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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR PROPOSED GARAGE/HOME OFFICE**

AT

**INYANGA
BONFIRE LANE
HORSTED KEYNES
RH17 7AX**

BY

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**Our ref: J68.53
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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr G. Staples to undertake an inspection of trees located on and immediately adjacent to the site referred to as Inyanga, Bonfire Lane, Horsted Keynes, RH17 7AX. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for the construction of a garage and home office annexe with widening of the drive to provide additional parking. Details of the proposals will have been submitted by David Jenkins Design.
- 1.3 The trees were inspected on 1st May 2026 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

2. GENERAL SITE DESCRIPTION

- 2.1 The site is located to the south east end of a cul-de-sac and comprises a relatively level rectangular plot with a surfaced drive leading to a two storey detached house with gardens to the south. Further residential properties are located to the north, east and south, with those to the north and east set at a higher level with retaining walls along the drive and to the east.
- 2.2 Along the northern boundary is a large well maintained Cypress screen with several unmaintained Cypress to the north end. Beyond the retaining wall to the east are self seeded young Sycamores and shrubs. To the south west of the drive is a compact maintained Cypress screen.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".
- 4.2 The tree survey followed the numbered sequence from G1 – G6 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J68.53/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.

- 4.3 The following categories of information were obtained for each tree. Separate detailed tree survey sheets are attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT - INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 2 individual trees and 4 linear groups were inspected, the majority of which are Leyland Cypress, all planted since the house was built with varying levels of maintenance. Most are on the boundaries or beyond, with the small Cypress T3 appearing to have self seeded and is suffering from extreme crowding. The linear group beyond the eastern retaining wall comprise a mix of shrubs, one of which is dying, and varying size self seeded Sycamore. The overhanging foliage has been regularly cut back in the past.

- 6.2 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS category.

BS Category	Tree No.	Sub Total
A		
B		
C	G1, G2, T3, G4, T5	5
C/U	G6	1
U		
	TOTAL	6

6.6 *Interpretation of table*

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
- Category C/U** Trees that would be included in category C but have structural faults, areas of decay, etc. that require more detailed investigations or climbing inspections to ascertain whether or not they can be safely retained. Groups that include dead/dying/dangerous individuals.
- Category U** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. **BS CALCULATED ROOT PROTECTION AREAS (RPAs)**

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table in Appendix 3 has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of a garage and home office annexe with widening of the drive to provide additional parking. Details of the proposals will have been submitted by David Jenkins Design.
- 8.2 The supplied David Jenkins Design Ground Floor Plan – Proposed, drawing No. 621/04 Rev. C has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J68.53/02 in Appendix 4. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL – REDEVELOPMENT

- 9.1 Based on the supplied layout proposal the only tree requiring removal would be T3 the young, heavily crowded Cypress. This is a BS Category C tree of no public visual amenity value and no wider landscape context. Its removal would not be noticeable due to the backdrop of the retained Cypresses. As a Category C tree this should not represent a constraint to proposals, According to BS5837:2012.
- 9.2 The tree for removal for redevelopment purposes is indicated as such with a blue dashed crown outline on the Tree Protection Plan.

10. TREE SURGERY REQUIREMENTS

- 10.1 The only tree works required would be the cut back of the small overhanging branches from elements of G6. These are regularly cut back and the works fall under normal garden maintenance and are of no planning relevance.
- 10.2 These works are also included on the Tree Protection Plan.
- 10.3 All tree work will need to be carried out by a competent tree surgeon to comply with BS3998:2010 “Tree Work - Recommendations”.
- 10.4 All trees recommended for felling or tree surgery works will need to be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981 and result in prosecution.

11. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 11.1 The foundations to the retaining walls will have severely restricted any root presence within the area of the proposed garage/home office footprint. In particular the 2.3m wall to the east is retaining to c1m above drive level and no roots are likely to have extended below foundations. It is therefore highly unlikely that any root damage would occur from the installation of the garage/home office foundations.
- 11.2 The extended parking area to the drive will be located outside the tree RPAs for the adjoining young Cypress hedge, G1. As the formation depth will be 30cm or less any roots beyond the RPA and below this depth will not be impacted.

- 11.3 Any minor impacts on the BS Category C trees should not represent a constraint to the proposals, according to BS5837:2012. Overall there are no grounds for a refusal based on arboricultural matters due to site circumstances.

12. TREE PROTECTION MEASURES – FENCING

12.1 *Location of fencing*

- 12.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available. No protective fencing will be necessary along the northern retaining wall due to the change in levels and density of the clipped foliage upto the wall alignment.

12.2 *Design of fencing*

- 12.2.1 Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5th panel declaring “TREE ROOT PROTECTION ZONE – KEEP OUT” or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

- 12.2.2 Examples of the fencing specification and signage required are included in Appendix 5.

12.3 *Timing of fencing*

- 12.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons’ vehicles will be kept outside the indicated protection zones utilising existing areas of hard standing and drive.

12.4 *Additional precautions*

- 12.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

13. SITE OPERATIONS AND MATERIALS STORAGE

- 13.1 Details of site zoning cannot be specified by an Arboriculturalist as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing and retaining walls will define the remaining site space available for storage and operations. As a small scale operation the requirement for machinery is limited to foundation installation and storage space and vehicle parking can be accommodated on the area for extended parking and the drive.

14. SERVICES/DRAINAGE/SOAKAWAYS

- 14.1 Any services or drainage trenches will be within the existing drive area and to the south side of the proposed building footprint, remote from tree RPAs and these are contained by the retaining walls. There will therefore be no adverse impact on retained trees and no specific precautions required.

15. ARBORICULTURAL METHOD STATEMENT

- 15.1 No separate AMS is considered necessary as there is minimal risk to any of the retained trees due to site circumstances and robust protection measures are proposed.

16. SUMMARY

- 16.1 The proposals would require the removal of one small BS Category C Cypress of no visual presence and its removal will not be noticeable due to the adjoining retained trees.
- 16.2 No tree root systems will be adversely affected due to existing site circumstances and positioning of the proposed parking area.
- 16.3 There are no grounds for a refusal based on arboricultural impacts.
- 16.4 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained trees are appropriately protected during the demolition and construction works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

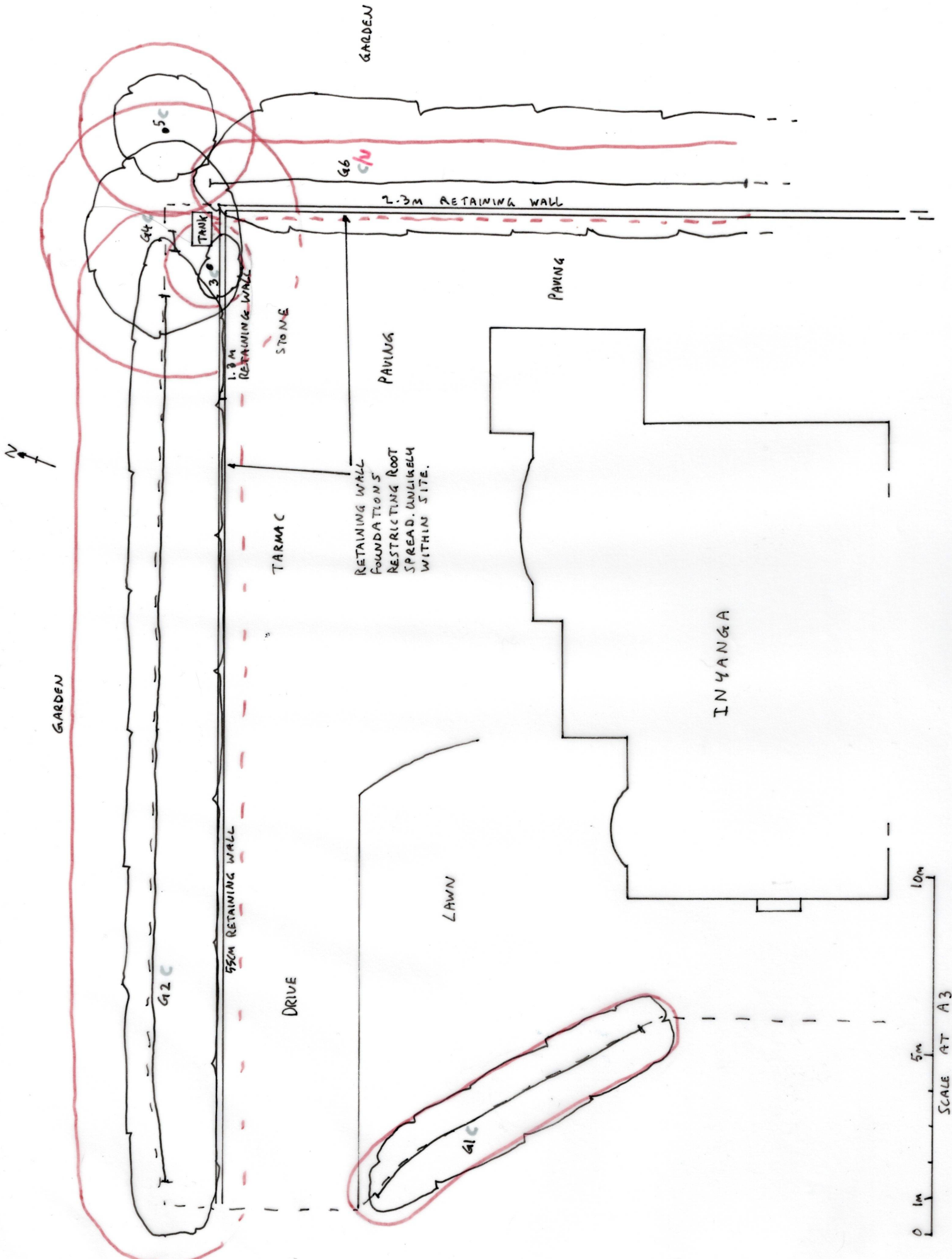
Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
G1	Leyland Cypress	<2.5	1	<100	1	1	1	1	Y	0+	Good	40+	C2	Maintained screen	
G2	Leyland Cypress	<6	1	<200	<1	<1.5	<2	<1.5	Y	0+	Good	40+	C2	Maintained screen	
T3	Leyland Cypress	8	1	100	0	1	1	0.5	Y	1.3+	Good	40+	C2	Heavily crowded	
G4	2no Leyland Cypress	<14	1	<300	<2.5	<2.5	<2	<2.5	SM	0+	Good	40+	C2	Form one crown. Overgrown screen elements	
T5	Lawson Cypress var	8	1	c200	1.5	1.5	1.5	1.5	Y	0+	Variable	40+	C2		
G6	Sycamore, Fig, Hazel, Shrubs	<6	1	<90	<1	<2.5	<1	<1.5	Y	0+	Variable	<10-40	C/U1	Variable height self seeded Sycamore and shrubs. One tree dying. Cut back to boundary in past	

APPENDIX 2



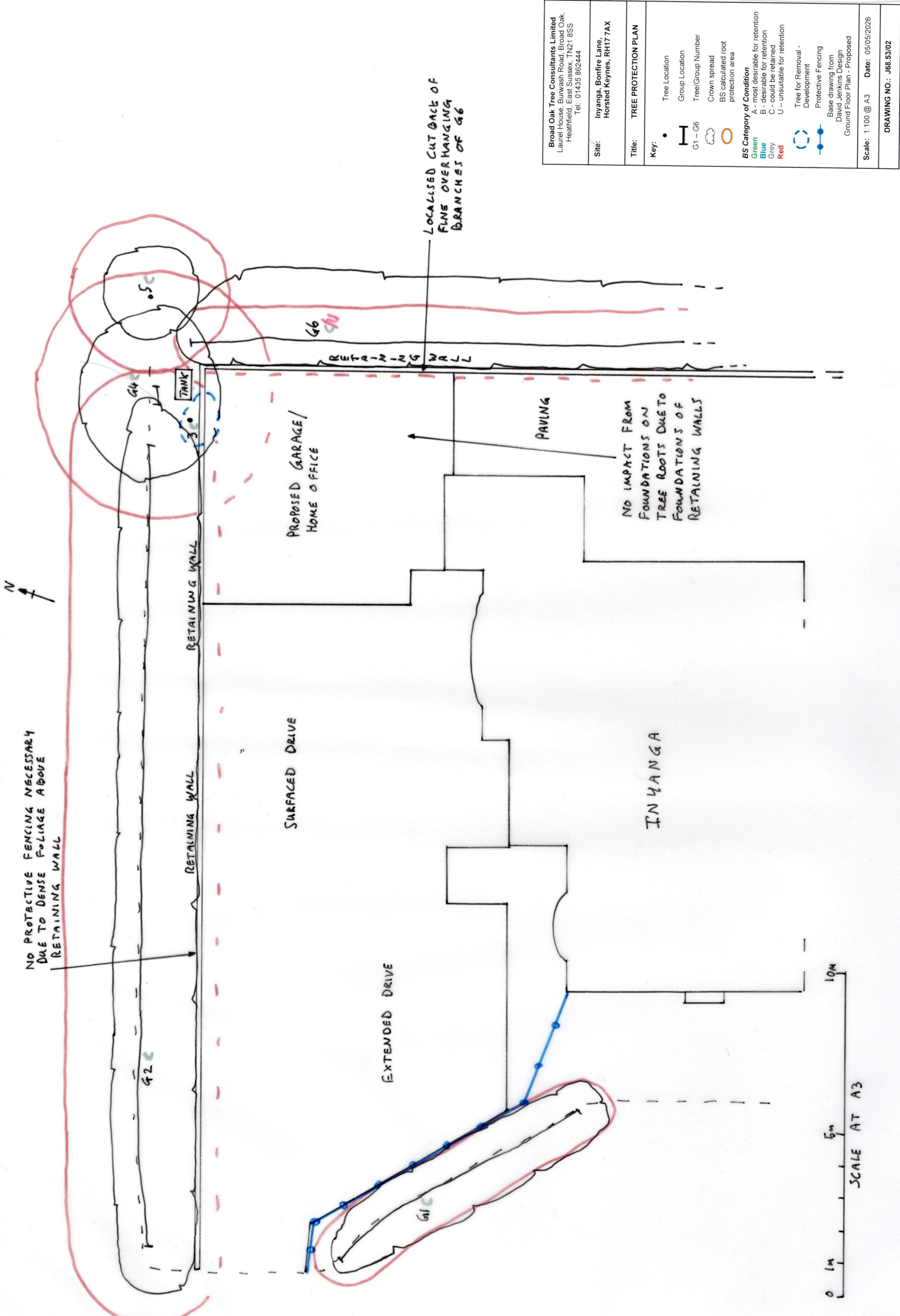
Broad Oak Tree Consultants Limited Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex, TN21 8SS Tel: 01435 862444	
Site:	Inyanga, Bonfire Lane, Horsted Keynes, RH17 7AX
Title:	TREE CONSTRAINTS PLAN
Key:	Tree Location Group Location Tree/Group Number Crown spread BS calculated root protection area BS Category of Condition Green A - most desirable for retention Blue B - desirable for retention Grey C - could be retained Red U - unsuitable for retention
Scale:	1:100 @ A3
Date:	05/05/2026
DRAWING NO.: J68.53/01	

APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAs)
AT
INYANGA, BONFIRE LANE, HORSTED KEYNES RH17 7AX

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m ²)
G1	Leyland Cypress	C2	<100	<1.2	<5
G2	Leyland Cypress	C2	<200	<2.4	<18
T3	Leyland Cypress	C2	100	1.2	5
G4	2no Leyland Cypress	C2	<300	<3.6	<41
T5	Lawson Cypress var	C2	c200	c2.4	c18
G6	Sycamore, Fig, Hazel, Shrubs	C/U1	<90	<1.1	<4

APPENDIX 4



APPENDIX 5

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

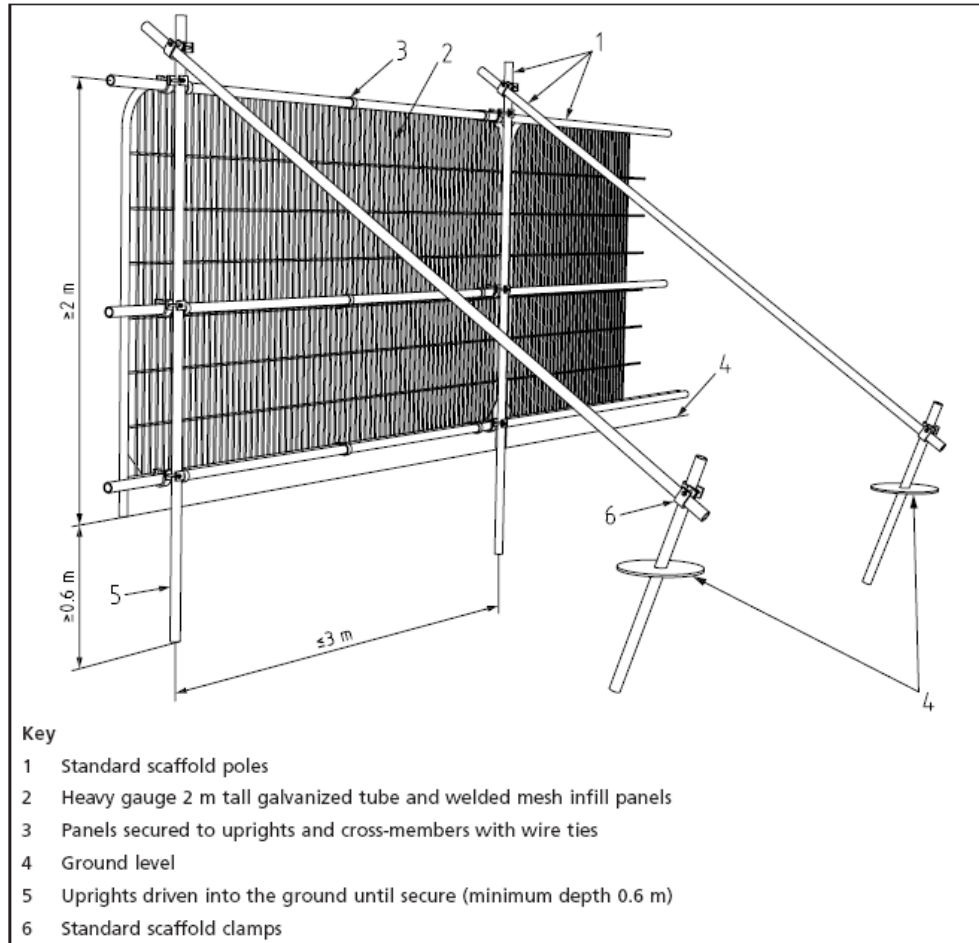
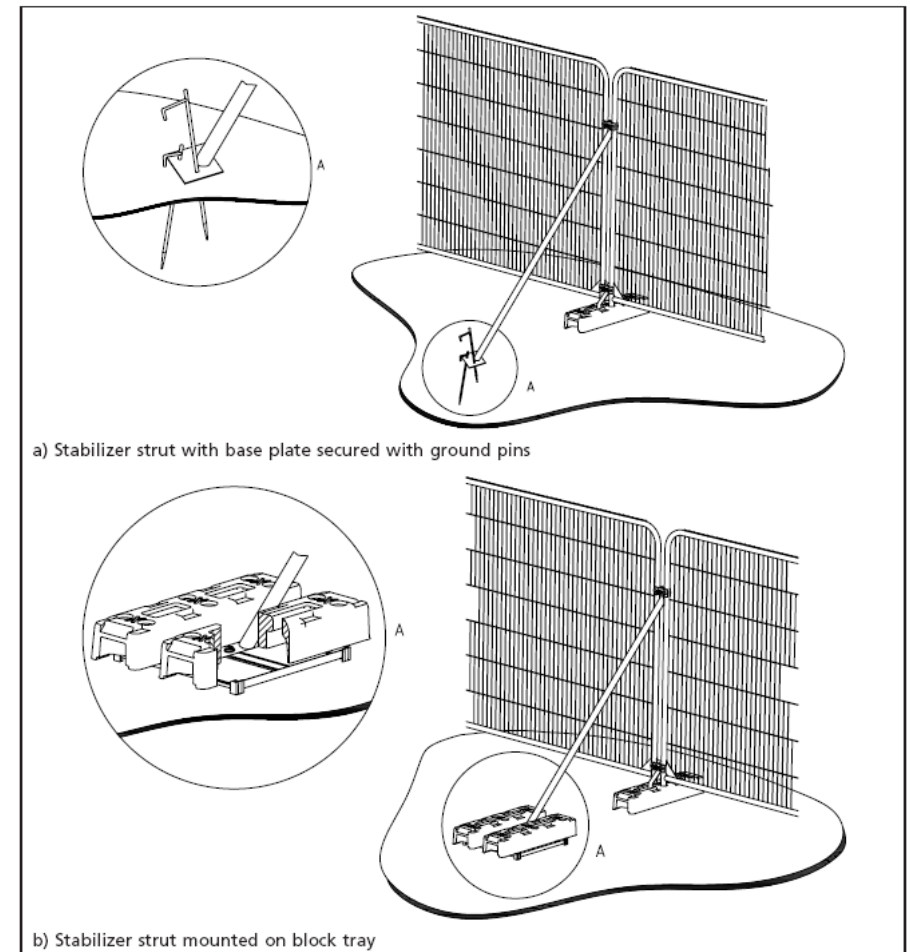


Figure 3 Examples of above-ground stabilizing systems





**PROTECTIVE FENCING.
THIS FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT**



**TREE PROTECTION AREA
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION
ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY