

ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

For the proposed construction of a new garage
Fair Tye, Tyes Cross, East Grinstead, West Sussex, RH19 4HT

Prepared For:	Ms S Young
Local Authority:	Mid Sussex District Council
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EXECUTIVE SUMMARY	2
1 Introduction	3
1.1 Instruction.....	3
1.2 Description of proposals.....	3
1.3 Terms of Reference (ToR).....	3
1.4 Author	4
2 Planning context and legislation	4
2.1 National planning guidance	4
2.2 Local planning policy	5
2.3 Tree Preservation Orders (TPOs).....	6
2.4 Conservation Areas (CAs)	6
3 Impact assessment methodology	6
4 Site assessment	7
4.1 Site visit and tree inspection.....	7
4.2 Description of site	7
4.3 Soil conditions.....	8
4.4 Existing tree stock	8
4.5 Principal Arboricultural Features (PAFs).....	8
5 Arboricultural Impact Assessment (AIA)	10
5.1 Trees to be removed	10
5.2 Trees to be pruned.....	11
5.3 Root Protection Area (RPA) conflicts	11
6 Preliminary Method Statement (PMS)	12
6.1 Arboricultural pre-requisites.....	12
6.2 Sequencing of works.....	12
6.3 Tree removal	13
6.4 Tree Protection Fencing (TPF)	13
6.5 Construction Exclusion Zones (CEZs).....	15
6.6 Pre-Commencement Meeting (PCM).....	15
6.7 Excavation for underground services.....	16
6.8 Main construction phase.....	17
6.9 Management of variations and incidents.....	17
7 Conclusions and recommendations	18
7.1 Conclusions	18
7.2 Recommendations	18
References	19

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EXECUTIVE SUMMARY

- S1. This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Ms S Young in relation to the subject property, Fair Tye, Tyes Cross, East Grinstead, West Sussex, RH19 4HT.
- S2. The proposals comprise the construction of a new three-bay, timber-framed, detached garage to the west of the existing property. The new garage will be 5m deep by 8.4m wide, and 4.1m tall, with the front elevation oriented towards the south, enabling access from the existing driveway area.
- S3. This report has been prepared in accordance with British Standard BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*', and is intended to be submitted to Mid Sussex District Council as part of the supporting technical information for a planning application.
- S4. I have consulted the Mid Sussex District Council website's interactive TPO Mapping system, and this suggests that no TPO is in force on the site at the time of writing. Similarly, the site is not within a designated conservation area.
- S5. The proposed garage construction will necessitate the removal of three individual cypress trees (T3, T4 and T5), as they are located within the footprint of the development. Whilst these trees are visually prominent, particularly during the winter months when surrounding deciduous species are not in leaf, they are of comparatively limited arboricultural and ecological value. This is primarily due to their form and their status as a non-native coniferous species, which are typically associated with a relatively low diversity of dependent fauna when compared to native broadleaf trees.
- S6. Accordingly, whilst some short-term visual impact will arise from their removal, this could be offset through the implementation of a suitable replacement planting scheme. The introduction of long-lived, site-appropriate native broadleaf species would likely result in an overall enhancement in both visual amenity and biodiversity value over the medium to long term, which could be secured by way of an appropriately worded planning condition.
- S7. As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.
- S8. There will be no incursions into the root protection areas (RPAs) of the retained tree stock. Accordingly, construction activities will be undertaken wholly outside of these sensitive areas. The installation of standardised tree protection measures, comprising protective barriers erected in the locations shown on the appended Tree Protection Plan (TPP), will therefore provide an appropriate and proportionate level of protection for the duration of the works.
- S9. Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 This Arboricultural Impact Assessment and Preliminary Method Statement (AIAPMS) has been instructed by Ms S Young in relation to the subject property, Fair Tye, Tyes Cross, East Grinstead, West Sussex, RH19 4HT.

1.2 DESCRIPTION OF PROPOSALS

1.2.1 The proposals comprise the construction of a new three-bay, timber-framed, detached garage to the west of the existing property. The new garage will be 5m deep by 8.4m wide, and 4.1m tall, with the front elevation oriented towards the south, enabling access from the existing driveway area.

1.3 TERMS OF REFERENCE (ToR)

1.3.1 This report has been prepared in accordance with British Standard BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*', and is intended to be submitted to Mid Sussex District Council as part of the supporting technical information for a planning application.

1.3.2 The aim of this report is to identify the impact of the proposed development on the existing site context, identify trees for removal and retention, and to outline suitable protection measures as necessary to minimise lasting adverse impacts to retained trees.

1.3.3 The contents of this report are based on the arboricultural and design information available at the time of writing. Detailed design elements such as foundation designs, underground service routes, hard and soft landscaping and other such information is included where known. If it is not available at present, subsequent submissions with revised arboricultural assessments can be requested through the use of appropriate planning conditions.

1.3.4 The agreed scope of work is outlined below:

1. To undertake a site visit and tree inspection of the trees within influencing distance of the proposals, in accordance with BS 5837:2012;
2. To produce a package of documents to enable the design team to produce a site layout that respects the above and below ground constraints associated with the existing tree stock; and
3. To produce this arboricultural impact assessment; identifying the impact of the proposals and what working methodologies or protection measures should be adhered to, to ensure successful integration of the proposals into the existing landscape.

1.3.5 This report should be read in conjunction with the documents and plans listed below for context:

- | | |
|-------------|--|
| Appendix 1. | The tree survey schedule (ref. MDJAC-BS26113-TSS-01); |
| Appendix 2. | The tree constraints plan (ref. MDJAC-BS26113-TCP-01); and |
| Appendix 3. | The tree protection plan (ref. MDJAC-BS26113-TPP-01). |

1.4 AUTHOR

1.4.1 I am Matthew Jones the Managing Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited. I have worked exclusively within the arboriculture industry for over 15 years, initially as a climbing arborist.

1.4.2 In 2014 I transitioned into private consultancy and completed the Bachelor of Science Degree with Honours (RQF Level 6) in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan).

1.4.3 I have been a member of the Arboricultural Association since 2017. I have been a Professional Member (MArborA) since 2020 and in 2025 I was awarded Registered Consultant Status (RCArborA). Registered Consultants have attained a recognised standard of knowledge and experience, and have demonstrated the ability to practise as an arboricultural consultant in the most complex and demanding situations. This is evidenced by a rigorous assessment and professional interview conducted by expert industry assessors. The aim of the scheme is to recognise excellence in the field of tree consultancy, and it is promoted by the Arboricultural Association as establishing the highest level of attainment available within the UK.

1.4.4 I am also an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

2 PLANNING CONTEXT AND LEGISLATION

2.1 NATIONAL PLANNING GUIDANCE

The National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) (February 2025) sets out the principles against which LPAs should determine planning applications.

2.1.2 Section 12 'Achieving well-designed places' states at paragraph 136:

'136. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

2.1.3 Section 15 'conserving and enhancing the natural environment' also states at paragraph 187:

'187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(b). recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

2.1.4 Furthermore, Paragraph 193 states:

'193. When determining planning applications, local planning authorities should apply the following principles:

(c). Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

2.2 LOCAL PLANNING POLICY

Mid Sussex District Plan 2014-2031

2.2.1 Policy DP37 'Trees, Woodland and Hedgerows' of this document states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account:*
 - *the condition and health of the trees; and*
 - *the contribution of the trees to the character and visual amenity of the local area; and*
 - *the amenity and nature conservation value of the trees; and*
 - *the extent and impact of the works; and*
 - *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

Summary of policy context

2.2.2 The above national and local planning policy requirements must be met in order for the application to be considered as non-detrimental in arboricultural terms. The most prevalent of these requirements are to:

- ensure that trees that make an important contribution to the character and quality of urban environments are retained and protected; and
- ensure that space for replacement tree planting is included within the proposal to enable enhancement of the existing context.

2.3 TREE PRESERVATION ORDERS (TPOs)

2.3.1 I have consulted the Mid Sussex District Council website's interactive TPO Mapping system¹, and this suggests that no TPO is in force on the site at the time of writing.

2.4 CONSERVATION AREAS (CAs)

2.4.1 The site is not within a designated conservation area.

3 IMPACT ASSESSMENT METHODOLOGY

3.1.1 In order to systematically assess the overall impact of the scheme, I have devised a series of categories which seek to provide a summary of the likely, post-planning site conditions on the presumption that planning consent is gained, and the proposed scheme as detailed within this report is built out.

3.1.2 My conclusions relating to the overall arboricultural impact of the scheme are summarised at **Table 1** below.

¹ (Mid Sussex District Council, 2026)

Table 1: MDJAC magnitudes of impact summary.

Impact category	Description
High	Total or extensive alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is significantly and adversely different.
Medium	Partial alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is partially different.
Low	Minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning changes will be distinguishable, but comparable to the existing context.
Negligible	No or very minor alteration to the existing arboricultural character of the site, or the principal arboricultural features on or adjacent to it. The post-planning situation is not readily distinguishable from the existing context with no material adverse impact.

4 SITE ASSESSMENT

4.1 SITE VISIT AND TREE INSPECTION

4.1.1 I undertook a site inspection and tree survey on 17 March 2026. Weather conditions at the time were overcast but dry and deciduous trees were in partial leaf.

4.1.2 The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that may only be visible from viewpoints with restricted access cannot be discounted. All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. Other aids included an acoustic hammer and a steel probe, both of which were used where necessary to assess and evaluate the extent of any dysfunctional wood, cavities or other structural defects. The information contained within this document does not constitute a full hazard or risk assessment, and therefore I (MDJ Arboricultural Consultancy Limited) make no guarantee of their stability or safety.

4.1.3 I collected the baseline data using a handheld tablet, which was then exported to Microsoft Excel to produce the tree survey schedule at **Appendix 1**. The locations of the trees have been plotted using measurements taken on site. This information was exported to produce a Tree Constraints Plan (TCP) (**Appendix 2**), onto which the proposed layout has been overlaid to produce the Tree Protection Plan (TPP) at **Appendix 3**.

4.2 DESCRIPTION OF SITE

4.2.1 The subject property is located on the north side of Plawhatch Lane, some 30m west of the road junction with Grinstead Lane. The east boundary is shared with the adjacent property, Tyes Cross Cottage, whilst the north and west boundaries abut open agricultural fields. The southern boundary extends along Plawhatch Lane.

4.2.2 An existing but informal driveway area extends across much of the southern part of the site, separated from the private rear garden by an existing timber fence. Beyond the fence, an external seating area leads to the generous rear garden, which is laid to turf.

4.3 SOIL CONDITIONS

4.3.1 I have reviewed the underlying soil geology with reference to the British Geological Survey datasets, which suggests that the underlying geology is likely to be Ashdown Formation. Ashdown Formation comprises interbedded sandstone and siltstone and, therefore, is likely to be less susceptible to the impacts of compaction than other soil types, such as cohesive clay soils.

4.4 EXISTING TREE STOCK

4.4.1 All trees have been categorised in accordance with the cascade chart at Table 1 of British Standard BS 5837:2012; justification for the categorisation is provided within the comments for each tree in the appended tree survey schedule, which contains 13 individuals and four groups of trees.

4.4.2 One ash (T10) has been assessed as Category U. Category U trees are unsuitable for retention irrespective of the proposed re-development, as they are in such poor condition and therefore have a remaining life expectancy of less than 10 years.

4.4.3 None of the surveyed trees have been assessed as Category A. These trees are of high quality with an estimated life expectancy of more than 40 years and either particularly good examples of their species, rare or unusual specimens, essential components of groups, semi-formal or formal arboricultural features, or of particularly visual importance; or a combination of these.

4.4.4 Six individuals (T3, T4, T5, T7, T8 and T9) have been assessed as Category B. These are trees of moderate quality with a remaining life expectancy of at least 20 years. These include trees that have been downgraded from category 'A' due to impaired condition, including significant but remediable defects such that they are unlikely to be suitable for retention for more than 40 years; those that are present in numbers, groups or woodlands and so attract a higher collective value; and those with material or other cultural value; or a combination of these.

4.4.5 The remaining trees have been assessed as Category C trees, which are either of low value with a remaining life expectancy of between 10 and 20 years; young trees with trunk diameters below 150mm; those growing in groups of trees without conferring any significance to the collective landscape, or those providing low or temporary landscape benefit; or a combination of these factors.

4.5 PRINCIPAL ARBORICULTURAL FEATURES (PAFs)

4.5.1 A Principal Arboricultural Feature refers to a tree, group of trees or woodland that warrants particular consideration within the context of a development proposal due to its arboricultural, landscape, or statutory importance.

4.5.2 The identification of PAFs typically takes into account factors such as tree quality and condition, age class, size and life expectancy, landscape prominence and visual amenity, ecological value, and whether the trees are subject to or worthy of statutory protection (e.g. Tree Preservation Orders or Conservation Area designation).

4.5.3 Veteran trees and areas of ancient woodland are regarded as PAFs by default due to their exceptional ecological, landscape and cultural value. The National Planning Policy Framework (NPPF) identifies these as irreplaceable habitats, recognising that the complex structural features they develop over long periods, such as cavities, deadwood, sap runs and decaying heartwood, support highly specialised species of fungi, invertebrates, birds and bats that cannot readily be recreated. As a result, veteran trees provide disproportionately high biodiversity value and ecosystem services compared with younger specimens.

4.5.4 None of the trees on or immediately adjacent to the site are classified as veteran.

4.5.5 Of the 13 individual trees and four groups surveyed, I consider the trees identified below to be the principal arboricultural features (PAFs).

Table 2: Principal Arboricultural Features (PAFs).

Tree no.	Species	Contribution to landscape	BS 5837 category
T7	Common beech	Mature rear garden specimens located on the west boundary. Of significantly higher arboricultural value than the adjacent cypresses, which collectively form a significant component of the immediate area.	B
T8	Sycamore		B
T9	Sycamore		B

Photograph 1: showing trees T7-T9, designated as PAFs.



4.5.6 The trees identified above should be treated as the most valuable trees within the context of a proposed redevelopment of the site. Consequently, all reasonable efforts have been made to ensure their safe retention, protection and integration into the development proposals.

5 ARBORICULTURAL IMPACT ASSESSMENT (AIA)

5.1 TREES TO BE REMOVED

5.1.1 The proposed garage construction will require the removal of three individual cypress trees (T3, T4, T5), because they are located within the footprint of the proposed garage. The proposed tree removals are shown below.

Table 3: trees to be removed.

Tree no.	Species	Trunk diameter [mm]	Age class	Category
T3	Lawson cypress	415	Mature	B
T4	Lawson cypress	745	Mature	B
T5	Lawson cypress	670	Mature	B

5.1.2 The three Category B cypress trees are typical examples of the species and appear to form part of a historic boundary planting scheme intended to provide screening along the western boundary. They have since matured to attain substantial dimensions and make a notable contribution to the immediate landscape, primarily by virtue of their size and evergreen habit, which makes them particularly prominent during the winter months when surrounding deciduous trees are not in leaf.

5.1.3 Notwithstanding this, the species is not without inherent limitations. Cypress trees are commonly predisposed to the formation of tight compression forks, which can be structurally weak and susceptible to failure under wind loading. In addition, individual branches can be prone to failure, and in my experience, this occurs with greater frequency than is typically observed in many broadleaf species.

5.1.4 The species is also characteristically vigorous, often developing large, conical crowns. Whilst height can be moderated through pruning, cypress does not readily regenerate from older wood following the removal of live lateral growth. This significantly constrains the scope for sympathetic pruning and limits the ability to maintain or reshape the canopy without adversely affecting its form and long-term amenity value.

5.1.5 From an ecological perspective, it is widely recognised that coniferous species, particularly cypress, generally support fewer ecological associations than native broadleaf species, including oak, beech and ash. On this basis, the proposed removal of these trees, coupled with replacement planting using appropriate native broadleaf species, is likely to result in a net gain in biodiversity and habitat value over time, once the replacement planting has become established. Given the available space on site, such replacement planting could be readily secured by planning conditions.

Photograph 2: below left, showing trees T3-T5 to be removed, and trees T7-T9 to be retained to right of frame; and

Photograph 3: below right, showing the general availability for replacement tree planting elsewhere within the garden.



5.2 TREES TO BE PRUNED

5.2.1 None of the retained trees will require pruning to facilitate the proposed garage. Consequently, adverse impacts of this nature will be avoided.

5.3 ROOT PROTECTION AREA (RPA) CONFLICTS

5.3.1 Section 4.6 of BS 5837:2012 recommends that the RPA of trees initially be plotted as a circle. However, where pre-existing site conditions indicate that rooting may have occurred asymmetrically, a polygon of an equivalent area should be produced, based on a sound arboricultural assessment of root distribution.

5.3.2 In this instance, the distribution of tree roots associated with group G1 is likely to have been affected by the presence of the Plawhatch Lane highway, which likely represents a barrier to normal lateral root development^{2,3}. I have therefore modified the RPA of this tree to provide a more accurate depiction of likely root distribution.

5.3.3 As the proposed garage is located outside the RPAs of the retained trees, no encroachment will occur and no specific construction mitigation measures are required. Notwithstanding this, the installation of standard tree protection fencing, in the form of temporary barriers, will provide an adequate level of protection. Details of the protective measures to be adopted are discussed at Section 6 below.

² (Roberts, Jackson, & Smith, 2006)

³ (Urban, 2008)

6 PRELIMINARY METHOD STATEMENT (PMS)

6.1 ARBORICULTURAL PRE-REQUISITES

6.1.1 An arboriculturist will be retained to provide technical support for the duration of the proposed works, and to carry out the proposed programme of monitoring and supervision set out below. This will ensure that unforeseen issues are effectively overcome, impacts are minimised accordingly, and that the existing tree stock is integrated into the proposed context. The project arboriculturist will oversee the following elements:

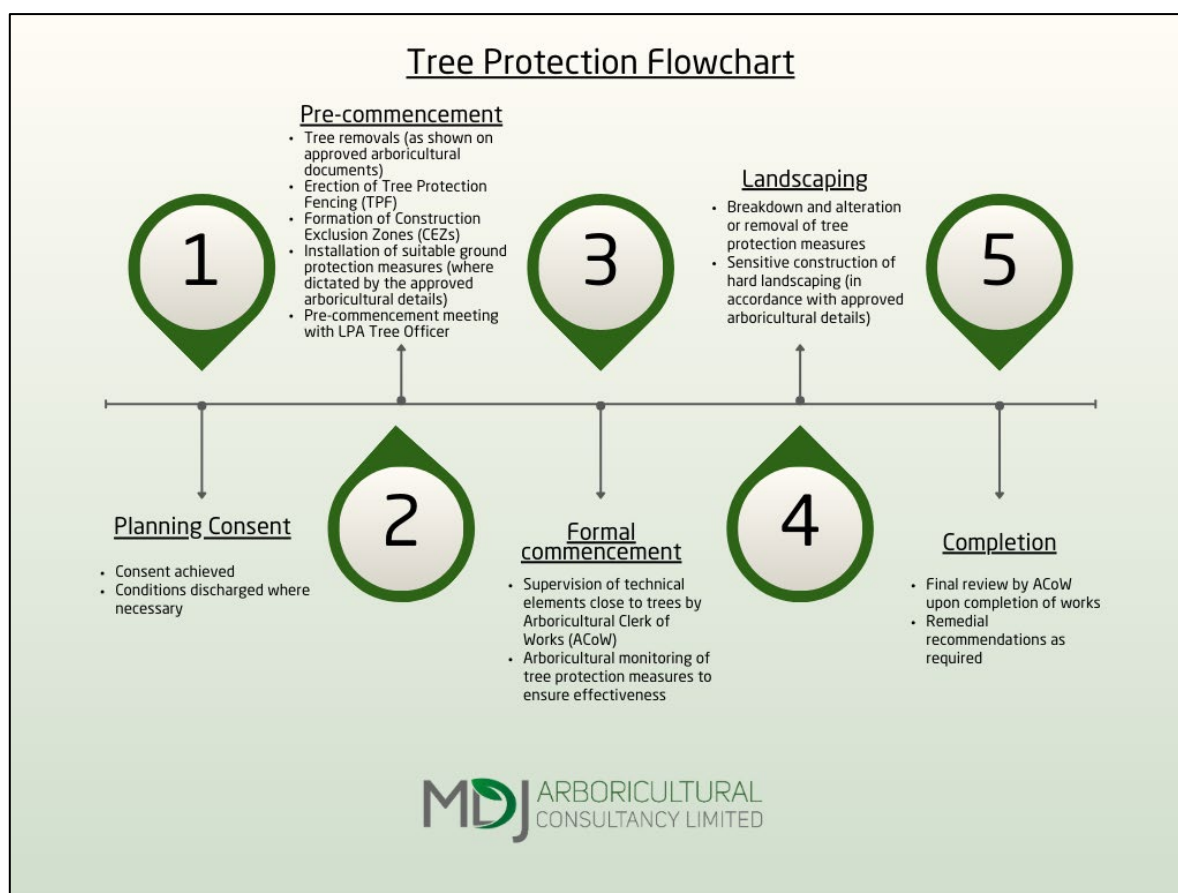
- The holding of a pre-commencement meeting; and
- Site-based monitoring of protective measures at regular intervals.

6.1.2 On completion of the above elements, the arboriculturist will provide a short summary report that will be sent to the local planning authority within five days of the visit.

6.2 SEQUENCING OF WORKS

6.2.1 The sequencing of works insofar as the tree protection measures relate, comprise pre-commencement operations, the main construction phase, and the landscaping phase. A summary of this process is provided below. The remainder of this document follows the process outlined below for ease of reference.

Figure 1: summary of the sequencing of works to implement effective tree protection.



6.2.2 To prevent unacceptable damage occurring, the phasing of works in relation to the tree protection measures will be undertaken in the sequence set out below.

Table 4: phasing of tree protection strategy.

Item no.	Description	Arb supervision timing/frequency
Pre-commencement phase		
1	Site preparation, including tree removal.	None
2	Erection of temporary tree protection measures including fencing, and the creation of Construction Exclusion Zones (CEZs). To be confirmed as compliant at a formal pre-commencement meeting.	1 Visit
Formal commencement of works		
3	Principal construction phase, including excavation for new foundations.	1 Monitoring visit during works
Landscape phase		
4	Clearance of machinery and plant from site. Breakdown and removal of protection measures.	None
5	Assessment of tree condition by arboriculturist. Remedial tree surgery works specified and undertaken (if required).	1 visit

6.2.3 The remainder of this document follows the logical sequencing of works set out above for ease of reference.

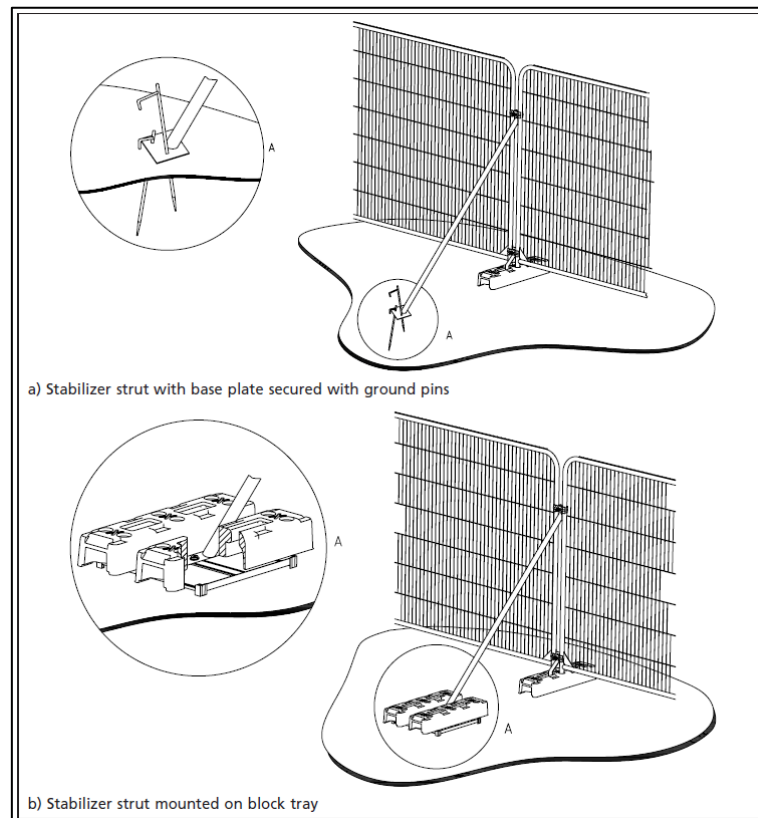
6.3 TREE REMOVAL

6.3.1 The first stage of site preparation will be to clear the site of the trees identified for removal, as shown in red on the tree protection plan. To ensure that the appointed arboricultural contractor holds the necessary knowledge, expertise and insurance, I recommend that an Arboricultural Association Approved Contractor is used; a directory of such contractors is available at: <https://www.trees.org.uk/ARB-Approved-Contractor-Directory>.

6.4 TREE PROTECTION FENCING (TPF)

6.4.1 The rooting environments of trees identified for retention will be safeguarded by the erection of temporary tree protection fencing to the alternative specification provided in BS 5837:2012 and set out below. These locations are denoted by bold red lines on the appended TPP.

Figure 2: alternative fencing specification for protective barrier⁴.



6.4.2 The alternative specification comprises 2m tall, welded mesh panels such as 'heras' panels, set within rubber feet to avoid the need for excavation within the RPAs of retained trees. Individual panels will be joined together using a minimum of two anti-tamper couplers that can only be removed from within the construction exclusion zone. Stabilising struts secured to a base plate with road pins, or to a block tray where fencing is to be erected onto existing hard surfaces, will be incorporated between every other panel.

6.4.3 The TPF will remain in place to serve as physical protection for retained trees for the duration of the demolition and construction activities and will only be removed immediately prior to the landscaping phase once all large plant and machinery have been removed from site.

6.4.4 Temporary signage will be secured to the fencing at appropriate intervals to inform site operatives of the purpose of the fencing. Signage will read **'TREE PROTECTION FENCING – KEEP OUT'** or similar, as shown below.

⁴ (The British Standards Institution, 2012)

Figure 3: example protective fencing signage.



6.5 CONSTRUCTION EXCLUSION ZONES (CEZs)

6.5.1 Construction exclusion zones will be formed by the erection of the tree protection fencing to the specification set out above. Within the CEZs, the following principles will be observed for the duration of the project:

- No plant or machinery will access the CEZ;
- No mechanical excavation will take place;
- Unplanned excavations will be limited to hand-digging and will be considered by the project arboriculturist before commencement;
- Existing soil levels will not be altered in any way, unless for the removal of existing turf layers, which will be undertaken using hand tools only;
- No machinery or materials of any kind will be stored;
- No liquids or chemicals including fuels, oils, builders' sand or concrete mix will be stored; and
- No fires will be permitted.

6.6 PRE-COMMENCEMENT MEETING (PCM)

6.6.1 Upon initial installation, and if required, a contractor-only pre-commencement meeting will be held on site when the project arboriculturist will review the protection measures. Alterations, where necessary, will be made.

6.6.2 Once the final protection measures have been installed, the arboriculturist will attend a formal pre-commencement meeting with all personnel with control and influence over works in proximity to the retained trees, and the local authority tree officer will be invited to attend.

6.7 EXCAVATION FOR UNDERGROUND SERVICES

6.7.1 The precise location of new or upgraded incoming utility services has not been confirmed at the time of writing. However, as the proposal relates to the construction of a detached garage, the likelihood of significant underground service additions is low.

6.7.2 There may be a requirement for an electrical supply to the garage, but this could be established between the existing house and the garage, without impacting the retained tree stock, subject to installation in accordance with Street Works UK: Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees, as summarised below.

Figure 4: showing a summary of the three zones around trees in relation to underground utilities⁵.



⁵ (Street Works UK, 2026)

6.8 MAIN CONSTRUCTION PHASE

Arboricultural supervision

6.8.1 The proposed arboricultural supervision framework is provided in **Table 4**. This details the elements to be supervised by the arboricultural consultant, to ensure that the prescribed methods of work and root treatment are duly carried out. Following each visit, a short summary report will be forwarded to the LPA.

Arboricultural monitoring

6.8.2 During the initial groundworks period, the arboricultural consultant will undertake at least one monitoring visit. The purpose of these visits will be to review the protection measures to ensure they remain compliant with this report, and commensurate with activities on site.

6.8.3 The arboriculturist will complete a summary report of the findings of each visit, and this will be forwarded to the local authority within five working days of the visit. Over time, this will form a portfolio of evidence to demonstrate compliance with the tree protection measures.

6.9 MANAGEMENT OF VARIATIONS AND INCIDENTS

Variations to approved documents

6.9.1 There will be no variation to the tree protection measures set out within this report without the prior authorisation by the local planning authority.

6.9.2 Should variations become necessary for unforeseeable reasons, they will be dealt with in the following way:

- i. Site Manager to contact arboriculturist to explain the need for variation;
- ii. Arboriculturist to provide preliminary advice on technical aspects where necessary;
- iii. Arboriculturist to visit the site as necessary to collect the relevant information to enable a revised method statement or protection strategy to be drawn up;
- iv. Production of updated method statement and tree protection plan;
- v. Updated package of document to be sent to the local authority for approval;
- vi. Consent received; and
- vii. Variations to be implemented on site.

6.9.3 Under no circumstances will varied protection measures, whether pertaining to the specification for temporary trunk or ground protection, or the frequency of arboricultural monitoring visits, proceed without the prior approval from the local planning authority.

Accidents and incidents

6.9.4 Where accidents or incidents result in damage to the protective measures prescribed above, the project arboriculturist will be informed within 48 hours. The Site Manager will compile a brief record of the incident and the extent of damage, together with any adverse impacts on the retained tree stock and send this via email to the project arboriculturist. The arboriculturist will review and advise as necessary.

6.9.5 Should the temporary trunk or ground protection measures become damaged, they will be repaired or replaced within 48 hours of the incident.

6.9.6 The project arboriculturist will forward the Site Manager's record, together with a detailed list of actions taken to minimise damage and remedial works (where necessary) to the local authority.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

7.1.1 The proposed garage construction will necessitate the removal of three individual cypress trees (T3, T4 and T5), as they are located within the footprint of the development. Whilst these trees are visually prominent, particularly during the winter months when surrounding deciduous species are not in leaf, they are of comparatively limited arboricultural and ecological value. This is primarily due to their form and their status as a non-native coniferous species, which are typically associated with a relatively low diversity of dependent fauna when compared to native broadleaf trees.

7.1.2 Accordingly, whilst some short-term visual impact will arise from their removal, this could be offset through the implementation of a suitable replacement planting scheme. The introduction of long-lived, site-appropriate native broadleaf species would likely result in an overall enhancement in both visual amenity and biodiversity value over the medium to long term, which could be secured by way of an appropriately worded planning condition.

7.1.3 As there will be no requirement for facilitation pruning, there will be no adverse impact to the health or stability of the trees, nor will any negative landscape impacts occur to trees as a result of the proposals.

7.1.4 There will be no incursions into the root protection areas (RPAs) of the retained tree stock. Accordingly, construction activities will be undertaken wholly outside of these sensitive areas. The installation of standardised tree protection measures, comprising protective barriers erected in the locations shown on the appended Tree Protection Plan (TPP), will therefore provide an appropriate and proportionate level of protection for the duration of the works.

7.1.5 Based on the above considerations, I conclude that the overall arboricultural magnitude of the scheme is low, as defined at **Table 1**.

7.2 RECOMMENDATIONS

1. Ensure that the protective measures set out within this report and shown on the appended tree protection plan are erected prior to the commencement of works and followed stringently throughout construction.

Matthew Jones

Matthew Jones, BSc (Hons), RCarborA, MArborA
Arboricultural Association Registered Consultant



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- Street Works UK. (2026). *Publications Volume 4: Guidelines for the planning, installation and maintenance of Utility apparatus in proximity to Trees*.
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APPENDIX 1: TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

TREE SURVEY SCHEDULE

Project:	Fair Tye, Tyes Cross, East Grinstead, West Sussex, RH19 4HT
Client:	Ms S Young
Document Ref.:	MDJAC-BS26113-TSS-01
Survey Date:	17 March 2026

Brambles End
30 Blakes Farm Road
Southwater
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Company Registration No.
(England & Wales): 13900533

BS5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on 17 March 2026; deciduous trees were in partial leaf.

The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore, I (MDJ Arboricultural Consultancy Ltd) make no guarantee of their stability or safety.

1. Tree no.

Individual number assigned to the tree for identification, commencing at 1.

2. Statutory controls.

An indicative assessment of whether the tree is protected by a TPO [Ref. No. provided] or by virtue of being within a conservation area [Cons Area].

3. Species

Common and botanical names are provided. Botanical names are shown in *italics*.

4. Height

Measured using a clinometer or laser rangefinder, given in metres.

5. Trunk diameter

Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

6. Radial crown spread

Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

7. Crown clearance

Height above ground level of the lowest live branch, in metres.

8. Height to first branch

Height above ground level of the origin of the lowest branch, in metres.

9. Age class

Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;

Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;

Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;

Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;

Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;

Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

10. Physiology

General health and biological function, taking into account a healthy specimen of its size, age, species and location.

11. Structure

Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.

Good: No morphological defects and no fungal or bacterial colonisation;

Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;

Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

12. Landscape contribution

Assessment of landscape contribution and public amenity. Provided as either Low, Moderate or High.

13. Estimated remaining contribution

Provided in years as either <10, 10-20, 20-40 or 40+.

14. Comments

Comments have been made where appropriate.

15. BS5837:2012 Category

Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

16. RPA radius

Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

17. RPA Area

Total area in metres squared of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
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 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			Red
Trees to be considered for retention				
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
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)	Green
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	Blue
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 150mm	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 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

Client name: Ms S Young
 Site: Fair Tye, Tyes Cross, East Grinstead, West Sussex, RH19 4HT
 Reference: MDJAC-BS26113-TSS-01
 Survey date: 17/03/2026

Tree Survey Schedule



Tree No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Landscape contribution	Potential [Years]	Comments	Category	RPA Radius [m]	RPA Area [m ²]
T1	N/A	Common laburnum	10	260	N2m E3.5m S2.5m W2.25m	1.5	2.5	Mature	Fair	Fair	Low	20-40	Small ornamental tree. Of moderate quality but of low landscape value.	C (1)	3.12	30.58
T2	N/A	Sycamore	11	150 50 100 75 (all est.)	N2m E1.75m S3m W3m	2.5	2.5	Semi-mature	Good	Fair	Low	40+	Off-site tree. Multi-stemmed. Self-seeded. Of moderate quality but of low landscape value due to small size.	C (1)	2.42	18.40
T3	N/A	Lawson cypress	18	415	N0.5m E4.25m S3m W3.5m	6	4.5	Mature	Good	Fair	Moderate	20-40	One of a number of boundary trees likely to have originally been planted for screening purposes. Of moderate quality and landscape value, but of non-native, fast-growing origin.	B (2)	4.98	77.91
T4	N/A	Lawson cypress	18	745	N3.5m E4.25m S2.5m W4m	6	4.5	Mature	Good	Fair	Moderate	20-40	One of a number of boundary trees likely to have originally been planted for screening purposes. Historical stem failure on SE side at 1m. Multi-stemmed from 3m. Compressed union with included bark. Of moderate quality and landscape value, but of non-native, fast-growing origin.	B (2)	8.94	251.09
T5	N/A	Lawson cypress	18	670	N2.25m E2.5m S2.5m W2.5m	5	4	Mature	Good	Fair	Moderate	20-40	One of a number of boundary trees likely to have originally been planted for screening purposes. Historical stem failure on SE side at 1m. Multi-stemmed from 3m. Compressed union with included bark. Of moderate quality and landscape value, but of non-native, fast-growing origin.	B (2)	8.04	203.08
T6	N/A	Lawson cypress	13	355	N2.5m E1.75m S0.5m W2m	5	4	Early-mature	Poor	Poor	Low	10-20	Effectively ring-barked from historical ivy severance works. Leans into adjacent beech. Top is dead. Of low quality and landscape value.	C (1)	4.26	57.01
T7	N/A	Common beech	20	530	N0.5m E2.5m S8m W5m	6	4.5	Mature	Good	Fair	Moderate	40+	Heavily ivy-covered. Suppressed and one-sided. Of moderate quality and landscape value.	B (2)	6.36	127.08
T8	N/A	Sycamore	22	710 400 500 655	N2.75m E8.25m S9m W9m	4	5	Mature	Good	Good	Moderate	40+	Four-stemmed from base. Dominant component of the belt in which it stands. Of moderate quality and landscape value.	B (1)	13.91	607.86
T9	N/A	Sycamore	20	550 720	N8m E8.75m S2.5m W8m	4	5	Mature	Good	Good	Moderate	40+	Twin-stemmed from base. Terminal component of the belt in which it stands. Of moderate quality and landscape value.	B (1)	10.87	371.20
T10	N/A	Common ash	13	300	N3.5m E2.5m S3.5m W3.5m	4	4	Early-mature	Poor	Fair	Low	<10	Infected with Ash Dieback Disease. Class 2/3 symptoms. Of low quality and landscape value.	U 0	3.6	40.72

(est.) denotes estimated dimensions

Client name: Ms S Young
 Site: Fair Tye, Tyes Cross, East Grinstead, West Sussex, RH19 4HT
 Reference: MDJAC-BS26113-TSS-01
 Survey date: 17/03/2026

Tree Survey Schedule



Tree No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Landscape contribution	Potential [Years]	Comments	Category	RPA Radius [m]	RPA Area [m ²]
T11	N/A	Common ash	15	350	N3.5m E4m S3.5m W2.5m	4	4	Early-mature	Fair	Fair	Low	20-40	Infected with Ash Dieback Disease. Class 1 symptoms. Currently of moderate quality but of low landscape value.	C (1)	4.2	55.42
T12	N/A	Star magnolia	8	135 170	N2.75m E2.5m S2.25m W3.5m	2.25	2	Mature	Good	Fair	Low	20-40	Twin-stemmed ornamental tree. Of moderate quality but of low landscape value.	C (1)	2.6	21.24
T13	N/A	Bay laurel	4	125	N1.5m E1.5m S1.5m W1.5m	1	1	Semi-mature	Good	Good	Low	20-40	Small ornamental tree. Of moderate quality but of low landscape value.	C (1)	1.5	7.07
Groups of trees																
G1	N/A	Mixed species	4-12 (est.)	80-190 (est.)	N1.75m (est.) E1.75m (est.) S1.75m (est.) W1.75m (est.)	1 (est.)	1 (est.)	Semi-mature	Good	Fair	Low	40+	Group of trees straddling the fence line. Species include sycamore and blackthorn. Sycamore stems suckering from a historically removed tree/stump. Generally of moderate quality but of low landscape value.	C (1)	2.28	16.33
G2	N/A	Leyland cypress	2-5 (est.)	75-100 (est.)	N1.25m (est.) E1.25m (est.) S1.25m (est.) W1.25m (est.)	2 (est.)	2 (est.)	Semi-mature	Poor	Fair	Low	10-20	Small group of suppressed and truncated trees. Of low quality and landscape value.	C (1)	1.2	4.52
G3	N/A	Mixed species	2-4 (est.)	40-75 (est.)	N1.25m (est.) E1.25m (est.) S1.25m (est.) W1.25m (est.)	0.1 (est.)	0.1 (est.)	Semi-mature	Good	Fair	Low	40+	Species include <i>Camelia</i> , holly and <i>Viburnum</i> . Group of evergreen shrubs and trees planted for screening. Of moderate quality but of low landscape value.	C (1)	0.9	2.54
G4	N/A	Rhododendron	3 (est.)	30-50 (est.)	N1.25m (est.) E1.25m (est.) S1.25m (est.) W1.25m (est.)	1 (est.)	1 (est.)	Semi-mature	Good	Good	Low	20-40	Small ornamental shrubs. Of moderate quality but of low landscape value.	C (1)	0.6	1.13

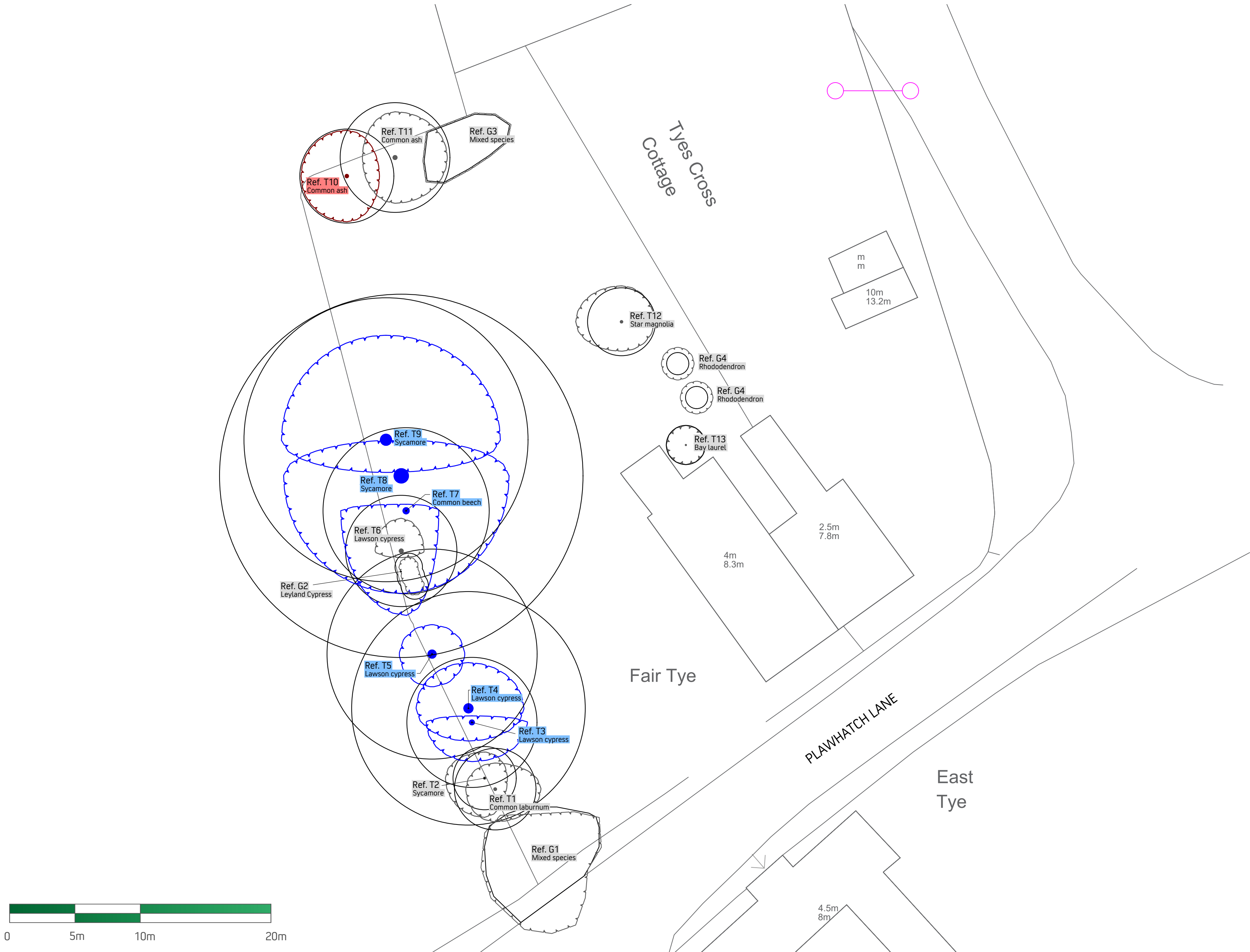
(est.) denotes estimated dimensions

APPENDIX 2: TREE CONSTRAINTS PLAN (TCP)

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

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Company Registration No.
(England & Wales): 13900533



BS5837:2012 Categorisation

Trees are categorised in line with Table 1 of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', according to their health, condition, quality, value and potential.

Category 'U': Trees unlikely to survive 10 years; unsuitable for retention
Category 'A': Trees of high quality and value and of long-term potential
Category 'B': Trees of moderate quality and value and of medium-term potential
Category 'C': Trees of low quality and value and of short-term potential

The default position should be to 'design-out' any impacts to Category 'A' and 'B' trees.

Category 'C' trees will not normally be retained where they impose a significant constraint on development, but their retention can be beneficial in certain circumstances.

Category 'U' trees are not suitable for retention, irrespective of potential re-development.

Root Protection Areas (RPAs)

The RPA is a formulaic design tool included within BS5837:2012. It is based on the diameter of the trunk(s) at 1.5m above ground level and is the suggested minimum soil volume required to sustain the tree.

The model provides a starting point for the assessment of likely root spread and morphology, and allows an assessment of likely impacts to be made in a consistent manner. Where significant rooting barriers are observed or suspected, the shape of the RPA may be modified to reflect likely root distribution, but the total area (m²) is not amended.

BS5837:2012 recommends that the RPAs of retained trees should be protected from disturbance throughout development.

MDJ Arboricultural Consultancy Ltd
Drawing Legend

Category 'A' tree

Category 'B' tree

Category 'C' tree

Category 'U' tree

Root Protection Areas (RPAs)

Drawing History

Rev	Date	Comments

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Site: Fair Tye, Tyes Cross, East Grinstead, RH19 4HT

Client: Ms S Young

Title: Tree Constraints Plan (TCP)

Date: March 2026

Dwg No: MDJAC-BS26113-TCP-01

Scale: 1:200 @ A2

APPENDIX 3: TREE PROTECTION PLAN (TPP)

Brambles End
30 Blakes Farm Road
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