



**Courtlands, Sandy Lane,
East Grinstead**

**Arboricultural Implications Assessment and
Method Statement**

November 2025



Client	Mr and Mrs Broad
Job name	Courtlands, Sany Lane, East Grinstead
Report title	Arboricultural Implications Assessment and Method Statement
File reference	25-2044-Report

	Name	Position	Date
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1 Introduction

1.1 Site Description

Courtlands, Sany Lane, East Grinstead (the "site") currently comprises a single dwelling set within a large garden. The site is situated approximately a quarter of a mile north of the centre of East Grinstead and is bound to the north, east and west by residential dwellings and to the south by Sandy Lane.

1.2 Proposed Works

The demolition of the existing conservatory and the construction of an extension to the south of the dwelling is proposed. Works that are likely to affect retained trees include the excavation of foundations and the movement of construction machinery.

1.3 Aims of Study

To inform a planning application, Canopy Consultancy has been commissioned by Mr and Mrs Broad to undertake a tree survey of the site, in accordance with British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

The aim of this report is to present the results of the survey, including a Tree Survey Schedule (TSS), an Arboricultural Implications Assessment (AIA), and an Arboricultural Method Statement (AMS). A Tree Protection Plan (TPP) has also been produced and accompanies this report as a separate drawing.

This report in no way constitutes a health and safety survey report. Where concerns for tree health and safety exist, the necessary and appropriate tree inspections should be carried out.

2 Methodology

The trees were inspected from ground level by consultant arboriculturist Neil Taylor on 24th October 2025 and measurements taken in accordance with the recommendations set out in the BS 5837:2012. Canopy spreads were measured and plotted to the four compass points. Where direct access was not possible measurements have been estimated. The surveyed trees are colour coded on the accompanying tree survey drawing according to their relevant BS category.

The tree data collected is used to enable the current canopy spread of the surveyed trees and the Root Protection Area (RPA) to be plotted on the accompanying TPP. The RPA is defined by the formula in paragraph 4.6 from the BS 5837:2012 and may be refined by taking into account current on-site constraints to root activity such as buildings, earthworks and hard paving. This forms part of the design process for the proposed development.

3 Assessment

3.1 Tree Character Groups

The detailed results of the tree survey are provided in the TSS, in Appendix 1. In summary, the trees on the site are in a reasonable condition and vary in terms of amenity value provided to the wider landscape. The trees can be divided into two distinct character groups as follows:

1. The first character group includes the medium sized, middle-aged trees found growing in a group on the eastern boundary. The trees are in a reasonable condition and form an important screen from the neighbouring property.
2. The second character group includes the smaller, middle-aged trees found growing across the site. The trees in this character group are in a good condition but due to their size are of limited amenity value to the local area.

4 Arboricultural Impact Assessment (AIA)

4.1 Methodology

The AIA uses the information obtained in the tree survey to identify areas where the proposed construction may be at odds with accepted standards, in terms of a tree's requirements for space in which to maintain existing roots and shoots, and space for future growth.

The quality and relative importance of each tree is illustrated as a coloured polygon. The colour used relates to the BS categories as follows: A - green, B - blue, C - grey and U - red (see accompanying drawing reference 25-2044-TPP). In general, the design process will try to retain A and B category trees. Proposed construction will therefore normally be excluded from the RPA of A and B category trees. Red trees are discounted as they are recommended for removal.

Details of the trees surveyed are given in the TSS (Appendix 1). The juxtaposition of the proposed development in relation to existing tree locations are shown on the accompanying TPP drawing, reference 25-2044-TPP.

The AIA considers existing site conditions and the effect that they may have on the development of the surveyed trees' root systems. Hard structures such as building and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

4.2 Assessment

Refer to the accompanying TPP, drawing, reference 25-2044-TPP, for the relationship between the proposed development and the trees on and adjacent to the site.

- No trees will be removed to enable the proposed development.
- The following tree will require pruning prior to the construction of the proposed development:

T3 – reduce west facing laterals by 1 metre to suitable growth points

- The following trees will be affected by the demolition of the existing conservatory within the RPA:

T3 and G1

The conservatory will be demolished in accordance with the methodology outlined in Section 5.2 below.

- The following trees will be affected by the construction of an extension on the edge of the RPA:

T3 and G1

Excavations for foundations will be carried out in accordance with the methodology outlined in Section 5.3 below.

5 Arboricultural Method Statement (AMS)

5.1 Methodology

The AMS provides the means by which retained trees and hedges can be protected throughout the development.

The movement of demolition and construction machinery in close proximity to trees may cause compaction of the soil which affects the tree's ability to absorb moisture and nutrients. The RPAs of retained trees and hedges will be protected by a tree protection barrier as described in paragraph 5.5 below and shown on the accompanying TPP, drawing number 25-2044-TPP.

5.2 Demolition within the RPA of Retained Trees

Prior to demolition commencing, the retained trees will be protected in accordance with the accompanying TPP, drawing number 25-2044-TPP.

The demolition of the existing conservatory will be carried out using a top down pull back method with any machinery used stood on an existing hard surface at all times. The existing foundations that are on the edge of the RPA will be left in situ.

5.3 Construction within the RPA of Retained Trees

The excavations for foundations that are on the edge of the RPA of T3 and G1 will be carried out by hand under the supervision of a suitably qualified arboriculturist to a depth of 600mm. Any roots encountered will be pruned back to the edge of the trench with sharp secateurs. Once the roots have been pruned, excavations can continue by machine.

No materials or spoil is to be stored within the RPA of a retained tree, unless on an existing hard surface.

In order to avoid damage to the retained trees the tree surgery and felling work identified in the accompanying tree survey schedule will be carried out prior to the occupation of the site by the building contractor. The work will be carried out in accordance with BS 3998:2010.

5.4 Services

The existing drainage will be modified to accommodate the new extension. The new sections of drainage run that are within the RPA of retained trees will be excavated by hand under the supervision of a suitably qualified arboriculturist. Roots with a diameter of 25mm or less will be pruned back to the edge of the trench with sharp secateurs. Any roots greater than 25mm will be retained.

There will be no new underground services.

5.5 Tree Protection

All trees that are to be retained on the site will be protected by the use of a tree protection barrier erected in the location shown on the accompanying TPP, drawing number 25-2044-TPP. The fence will consist of "Heras" type panels or similar braced at appropriate intervals and secured to keep in place. The tree protection barrier will be erected prior to the occupation of the site by the building contractor and will only be removed once the construction phase is complete.

Where specified on the accompanying TPP drawing, reference 25-2044-TPP, the ground between the building and the tree protection barrier will be protected by geotextile fabric and side butting scaffold boards or thick plywood fit for purpose, on a compressible layer (e.g. 100mm layer of woodchip over a geotextile membrane). The ground protection will be left in place until the building works are complete.

5.6 Site Monitoring and Supervision

The process of reporting to the client and LPA/Tree Officer will be by emailing the checklist form at Appendix 2. Site monitoring is to be at a frequency agreed and approved by the LPA. It will involve a site visit by the arboriculturist at selected intervals to ensure that the appropriate tree protection measures, as detailed in the approved drawings and method statements, are continually adhered to.

6 Conclusion

Canopy Consultancy was commissioned by Mr and Mrs Broad to carry out a tree survey at the site. The results of the survey indicate that the trees within the survey area vary considerably in terms of condition and contribution to the amenity of the wider landscape.

No trees will be removed to enable the proposed development.

Through the specified tree protection measures and construction methodology, it will be possible to minimise the impact of the proposed development on the retained trees.

Overall, there are no known overriding arboricultural constraints which would prevent the proposed development from going ahead, subject to the protection measures and construction methodologies specified within this report being correctly implemented.

7 Appendices

<i>Mr and Mrs Broad</i>	<i>Courtlands, Sandy Lane, East Grinstead</i>
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Appendix 1: Tree Survey Schedule

Project:	Courtlands, Sandy Lane, East Grinstead							BS 5837 2012 Trees in relation to design, demolition and construction- recommendations	Surveyed by		NT				
Ref:	25-2044-TSS								Weather		Clear				
Date:	24.10.25								Tagged		No				
Client:	Mr and Mrs Broad														
			Canopy Spread												
Tree No.	Species	Height (m)	Stem Dia (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category
T1	Malus (Apple)	4	220	2	2	3	1	1	2	MA	Good - Previously reduced.	Good	None	10-20	C1
T2	Malus (Apple)	4	240	2	2	2	3	1	2	MA	Good - Previously reduced.	Good	None	20-40	C1
T3	Chamaecyparis lawsoniana (Lawson Cypress)	10	297	2	1	3	2	2	2	MA	Good - Off site.	Good	None	20-40	C1
G1	Chamaecyparis lawsoniana (Lawson Cypress)	8	Varied							MA	Fair - boundary group. Previously reduced. Off site. Topped	Good	None	20-40	C1
G2	Cotinus sp. (Smokebush), Rhododendron SP., Prunus laurocerasus (Cherry Laurel), Taxus baccata Fastigiata (Yew), Ilex aquifolium (Holly)	7	Varied							Y	Good - boundary group.	Good	None	40+	C1
H1	X Cupressocyparis leylandii (Leyland Cypress)	3	Varied							Y	Good - boundary hedge.	Good	None	40+	C1

Appendix 2: Programme of Site Monitoring

Courtlands, Sandy Lane, East Grinstead
Site Monitoring Form

To be completed by the named arboriculturist and emailed to the client and tree officer at the completion of each operation.

Arboriculturist.....

Client.....

Project Manager.....

Tree Officer.....

(The above to be filled in with names and contact numbers)

OPERATION	TIMING	DATE	COMMENTS
Pre-commencement meeting or contact with project/site manager.	Before any works or pre-works on site, including storage of materials		
Spot check of tree protection measures	Before demolition begin		
Supervision of excavations for foundations within the RPA of T3 and G1	During ground works		
Supervision of excavations for drainage	During ground works		
Completion of development	Once all construction activity has been completed		