



## Broad Oak Tree Consultants Limited

Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex  
TN21 8SS Tel: 01435 862444 office@broadoaktrees.co.uk



### **ARBORICULTURAL IMPLICATIONS ASSESSMENT FOR PROPOSED ONE BED TWO STOREY ATTACHED DWELLING**

**AT**

**24 OAK HALL PARK  
BURGESS HILL  
WEST SUSSEX  
RH15 0BX**

**BY**

**Tim Laddiman  
BSc.(Hons) M.I.C.For. M.Arbor.A.  
Chartered Arboriculturist**

**Our ref: J60.12  
16<sup>th</sup> April 2025**

## CONTENTS

Page No.

|     |                                               |   |
|-----|-----------------------------------------------|---|
| 1.  | INTRODUCTION                                  | 1 |
| 2.  | GENERAL SITE DESCRIPTION                      | 1 |
| 3.  | SCOPE OF TREE SURVEY                          | 1 |
| 4.  | DATA COLLECTION                               | 1 |
| 5.  | RISK ASSESSMENT – INFORMATIVES                | 2 |
| 6.  | RESULTS OF TREE INSPECTIONS                   | 2 |
| 7.  | BS CALCULATED ROOT PROTECTION AREAS (RPAs)    | 3 |
|     | <b>ARBORICULTURAL IMPLICATIONS ASSESSMENT</b> |   |
| 8.  | DEVELOPMENT PROPOSALS                         | 4 |
| 9.  | POTENTIAL IMPACT OF PROPOSALS ON TREES        | 4 |
| 10. | TREE PROTECTION FENCING                       | 4 |
| 11. | SITE OPERATIONS AND MATERIALS STORAGE         | 5 |
| 12. | SERVICES/DRAINAGE/SOAKAWAYS                   | 5 |
| 13. | ARBORICULTURAL METHOD STATEMENT               | 6 |
| 14. | SUMMARY                                       | 6 |

### APPENDICES:

1. EXPLANATORY SHEETS, TREE INSPECTION SHEETS
2. TREE CONSTRAINTS PLAN, DRAWING NO. J60.12/01 Rev A
3. TREE PROTECTION PLAN, DRAWING NO. J60.12/03
4. EXAMPLES OF FENCING SPECIFICATION AND SIGNAGE

## **1. INTRODUCTION**

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr J Baxter to undertake an inspection of trees located immediately adjacent to the site referred to as No. 24 Oak Hall Park, Burgess Hill, West Sussex, RH15 0BX. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of development proposals.
- 1.2 The proposals are for the construction of a one bed two storey attached dwelling to the north side of No.24A. Details of the proposals will have been submitted by George Baxter, Architect.
- 1.3 The trees were inspected on the 9<sup>th</sup> April 2025 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 No. 24 and 24A Oak Hall Park are located on the west side of the road with levels falling from the road to the west. No 24 is a two storey dwelling with a garage and utility to the south and conservatory to the west with No 24A being a two storey property attached to the north. A brick wall previously marked the western boundary, beyond which is a path and belt of developing trees, but this has been demolished and replaced with a timber fence.
- 2.2 To the north of the garden is a public footpath running parallel with the garden boundary to a junction to the west with a railway car park beyond. To the north of the path is an area of unkempt land with a number of developing trees.

## **3. SCOPE OF TREE SURVEY**

- 3.1 No trees are present within the grounds of No. 24 or 24A Oak Hall Park.
- 3.2 Adjoining trees were added in to a supplied base plan using a hand held laser range finder.

## **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 to T6 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J60.12/01 Rev A 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. A separate detailed tree survey sheet is 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 five individual trees and one group were inspected, ranging from developing Ash of less than 30 years of age through to mature Sycamore and Ash of up to 90 years of age. The trees forming G1 appear to have self seeded along a fence line and been left to develop. Intense inter-tree crowding has resulted in drawn up, asymmetric crowns, mostly leaning out to the west over the railway car park.
- 6.2 T3 Ash is in a poor condition with extensive Canker and dieback, with a very limited lifespan. The owners of the tree should address its potential safety issues.
- 6.3 Trees T4, T5 and T6 are developing trees with the two Ash at considerable risk of Ash Dieback. Ownership is unclear. The Oak T6 has recently been crown raised and cut back.

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

| <b>BS Category</b> | <b>Tree No.</b> | <b>Sub Total</b> |
|--------------------|-----------------|------------------|
| A                  | -               | -                |
| B                  | 2               | 1                |
| C                  | 5, 6            | 2                |
| C/U                | G1, 4           | 2                |
| U                  | 3               | 1                |
|                    | <b>TOTAL</b>    | <b>6</b>         |

6.5 **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 below 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 development proposals.

| Tree no. | Species    | BS Category | Stem diameter or calculated equivalent (mm.) | BS calc. radial equiv. root protection area (m.) | BS calc. total RPA (m²) |
|----------|------------|-------------|----------------------------------------------|--------------------------------------------------|-------------------------|
| G1       | Ash        | C/U1        | <400                                         | <5.3                                             | <88                     |
| 2        | Sycamore   | B2          | c.600                                        | c.7.2                                            | c.163                   |
| 3        | Ash        | U           | -                                            | -                                                | -                       |
| 4        | Ash        | C/U1        | c.300                                        | c.3.6                                            | c.41                    |
| 5        | Ash        | C1          | c.550                                        | c.6.6                                            | c.137                   |
| 6        | Common Oak | C1          | c.600                                        | c.7.2                                            | c.163                   |

## ARBORICULTURAL IMPLICATIONS ASSESSMENT

### 8. DEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of a one bed two storey attached dwelling to the north side of No.24A. Details of the proposals will have been submitted by George Baxter, Architect.
- 8.2 The supplied layout proposal, drawing No.2A, produced by George Baxter, has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J60.12/03 in Appendix 3. This indicates measures to protect offsite trees, where appropriate, in accordance with BS5837:2012 requirements.

### 9. POTENTIAL IMPACT OF PROPOSALS ON TREES

- 9.1 No trees are within the site and no trees require removal or tree surgery works for the proposed development to proceed.
- 9.2 None of the proposals relating to the proposed house overlap with any tree RPAs. There are therefore no adverse impacts on tree root systems.
- 9.3 Trees T3, T4, T5 and T6 are to the north of the site and will have no shade implications. G1 and T2 are to the west/northwest and would have a minimal shade impact on the garden only in the late afternoon/evening on sunny summer days. For six months plus of the year when no leaves are present there would be no shading at all. The level of potential shading is very low and not a planning constraint nor likely to lead to requests for tree pruning/felling. The components of G1 are already suffering Ash Dieback and most will be felled in the next few years on safety grounds, increasing late afternoon sunlight.
- 9.4 Overall there are no arboricultural impacts or implications and no grounds for a refusal on tree related matters.

### 10. TREE PROTECTION FENCING

- 10.1 The existing fenced boundaries to the site define the operational space and apart from for T2 Sycamore no tree RPAs overlap with the site so protective fencing is only required in relation to T2. Root presence from T2 Sycamore is unlikely due to the previously present boundary wall foundations but the theoretical area of its RPA is indicated to be fenced off on the Tree Protection Plan as a precaution.

## **10.2 *Design of fencing***

10.2.1 The protective fencing is to be constructed of weldmesh panels securely fixed together with scaffold ties set within plastic/rubber feet to form a continuous barrier. Feet to be pinned in place with road ties/short scaffold bars or back braced with all weather notices attached to every 5th panel reading "Keep Out – Protected Area". The fencing will form an enclosed areas to which no access will be allowed. This design of fencing is considered appropriate to the site and scale of development proposed.

10.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

## **10.3 *Timing of fencing***

10.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction.

## **10.4 *Additional precautions***

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

## **11. SITE OPERATIONS AND MATERIALS STORAGE**

11.1 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 will define the remaining site space available for storage and operations.

11.2 As this is a small scale development the requirement for storage space is minimal and materials will be delivered on an "as and when" needed basis in appropriate quantities for the space available.

## **12. SERVICES/DRAINAGE/SOAKAWAYS**

12.1 Based on the supplied layout, any new services, drainage or soakaway alignments will be outside root protection areas. If incursion into the protective areas of retained trees is unavoidable, then the routing should be obtained either by hand tool excavation or air spade, supervised by an arboricultural consultant. Any works within the protective areas will need to be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

### **13. ARBORICULTURAL METHOD STATEMENT**

- 13.1 A separate Arboricultural Method Statement is not considered necessary for this site. Details of the protective fencing specification, timing and location are indicated on the Tree Protection Plan, which can be referred to in a specifically worded condition.
- 13.2 Section 6.1 "Arboricultural Method Statement" of BS5837:2012 indicates that an Arboricultural Method Statement is only required if operations/access are required within the RPA of retained trees. Therefore, provided the Tree Protection Plan is adhered to, there is no requirement for an Arboricultural Method Statement and there should not be any conflicts between retained trees and the proposals.

### **14. SUMMARY**

- 14.1 There are no trees on the site. None of the offsite trees require removal or surgery works for the proposals to proceed and no tree RPAs will be affected.
- 14.2 There are therefore no arboricultural impacts or and no grounds for a tree related refusal.
- 14.3 The Tree Protection Plan can be referred to in a specifically worded condition to ensure that the appropriate trees protection measures are applied throughout the construction works.

Tim Laddiman  
Chartered Arboriculturist  
Broad Oak Tree Consultants Ltd.

# APPENDIX 1

## TREE SURVEY EXPLANATORY SHEET

|                                               |                                                                                                                                                                                                                           |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Height</b>                                 | in metres (estimated where ground uneven or access restricted).                                                                                                                                                           |
| <b>Stem count</b>                             | number of stems                                                                                                                                                                                                           |
| <b>Stem diameter</b>                          | in mm. at 1.5m. above ground level.                                                                                                                                                                                       |
| <b>Branch spread</b>                          | radial spread in metres at four main compass points (estimated where no access).                                                                                                                                          |
| <b>Age class</b>                              | Young - Y<br>Semi Mature - SM<br>Mature - M<br>Over mature - OM<br>Veteran - V                                                                                                                                            |
| <b>Height of crown clearance</b>              | in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.                                                                                                                                     |
| <b>Physiological condition</b>                | Good, Fair, Poor, Dead, Variable                                                                                                                                                                                          |
| <b>Estimated remaining contribution</b>       | in years<br>e.g. less than 10, 10-20, 20-40, 40+                                                                                                                                                                          |
| <b>Category grading</b>                       | see attached sheet                                                                                                                                                                                                        |
| <b>Structural condition</b>                   | comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note.<br>N.B. If trees are ivy clad, no full structural assessment will have been possible.                        |
| <b>Preliminary management recommendations</b> | requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access.<br>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 |
| <b>Category U</b><br>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                       | <ul style="list-style-type: none"><li>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)</li><li>Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.</li><li>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</li></ul> <p>NOTE    Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       | 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                                                                                     |                        |
| <b>Category A</b><br>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            |
| <b>Category B</b><br>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               |
| <b>Category C</b><br>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            | Ash        | <16         | 1/2        | <400                              | <5                 | <3  | <4  | <8  | SM        | 5+                          | Poor                    | <10-20                                   | C/U1             | Variable dimensions. Crowded. Leaning W. Ivy clad. Some with dieback                                                  |                                        |
| T2            | Sycamore   | 19          | 1          | c600                              | 3.5                | 6.5 | 4.5 | 6   | M         | 4+                          | Unconfirmed             | 20-40                                    | B2               | Ivy clad into crown. Ownership unknown. Multi-stemmed from c4m. High main crown                                       |                                        |
| T3            | Ash        | 19          | 1          | c550                              | 5                  | 8.5 | 5.5 | 7   | M         | 2.5+                        | Poor                    | <10                                      | U                | Ivy clad into crown. Heavy canker infection. Dieback and deadwood. Slight lean to W. Multi-stemmed from c7m           |                                        |
| T4            | Ash        | 10          | 1          | c300                              | 3.5                | 2.5 | 4.5 | 4.5 | SM        | 2.5+                        | Unconfirmed             | <10-20                                   | C/U1             | Heavily ivy clad. Possible Ash dieback                                                                                |                                        |
| T5            | Ash        | 14          | 2          | 600                               | 3.5                | 5   | 5   | 4   | SM        | 1.8+                        | Unconfirmed             | 10-20                                    | C1               | Decay in base to N and W stem at 1.6m. Heavily ivy clad. Twin stemmed at ground level. Reduced in past. Minor dieback |                                        |
| T6            | Common Oak | 12          | 1          | 580                               | 8                  | 7.5 | 5.5 | 4   | SM        | 1+                          | Unconfirmed             | 10-20                                    | C1               | Stem lean to NE. Heavily ivy clad. Dieback in crown to NE and deadwood. Crown raised and reduced                      |                                        |

# APPENDIX 2

TREE CONSTRAINTS PLAN

G1 - T6 Tree numbers

BS Category of Condition

BS Condition A

T2 BS Condition B

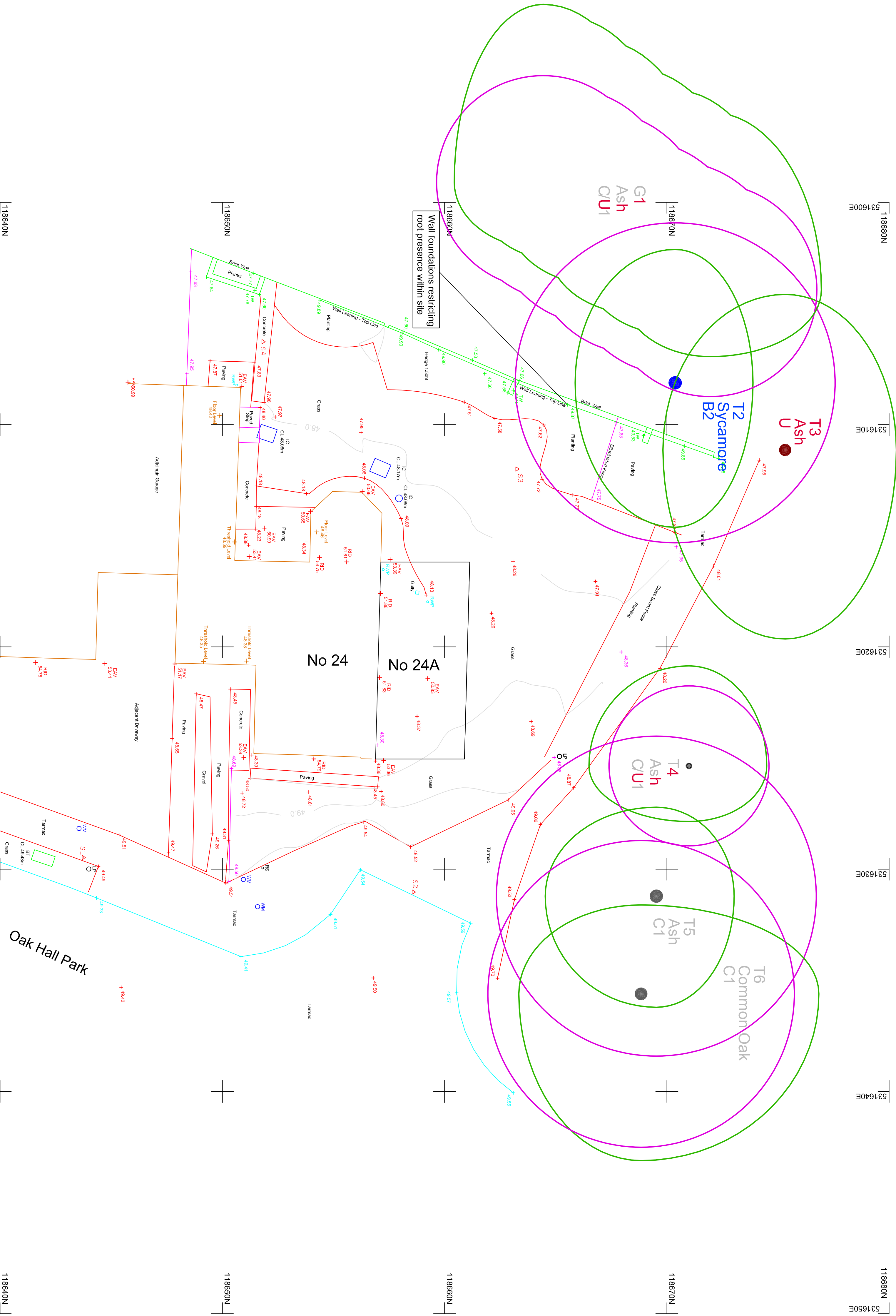
T5 BS Condition C

T3 BS Condition U

Crown spread

BS Calculated root protection areas

The root protection areas have been calculated in accordance with BS5837:2012. These are shown in green and the formulae are described in Section 4.6 in BS5837:2012. These are Constant Protection Areas. Where buildings, walls, fences and hard surfacing exist within the root protection areas, the trees will have been affected. Foundations to walls and buildings depending on their depth and the nature of the underlying soils. In the absence of a detailed geotechnical investigation, the RPA circles should be used for guidance only within any redevelopment proposals.



DRAWING NO. J60.12/01 Rev A

Scale: 1:100 at A1

Added to by: NL

09/04/2025

# APPENDIX 3

**TREE PROTECTION INFORMATION**

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

Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any demolition works. Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joints back braced. Waterproof signs to be attached to every 5th panel declaring "TREE ROOT PROTECTION ZONE - KEEP out" or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

Ground protection measures to comprise a single thickness of side butting scaffold boards over a 100mm compressible layer laid onto a geotextile.

Buildings in proximity to protective fencing areas to be demolished by machinery pulling walls inwards onto the building footprint.

The fenced protection zones around retained trees, hedges and shrubbery are to be regarded as sacrosanct and none of the following are to occur within these areas:

- Storage or disposal of any soil, building materials, machinery, fuel or waste residues of any description.
- Siting of any temporary structures of any description including site offices/sales buildings, temporary car parking facilities, porta-loos, storage compounds or temporary hard standing areas.
- Excavations, soil/turf stripping, raising/lowering of existing levels or alterations to the existing natural surfaces/ground conditions of any other description.
- Location of temporary drainage, water supplies or any other temporary underground services.
- No use, movement or parking of any machinery or vehicles of any description.
- Additionally, no fires shall be lit within 20m of the trunks of any trees or the centre line of any hedgerow to be retained.
- Any services, drainage and soakaways are to be kept outside indicated root protection areas wherever possible. Where excavation is necessary, these should be undertaken by hand and to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

**Broad Oak Tree Consultants Limited**  
Laurel House, Burwash Road, Broad Oak,  
Heathfield, East Sussex, TN21 8SS  
Tel: 01435 862444

**Site:** 24 OAK HALL PARK  
BURGESS HILL  
WEST SUSSEX

**Title:** TREE PROTECTION PLAN

**Key:**

- Tree Location
- I Group Location
- G1-6 Tree/Group Number
- ☁ Crown spread
- BS calculated root protection area

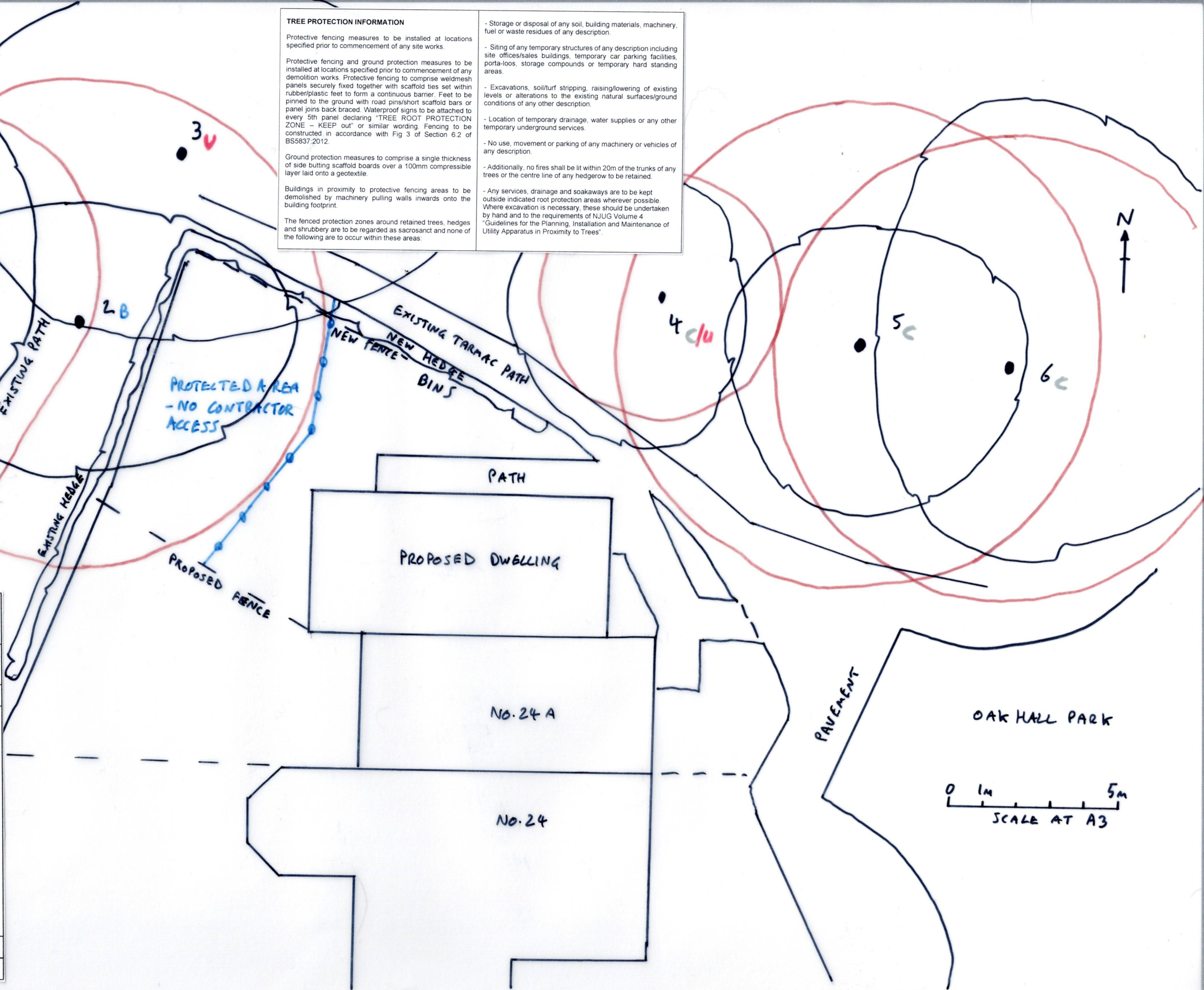
**BS Category of Condition**

- Green A - most desirable for retention
- Blue B - desirable for retention
- Grey C - could be retained
- Red U - unsuitable for retention

- Tree for Removal - Safety
- Protective Fencing
- Tree for Removal - Development

**Scale:** 1:100 @ A3 **Date:** 16 04 2025

**DRAWING NO.:** J60.12/03



# APPENDIX 4

# BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

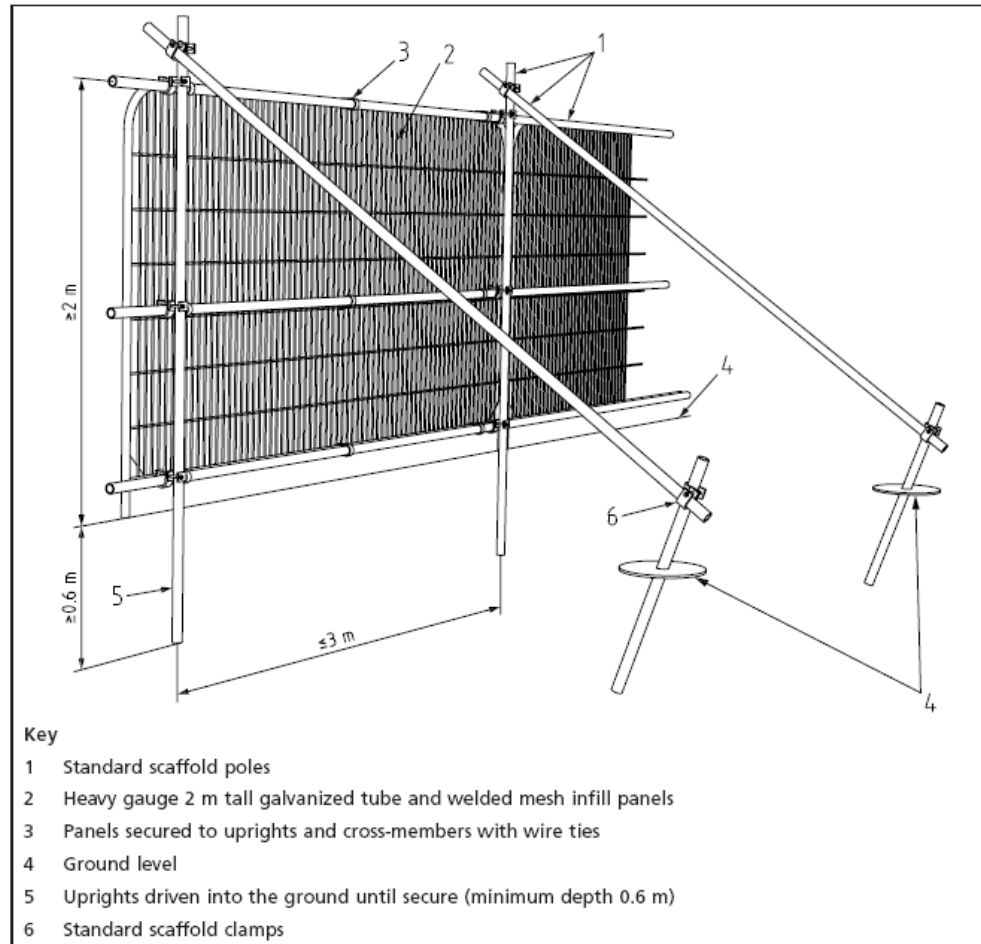
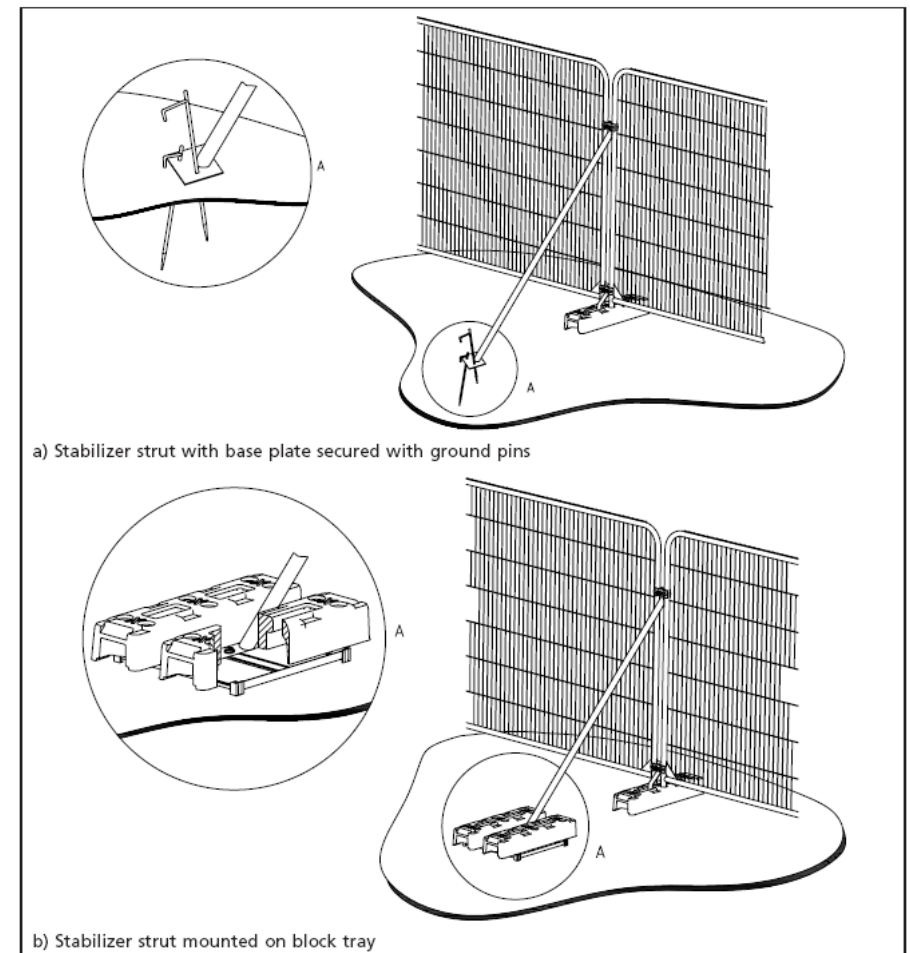


Figure 3 Examples of above-ground stabilizing systems



## EXAMPLE OF FENCING SIGNAGE

