



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 EXTENSION**

AT

**NO.1 QUEENS DRIVE
HASOCKS
BN6 8DF**

BY

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

**Our ref: J68.89
3rd July 2026**

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Ms V. Baker to undertake an inspection of a tree located immediately adjacent to the site referred to as No. 1 Queens Drive, Hassocks, BN6 8DF. 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 demolition of an existing conservatory and the construction of a single storey extension utilising the same footprint, together with internal alterations. Details of the proposals will have been submitted by Architectural Jones Projects.
- 1.3 The trees were inspected on 24th June 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 to the north west of a curved road occupying a torch shaped, relatively level plot with a gravel drive in front of the semi-detached house. A conservatory is attached to the rear west corner with paving extending across to the boundary and a rear decked area with lawns beyond. To the east and west are further residential properties.

3. SCOPE OF TREE SURVEY

- 3.1 There are no trees within the grounds of the site within 15m of the area of proposed works. In the adjoining garden to the west (No. 65) is a mature Apple tree. This is the only tree within 15m of the proposals.
- 3.2 For the offsite tree estimates of its location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 The neighbours tree was viewed remotely with its structural integrity of the tree unconfirmed. The 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. Tree number, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J68.89/01 in Appendix 2. This drawing also includes crown spread based on four compass points and BS calculated root protection area based on assumed stem diameters.
- 4.3 The following categories of information were obtained for the tree. A separate detailed tree survey sheet is 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 the 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.

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 INSPECTION

- 6.1 A single mature Apple tree was inspected remotely, located in the neighbours garden. The tree is four stemmed near ground level and partially clad in dead climber. The tree has been pruned in the past with vigorous regrowth. Decay of previous pruning points was visible. The crown is Rather haphazard in form with past crown raising. At c6m height it is a relatively small tree of limited visual presence.
- 6.2 The tree was classified as BS 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.



View of T1 Apple from within garden of No.1 Queens Drive.

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 estimated stem diameters and the formula as described in Section 4.6 in BS 5837:2012. This is represented as a basic circle 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 demolition of an existing conservatory and the construction of a single storey extension utilising the same footprint, together with internal alterations. Details of the proposals will have been submitted by Architectural Jones Projects.
- 8.2 The supplied proposed layout produced by Architectural Jones Projects has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J68.89/02 in Appendix 4. This indicates measures to protect the offsite Apple tree in accordance with BS5837:2012 requirements.

9. POTENTIAL IMPACT OF PROPOSALS ON NEIGHBOURS TREE

- 9.1 Only one tree could possibly be impacted by the proposals, the neighbours Apple tree, T1. However the existing footprint of the conservatory, which is to be replaced by the extension, is outside the calculated RPA of the Apple tree. Therefore there will be no impact from the foundations for the extension.
- 9.2 The extension will reutilise the existing roof drainage that serves the conservatory and any services will be routed internally from existing links. There will therefore be no risk of trenching damage to any tree roots that might be present in the garden.
- 9.3 The existing paving that covers the whole of the side garden between the conservatory and boundary fence will provide ground protection from possible compaction by the small machine required for foundation formation with all subsequent works involving foot traffic only as this is a small project.
- 9.4 All materials will typically be brought in as and when needed, due to the small nature of the works, with the side patio and rear deck area providing adequate temporary storage with no impact on the Apple tree.
- 9.5 No specific tree protection fencing will be required due to the location of the Apple tree, the existing extensive load bearing surfacing and the boundary fence, all of which protect the tree from accidental contact damage, with no branches hanging over the boundary.
- 9.6 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 15m from the Apple, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of the tree. No level changes will occur, either raising or lowering within the indicated root protection area, with the existing paving retained as is.



View of extensive surfacing between conservatory and boundary fence which will provide protection to any roots present. Extension replaces conservatory footprint like for like with no impact on roots.

10. ARBORICULTURAL METHOD STATEMENT

- 10.1 A separate AMS is not necessary as there is no impact on tree roots from the proposed extension and the area adjoining the proposals is already surfaced and fenced with no risk of damage to the adjoining Apple tree.

11. SUMMARY

- 11.1 The proposed extension reutilises the footprint of the existing conservatory with no impact on the RPA of the neighbours Apple tree and no impact on its crown. No other trees are present within 15m of the proposals.
- 11.2 The existing surfacing and boundary fencing provides appropriate protection to the Apple with no risk of damage or root disturbance. As such there are no grounds for a refusal based on arboricultural matters.
- 11.3 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained neighbours Apple tree is appropriately protected during the demolition and construction works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

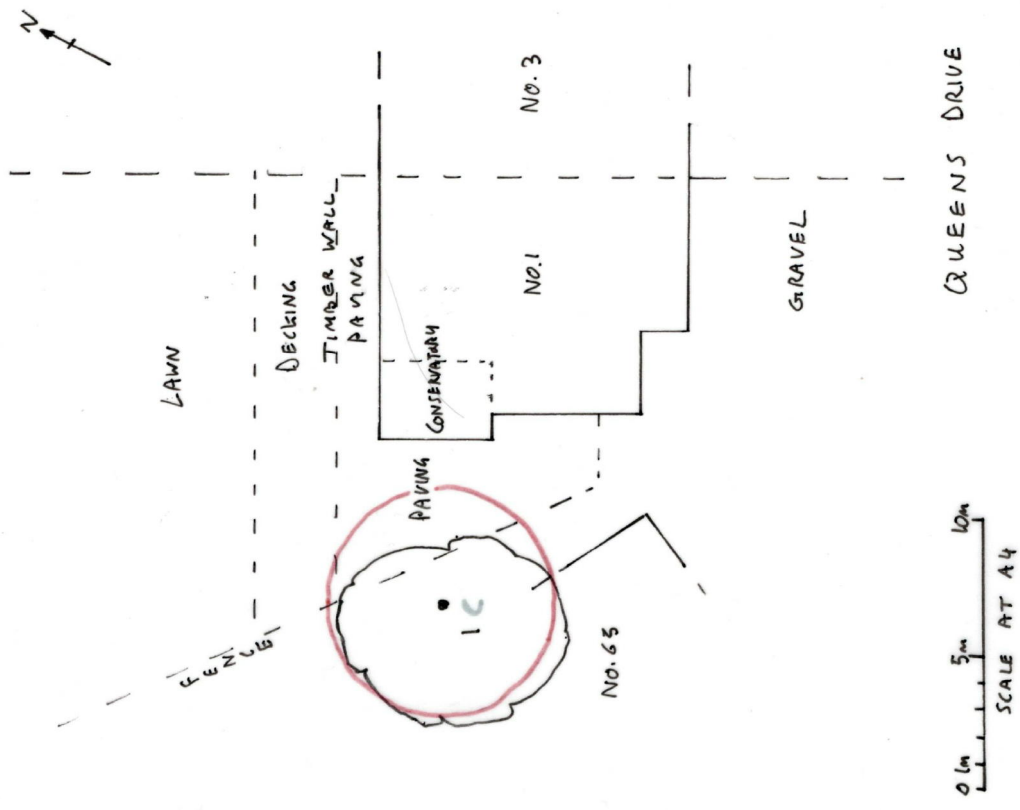
Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - 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			DARK RED
NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)				
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	Apple	6	4	c350	4	3	5.5	c4	M	2+	Unconfirmed	10-20	C2	Four stems near ground level. Part clad in dead climber. Pruned in past with vigorous regrowth. Decay of pruning wounds	

APPENDIX 2



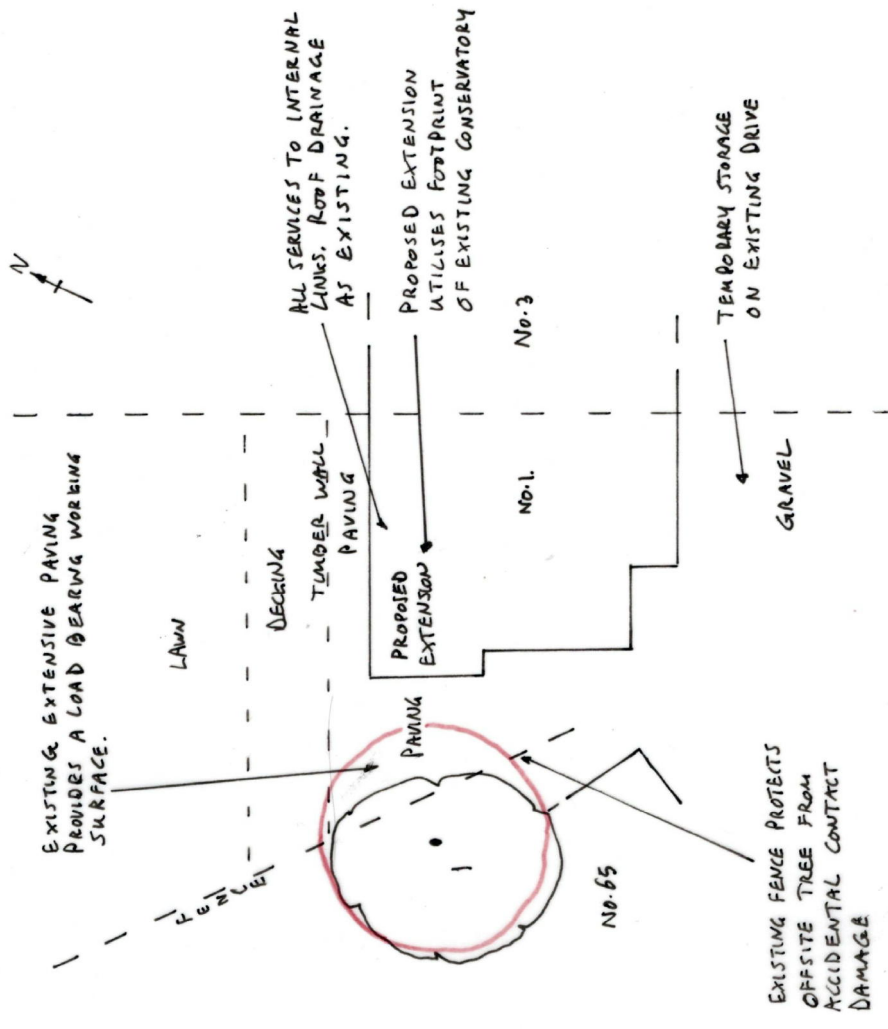
Broad Oak Tree Consultants Limited Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex, TN21 8SS Tel: 01435 862444	
Site:	No. 1 Queens Drive Hassocks BN6 8DF
Title:	TREE CONSTRAINTS PLAN
Key:	• Tree Location 1 Tree Number Crown spread BS calculated root protection area BS Category of Condition A - most desirable for retention B - desirable for retention C - could be retained U - unsuitable for retention Green Blue Grey Red
Scale:	1:200 @ A4 Date: 03/07/2026
DRAWING NO. J68.8901	

APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
1 QUEENS DRIVE, HASSOCKS BN6 8DF

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	Apple	C2	c350	c4.2	c55

APPENDIX 4



Broad Oak Tree Consultants Limited Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex, TN21 8SS Tel: 01435 862444	
Site:	No. 1 Queens Drive Hassocks BN6 8DF
Title:	TREE PROTECTION PLAN
Key:	• Tree Location 1 Tree Number  Crown spread  BS calculated root protection area BS Category of Condition Green A - most desirable for retention Blue B - desirable for retention Grey C - could be retained Red U - unsuitable for retention  Tree for Removal - Safety  Protective Fencing  Tree for Removal - Development
Scale:	1:200 @ A4 Date: 03/07/2026
DRAWING NO.: J68.89/02	

