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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR PROPOSED
EXTENSION**

AT

**5 KINGS COPSE
EAST GRINSTEAD
WEST SUSSEX
RH19 4TH**

BY

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**Our ref: J68.00
3rd February 2026**

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr M. Lewis to undertake an inspection of trees located on and immediately adjacent to the site referred to as 5 Kings Copse, East Grinstead, West Sussex, RH19 4TH. 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 the existing conservatory and its replacement with a slightly larger footprint single storey extension. Details of the proposals will have been submitted by others.
- 1.3 The trees were inspected on 26th January 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 east corner of Kings Copse, a small cul de sac of detached houses, set within a north/south orientated rectangular plot with ground levels falling from north to south. To the north, south and north west are further houses with deciduous woodland to the east. The house is split level and set into the sloping ground with a large conservatory to the rear. The grounds are set to artificial lawn with shrub borders and a raised paved area and outbuilding to the north with a large mature Oak tree. No other trees are located within the grounds though a number of variable dimension trees adjoin to the east in the woodland.

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".
- 4.2 The tree survey followed the numbered sequence from T1 – T7 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J68.00/01 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 6 individual trees were inspected, together with one linear group adjoining the eastern boundary. Apart from the linear group and a young Yew tree the remainder are mature deciduous species with all but the mature Oak T1 located in an area of woodland to the east. This has a mix of mature trees at variable densities with understorey trees throughout. Of the mature trees T4 Horse Chestnut has been heavily pollarded in the last two years, possibly due to the extensive lower stem decay present. T3 Beech and T5 Common Oak were previously crowded by the crown of T4 and have asymmetric crowns as a result. The Ash T7 has been crown reduced in the past and doesn't appear to be in a good condition.

- 6.2 The Oak T1 within the upper part of the garden is twin stemmed at 1.5m and has an open, ascending crown, previously raised and appearing to be in a good condition with only minor dieback and deadwood typical for its size, age and the dry conditions of 2025.
- 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	1	1
B	5	1
C	G2, 3, 4, 6, 7	5
U		
	TOTAL	7

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 for the demolition of the existing conservatory and its replacement with a slightly larger footprint single storey extension. Details of the proposals will have been submitted by others.
- 8.2 The supplied proposed building footprint has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J68.00/02 in Appendix 4. This indicates 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 tree surgery works for the proposals.
- 9.2 No tree RPAs will be impacted by the proposals.
- 9.3 There are no grounds for a refusal based on arboricultural matters and no requirement for specific foundation designs or special precautions as the works are remote from the tree RPAs.
- 9.4 Access with a mini digger for foundation excavations will either be from the west through the front garden of No.4 Kings Copse or round the paved access to the south of the house. Once the foundations have been excavated all materials will be walked or wheelbarrowed into site, with materials typically supplied in as and when needed, avoiding the need for storage areas.
- 9.5 Robust tree protection measures to BS5837:2012 requirements will define the operational space for contractors outside of tree RPAs.

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. **SERVICES/DRAINAGE/SOAKAWAYS**

- 11.1 Existing roof drainage for the conservatory will be reutilised for the extension, which is not a significantly larger roof area.
- 11.2 Existing electrical connections and other services will be linked from within the existing house.

12. **ARBORICULTURAL METHOD STATEMENT**

- 12.1 Section 6.1 'Arboricultural Method Statement' of BS5837:2012 indicates that an AMS is only required if operations/access are required within the RPA of retained trees. Therefore, provided the Tree Protection Plan is adhered to, there would be no requirement for an AMS, particularly given the small scale and very low risk the proposed works represent to the trees.

13. **SUMMARY**

- 13.1 No trees require removal or tree surgery for the proposals.
- 13.2 No tree RPAs would be affected by the proposals and there is ample operational space for the small scale works proposed without putting pressure on protected areas.
- 13.3 Robust tree protection fencing in accordance with BS5837:2012 requirements will define operational space and protect on and offsite tree RPAs.
- 13.4 There are no grounds for a refusal based on arboricultural matters.
- 13.5 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

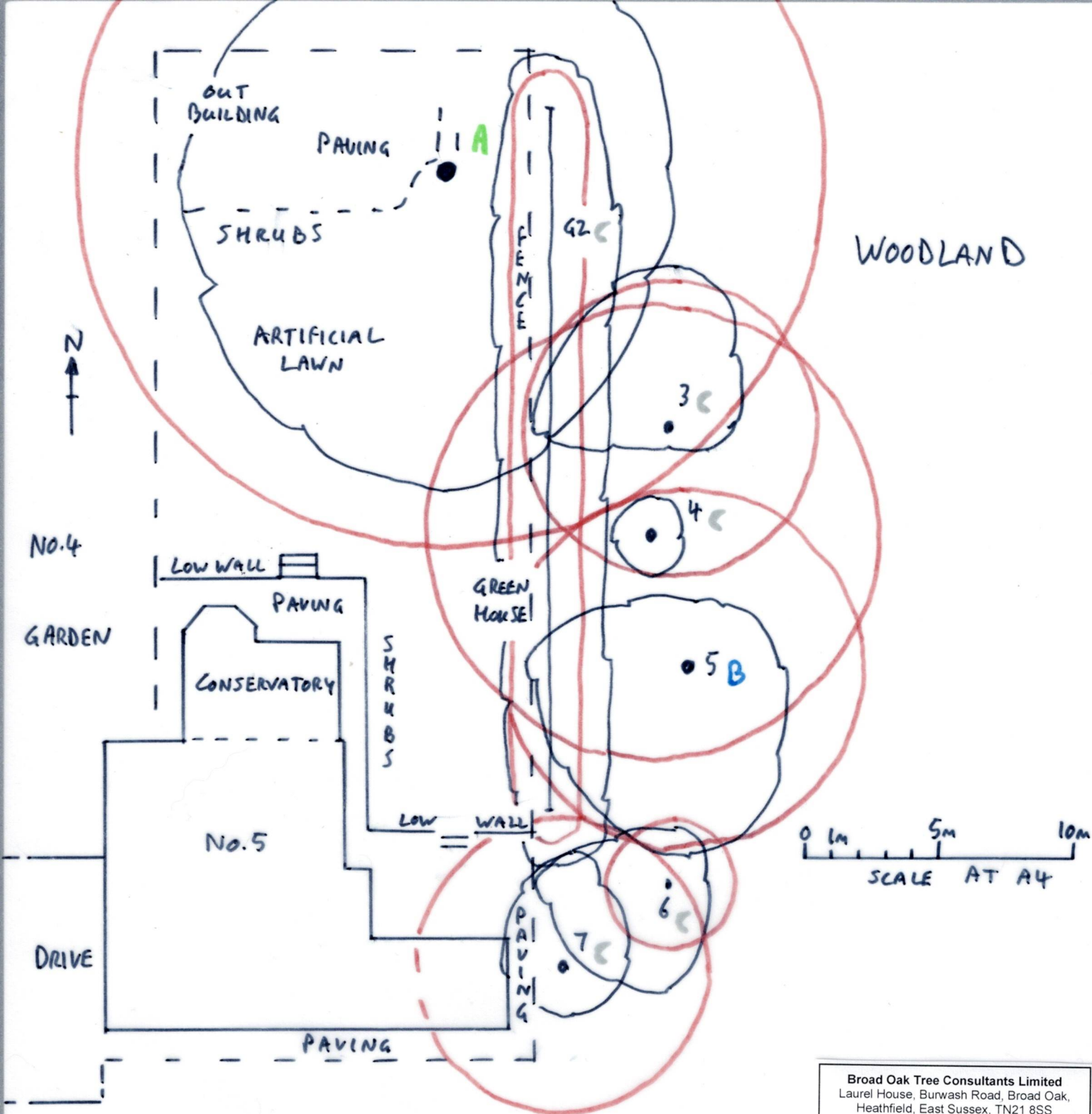
Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - 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							
T1	Common Oak	c25	2	1160	c9	c8	12	10	M	8+	Good	40+	A2	Twin stemmed at 1.5m, one stem dominant. Crown raised in past. Minor dieback and deadwood. Main stem multi-stemmed at 5-6m with ascending crown	
G2	Hawthorn, Hazel	<6	Multi	<120	<2	<2.5	<2	<2.5	SM	0+	Good	40+	C2	Variable height	
T3	Beech	19	1	c450	c6	c2	0.5	5	M	10+	Unconfirmed	20-40	C2	High crown. Twin stemmed c6m. Previously crowded. Crown raised	
T4	Horse Chestnut	9	1	c700	1.5	c1	1.5	1.5	M	2+	Poor	10-20	C1	Large vertical decayed wound from ground level to NW to c3m. Pollarded in last 2 years with regrowth	
T5	Common Oak	25	1	c550	2.5	c3.5	7	6	M	4+	Unconfirmed	20-40	B2	Previously crowded to N	
T6	Yew	5	Multi	c200	2	1.5	4	5	Y	0+	Good	40+	C2		
T7	Ash	20+	1	c450	4	2.5	2	2.5	M	4+	Poor	10-20	C1	Crowded. Crown raised and reduced in past. Deadwood	

APPENDIX 2



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 Tel: 01435 862444

Site: 5 Kings Copse,
 East Grinstead, West Sussex,
 RH19 4TH

Title: TREE CONSTRAINTS PLAN

Key:

- Tree Location
- Group Location
- 1 - 7 Tree/Group 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

Scale: 1:200 @ A4 **Date:** 03/02/2026

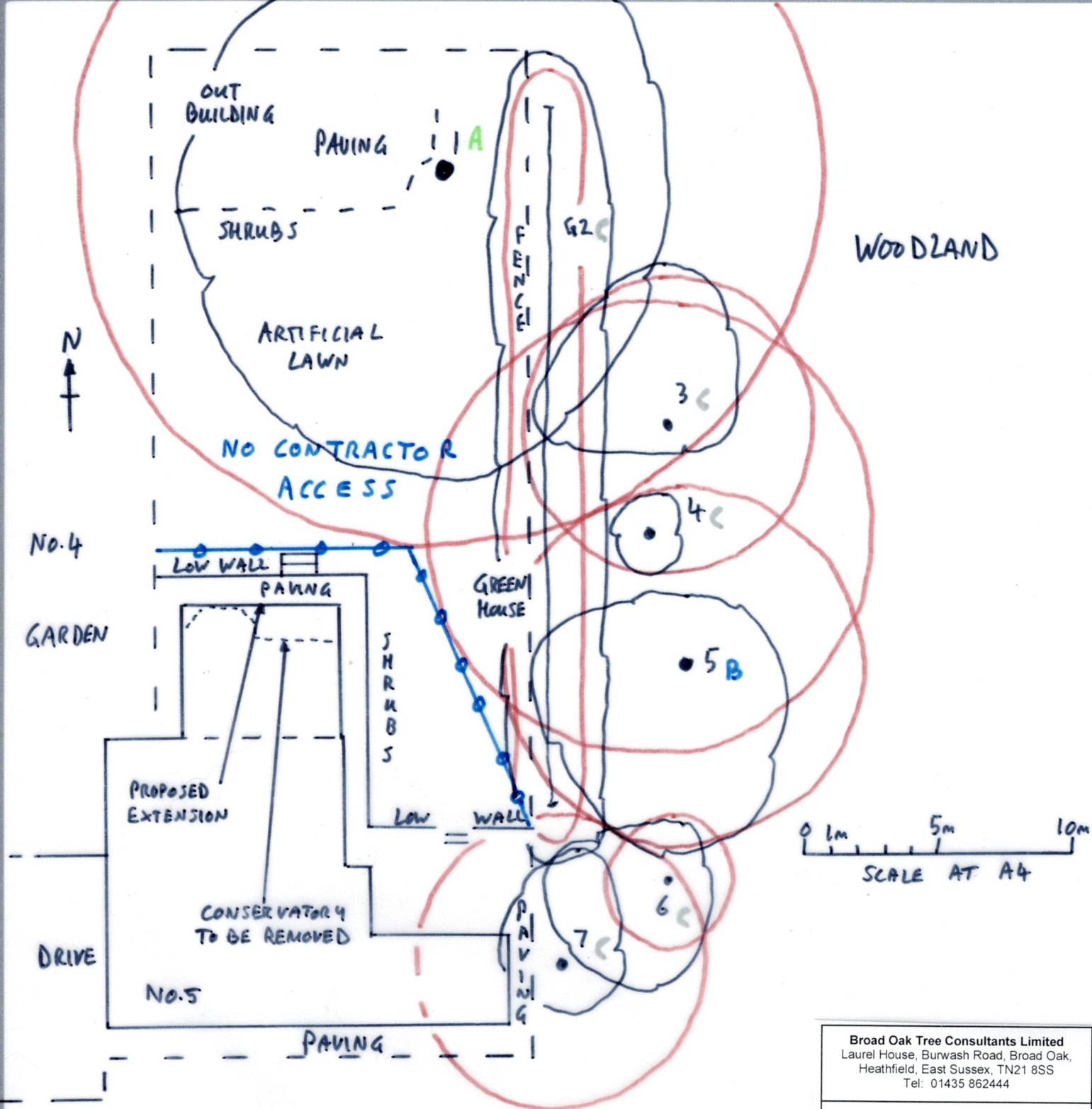
DRAWING NO.: J68.00/01

APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
5 KINGS CPOSE, EAST GRINSTEAD RH19 4TH

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m²)
T1	Common Oak	A2	1160	13.9	607
G2	Hawthorn, Hazel	C2	<120	<1.4	<6
T3	Beech	C2	c450	c5.4	c92
T4	Horse Chestnut	C1	c700	c8.4	c222
T5	Common Oak	B2	c550	c6.6	c13
T6	Yew	C2	c200	c2.4	c18
T7	Ash	C1	c450	c5.4	c92

APPENDIX 4



TREE PROTECTION INFORMATION

Protective fencing measures to be installed at locations specified prior to commencement of any site works.

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 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.

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 offices/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.

- Any services, drainage and soakaways are to be kept outside indicated root protection areas wherever possible. Where excavation is necessary, these should be undertaken by hand and to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

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Tel: 01435 862444

Site: 5 Kings Copse,
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RH19 4TH

Title: TREE PROTECTION PLAN

Key:

- Tree Location
- I Group Location
- 1 - 7 Tree/Group 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

—•—•— Protective Fencing

Scale: 1:200 @ A4 **Date:** 03/02/2026

DRAWING NO.: J68.00/02

APPENDIX 5

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

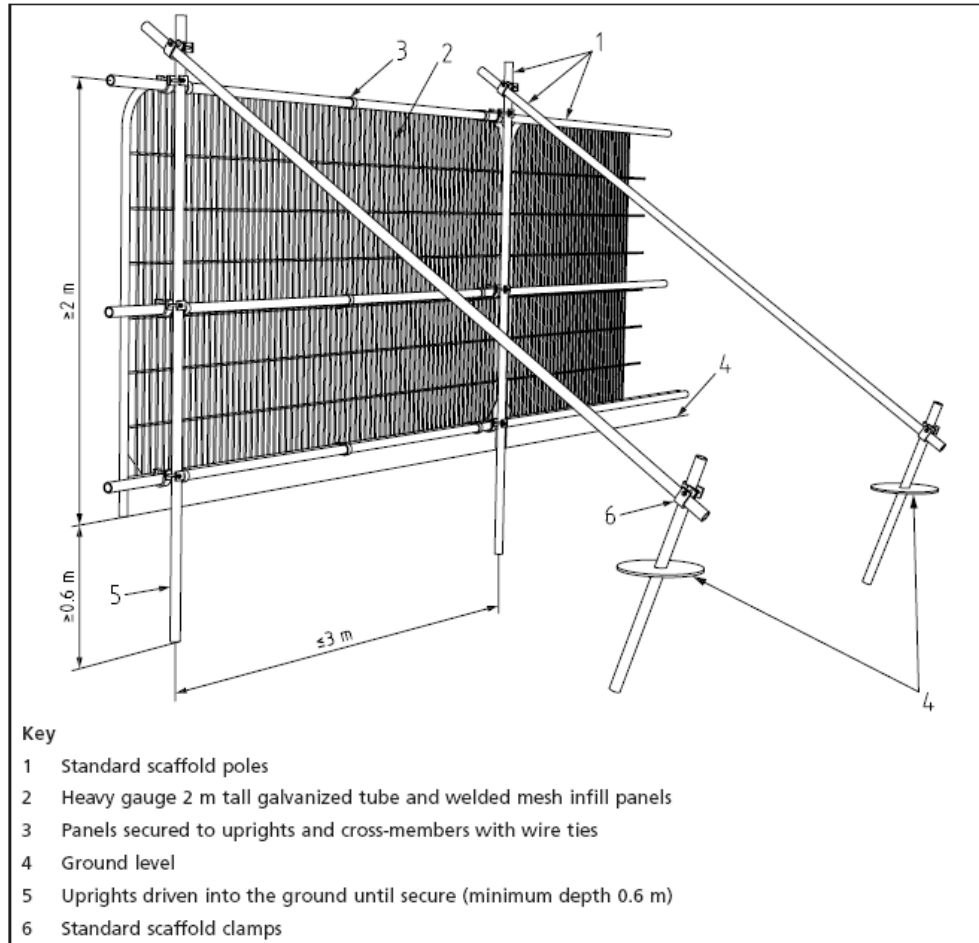
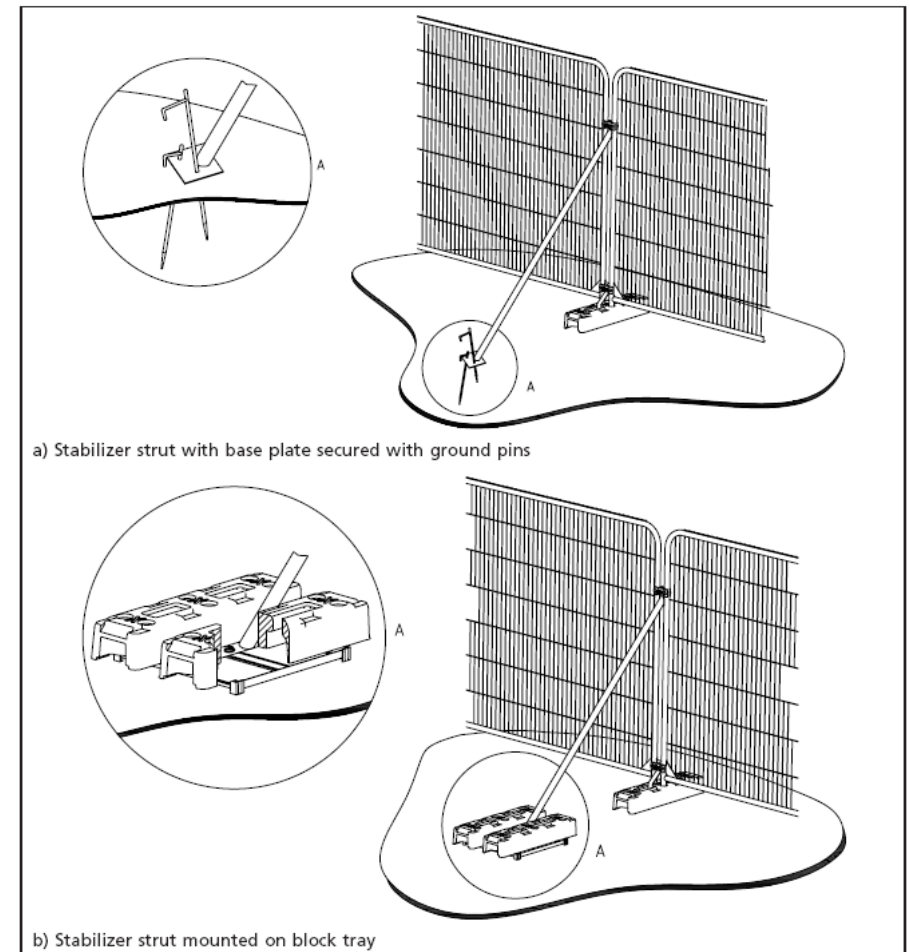


Figure 3 Examples of above-ground stabilizing systems





**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