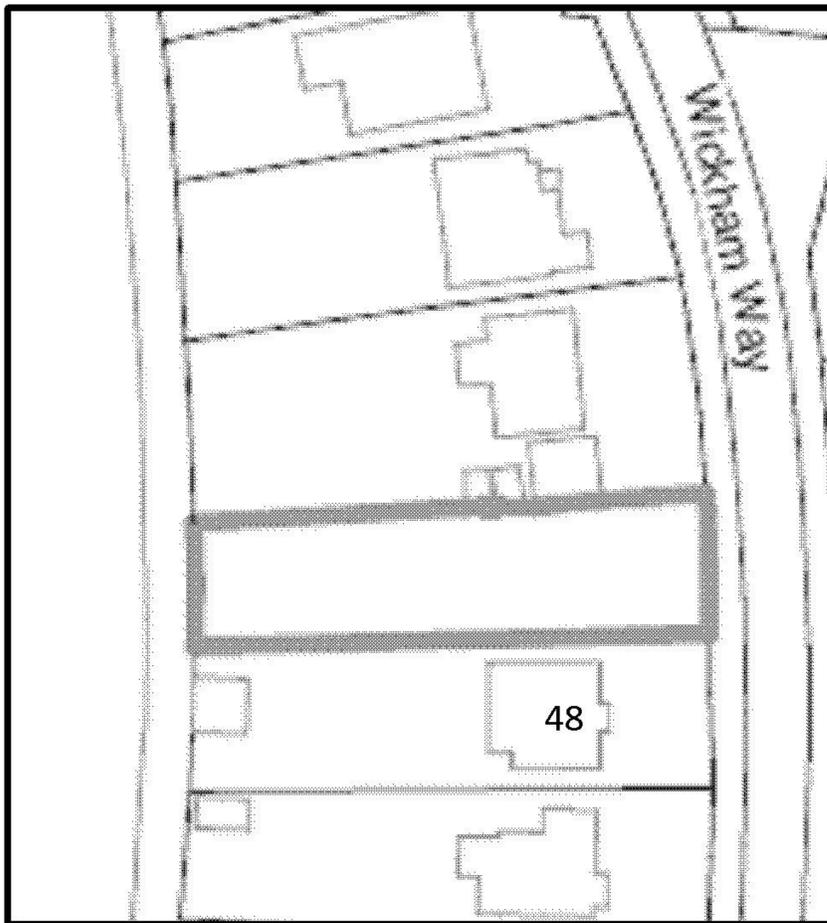


Date: 16 January 2026
My Reference: TS/26/45
LPA Reference: DM/25/2884



ARBORICULTURAL REPORT

BS:5837 Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan.



Land adjacent to:
48 Wickham Way
HAYWARDS HEATH
West Sussex
RH16 1UQ

Prepared by:
D Wynn
Chartered Arboricultural Consultant
16 Caburn Crescent
Lewes BN7 1NR

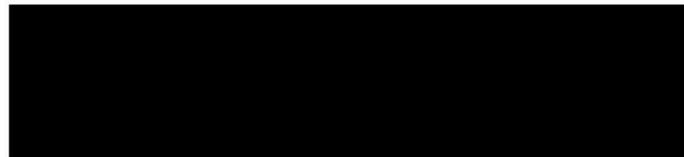


Table of Contents

1	Introduction & Credentials.....	3
2	Summary	3
3	The Site	4
4	Protected Trees.....	4
5	Documents Considered	4
6	Existing Trees.....	4
7	Root Protection Area (RPA)	5
8	Tree Dimension & Key Considerations.....	6
9	Survey Method & Limitations.....	6
10	Arboricultural Impact Assessment	7
11	Tree Protection Measures & Specifications	8
12	Site Specific tree protection measures.....	9

Appendix 1 - Survey Data (Results)

Appendix 2 - Cascade chart for tree quality assessment

Appendix 3 – Tree Constraints plan

Appendix 5 – Tree Protection Fencing

1 Introduction & Credentials

- 1.1 I am instructed by Steve Dowds to survey the trees on land immediately adjacent to 48 Wickham Way, Haywards Heath, and to assess the impact on the trees by proposed development of the site, and to provide tree protection measures for trees identified for retention in accordance with BS:5837 Trees in relation to demolition, design and construction.
- 1.2 Specifically, this report categorises the relative landscape value, condition, dimensions, and measures for the protection of the vulnerable rooting systems of individual trees to be retained. This information should meet the national & local planning validation requirements.
- 1.3 I have 43 years of experience in the arboricultural and silvicultural industries including 25 years as a local government trees officer covering three separate local authorities, Lewes District and Eastbourne Borough Councils and the South Downs National Park. I acquired the N.Dip.Arb (with awards) and the N.C.Hort (Arb) at Merrist Wood in the early 1990s, and I am a peer reviewed professional member of the Arboricultural Association (MArborA) and peer reviewed Chartered Environmentalist (CEnv.)

2 Summary

- 2.1 This report provides as assessment of the trees at the site that conforms to the latest version of British Standards: 5837 Trees in relation to demolition, design and construction. A total of 7 individual trees were assessed, and the following table summarises each of the categories these trees and groups of trees fall into. Please refer to Appendix 1 for a copy of the cascade chart used to help assess the BS3857 tree quality categories.

BS5837 Category		Tag number on the survey plan
Trees to be removed	U	NONE
Trees of high quality and value	A	NONE
Trees of moderate quality and value	B	T1, T2, T3, T7
Trees of low quality and value	C	T4, T5 & T6

- 2.2 Please refer to the survey results in **Appendix 1** for information relating to the nomenclature, condition, longevity, dimensions. The plan in **Appendix 3** provides a drawing, showing the position, crowns spread and Root Protection Area (RPAs) of each of the trees, or groups of trees.

3 The Site

- 3.1 Site is located on a private road 'Wickham Way' surrounded by a range detached properties most of which exhibit an architectural style typical of 1930s design.
- 3.2 The site is in the jurisdiction of Mid-Sussex District Council, and within the Civil area of Haywards Heath Town Council.

4 Protected trees

- 4.1 According to Mid-Sussex District Council's web site, there are no planning restrictions to trees located within the garden curtilage of number 48 or on land immediately adjacent.
- 4.2 It should be noted that the legal status of trees can change at any time through the serving of a new Tree Preservation Order, or the imposition of planning conditions relating to planning permission for development (past, present, or future). You should check with the local planning authority, which in this case is **Mid-Sussex District Council**, prior to the commencement of any works the above and below ground parts of the tree(s).
- 4.3 Whilst it would be highly unusual to have restrictive covenants and/or legal agreements that specifically relate to trees and hedgerows, it is the responsibility of the landowner, or their agents, to check the title deeds to the property. A copy can be easily recovered from Land Registry directly for a small fee. A solicitor will be able to interpret any entries as required.

5 Documents Considered

- 5.1 I have been supplied with the combined Existing and the proposed Plans & Elevations (and location block plan) Supplied by Flemming Homes Ltd reference 6377 PL2 2321 (dated 07/11/25)

6 Existing trees

- 6.1 The initial survey was undertaken on **Friday 9 January 2026**. I surveyed all the trees shown on the existing layout plan and located within the red line and included those trees on land adjacent that might conceivably be affected by development proposals, and which are within falling distance of the development boundary. Trees beyond the likely influence of development were not specifically surveyed because it is reasonably assumed they will not be affected by potential development operations.
- 6.2 The trees were graded according to the classifications outlined within *BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'* (**See Table 1 below and Appendix 2 for the Cascade Chart**). This British Standard provides recommendations and guidance for arboriculturists, architects, builders, engineers, and landscape architects. It is also expected to be of interest to land managers, contractors, planners, statutory undertakers, surveyors, and all others interested in harmony between trees and development in its broadest sense.

- 6.3 Individual trees have been assessed for their quality and benefits within the context of proposed development, in a transparent, understandable, and systematic way. The quality of each tree or group of trees has been recorded on the plan (**Appendix 4**) by allocating it to one of four categories in **Table 1** below:
- 6.4 The purpose of the tree categorization method is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

Category		Definition	Colour on Plan
Trees for removal	U	Trees in such a condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.	RED
Trees to be considered for retention	A	Trees of high quality and value. Trees in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	GREEN
	B	Trees of moderate quality and value. Trees in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	BLUE
	C	Trees of low quality and value. Trees 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	GREY

Sub-categories		
1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation

Above: Table 1 categorisation of trees in accordance with BS:5837 Trees in relation to demolition, design and construction.

7 The Root Protection Area (RPA)

- 7.1 For single stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. The RPA for each tree is plotted as a circle centred on the base of the stem (a continuous black line on the attached plan). Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area is shown.
- 7.2 Any modifications to the shape of the RPA are a result of an arboricultural assessment of likely root distribution. Any deviation in the RPA from the original circular plot will be because of likely morphology and disposition of the roots influenced by past or existing site conditions (e.g. the presence of roads, structures and underground structures), site topography, drainage, the soil type and structure, and the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

8 Tree Dimensions & Key considerations

- 8.1 The vulnerable areas of the above and below ground parts of the trees is shown roughly to scale on the plan. It describes the relative crown spread of each identified tree and groups of trees, and their root protection areas. The accompanying tree survey also provides information on approximate current tree heights (**Appendix 1**).
- 8.2 The identification of Root Protection Areas is the primary means by which retained trees are protected on construction sites. The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s).
- 8.3 If operations within the RPA are proposed, the project arboriculturist will determine whether the affected tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA; and propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.
- 8.4 The crown spread is shown as a circle, but may be asymmetrical where, for example, the canopy is significantly one-sided. In these cases, the canopy spread is shown in accordance with measurements taken at the four cardinal points. The default depiction of crown spreads is a simple circle where there is little variation, or a roughly equal canopy spread throughout the cardinal points.
- 8.5 The crown height is an estimate of the height of the canopy from ground level. This can be useful information, for example, for determining the access routes, or roof heights, or simply headroom (fore cranes for example) and so on.

9 Survey Method & Limitations

- 9.1 Where possible, a ground level visual inspection of the trees was conducted throughout the site but inaccessible areas such as impenetrable vegetation, or trees on land immediately adjacent, it would have been necessary to undertake a visual assessment from the nearest available viewing point.
- 9.2 The tree specimens were visually assessed (non-invasively) from ground level by employing the Visual Tree Assessment (VTA) system (*Matteck and Broeler 2006*) and the recommendations for survey and tree inspections as outlined in 'Principles of Tree Hazard Assessment and Management' (*Lonsdale 1999*). Risk assessments have been conducted in accordance with the principles and practices of VALID [not-for-profit organisation] (*David Evans*) and Assessment of Junctions for Risk Management Course Notes (*Dr. Duncan Slater 2016*). These are recognised industry standards widely employed by professional arborists.
- 9.3 Trees are living organisms whose health and condition can change rapidly. A tree may be physiologically healthy, with vigorous growth, but also exhibit mechanical defects and therefore be structurally weak, consequently presenting an elevated risk. The validity of this

report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works that affect the subject tree(s) or whichever is the sooner.

9.4 No climbing inspection was made of the crown, no excavation was made of the root system, and no specific decay detection equipment was used. No soil samples were taken, and no tissue samples were collected.

10 Arboricultural Impact Assessment

10.1 This arboricultural assessment report provides sufficient information for the Local Planning Authority to consider the effects of the proposed development on the local character from a tree perspective. It is fully compliant with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' – relating to the planning application stage of the planning process and it meets national & local standard planning application validation requirements. This report includes:

- A **Tree Protection Plan**, which includes trees to be removed and retained.
- An arboricultural **impact assessment**
 - Trees to be removed
 - Trees to be retained
 - Incursions into Root Protection Zones
 - Facilitation tree works

10.2 Summary table of tree works

BS5837 Category	Definition	Colour on Plan	Trees to be removed	Facilitation pruning works	Incursions into the Root Protection zones
U	Trees that cannot realistically be retained.	RED	NONE	NONE	NONE
A	Trees of high quality and value.	GREEN	NONE	NONE	NONE
B	Trees of moderate quality and value	BLUE	T1 & T2	NONE	NONE
C	Trees of low quality and value.	GREY	NONE	NONE.	NONE

10.3 **Trees requiring removal regardless of the proposal**

NONE.

10.4 Trees requiring removal as a consequence of the proposal

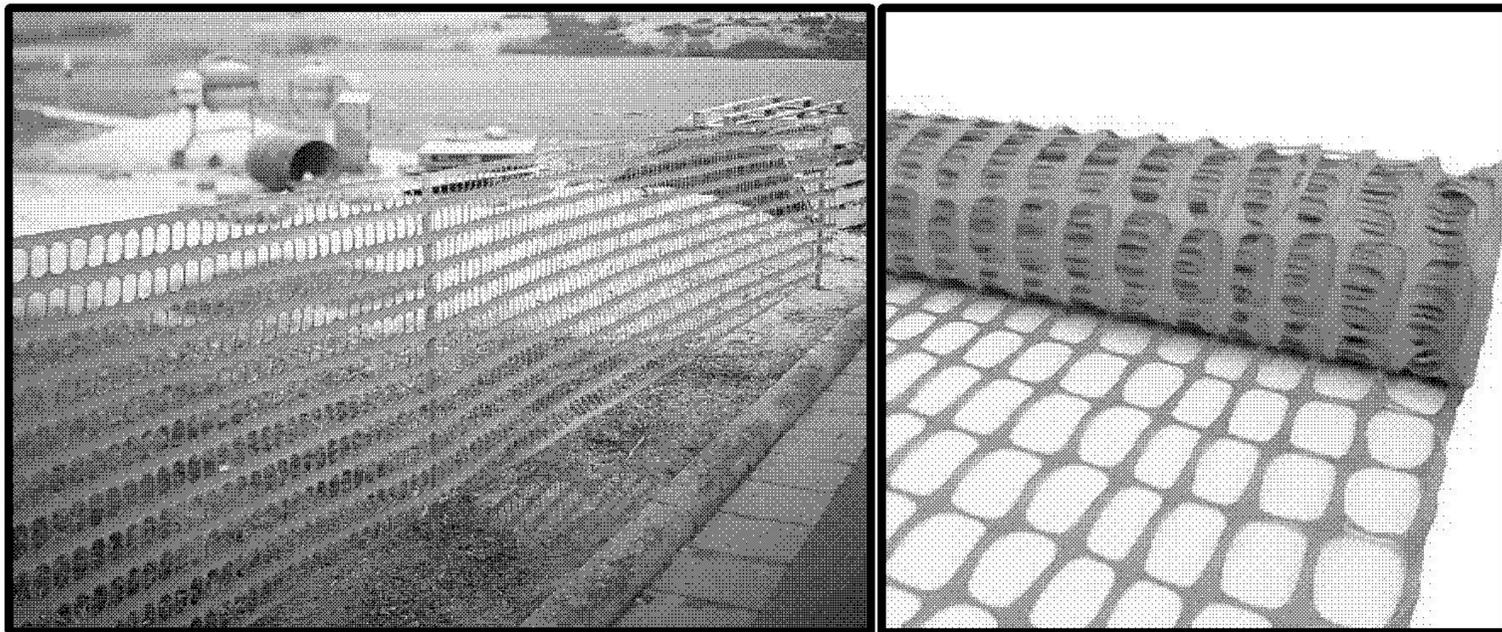
- 10.5 A pair of Lawsons Cypress trees, located at the front and identified as T1 & T2 on the plan will require removal to facilitate the development. Both trees have been downgraded and categorised as 'B' because they are still suffering the residual effects of 2025 drought damage, with T2 showing symptoms of dieback in the northern quadrant of the canopy.
- 10.6 Both trees have been subjected to unsympathetic lopping of limbs and branches to maintain the statutory clearance values for the overhead LV electric cables which run alongside them. The root-plate area of both trees is, through the process of incremental growth, lifting the access surface and this damage can only worsen over time.
- 10.7 It is understood that MSDC have advised that surface water must not be discharged into the main foul water and for this reason 4m³ soakaway will be installed on site. The soakaway must be a minimum 5m from the property so will be located within the RPA of T1 and T2.
- 10.8 It is worth mentioning that the two trees have little ecological value to local wildlife. It is understood the applicants will submit a separate soft landscaping scheme that will greatly improve biodiversity of the garden area.
- 10.9 Any scheduled or unscheduled tree works should comply with the recommendations contained within British Standard 3998:2010 'Tree Work' and undertaken in compliance with the Wildlife and Countryside Act 1981(as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the recently enacted Environment Act 2021 and associated legislation it encompasses.
- 10.10 **Incursions into the Root Protection Areas (RPAs) of trees to be retained**
- NONE

11 Tree Protection Measures & Specifications

- 11.1 Root Protection Areas (RPAs) The identification of Root Protection Areas is the primary means by which retained trees are protected on construction sites. No unspecified activity should occur within any prescribed RPA, access should only be permitted with prior approval of the Local Planning Authority, and encroachment should normally only take place if the ground beneath is suitably protected.
- 11.2 British Standard 5837:2012 provides arboriculturists with a method to determine the extent to which excavations associated with construction works might have a damaging effect on the roots of adjacent trees. For single stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. The RPA for each tree is plotted as a circle centred on the base of the stem (a continuous black line on the plan). Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area is shown.

12 Site specific tree protection measures

- 12.1 The following recommendations are made to ensure trees identified for retention survive demolition and subsequent construction operations.
- 12.2 British Standards 5837:2012 recommends that the RPAs of the subject trees should be protected by the erection of barriers, the preferred form of which consists of welded mesh 'Heras' type panels 1.8 metres high, mounted on a braced scaffolding frame as detailed in Figure 2 & 3 of BS 5837:2012.
- 12.3 In this case, however, important trees are of sufficient distance from the development to avoid any potential damage, and there is ample space available for storage of construction material, plant machinery etc outside the root protection area of trees to be retained. The rooting systems of the existing plantation trees, and boundary the Beech located along the eastern boundary, are limited by the presence of the access driveway.
- 12.4 For this reason, alternative fencing, such as extruded polymer netting, would be sufficient in this case. This will serve to remind construction crews of the tree protection areas. The neighbouring trees to the east are already protected by the metalled driveway that would have prevented incursion of their rooting systems into the development area.



Above: Where specified, extruded polymer netting supported by steel road pins or similar at maximum 3m centres can be used.

- 12.5 The barriers should carry laminated signs stating: "Construction exclusion zone – No Access," or similar. It is recommended that gaps should be left beneath the bottom of any perimeter site fencing and the ground to allow for the passage of foraging mammals.



Examples of signage to be placed facing in towards the site on every other bay of tree protection fencing.

12.6 Underground and Overhead Utilities

12.7 According to the supplied plans the foul drainage will be spurred off the existing and traverse the site in front of the existing building to meet up with the new development. The trench to facilitate the drainage run will be located outside the Root Protection Area of the Ash tree (T3 on the plan) and will not affect its rooting system.

12.8 The electric supply is being run overhead directly into the new build and will not affect trees identified for retention. A gas supply is not indicated and is therefore not considered.

12.9 Prohibited Activities

12.10 The tree protection fencing (**see appendix 4 Tree Protection Plan**) is positioned to protect both the crowns and the Root Protection Areas (RPA) of the retained trees. Strict controls are imposed on any activities beyond the tree protection fencing without specific authorisation by the project arboriculturist, the client, and/or the local planning authority District Council. The following lists prohibited activities:

- No excavations, including by hand, unless approved by the project arboriculturist
- No storage of machinery.
- No storage or handling of building materials, fuel, chemicals, or spoil.
- No fires.
- No vehicular access.
- No pedestrian access, unless approved by the project arboriculturist.
- No alteration, increase or decrease, to existing ground levels, unless approved by Lewes District Council.

Date: 16 January 2026
 My Reference: TS/26/45
 LPA Reference: DM/25/2884



- No excavation or installation of services, unless approved by the project arboriculturist and Mid-Sussex District Council.

12.11 In order to ensure that the tree protection measures remain intact, the tree protection barriers shall not be moved or temporarily dismantled unless specifically agreed with the project arboriculturist.

12.12 Legend to Tree Survey Schedule

KEY to SURVEY RESULTS		
Title	Description	
Tag:	Relates to individual trees identified on the Tree Survey Plan. T # = tree & its sequential number G# = grouping of trees H# = hedge W# woodland block or compartment	
Species:	Common name & binomial botanical nomenclature	
DBH:	Diameter of main trunk taken at 1.5m above ground level.	
Height:	Estimated height expressed in metres	
Crown Spread:	Estimated crown radius expressed in metres. Where a trees crown is heavily asymmetrical the crown radius for each cardinal compass point is given.	
Crown Height:	Estimated height of the crown from ground level.	
Age Class:	Y - Young	Less than one third of optimum life expectancy for species in this location.
	SM - Semi-mature	Established new planting that falls between Young and Middle aged.
	EM - Early Mature	Between one to two thirds of optimum life expectancy
	M - Mature	Between two thirds and optimum life expectancy
	OM - Over mature	Reached optimum life expectancy & entering a period of decline.
	V - Veteran	a tree that is of interest biologically, culturally, or aesthetically because of its age, size or condition
Condition	Good	vigorous with good shoot extension growth
	Fair	average vigour
	Poor	smaller leaves, short shoot extension growth, low vigour
	In Decline	dieback, small leaves, on downward spiral of mortality
	Dead	could be retained as habitat
ERC	Estimated Remaining Contribution in years (<10, 10+, 20+, 40+);	
RPA	Root Protection Area which is derived from the stem diameter measured at breast height (DBH value) and multiplying this by a factor of 12. The resulting value is rounded up or down by 0.5m.	
BS 5837 Category	U	Trees to be removed
	A	Trees of high quality and value
	B	Trees of moderate quality and value
	C	Trees of low quality and value
Notes	General observations, particularly of structural and/or physiological condition or perhaps recommended works etc.	

Date: 16 January 2026
 My Reference: TS/26/45
 LPA Reference: DM/25/2884



Appendix 1 - Survey Results

Tag	Species	DBH (cm)	Height (m)	Spread (m)				Canopy height (m)	Age class	ERC	RPA	Condition	BS 5837 Category	Notes
				N	E	S	W							
T1	Lawsons Cypress (<i>Chamaecyparis lawsoniana</i>)	70	21	10	10	10	10	3	M	20+	8.4	Fair	B2	Symptoms of drought damage with sparse foliage and excess leaf drop. Root-plate lifting driveway. Remove to facilitate the development
T2	Lawsons Cypress (<i>Chamaecyparis lawsoniana</i>)	93	21	10	10	10	10	3	M	20+	11.16	Fair	B2	Symptoms of drought damage with sparse foliage and excess leaf drop. Unsympathetic lopping associated with overhead electric cables. Root-plate lifting driveway. Remove to facilitate the development
T3	Common Ash (<i>Fraxinus excelsior</i>)	110	18	11	11	11	11	4	M	10+	13.2	Fair	B2	Short shoot extension growth, low vigour probably infected with Ash Dieback disease
T4	Hawthorn (<i>Crataegus monogyna</i>)	22	8	3	3	3	3	1	EM	<10	2.64	Fair	C	Ornamental planting
T5	Beech (<i>Fagus sylvatica</i>)	65	15	9	9	9	9	4	EM	<20	7.8	Fair	C	Lapsed pollard. Unsympathetic pruning in the past
T6	Domestic Apple (<i>Malus sp.</i>)	31	6	4	4	4	4	2	M	<10	3.72	Poor	C	Unsympathetic pruning in the past has resulted in the tree advancing some way along the downward spiral of decline.
T7	Lawsons Cypress (<i>Chamaecyparis lawsoniana</i>)	70	13	8	8	8	8	4	M	+20	8.4	Fair	B2	Symptoms of drought damage with sparse foliage and excess leaf drop.

Date: 16 January 2026
 My Reference: TS/26/45
 LPA Reference: DM/25/2884



APPENDIX 2 – Cascade chart for tree quality assessment

(This table is a summary of the information contained in the full standard, and is not intended to be used as a replacement for the full standard.)

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan			
Trees unsuitable for retention (See Note)					
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve: see 4.5.7.</i></p>	See Table 2			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">1 Mainly arboricultural qualities</td> <td style="width: 33%; text-align: center;">2 Mainly landscape qualities</td> <td style="width: 33%; text-align: center;">3 Mainly cultural values, including conservation</td> </tr> </table>			1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation			
Trees to be considered for retention					
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual or those that are essential components of ground or habitat 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	See Table 2		
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including arthropod pest management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years, or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing in groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	See Table 2		
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 130 mm	Distinguished trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without the collective or other significantly greater collective landscape value and/or trees offering low or only temporary/transient landscape benefits	See Table 2		

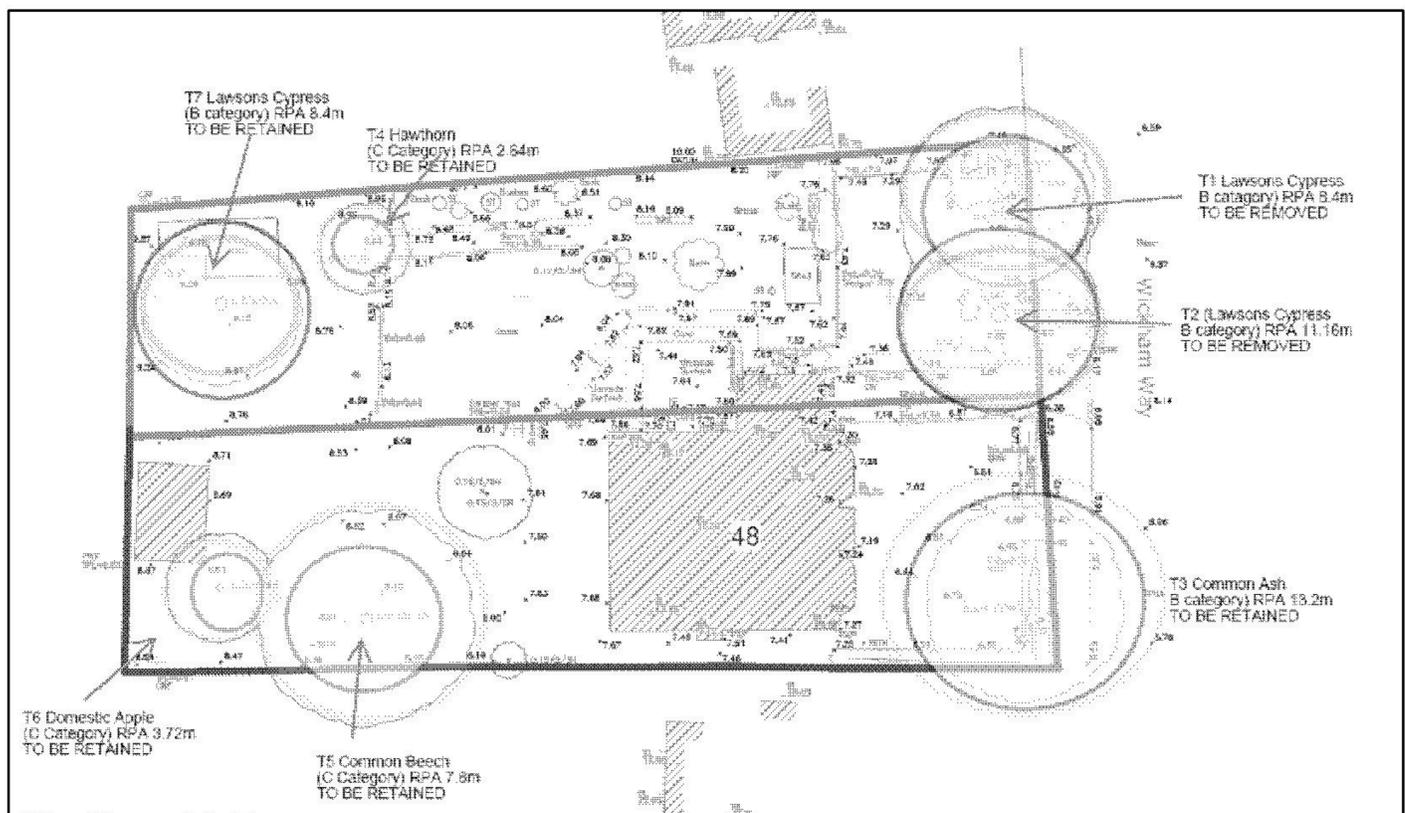
BRITISH STANDARD BS 5837:2012

Date: 16 January 2026
 My Reference: TS/26/45
 LPA Reference: DM/25/2884



Appendix 3 – Tree Constraints Plan

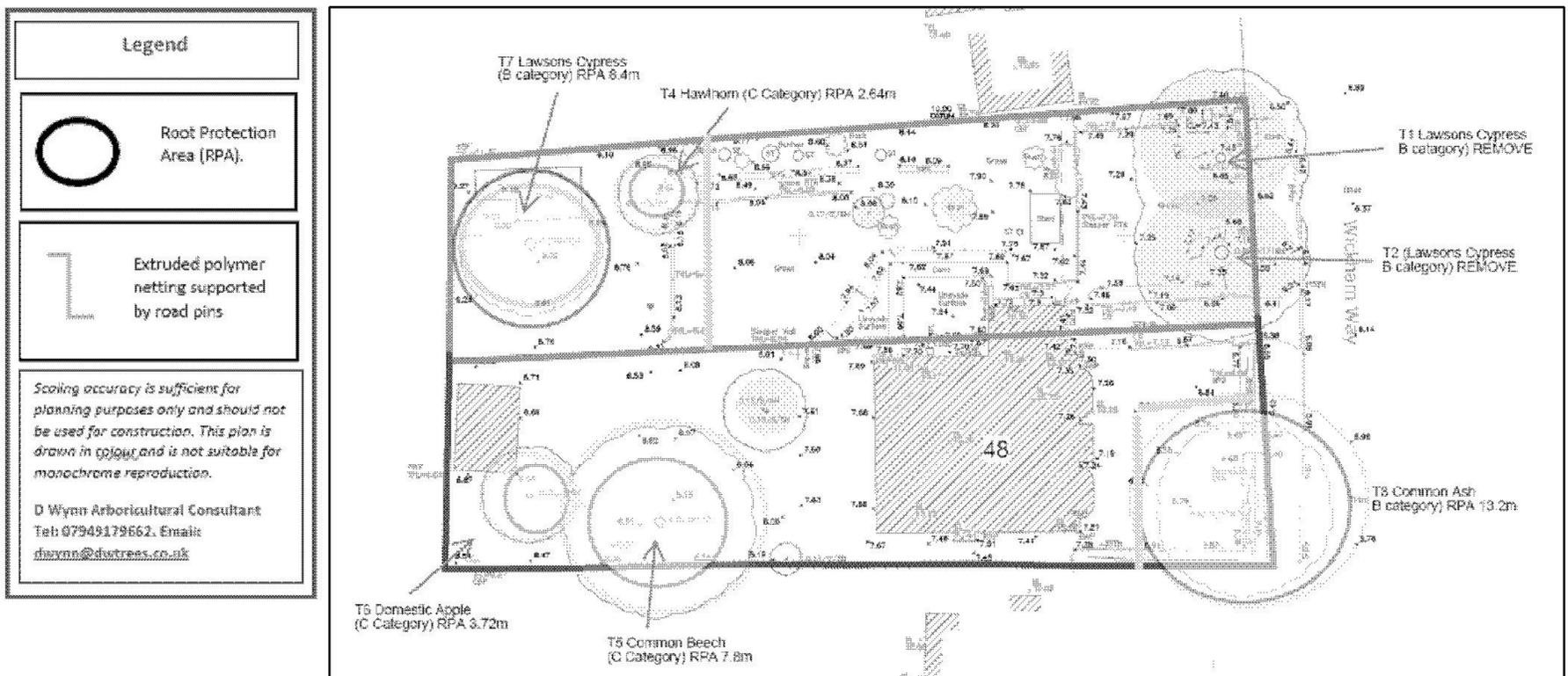
BS5837: 2012 tree categories	
	'D' Category. Trees to be removed irrespective of development proposals.
	'A' Category. Tree that is highly desirable for retention and extent of crown spread.
	'B' Category. Tree that is desirable for retention and extent of crown spread.
	'C' Category. Tree of no particular merit, could be retained & extent of crown spread.
	Root Protection Area (RPA).
<p>The scaling accuracy is sufficient for planning purposes only and should not be used for construction. This plan is drawn in metric and is not suitable for manufacture reproduction.</p> <p>© Wynn Arboricultural Consultants Tel: 07949179662, Email: dwynn@dwtrees.co.uk</p>	



Date: 16 January 2026
My Reference: TS/26/45
LPA Reference: DM/25/2884



Appendix 4 Tree Protection Fencing



Signed on 16 January 2026



[VALID](http://validtree.com) - validtreerisk.com.



Copyright; All rights in this report are reserved. No part of it may be reproduced, edited, or transmitted, in any form or by any means without written permission. Its content and format are for the exclusive use of named client. It may not be sold, lent, hired out or divulged to any third party with an interest in this site without the written consent of D Wynn Arboricultural Consultancy.

Selected References

- Visual Tree Assessment (VTA) system (Mattheck & Breloer 1994)
- Principles of Tree Hazard Assessment and Management' by David Lonsdale (1999).
- The body language of trees (Mattheck and Breloer) DoE booklet Research for Amenity Trees No. 4, 1994).
- A New Tree Biology; (Shigo, A 1989) Shigo and Associates.
- The interconnectedness between trees and fungi (Rayner, D 1998). fountains of the forest: Mycological Research 102:1441–1449.
- Decaying Wood: An Overview of its Status and Ecology in the United Kingdom and Continental Europe. (Butler, J, Alexander, Kna & Green, T 2002, UsDa forest service gen. tech. rep. PsWgtr-181.
- Assessment of tree Forks (Dr. Slater, Duncan 2016) Arboricultural Association.
- Common Sense Risk Management of Trees; 2011 NTSG Forestry Commission & updated version Second Edition, 2024.