



DUCKWORTHS  
ARBORICULTURE LTD.

## BS 5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT &  
METHOD STATEMENT

17 COMBERS  
BALCOMBE  
HAYWARDS HEATH  
WEST SUSSEX  
RH17 6NE

CLIENT: MR. & MRS. HARVEY

AUGUST 2026

Ref: AIA/AMS 07084 / 2026

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**File ref:** AIA/AMS 07084/2026

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## EXECUTIVE SUMMARY

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This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the proposed works to extend 17 Combers, Balcombe, Haywards Heath, West Sussex, RH17 6NE.

The trees on site have been surveyed in accordance with the guidelines and recommendations from BS 5837 'Trees in Relation to Design, Demolition and Construction'.

The survey has identified one higher-quality category 'B' tree. This is a mature Scots pine (T006) growing at the front of the property. The property owners value this tree, and they have expressed a wish to ensure T006 is retained and fully protected during the proposed building work.

The proposed extension is located outside of the root protection areas of T006 (Scots pine). All other trees are low-quality category 'C' trees. T002 (Hazel) will be re-coppiced and a Hazel hedge (G001) partially cleared where it sits within the proposed extension footprint. These trees have no notable arboricultural quality or wider visual amenity value and would not usually pose a constraint to development.

This application is therefore committed to the preservation of trees on site. Provided the methodology specified within the Arboricultural Method Statement is followed during the building works I am satisfied that this application can be undertaken in accordance with the guidelines and recommendations in BS 5837:2012 – Trees in Relation to Design, Demolition and Construction. The application is therefore acceptable as it relates to trees.

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# 1 INTRODUCTION

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## 1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at 17 Combers, Balcombe, Haywards Heath, West Sussex, RH17 6NE.

I have been instructed to survey relevant trees in accordance with BS 5837:2012 to ascertain the constraints posed by the trees to proposed extension of the residential dwelling.

The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

This report also includes a site-specific Arboricultural Method Statement and Tree Protection Plan which details the steps which will be taken to ensure significant trees can be successfully protected and retained during and on completion of the proposed building works.

## 1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

## 1.3 DOCUMENTS

A topographical survey is not available for the property. Trees have been plotted by eye by the Tree Surveyor,, their positions measured against boundaries and triangulated against fixed objects on site. The position of the trees should not therefore be taken as exact, but the plan is a fair representation of tree locations in relation to the property and the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

## **1.4 CAVEATS**

The report is valid for a period of two years from the date of issue being 7<sup>th</sup> September 2026 and will expire on 7<sup>th</sup> September 2028.

The report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The trees were assessed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available to the adjoining properties.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

## 2 ARBORICULTURAL IMPACT ASSESSMENT

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### 2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works to extend 17 Combers on trees.

The assessment will take account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees and where necessary recommend solutions or mitigation as appropriate.

### 2.2 PLANNING CONSTRAINTS

#### TREE PRESERVATION ORDERS

I have confirmed on the Mid Sussex District Council website that trees on site are not subject of a Tree Preservation Order.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

#### CONSERVATION AREA

17 Combers is not within a Conservation Area.

#### ANCIENT WOODLAND

17 Combers does not include Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

### 2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for 17 Combers is Ardingly Sandstone Member - Sandstone. Ardingly Sandstone Member consists of over 95% quartz grains with minimal clay content and therefore has very low intrinsic plasticity.

Regardless, foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

## 2.4 TREES APPRAISAL

|                                        |   |
|----------------------------------------|---|
| Number of individual trees surveyed:   | 8 |
| Number of tree groups surveyed:        | 2 |
| Number of category 'A' trees / groups: | 0 |
| Number of category 'B' trees / groups: | 1 |
| Number of category 'C' trees / groups: | 9 |
| Number of category 'U' trees / groups: | 0 |

**Figure 1 - Tree quality summary**

The most visually significant tree in relation to 17 Combers is T006 'Scots pine', a mature tree growing in the front garden of the property. T006 has been given a category 'B' grade as a reflection of its moderate to high amenity value and good health. An existing brick boundary wall is expected to have reduced the volume of surface roots from T006 (Scots pine) growing south to within the rear garden area.

Mr. and Mrs. Harvey made it very clear at the time of the tree survey that they are very fond of the tree and are committed to ensuring that the tree is retained and fully protected during the proposed building work.

All other trees are recorded as category 'C' trees and hedges, being unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.



**Photo 1 - T006 – Category 'B' Scots pine**

## 2.5 TREE WORKS AND REMOVAL

The following tree works are required to facilitate the proposed building work:

|      |                                      |                                                                                                                                                                             |    |                                                                                     |
|------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|
| G001 | Hazel<br>( <i>Corylus avellana</i> ) | Description: Linear group of coppice Hazel clipped to form a hedge –<br><br>Works: Partially cut back group removing individual trees within the extension footprint.       | C2 |  |
| T002 | Hazel<br>( <i>Corylus avellana</i> ) | Description: Large, lapsed coppice stool on far side of electrical substation.<br><br>Works: Re-coppice cutting all stems to low stool from which point it will regenerate. | C2 |  |

Figure 2 – Proposed tree removal

T002 is a mature coppice stool growing in an unsustainable location between the electrical sub-station and the boundary fence. The tree cannot grow significantly larger in this location without impacting on the sub-station.

Hazel in both G001 and T002 are established coppice stools. This process means the trees have been cut low in the past. Hazel trees have dormant buds at its base. Cutting the main stems removes growth inhibitors, prompting the established root system—known as a stool—to send up many fast-growing new shoots. Trees which are managed as a ‘coppice’ should be cut back to the stool on a regular basis, usually every 5-8 years. The re-coppicing of T002 will remove branches which are currently impacting on the adjacent substation. These works are therefore necessary and in accordance with arboricultural good practice.

Neither G001 or T002 (Hazel) have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

## 2.6 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 ‘Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

The proposed smaller rear extension is outside of the root protection areas of all trees.

The proposed new side extension is set back from the front elevation of the dwelling to ensure it sits outside of the root protection area of T006 (Scots pine). Furthermore, there is a substantial brick boundary wall between the front elevation of the dwelling and the electrical substation which is likely to reduce the spread of roots within the rear garden of the property.



**Photo 2 – Brick boundary wall reducing root growth to the rear of 17 combers**

The British standard 5837 ('Trees in relation to design, demolition and construction') (par.7.4.2.3) advises that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

An extension of the pedestrian path to reach the new front door will require a small area of additional hard landscaping of approximately 3m<sup>2</sup> within the RPA of T006 (Scots pine). The proposed incursion equates to 4% of the previously undeveloped root protection area of T006 (Scots pine) which is well below the 20% threshold deemed acceptable within the BS 5837:2012.

The proposed lightweight surface will be of a "no-dig" construction and porous / free draining to enable tree roots to continue to thrive under this surface on completion of the ground works. The remaining rooting area for the tree will be protected and undisturbed. Any impact on T006 (Scots pine) will be negligible. T006 (Scots pine) is outwardly in good health and expected to tolerate this minor incursion without any significant detriment to its long-term health or stability.

There will remain a good gap between tree canopies and the extended residential property on completion of the build with no further foreseeable need for pruning works in the future.

## **2.7 TREE PROTECTION DURING BUILDING WORKS**

Retained trees will be protected with fit for purpose Tree Protection Barriers in accordance with BS 5837:2012. The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework panels will be securely fixed. The British Standard 5837:2012 advises the panels should be welded mesh – ‘Heras’ style fencing which can resist reasonable vehicle impact.

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated the Construction Exclusion Zone and should be isolated from all activity during work on the site.

## **2.8 SERVICES**

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect to those of the main dwelling within the footprints of the extensions in which locations they will be outside of the identified rooting areas of the retained trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

## **2.9 CONCLUSIONS**

This report demonstrates that an application to extend 17 Combers has been fully considered in accordance with Arboricultural and Planning best practice (BS 5837:2012 Trees in Relation to Design, Demolition and Construction’).

A BS:5837 Arboricultural Survey has confirmed that the site contains predominantly category ‘C’ trees of limited arboricultural and amenity value, with T006, a mature Scots pine, identified as the principal tree constraint. Mr. and Mrs. Harvey value this tree and they are committed to ensuring the tree is fully protected and retained during the proposed building work.

The rear extension is located outside the Root Protection Areas (RPAs) of retained trees, while the side extension has been set back from the front elevation to avoid the RPA of T006. The existing substantial brick boundary wall is also likely to have restricted root development towards the rear garden, further reducing the potential for conflict between the proposed extensions and the tree's rooting environment.

An extension of the pedestrian footpath to reach the new front door requires a minor incursion within the root protection area of T006 (Scots pine). Overall, this incursion represents approximately 4% of the previously undeveloped RPA of the tree, well below the 20% threshold referred to within BS 5837:2012. The proposed surface will be constructed using a lightweight, porous no-dig specification, allowing continued water and gaseous exchange and minimising disturbance to existing roots. Given the limited extent and nature of the incursion, the work will not have any significant detriment to the health or stability of T006 (Scots pine).

Subject to the implementation of the tree protection measures detailed in the Arboricultural Method Statement, I am satisfied the proposed development can be undertaken without causing significant harm to the retained trees growing on / adjacent to the property and the application is therefore acceptable as it relates to trees.

## 3 ARBORICULTURAL METHOD STATEMENT (AMS)

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### 3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land at 17 Combers during building works to extend the property.

The protective measures detailed within this document are a legal requirement. Failure to protect the trees/hedges in full accordance with the approved scheme may lead to enforcement action being taken by the Local Authority.

### 3.2 COMPLIANCE

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

To ensure a commitment from all parties to the healthy retention of the trees, Tree Protection details – to include the Arboricultural Method Statement and Tree Protection Plan, will be passed to all contractors working on site, so that the practical aspects of the required tree protection is included in their method statements, and financial provision made for these.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

**WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.**

### 3.3 SITE SUPERVISION AND MONITORING

A site visit will be held once the Tree Protection Fencing and temporary ground protection is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

### 3.4 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor'. The On-site Tree Supervisor will be a member of the build team / project manager who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

The appointed on-site Tree Supervisor will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

### 3.5 TREE WORKS

The following tree work will be undertaken prior to the commencement of any building works on site:

| Ref: | Species                              | Works                                                      | Cat. |
|------|--------------------------------------|------------------------------------------------------------|------|
| G001 | Hazel<br>( <i>Corylus avellana</i> ) | Clear individual trees back to edge of extension footprint | C2   |
| T002 | Hazel<br>( <i>Corylus avellana</i> ) | Coppice at ground level                                    | C1   |

Figure 3 - Schedule for tree works

### 3.6 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground at the front of the property during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

### **3.7 PROTECTED SPECIES**

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats - Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

### **3.8 TREE PROTECTION FENCING**

Following the initial tree works, no further work in relation to the build will be undertaken, including deliveries, excavation or construction, prior to the Tree Protection Fencing being installed as per the approved Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix H).

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development.

At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed on-site Tree Supervisor will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

### **3.9 CONSTRUCTION EXCLUSION ZONE**

The lawn area behind the tree protection fencing will be designated the Construction Exclusion Zone and will be isolated from all build activity during work on the site.

Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- There will be no open fires on site during the building works.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

### **3.10 SERVICES**

Water, gas and electricity to the extension will be connected to those of the main property within the footprint of the proposed extension. If at any point this route is found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to Mid Sussex District Council for approval.

There will be no trenching within the root protection areas of retained trees without the prior written consent of the Local Planning Authority.

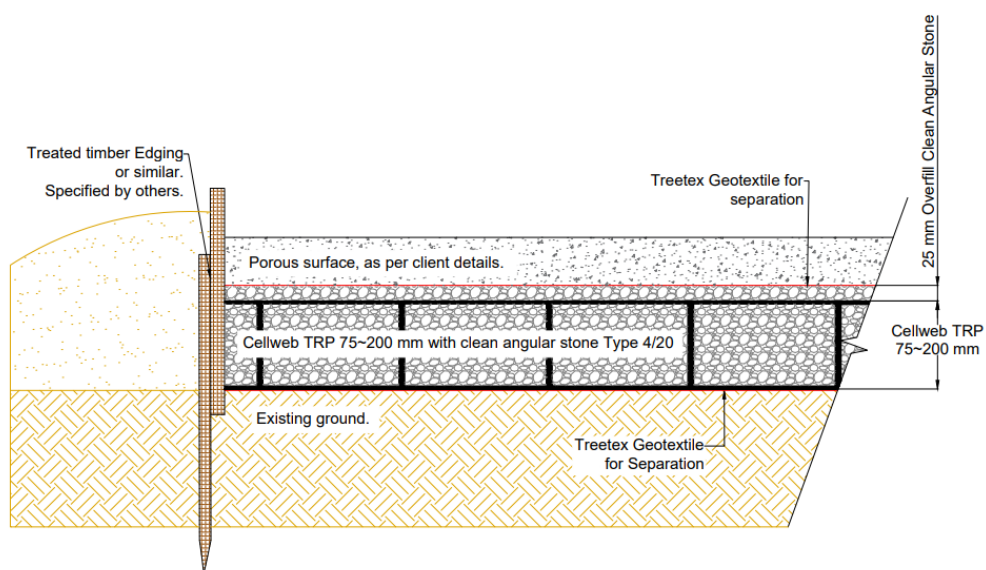
### **3.11 NO-DIG PEDESTRIAN FOOTPATH CONSTRUCTION**

The new path to the property extension will be of a porous and 'no-dig' construction where it crossed over the root protection area of T006 (Scots pine).

Existing vegetation within the area of the new access path can be scraped off by hand or killed off using a systemic 'Glyphosate' based weed killer which when used in accordance with the manufacturer's instructions will not have any long-term detriment on tree roots or reside in the soil post application. Weather conditions should be dry without wind to avoid drift.

Once the ground flora has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days' post herbicide application. Any ruts in the ground will be levelled with a coarse pH neutral sand or clean angular stone.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 150mm between the ground level and finished pathway surface in order to contain the gravel as per the manufacturer's recommendations.



**Figure 4 - Indicative low-dig path cross-section construction using Geosynthetics Cellweb**

A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system 75mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

Once in place, the geo-cell system will be covered with a base geotextile made of polypropylene or polyester (min. 300g/m<sup>2</sup>) with a CBR puncture resistance of 4000N. The geotextile must cover the entire area of new path within the root protection area of T006 (Scots pine) and sheets will be laid to overlap by at least 30cm.

On completion of the low-dig subbase and prior to the final aesthetic surface being laid, this path can be used for access during construction. Additional temporary protection will be required over the geocell layer to prevent damage to the final wearing course. The temporary wearing course will also prevent mud sinking into the stone aggregate, as this would reduce its long-term permeability and effectiveness in maintaining gaseous exchange to tree roots. The best solution for temporary surfacing given the small area of path will be ply boards minimum 15mm thick.

On completion of the extension and any associated landscaping works, the temporary surfacing will be removed, and the path can be surfaced with a permeable surface layer installed in accordance with the engineers' recommended specifications. Where necessary, following completion of the building work, topsoil can be used to grade the edge of the surfacing to meet the adjacent ground level.

### **3.12 GENERAL CONSIDERATIONS**

Roots can be killed by pollution of their rooting areas by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane placed on the existing driveway and outside of the RPA of all trees.

Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown or deposited offsite.

Care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees.

Any transit or traverse of plant in proximity to the Tree Protection Fencing will be conducted under the supervision of a banksman to ensure that fencing is not damaged or displaced.

### **3.13 LANDSCAPING**

The following rules will be followed during all future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified root protection area of T006 (Scots pine) following completion of the development.
- On completion of the build, any new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

### **3.14 UNFORESEEN CIRCUMSTANCES**

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement, then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

## APPENDICES

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- A. Survey Data
- B. Key
- C. Cascade Chart for Tree Quality Assessment
- D. Tree Data
- E. Tree Plans
- F. Phasing of works
- G. Contacts
- H. Tree Protection Fencing
- I. Qualifications

## APPENDIX A - SURVEY DATA

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- The trees were surveyed on Tuesday 18<sup>th</sup> August 2026 from ground level only.
- The weather conditions were clear and dry. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 8 trees and 2 tree groups growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction’.

## APPENDIX B - KEY

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|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                    |                |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Ref:                              | T001 = Tree 1<br>A001 = Area 1                                                                                                                                                                                                                                                                                                                                                                                                                                                        | G001 = Group 1<br>W001 = Woodland 1                                                                                                                                                                                                | H001 = Hedge 1 |
| Species:                          | Common name (Botanical name)                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                    |                |
| Height:                           | Measured with a clinometer (m) where possible or estimated when part of a group                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                    |                |
| Stem:                             | Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                    |                |
| Branch spread:                    | Paced measurements at compass points or with a laser measure.                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                    |                |
| Crown clearance:                  | Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                    |                |
| Epics:                            | Lower canopy created by epicormic growth.                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                    |                |
| Age Class:                        | Newly planted - 3 years following planting.<br>Young - Tree well established but with juvenile crown form<br>Young Mature - Tree in first third of usual life expectancy for species<br>Mature - Tree in second third of usual life expectancy for species<br>Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.<br>Veteran - Older than usual for species or with historical/ cultural / ecological value |                                                                                                                                                                                                                                    |                |
| General Observations:             | Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                    |                |
| Estimated Remaining Contribution: | Estimated in years - less than 10, 10-20, 20-40, 40+                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                    |                |
| BS 5837:2012 category rating:     | In accordance with the guidelines of the British Standard.                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                    |                |
|                                   |  Category 'A' tree (Green)<br> Category 'B' tree (Blue)                                                                                                                                                                                                                                                         |  Category 'C' tree (Grey)<br> Category 'U' tree – Fell (Red) |                |
| RPA Area                          | BS 5837:2012 Root Protection Area calculation in square metres                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                    |                |
| RPA Radius                        | BS 5837:2012 Root Protection Area calculation circle radius in metres. <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                    |                |

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<sup>1</sup> The root protection area radius is for information only and may not be appropriate in every case. BS 5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'*

## APPENDIX C – BS 5837:2012 TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

| CATEGORY & DEFINITION                                                                                                                                                            | CRITERIA (including sub-categories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Trees unsuitable for retention                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |                                                                                                                                       |
| <b>Category 'U'</b><br><br>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. | Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning.<br>Trees that are dead or showing signs of significant, immediate, and irreversible overall decline.<br>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.<br>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve |                                                                                                                                                                                                                                                             |                                                                                                                                       |
|                                                                                                                                                                                  | Mainly Arboricultural Qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Mainly Landscape Qualities                                                                                                                                                                                                                                  | Mainly cultural values including conservation                                                                                         |
| Trees considered suitable for retention                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |                                                                                                                                       |
| <b>Category 'A'</b><br><br>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) |
| <b>Category 'B'</b><br><br>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 remedial 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 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 contribution to the wider locality. | Trees with material conservation or other cultural value.                                                                             |
| <b>Category 'C'</b><br><br>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 are present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.                                                 | Trees with no material conservation or other cultural value.                                                                          |

## APPENDIX D - TREE DATA

| Ref. | Species                               | Structure | Measurements                                                                                                      | Spread                           | General Observations                                                                            | Retention Category | RPA                             | Summary                                                                                                                                        | Photos                                                                                |
|------|---------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------|--------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| G001 | Hazel<br>( <i>Corylus avellana</i> )  | Group     | Height (m): 5.5<br>Stem Diam(mm): 200<br>Crown Clearance (m): 0<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | N:1<br>E:1<br>S:1<br>W:1         | Dense hedge formed of coppice hazel suppressed by ivy and prolific bramble.                     | C1,2               | Area: 54 sq m.                  | Physiological Condition: Fair<br>Structural Condition: Fair<br>Public Amenity Value: Moderate<br>Inspection Limitations: Dense ivy and bramble |    |
| H001 | Mixed species                         | Hedge     | Height (m): 3<br>Stem Diam(mm): 60<br>Crown Clearance (m): 0<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years    | N:0.5<br>E:0.5<br>S:0.5<br>W:0.5 | Off-site tight clipped boundary hedge. Escallonia, Viburnum with some Hawthorn, goat willow etc | C2                 | Radius: 0.7m.<br>Area: 14 sq m. | Physiological Condition: Fair<br>Structural Condition: Fair<br>Public Amenity Value: Low<br>Inspection Limitations: Access                     |   |
| T001 | Bay tree<br>( <i>Laurus nobilis</i> ) | Tree      | Height (m): 5<br>Stem Diam(mm): 400<br>Crown Clearance (m): 1.5<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | N:1.5<br>E:1.5<br>S:1.5<br>W:1.5 | Mature coppice stool. Previously felled to low stump and regrown.                               | C1,2               | Radius: 4.8m.<br>Area: 72 sq m. | Physiological Condition: Fair<br>Structural Condition: Fair<br>Public Amenity Value: Low                                                       |  |

| Ref. | Species                              | Structure | Measurements                                                                                                      | Spread                       | General Observations                                                                      | Retention Category | RPA                             | Summary                                                                                                                            | Photos                                                                               |
|------|--------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------|--------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| T002 | Hazel<br>( <i>Corylus avellana</i> ) | Tree      | Height (m): 7.5<br>Stem Diam(mm): 400<br>Crown Clearance (m): 2<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | N:2<br>E:4.5<br>S:3<br>W:1.5 | Off-site coppice stool. Asymmetrical canopy. No access to base.                           | C1,2               | Radius: 4.8m.<br>Area: 72 sq m. | Physiological Condition: Good<br>Structural Condition: Fair<br>Public Amenity Value:<br>Moderate<br>Inspection Limitations: Access |   |
| T003 | Hazel<br>( <i>Corylus avellana</i> ) | Tree      | Height (m): 5<br>Stem Diam(mm): 250<br>Crown Clearance (m): 2<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years   | N:2<br>E:3.5<br>S:2<br>W:2   | Small coppice stool. Central dead stem. Asymmetrical canopy.                              | C1,2               | Radius: 3.0m.<br>Area: 28 sq m. | Physiological Condition: Good<br>Structural Condition: Fair<br>Public Amenity Value:<br>Moderate<br>Inspection Limitations: Access |   |
| T004 | Hazel<br>( <i>Corylus avellana</i> ) | Tree      | Height (m): 7<br>Stem Diam(mm): 300<br>Crown Clearance (m): 2<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years   | N:3<br>E:3<br>S:2<br>W:1.5   | Mature coppice stool growing around a holly tree. Asymmetrical canopy. No access to base. | C1,2               | Radius: 3.6m.<br>Area: 41 sq m. | Physiological Condition: Good<br>Structural Condition: Fair<br>Public Amenity Value:<br>Moderate<br>Inspection Limitations: Access |  |

| Ref. | Species                                    | Structure | Measurements                                                                                                            | Spread                           | General Observations                                                                                                                                                                                                           | Retention Category | RPA                              | Summary                                                                                                                                      | Photos                                                                               |
|------|--------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| T005 | Common holly<br>( <i>Ilex aquifolium</i> ) | Tree      | Height (m): 8<br>Stem Diam(mm): 140<br>Crown Clearance (m): 4<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years         | N:1.5<br>E:1.5<br>S:1.5<br>W:1.5 | Slender holly surrounded by hazel.<br>Slender high crown. Foliage lacks density /vigour.                                                                                                                                       | C1                 | Radius: 1.7m.<br>Area: 9 sq m.   | Physiological Condition: Poor<br>Structural Condition: Fair<br>Public Amenity Value:<br>Moderate<br>Inspection Limitations: Dense vegetation |   |
| T006 | Scots pine<br>( <i>Pinus sylvestris</i> )  | Tree      | Height (m): 14<br>Stem Diam(mm): 480<br>Crown Clearance (m): 3<br>Life Stage: Mature<br>Rem. Contrib.: 40+ Years        | N:4.5<br>E:5.5<br>S:4.5<br>W:2.5 | Mature pine in prominent location at front of property. 3m from front of substation and 4m from front wall. 4.3m from corner of dwelling. Roots lifting block paving. Slight browning of needles. Maybe due to drought stress. | B1,2               | Radius: 5.8m.<br>Area: 106 sq m. | Physiological Condition: Good<br>Structural Condition: Good<br>Public Amenity Value:<br>Moderate                                             |   |
| T007 | Ginkgo biloba                              | Tree      | Height (m): 6<br>Stem Diam(mm): 110<br>Crown Clearance (m): 1.5<br>Life Stage: Early Mature<br>Rem. Contrib.: 40+ Years | N:3<br>E:3<br>S:2.5<br>W:1.5     | Young tree growing in neighbouring garden. Broad, asymmetrical canopy touching brick pillars.                                                                                                                                  | C1,2               | Radius: 1.3m.<br>Area: 5 sq m.   | Physiological Condition: Good<br>Structural Condition: Fair<br>Public Amenity Value:<br>Moderate                                             |  |

| Ref. | Species                                      | Structure | Measurements                                                                                                    | Spread                         | General Observations                        | Retention Category | RPA                             | Summary                                                                                          | Photos                                                                              |
|------|----------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------|--------------------|---------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| T008 | Cultivar apple<br>( <i>Malus domestica</i> ) | Tree      | Height (m): 5<br>Stem Diam(mm): 280<br>Crown Clearance (m): 1<br>Life Stage: Mature<br>Rem. Contrib.: 40+ Years | N:4.5<br>E:3<br>S:2.5<br>W:4.5 | Mature fruit tree growing on amenity verge. | C1                 | Radius: 3.4m.<br>Area: 36 sq m. | Physiological Condition: Good<br>Structural Condition: Good<br>Public Amenity Value:<br>Moderate |  |

## APPENDIX E – TREE PLANS

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Attached as separate pdf documents

- Tree Protection Plan ref: [17 COMBERS TPP 07084 2026](#)

## APPENDIX F – PHASING OF WORKS

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### STAGE 1 (PRE-COMMENCEMENT)

INSTALLATION TREE PROTECTION FENCING



SITE MEETING TO SIGN OFF TREE PROTECTION FENCING  
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)



### STAGE 2 (DEMOLITION & CONSTRUCTION)

INSTALLATION OF SUBBASE OF NO-DIG PATH WITHIN  
RPA OF T006 (SCOTS PINE)



DEMOLITION & CONSTRUCTION



TREE PROTECTION MEASURES TO REMAIN RIGID AND INTACT  
THROUGHOUT BUILD WORKS.



### STAGE 3 (POST DEVELOPMENT)

LAY FINAL AESTHETIC, POROUS SURFACE ONTO THE  
NEW, NO-DIG FOOTPATH



REMOVE TREE PROTECTION MEASURES  
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)

## APPENDIX G – CONTACTS

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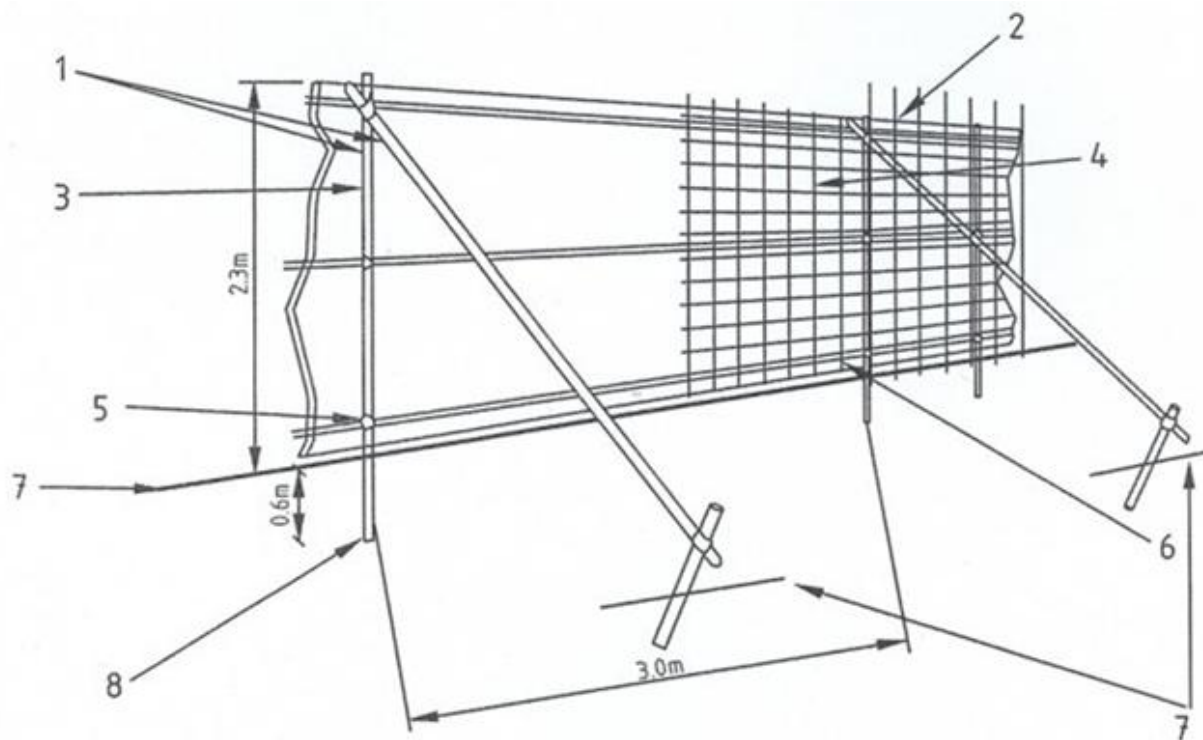
T: 07988 998928

### Local Planning Authority

Mid Sussex District Council

T: 01444 458166

## APPENDIX H - TREE PROTECTION FENCING



- |                                                                                            |                                                                                |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1 Standard scaffold poles                                                                  | 5 Standard clamps                                                              |
| 2 Uprights to be driven into the ground                                                    | 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling |
| 3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps | 7 Ground level                                                                 |
| 4 Weldmesh wired to the uprights and horizontals                                           | 8 Approx. 0.6m driven into the ground                                          |

## APPENDIX I - QUALIFICATIONS

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This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 20 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.