



THE ARBORICULTURAL
CONSULTANCY LTD

Tree Constraints Plan Information and Tree Schedule

Barrington House, Lindfield

Report Reference Number: TS.BH.01119.V2
Version: Two

Date: 20 May 2026

Site address:
Barrington House
Portsmouth Wood Drive
Lindfield
Haywards Heath
West Sussex

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Surveyors Details			
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Qualifications			
Foundation degree in Arboriculture (level 5), Lantra Professional Tree Inspection.			

Details:

Purpose of the report:

To inform of tree stock in proposed area for property development.

Included within the contents of this report is:

- Information regarding the Tree Constraints Plan (TCP)
- Tree Schedule

Client: Simon Weeden

Date: 20 May 2026

Report prepared by: Mr B Tidey FdSc (arb) of The Arboricultural Consultancy Ltd

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Site Details:

Site Address:

Barrington House
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Use of Report:

This report is to give information on tree stock and is to be used in conjunction with; Tree Constraints Plan – TCP.BH.01119.V1

This report must not be processed using any editing software that may affect the integrity of this document, such as for redaction purposes.

Should this document be shared with a local authority then the client or planning consultant should check the original unedited document appears within the application.

Report Outline Information

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. The Arboricultural Consultancy can provide further information on this matter if required. Where tree surgery works have been identified these should only be undertaken after checks with the relevant authority have been made, it is necessary to ensure that works may lawfully be undertaken. Up to date checks should be made as to the possible protection status of trees/vegetation or land they are located within, these checks should cover, but are not limited to; Tree Preservation Orders (TPOs), Conservation Area, planning conditions, Areas of Outstanding Natural Beauty (AONBs), Ramsar, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI). Locations of designation can be found at <http://magic.defra.gov.uk/MagicMap.aspx> and further advice on designations can be found at <http://jncc.defra.gov.uk>. Further advice on TPOs, Conservation Areas or planning condition can be found with the local governing organisation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species. Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the site we would advise you to instruct us to contact the third party and undertake further inspection work.

The trees have been surveyed in accordance with the criteria set in the BS: 5837: Trees in Relation to Design, Demolition and Construction - 2012. A full hazard assessment of the trees (including assessment of decay or their defects and their implications) has not been undertaken as this is considered beyond the scope of this report. Any obvious hazards and defects have been identified where relevant in the Tree Survey Schedule and appropriate relating works have been recommended. Where relevant, trees not located within the legal property of the owner have been included and any works would be subject (where relevant by law, Statue and Common) to the owner's permission. Where appropriate further investigative works to be undertaken have been detailed and recommended. This may include climbing inspections, below ground exploratory investigations and the use of specialist decay detection equipment. Detailed ecological considerations are also beyond the scope of this report. UK and European Wildlife Legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 & updated 1994. This includes information of wild birds, bats, badgers and some insects. Bats in particular are afforded particular protection, and a specialist is required to determine if bats are present or may be affected when carrying out tree works. Further information is available from Natural England.

This survey and reports have been undertaken and produced by The Arboricultural Consultancy Ltd. All information within this report was correct at time of assessment.



Ben Tidey FdSc
Consultant Arboriculturist
Wednesday, 20 May 2026

1.0 Introduction

- 1.1. The Arboricultural Consultancy have been appointed to provide information regarding the impact to trees from the proposed solar array.
- 1.2. The survey was undertaken to standards set out in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2.0 Site Inspection Details

- 2.1. The site was inspected by Ben Tidey FdSc arb on Sunday 26th April 2026, the weather was clear and still. Mr Tidey was alone for the inspection.
- 2.2. The trees were assessed to standards set out in BS 5837:2012: Trees in relation to design, demolition and construction – Recommendations.
- 2.3. Tree location was recorded with the use of topographical plan and land features, tree location is presumed correct where features are correctly recorded.

3.0 Tree Constraints Plan Information

- 3.1. The Tree Constraints Plan – TCP.BH.01119.V1 is to be used at the development and planning stage to inform of the constraints that are posed to the development by the tree stock as well as to help with decisions on how to mitigate against potential tree loss or damage.
- 3.2. The proposal comprises of ground mounted PV solar panels at Barrington House.
- 3.3. The Tree Constraints Plan - TCP.BH.01119.V1, as well as information within this tree schedule informs; the location of trees, their crowns, root protection areas as well as crown heights and tree quality. Any development or development works phase should be planned with consideration as to the impact on the trees. There are many things to consider but typically these are: the footprint of the development with footings, service ways, site access for people and plant, required construction space (e.g. scaffolding) equipment and materials storage, access as well as the future impact from the trees' growth or attributes.
- 3.4. Block plans indicate that there will be an impact to trees in proximity to the proposed installation, this will be to trees T1(U), T2(C), TG1(C) and to stumps of T7 (U), T8 (U) from the requirement to alter ground levels.

4.0 Planning Considerations

- 4.1. It is important to note that trees are a material consideration in the UK planning system (National Planning Policy Framework) and existing trees are an important factor. They require forethought when assessing the development potential of a site, whether trees are within the working area, or within such proximity to it, that they may be affected by construction operations.
- 4.2. Development plans should consider the constraints posed by both their above and below ground tree parts and be planned for accordingly both for the development itself and for the construction phase.
- 4.3. Guidance with the British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations states that the default position should be that structures are located outside of Root Protection Areas (RPs) of trees to be retained. However,

where there is an overriding justification for construction within the RPA, a technical solution might be available that prevents damage to trees.

5.0 Tree Constraints

- 5.1. The proposal comprises of ground mounted PV solar panels at Barrington House.
- 5.2. The primary arboricultural consideration for the project is the impact to trees T2(C), TG1(C) from the required soil level change.
- 5.3. There will be shading cast from trees to this installation which has been taken into account in formulating the proposal.
- 5.4. There are trees in proximity that are subject to tree preservation orders.
- 5.5. Tree T1 has a tree preservation order on it, however this tree was felled a significant time ago and only the ground level stump remains. There is early epicormic growths from this stump, the stump is heavily decayed, and it is unlikely this tree will develop into a tree of quality, the Tree Protection Order (TPO) on this tree should be revoked or reassigned to a new tree in its proximity.

6.0 Recommendations

- 6.1. The project should try where possible to not disturb RPA soil levels where possible.
- 6.2. The council tree officer should be consulted as to the appropriateness of the TPO on T1 as the tree has been felled and only the stump remains yet all documentation still records this tree as being present.

7.0 Tree Schedule

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T1*	Copper Beech/ <i>Fagus sylvatica f. purpurea</i>	U/	NA	Dead	3	20av x25	9.3/1.7	1;1;2;1	0;1;2;1	N0	Poor	Poor	Old Beech stump with epicormic growth, historic low-cut stump with major decay and collapsing, recommend planting a replacement beech tree to compensate for this tree's loss	Plant replacement tree and have the Tree Preservation Order (TPO) reassigned
T2	Common Hazel/ <i>Corylus avellana</i>	C/ 2 Landscape Values	>40 yrs	Mature	4	80av x8	23.3/2.7	1;3;5;1	1;3;5;1	S0.5	Fair	Fair	Asymmetric crown, growing within hedgerow	No comments,
T3#*	Common Oak/ <i>Quercus robur</i>	C/ 2 Landscape Values	>40 yrs	Mature	15	650	191.2/7.8	5;7;7;6	2;7;7;6	S2	Decline	Fair	Major deadwood in crown with 50% sparse foliage, epicormic growths from secondary scaffold indicating stress	Third party notification of tree decline.
T4#*	Common Lime/ <i>Tilia europaea</i>	B/ 2 Landscape Values	>40 yrs	Semi-mature	10	200	18.1/2.4	3;4;3;3	2;4;3;3	S0	Fair	Fair	Epicormic growth from base	No comments,
T5#*	Common Lime/ <i>Tilia europaea</i>	B/ 2 Landscape Values	>40 yrs	Mature	23	600	162.9/7.2	4;4;4;3	3;4;4;3	E4	Fair	Fair	Third party tree, tall tree likely cast shading	No comments,
T6#*	Common Yew/ <i>Taxus baccata</i>	B/ 2 Landscape Values	>40 yrs	Semi-mature	6	180; 200	32.8/3.2	4;3;4;3	1;3;4;3	S1	Fair	Fair	Third party tree	No comments,

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S; W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T7	Unknown/	U/	NA	Dead	Dead	610	168.4/7.3	NA	NA	NA	Poor	Poor	Stump, decay present, no indication of regrowth, unviable tree	No comments,
T8	Unknown/	U/	NA	Dead	Dead	410	76.1/4.9	NA	NA	NA	Poor	Poor	Stump, no indication of regrowth, unviable tree	No comments,
T9#*	Golden Robinia/ <i>Robinia pseudoacacia</i> 'Frisia'	B/ 2 Landscape Values	20 to 40 yrs	Mature	9	200; 180	32.8/3.2	5;4;3;3	3;4;3;3	S2	Fair	Fair	Third party tree	No comments,
T10#*	Cherry tree/ <i>Prunus</i> sp.	B/ 2 Landscape Values	>40 yrs	Veteran	10	250	28.3/3	5;4;4;4	3;4;4;4	W2	Fair	Fair	Third party tree	No comments,
TG1	Vegetation area - Cherry laurel, Holly, Hawthorn, Beech, Yew/ <i>Prunus laurocerasus</i> , <i>Ilex aquifolium</i> , <i>Crataegus monogyna</i> , <i>Fagus sylvatica</i> , <i>Taxus baccata</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	1-4	150Max	1.8 from trunks	Group Area	Group Area	Group Area	Fair	Fair	Group area around edge of garden space	Remove 2 Laurel for access, prune back single larger stem over access, cut back smaller branching next to access

T= Tree, TG = Tree Group, # = Estimated measurements, * = TPO

<u>Root protection area calculations</u>	
Single stemmed trees	$\text{RPA(m}^2\text{)} = \frac{(\text{stem diameter (mm)} @ 1.5\text{m} \times 12)^2 \times 3.142}{1000}$
Trees with two to five stems, this is then treated as a single stem diameter	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 + (\text{stem diameter } 3)^2 + (\text{stem diameter } 4)^2 + (\text{stem diameter } 5)^2}$
Trees with more than five stems, this is then treated as a single stem diameter	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations**Cascade chart for tree quality assessment**

Trees to be considered for retention				Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years 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 category U trees (e.g. 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, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.				Dark red RGB Code: 127-000-000
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Identification on Plan
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green RGB Code: 000-255-000
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue RGB Code: 000-000-255
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey RGB Code: 091-091-091

End of Report



The Arboricultural Consultancy is based in Sussex, covering the South East of England. We specialise in comprehensive tree management surveys, reports, and advice. Our expertise is invaluable in ensuring compliance with health and safety regulations, meeting development requirements, and fulfilling Tree Preservation Order (TPO) and Conservation Area obligations.

We take pride in offering professional and reliable services that prioritise the health and longevity of trees. Our team is dedicated to providing expert guidance and recommendations that align with your objectives and environmental stewardship.

With our extensive knowledge in arboricultural science, we deliver accurate and detailed assessments that inform sound decision-making. Trust us to be your trusted partner in responsible tree management.

Visit our website at www.thearboriculturalconsultancy.co.uk