	Common Oak	20	1	c800	8.5	9	5	9.5	M	3+	Good	40+	A2	Crown raised in past	Raise fine branches over road and entrance to 5m
T2	Common Oak	15	1	490	3.5	4	3.5	3	M	4+	Fair	20-40	B2	Crowded. Decayed stem wound to W at 3.5m	
T3	Common Oak	12	1	590	5	6	3	5.5	M	2+	Fair	20-40	B2	Heavily reduced in past	
G4	Thorn, Holly, Horse Chestnut	<6	1	<150	<2	<3	<2	<3	M	0+	Good	40+	C2	Overgrown hedge	
T5	Holly	7	1	c300	2.5	2.5	3	2.5	M	3+	Poor	<10	U	Thin crown. Deadwood. Lower stem decay	
T6	Common Oak	15	1	c800	3	7	7	7	M	2+	Poor	<10	U	Crowded to N. Snapped limb to W at c8m. Deadwood. Advanced decay in base to N and W. Epicormics <3m	Fell or heavily reduce
T7	Common Oak	17	1	c900	8	9	5	8	M	4+	Good	40+	B2	Three stems <5m. Heavily reduced in past. Deadwood	
T8	Common Oak	21	1	c1000	9	8	7.5	10.5	M	4+	Good	40+	A2	Multi-stemmed <6m	
T9	Common Oak	14	1	c800	6	6	7	6	M	4+	Fair	40+	B2	Reduced all over in past and lower limbs to W	
T10	Willow	6	Multi	200	4	4	1.5	3	SM	1.5+	Good	20-40	C2	Multi-stemmed near ground level	
T11	Ornamental Cherry	3	1	90	2	2	1	1.5	Y	1+	Good	20-40	C2		

APPENDIX 2



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IMBERHORNE LOWER SCHOOL
EAST GRINSTEAD

TREE CONSTRAINTS PLAN

T1 - T11 Tree numbers

BS Category of Condition

T1 BS Condition A

T2 BS Condition B

T10 BS Condition C

T5 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 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.

DRAWING NO. J68.42/01

Scale: 1:200 at A1

Added to by: NL

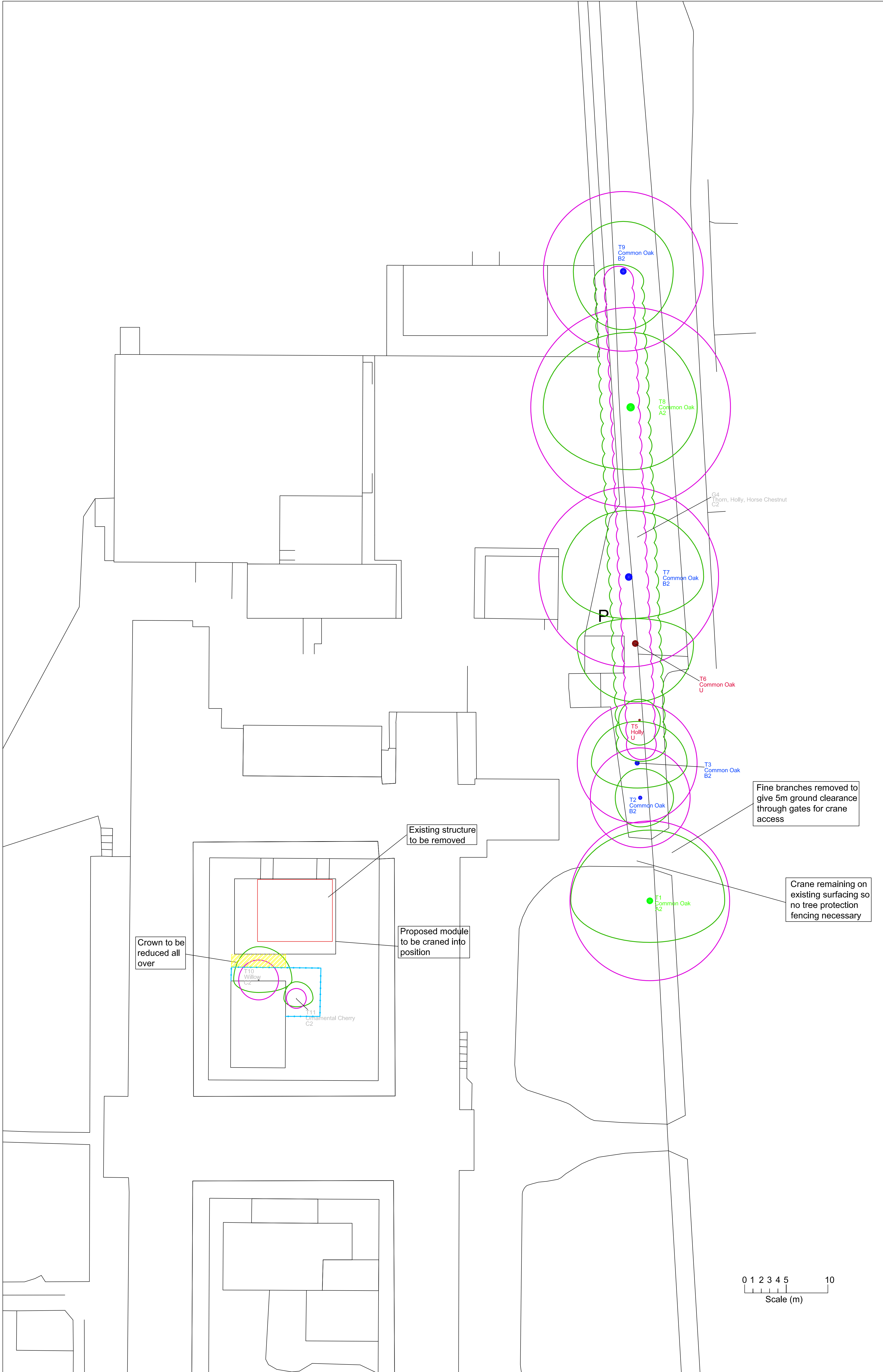
10/04/2026

APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
IMBERHORNE LOWER SCHOOL, EAST GRINSTEAD

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	Common Oak	A2	c800	9.6	290
T2	Common Oak	B2	490	5.9	109
T3	Common Oak	B2	590	7.1	158
G4	Thorn, Holly, Horse Chestnut	C2	<150	<1.8	<10
T5	Holly	U	c300	-	-
T6	Common Oak	U	c800	-	-
T7	Common Oak	B2	c900	c10.8	c366
T8	Common Oak	A2	c1000	c12	c452
T9	Common Oak	B2	c800	c9.6	c290
T10	Willow	C2	200	2.4	18
T11	Ornamental Cherry	C2	90	1.1	4

APPENDIX 4



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IMBERHORNE LOWER SCHOOL
EAST GRINSTEAD

TREE PROTECTION PLAN

T1 - T11 Tree numbers

BS Category of Condition

T1

BS Condition A

T2

BS Condition B

T10

BS Condition C

T5

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 joints 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 NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees". 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. J68.42/02

Scale: 1:200 at A1

Added to by: NL

12/04/2026

APPENDIX 5

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

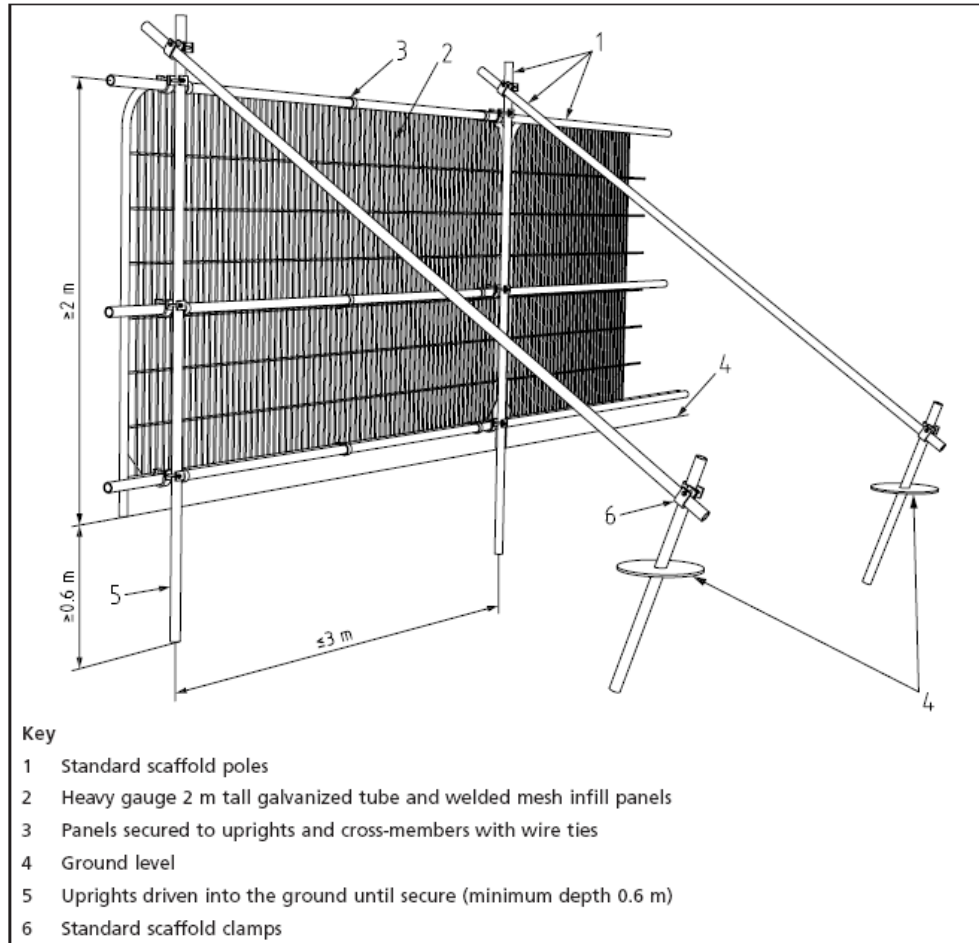
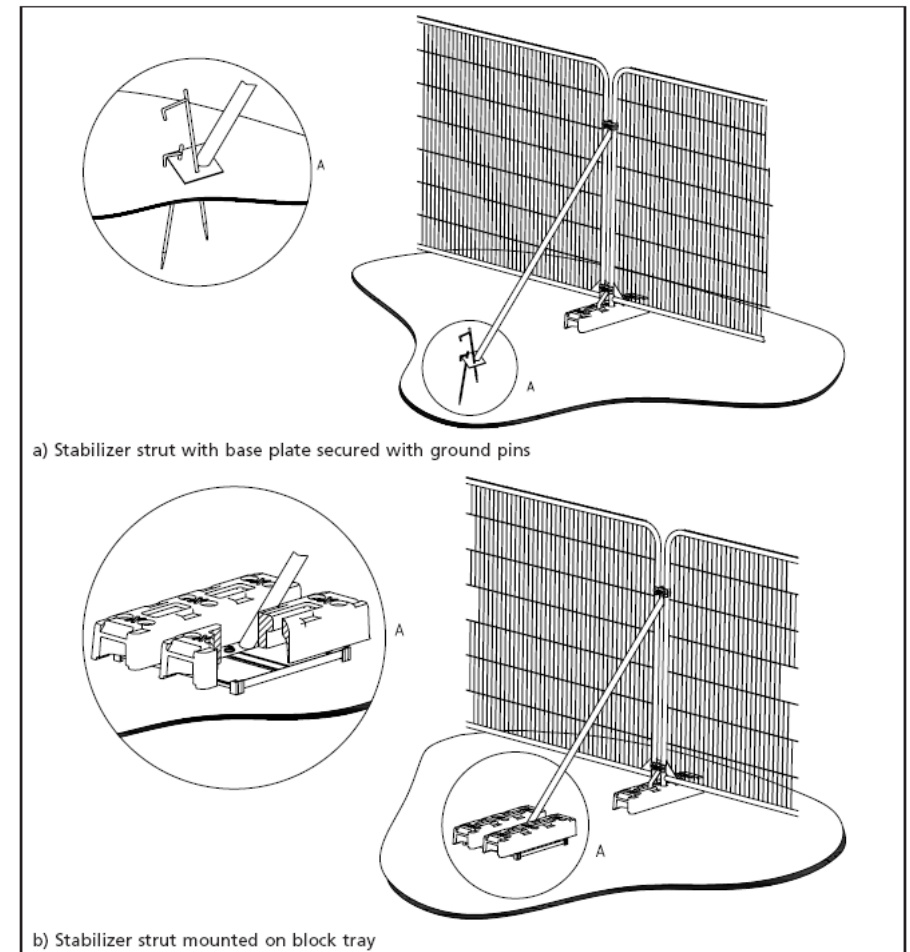


Figure 3 Examples of above-ground stabilizing systems





**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