

GHA Trees
5 South Drive
High Wycombe
Bucks
HP13 6JU



Glen Harding MSc (Forestry), MArborA
t: 07884 056025
e: info@ghatrees.co.uk
www.ghatrees.co.uk

**BS5837:2012 TREE SURVEY AND
ARBORICULTURAL IMPACT ASSESSMENT:
Crosskeys, High Street, Lindfield, RH16 2HP**

Dated: 30th April 2026

Our reference: GHA/DS/160280:26

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Arboricultural Impact Assessment

Location: Crosskeys, High Street, Lindfield, RH16 2HP
Our reference: GHA/DS/160280:26
Client: Gould Baxter
Dated: 30th April 2026
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 20th February 2026

Instructions

Issued by – Gould Baxter

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to Crosskeys, High Street, Lindfield, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development that safeguards the long term wellbeing of the retained trees in a sustainable manner.

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Executive Summary

The proposal for the site is to renovate the house work that will include a new rear extension, an extension to the existing garage and a new garden room in the rear garden. The proposed scheme requires the removal of a small number of relatively insignificant (C and U category) trees and shrubs, which will not significantly impact the local or wider landscape. The proposal requires a new structure to be installed within the root protection areas of nearby trees; however, mitigations are proposed to ensure these structures will not adversely affect these trees. The retained trees require protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

Documents Supplied

The client supplied the following documents:

- Topographical survey
- Existing layout plans
- Proposed layout plans

Scope of Survey

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 This is **not** a full tree safety survey and should not be viewed or used as such.
- 1.3 The planning status of the subject property was not investigated in detail.
- 1.4 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.5 Trees in third party ownership were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated. Where the stem location of a third party tree has been estimated, this is noted on the plan.
- 1.6 Dense vegetation or climbers (such as ivy) also prohibited full inspections for some trees; this is noted where applicable.
- 1.7 No discussions took place between the surveyor and any other party.
- 1.8 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.9 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 1.10 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars if needed.

- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- 2.3 No soil samples were taken.
- 2.4 The height of each subject tree was estimated using a clinometer and recorded to the nearest half metre.
- 2.5 The stem diameter for each tree was measured in line with the requirements set out in BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 2.6 The crown spreads were measured with an electronic distometer and recorded to the nearest half metre. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A) and within the tree table (Appendix B). The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.
- 2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.
- 2.8 The crown clearance was measured using a clinometer and recorded to the nearest half metre. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.
- 2.9 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A; this plan was produced in colour and **MUST** only be scanned or reproduced in colour. The trees on this plan are categorised and shown in the following format:

COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light **green** crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Colour = mid **blue** crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 10 to 20 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

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. Colour = **red** crown outline on plan.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations', Table 1.

The Site

3.1 The site is located on High Street in the centre of Lindfield village.

The Subject Trees

4.1 The details of the subject trees are set out in the Schedule at Appendix B.

The Proposal

5.1 The proposal for the site is to renovate the house work that will include a new rear extension, an extension to the existing garage and a new garden room in the rear garden.

5.2 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE REMOVAL:

- 6.1 T5, T6 and a section of G11 are proposed for removal as part of the new development, as these specimens could not be effectively retained as they are located within the outline of the new structures, or located too close to make their retention feasible / sustainable.
- 6.2 All of the trees to be removed have been given either a C or U category grading in accordance with BS 5837. It is therefore felt that these trees should not act as a limitation on the effective use of the site, or impose any significant constraints on the layout (see table 1 BS5837).
- 6.3 The assessed grading (as per BS5837 table 1) of each of the trees to be removed, as well as any relevant comments on their condition can be seen in the tree table at appendix B.

TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.4 T7, and sections of G9 will be pruned to improve clearances from the proposed new structures. A full specification for the proposed pruning to each tree can be seen in the tree table at appendix B.
- 6.5 The proposed tree work is assessed to be minor and will not adversely impact the health or amenity value of these trees.

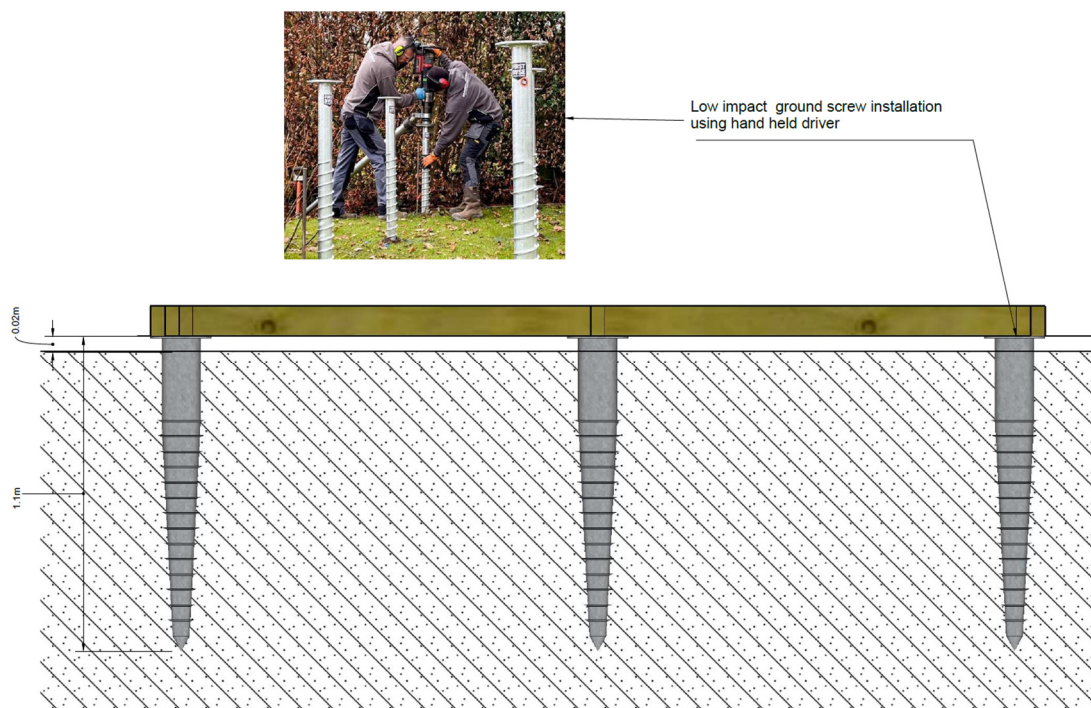
ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.6 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.
- 6.7 The assessed RPAs (excluding the RPAs of U category trees and those trees which are proposed for removal) can be seen on the appended plan where some have amended to take account of the existing structures.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES & PROPOSED MITIGATIONS

- 6.8 The proposed new rear extension and garage extension are situated outside of the assessed RPAs of all of the trees proposed for retention; therefore, these trees pose no below ground constraints on these new structures or vice versa.
- 6.9 A portion of the proposed new garden structure would be situated within a section of the assessed Root Protection Areas of T8, G9 and T12 as can be seen on the appended plan. The construction design process has shown consideration of this issue (of working within the RPA) by specifying the use of 'screw pile' footings (<https://www.groundscrewcentre.co.uk>); these footings will ensure minimal root disturbance occurs near these trees as the new building will sit above the existing levels with the new screw piles being the only below ground part of the structure. The locations of the new screw piles will be confirmed following hand dug trial digs to check for the presence of any significant (over 25mm) roots which **MUST** be retained and avoided if found. **There MUST be an air void beneath the new structure and rain water must be gathered from the roof and redistributed beneath the new structure to allow any root growth present to be allowed to continue to thrive.**

Below: screwpile and above ground beams



INSTALLATION OF SERVICES

- 6.10 The full details of existing and proposed new services have not been made available at the time of writing.
- 6.11 New services must be routed to avoid all RPAs of retained trees on site and within nearby sites. From an assessment of the subject site, undertaken in conjunction with the project architect, there is no reason to assume this isn't possible. Inspection chambers must also be sited outside the RPAs of any nearby trees.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 The retained trees are at a satisfactory distance from the proposed new buildings and highly unlikely to give rise to any inconvenience.
- 7.2 Regular inspections of the retained trees by a suitably qualified Arboriculturalist and subsequent remedial works will ensure that the trees are maintained in a suitable manner, to exist in harmony with the new structures and its occupants for many years to come.

Tree Protection Measures and Preliminary Method Statement for Development Works

- 8.1 TREE WORK
A list of all tree works that are required (including trees to be removed) is included in the tree table at Appendix B. Where any tree work is needed, this work **MUST** be in accordance with British Standard 3998 – 2010 (Tree Work - Recommendations).
- 8.2 TREE PROTECTION BARRIERS
It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees. The position of the fence **MUST** be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and contractor. The fencing **MUST** be erected **prior** to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing **MUST** be as that shown in BS 5837 (see Appendix C). The herras panels **MUST** be joined together using a minimum of two anti-tamper couplers which **MUST** be installed so they can only be removed from the inside of the fence. The panels **MUST** supported by stabilizer struts, which **MUST** be installed on the inside and secured to the ground using pins or appropriate weights.

The Fence must be marked with a clear sign reading:

"Construction Exclusion Zone – No Access"

8.3 GROUND PROTECTION – LIGHTWEIGHT ACCESS ONLY

Where any additional ground protection is required, these areas **MUST** be covered with a permeable membrane, with 150mm layer of compressible woodchip overlaying it; an 18mm marine ply boards will then be secured on top of the woodchip to allow a 1.5tonne mini-digger to access the area without causing major compaction or soil erosion.

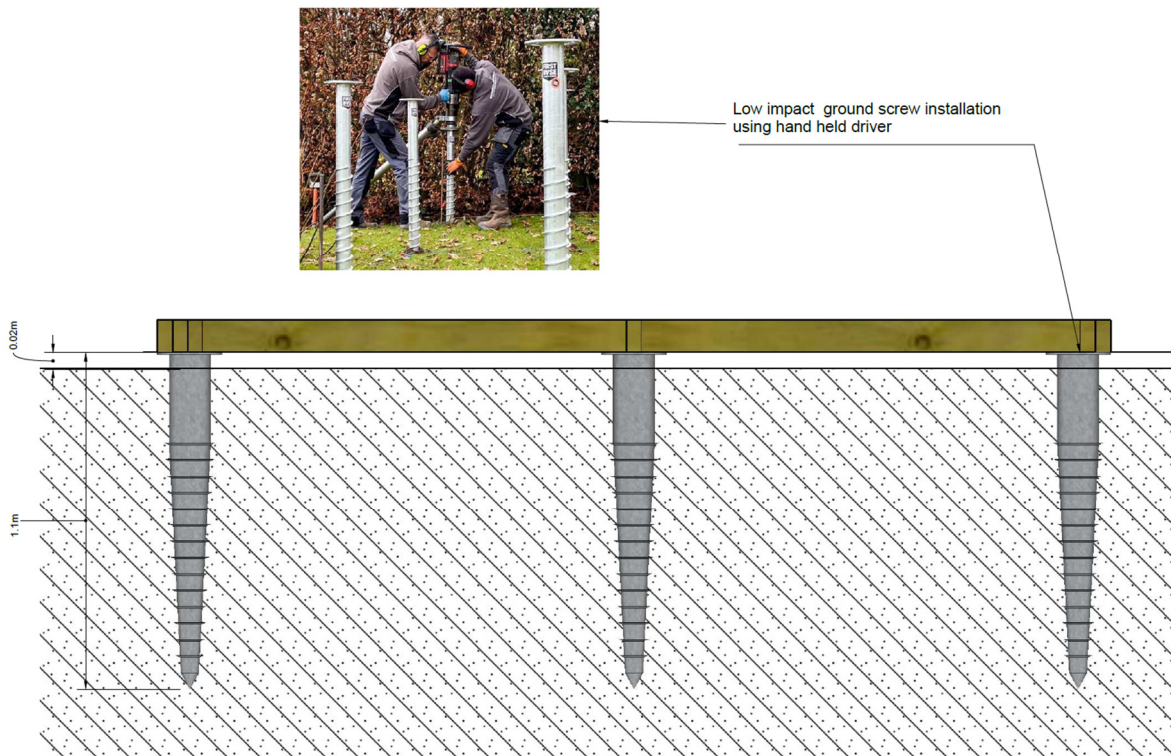


Above: ground protection make-up

8.4 NEW STRUCTURE INSTALLED ON GROUND SCREWS

The construction design process has shown consideration of the issue of working within the RPA by specifying the use of 'screw pile' footings; these footings will ensure minimal root disturbance occurs near the nearby affected trees, as the new building will sit above the existing levels with the new screw piles being the only below ground part of the structure. The locations of the new screw piles will be confirmed following hand dug trial digs to check for the presence of any significant (over 25mm) roots which **MUST** be retained and avoided if found.

Below: screw pile example



METHODOLOGY

- **NOTE: any excavations in the RPAS with the use of mechanical excavators will undoubtedly sever any roots that may be present and can change the hydrology and structure of the nearby soil in a way that will adversely affect the health of any nearby trees.**
- The design of the new screw piles layout must have sufficient flexibility that the locations of the supporting screw piles is changeable. The location for these screw piles will be confirmed following hand excavated, trial digs of the top 1000mm of each potential hole (this is where the majority of roots exist).
- The foundation design must also incorporate a void that will allow for water to reach the area beneath the structure and ensure that gaseous exchanges are not restricted.
- Hand tool excavations will only be undertaken by fully briefed site personnel. This operation will be done slowly and carefully to ensure the retention and protection of any roots that are discovered that are in excess of 25mm. These roots **MUST** then be covered and protected using damp hessian whilst further excavation commences; hessian must be left in situ until backfilling commences and re-wetted if needed to avoid root desiccation. **NOTE: OPERATIVES MUST CHECK FOR THE PRESENCE OF ANY EXISTING UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF SUCH WORK.**
- Any roots discovered in these trial pits in excess of 25mm diameter will immediately signal the requirement for a change of pit location.
- Ground protection as that detailed above **MUST** be placed over the working area whilst the deeper excavation of the final locations commences, with the use of or hand tools. This will alleviate the possibility of excessive compaction or erosion within the RPA's.
- Once the screw piles are installed, the excavated holes **MUST** then be backfilled and the soil compacted using hand tools only, to ensure not air pockets are left as these can be damaging to tree roots.

8.5 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS

All site huts **MUST** be positioned outside of the retained trees RPAs.

8.6 MIXING OF CONCRETE

All mixing of cement / concrete **MUST** be undertaken outside of the RPA of all of the retained trees.

8.7 ON SITE SUPERVISION

Regular site supervision is essential to ensure all potentially damaging activities near to trees are properly supervised. A pre start site meeting **MUST** occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this **MUST** include a site induction for key personnel.

8.8 OTHER TREE PROTECTION PRECAUTIONS

- **NO** fires lit on site within 20 metres of any tree to be retained.
- **NO** fuels, oils or substances which will be damaging to the tree shall be spilled or poured on site.
- **NO** storage of any materials within the root protection zone.

8.9 HARD LANDSCAPING NEAR RETAINED TREES

All new pathways and hard landscaping areas within the Root Protection Areas (RPAs) of the retained trees **MUST** be designed using no-dig, up and over construction techniques, and be specified in close co-ordination with the retained Arboriculturalist. Porous materials **MUST** also be used when surfacing near the trees. No machinery will be used for this work, which **MUST** all be done by hand.

8.10 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site.

Conclusion

- 9.1 In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.
- 9.2 No significant or important trees will be lost to facilitate the proposed scheme.
- 9.3 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

Recommendations

- 10.1 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
 - a. Be present on the site the majority of the time.
 - b. Be aware of the arboricultural responsibilities.
 - c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
 - d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
 - e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

10.2 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

30th April 2026

Signed:

A handwritten signature in blue ink, appearing to read 'Glen Harding', with a stylized, cursive script.

Glen Harding MICFor, MSc (Forestry), MArborA
For and on behalf of GHA Trees

Appendix A
TREE PLAN
(see separate PDF)

Appendix B

TREE TABLE

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Lime	4	470	1	5.64	1	1	1	1	M	4	20-40	B1 and B2	Street tree.
T2	Lime	8	170	1	2.04	2	2	2	2	M	4	20-40	B1 and B2	Street tree.
T3	Lime	7	460	1	5.52	3.5	3.5	3.5	3.5	M	4 north	20-40	B1 and B2	Street tree.
T4	Cherry	2.5	170	1	2.04	1.5	1.5	1.5	1.5	M	1.5	10-20	C1	Small tree of limited value in the wider landscape.
T5	Malus	2.5	80	1	0.96	2.5	2	1.5	1.5	M	1	10-20	C1	Small tree of limited value in the wider landscape. Recommend: to be removed.
T6	Box elder	8	300	1	3.60	0	2	4	4	OM	3 west	Less than 10	U	Major limb loss in past north side at 2.5 and 3m. Major decay / open cavity on west scaffold at 1.5 to 3m. Stem wound 0 to 2m west side. Recommend: to be removed.
T7	Magnolia	7	393	3	4.72	7.5	7	4	5	M	1	20-40	B1	Sprawling tree which would benefit from pruning to minimise risk of failure. Recommend: prune laterally on building side by 1m.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T8	Beech	24	1200	1	14.40	10	10	4	8	M	10 over site	40+	A1	Off site - full inspection not possible. Some measurements estimated.
G9	Hazel	7	224	20	2.68	2.3	2.3	2.3	2.3	M	3	10-20	C2	Scrub / lapsed hedge. Recommend: prune laterally on building side by 1m.
T10	Hawthorn	4	108	2	1.29	1	1	1	1	M	2	10-20	C1	Small tree of limited value in the wider landscape.
G11	Thuja plicata	4	180	1	2.16	2	2	2	2	M	0	10-20	C2	Managed hedge. Recommend: section to be removed.
T12	Thuja plicata	5	260	1	3.12	3	1	1	1	M	3	10-20	C1	Previously part of G11.

KEY :

Tree No: (T= individual tree, G= group of trees, W= woodland)
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM),
Veteran (V)

Height (Ht): Measured in metres +/- 1m

Appendix C
TREE FENCING DETAIL

Figure 3 Examples of above-ground stabilizing systems

