

ARBORICULTURAL IMPACT ASSESSMENT

LAR2606-ARB-REP-0140



Rear Extension at 19 Dunlop Close

19 Dunlop Close, Sayers Common

Ms. C. Wynn

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1. INTRODUCTION

1.1 Instruction

LArch - Landscape Consultancy and Design Ltd (LArch) have been commissioned to undertake a survey of existing trees and produce an Arboricultural Impact Assessment in relation to a proposed extension to the rear of dwelling at 19 Dunlop Close, Sayers Common.

The survey has been undertaken and the report produced by Michal Zarzecki (Landscape Architecture BEng CMLi; Biology BSc MSc), director and principal landscape architect at LArch with 12 years of experience in landscape and arboricultural services.

1.2 Purpose and objectives

The purpose of this report and the associated attachments is to identify and explain any tree-related constraints, assess potential tree-related impacts and assist all parties involved in the development planning process to make balanced judgements about arboricultural features (trees and woody vegetation) in relation to the development proposal.

1.3 Limitations

This report has been prepared for the above named Client for the purpose of development planning and is specific to the surveyed site's conditions. No other warranty applies to the professional advice included in this report and the associated attachments provided by LArch.

1.4 Related documents

This report should be read in conjunction with other arboricultural documents that have been produced within the scope of this commission, which include:

- ▶ LAR2606-ARB-DRA-0101 - Tree Constraints Plan - attached in **Appendix 3**
- ▶ LAR2606-ARB-DRA-0110 - Tree Protection Plan - attached in **Appendix 4**.

2. SITE INFORMATION

The proposed development site comprises a detached dwelling with a garage at the end of Dunlop Close, off the B2118 in Sayers Common (Grid Ref.: TQ26681843).

The dwelling is located in a residential area. The local character comprises largely two-storey detached houses at Dunlop Close, as well as new residential estates comprising a mix of detached, semi-detached and terraced houses.

The site context is illustrated in **Figure 1**.



Figure 1. Site location and context

3. DEVELOPMENT PROPOSAL

The proposed development is for the erection of an extension between the side of the dwelling and the rear of the garage, as shown on plans by Clive Voller Associates (March 2026).

The Proposed Site Plan is illustrated in **Figure 2**.

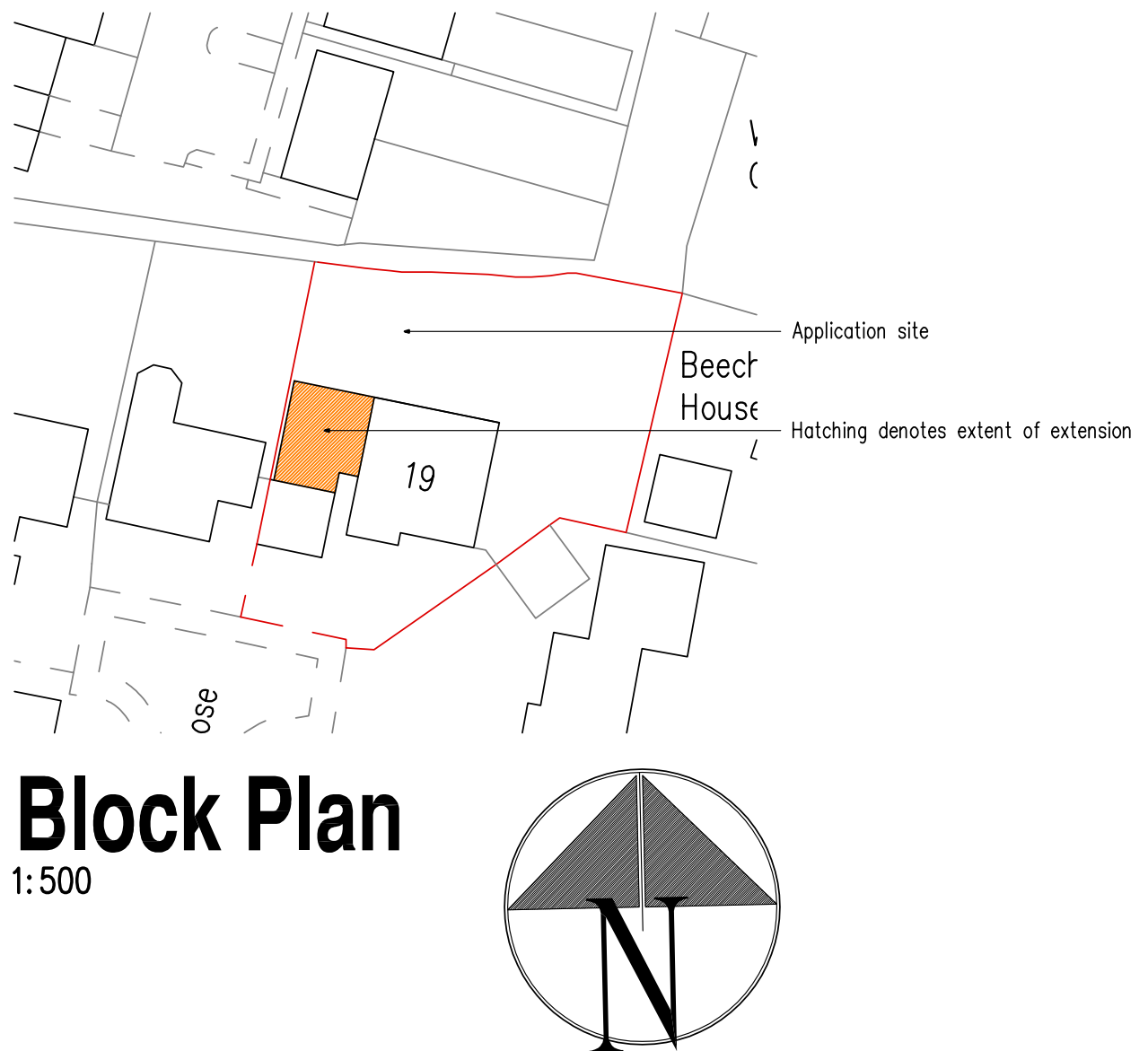


Figure 2. Proposed Site Plan - extract (CVA, March 2026)

4. THE SURVEY

4.1 Scope of survey

An arboricultural (tree) survey was undertaken during a site visit on 25 March 2026 and encompassed all trees around the site which could potentially be impacted by the development proposal.

4.2 Survey method overview

The survey was undertaken in accordance with BS 5837:2012. 'Trees in relation to design, demolition and construction – Recommendations'.

Only trees with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level, were surveyed and assessed. Each surveyed tree or group was given a reference number, measured and assessed for quality and condition. The following parameters were recorded:

- ▶ Species name (common and scientific, latin name);
- ▶ Stem girth (taken at 1.5 m above the ground, following Figure C.1 in Annex C of BS 5837) to calculate stem diameter;
- ▶ Overall height (m);
- ▶ Height above ground level of first significant branch and direction of growth (m);
- ▶ Life stage (e.g. young, early mature, semi mature, mature, over-mature, veteran, ancient);
- ▶ Physiological and structural condition;
- ▶ Observations regarding tree's roots, stem and crown as well as general observations;
- ▶ Estimated remaining contribution, in years (<10, 10+, 20+, 40+);
- ▶ Quality category U or A, B, C.

Hedgerows and shrubs are recorded separately providing the plant names, relevant dimensions as well as general observations.

All height measurements were undertaken using a combination of techniques, depending on the level of access, including direct measurement with tape measure, using a laser rangefinder or estimation by eye.

Stem measurements of all surveyed trees have been used to determine the radii of nominal circles delimiting the Root Protection Areas (RPAs), following Table D.1 in Annex D of BS 5837. A deviation from the original circular plot of the RPA may occur in case of existing physical obstacles, such as, but not limited to, topography, hydrology, drainage, soil conditions, presence of impenetrable structures and past human interventions.

The categorisation of the trees and assignment of quality categories was undertaken regardless of the development proposal and its potential impact on the retention of trees. Details of tree quality categorisation is included in **Appendix 1**.

4.3 Survey limitations

No topographical survey with detailed locations of trees was provided therefore the positions of trees were obtained via direct measurements on the site.

The survey encompassed a visual assessment from the ground level only. No climbed inspections or intrusive ground investigations were undertaken.

This report is not a tree health and safety inspection and no recommendations have been provided regarding the condition of the surveyed trees in relation to their safety.

Trees grow and change over time, therefore the survey results and recommendations contained within this report are valid for 12 months. A new survey and an update to the report may be required if this report is to be used more than 12 months after the survey.

4.4 Surveyed trees

The surveyed vegetation included two mature oak trees growing in a narrow strip of land between the rear garden at 19 Dunlop Close and 15 Heron Close. Online records show that another specimen between the surveyed trees and was historically removed.

The specimen to the west (T01) presented a much more reduced crown with numerous interventions appearing recent. The tree exhibits a lean to the south. An area of loose bark and signs of rot extending from the root flare to some 2.5 m was noted on the north-eastern side of the trunk. This raised concerns about the prospect of safe retention of the specimen in the long-term.

The other oak (T03) was an imposing tree with a broad and largely symmetric crown. Evidence of historic interventions and limb failures showed a number of unoccluded wounds and signs of rot in the exposed wood.

A stump of the third specimen, which was historically removed, was recorded within a patch of blackthorn (*Prunus spinosa*) between specimens T01 and T03.

Having plotted the locations of the surveyed trees and their root protection areas (RPAs) it became apparent that the RPA of T03 extends as far as the northern edge of the dwelling and the RPAs of both trees extend below the paved patio.

Details of all surveyed specimens are included in the Existing Tree Schedule in **Appendix 2**.

5. ARBORICULTURAL IMPACT ASSESSMENT

5.1 Constraints posed by existing trees

Trees provide various ecosystem services, delivering numerous benefits to the environment and fulfilling human needs. While these advantages present valuable opportunities, they may also pose constraints on certain development goals or entail responsibilities that could limit flexibility in future development planning. Such constraints may be underground and above-ground.

The underground constraints are represented by Root Protection Areas (RPAs) around the trees. An RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Because of that, RPAs must be observed and safeguarded to minimise any adverse impact on the trees' viability.

Above-ground constraints might include the current and ultimate height and spread of the trees as well as species or individual characteristics, such as foliage retention, density of foliage, shedding of any material, such as foliage, fruit, branches or drip honeydew from foraging aphids.

Tree constraints are illustrated in the Tree Constraints Plan, included in **Appendix 3**.

5.2 Statutory protection of trees

Tree Preservation Orders

Through reference to Mid Sussex District Council's Tree Preservation Order (TPO) Map online viewer, **the surveyed trees are subject to TPO (ref. HP/03/TPO/94).**

Trees in conservation areas

Through reference to Mid Sussex District Council's Tree Preservation Order (TPO) Map online viewer, **the site is not a conservation area.**

5.3 Operations that may affect trees

Operations involved in property development may potentially affect existing trees and future planting in a number of ways, during the enabling works, construction and operation - directly or indirectly. Trees may have their roots, stems or crowns damaged directly or the development operations may alter the growing conditions. Potential impacts may include but are not limited to:

- ▶ Compaction from continuous access by pedestrian operatives and machinery;
- ▶ Altered soil conditions and hydrology;
- ▶ Changes to soil levels - excavations and buildup of materials;
- ▶ Demolition of existing structures;
- ▶ Installation of underground and aerial apparatus;
- ▶ Hard surfacing and boundary treatments in proximity to trees;
- ▶ Clearance requirements leading to crown lifting or otherwise removal of portions of the crown;
- ▶ Removal to enable development proposals;
- ▶ Pressures to reduce or remove trees in the future.

The anticipated impacts are described in the following sections.

5.4 Impact on trees

Contractor Access within RPA and Soil compaction

Soil compaction has serious adverse consequences on most plant species, particularly by reducing the oxygen supply to the roots as a result of impeded gas flux (movement of gases) between the air and the soil. Under low oxygen concentrations (<3%) roots soon stop growing and may die and fail to maintain their functions, particularly the uptake of water and nutrients. This may result in stress reactions, shedding of foliage or entire limbs and even loss of the ability to resist mechanical stress such as wind.

While the proposed extension is outside of the RPAs of the existing oaks, it is considered that once the protective barrier is erected, there would be limited space for accessing the construction site from the northern side and undertake works around the proposed extension. It is therefore anticipated that access within the RPA would be required. Traffic generated by operatives and machinery, accessing the proposed extension, as well as other building operations within the RPA may cause soil compaction and adversely affect the trees unless appropriate avoidance and mitigation measures are undertaken. The soil within the RPAs must be protected using appropriate protective measures, as described within the 'Method Statement'.

Otherwise, the existing hardstanding (such as the patio) within the RPA may be retained and act as ground protection for the construction operations, such as mixing of materials and storage.

6. ARBORICULTURAL METHOD STATEMENT

This Arboricultural Impact Assessment is produced to facilitate the development planning, with limited technical information provided to account for all design matters, therefore this section should be treated as 'Head of terms' and is intended to be revised at later stage as the technical design progresses.

6.1 Protective barriers

The purpose of tree protection barriers is to demarcate the protected areas treated as Construction Exclusion Zone (CEZ) to safeguard the RPAs or the area below the drip line (whichever is bigger).

Operations that by default must not occur within the CEZ demarcated by protective barriers include, but are not limited to:

- ▶ Access;
- ▶ Ground disturbance;
- ▶ Installation of services;
- ▶ Demolition and construction operations;
- ▶ Storage of materials or waste;
- ▶ Vehicle or plant parking;
- ▶ Refuelling;
- ▶ Release of substances;
- ▶ Fires.

The tree protection barriers must be fit for the purpose of excluding site personnel and the type of machinery in use. It must be able to withstand occasional knocks by machinery and the wind.

The default specification, in accordance with the BS 5837:2012, consists of:

- ▶ min. 2 m high vertical and horizontal scaffold framework, well braced to resist impacts.
- ▶ The vertical tubes should be spaced at a maximum interval of 3 m and driven into the ground.
- ▶ The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate secured with ground pins. Where the barrier is to be installed over existing hard surfaces, the barrier and the stabiliser struts may be affixed into rubber or concrete feet and clipped together with anti-tamper couplers.

The described options of the default protective barriers are illustrated in accordance with Figures 2 and 3 of the BS 5837:2012 and attached in **Appendix 5**.

Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be proposed for the Project Arboricultural Consultant's approval and, where relevant, agreed with the Local Planning Authority.

All-weather notices should be attached to the barrier in sufficient density to prevent omission, for example, on every fourth panel of the barrier. Examples of suitable notice boards available from merchants are included in **Appendix 6**.

The barriers must be in place prior to the commencement of works on site, including demolition, soil stripping, site set-up and delivery of materials.

6.2 Temporary ground protection

Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier and temporary ground protection measures must be installed. Any existing hard surfacing may be retained and reinforced as required to act as temporary ground protection, otherwise suitable new ground protection measures must be installed.

New temporary ground protection should be fit for the loading of any anticipated traffic without being distorted or causing compaction of the underlying soil. Example options for various types of traffic are described in **Table 1**.

The ground protection measures must be installed and approved before commencement of demolition and construction activity and before the scheduled arrival of plant machinery or deliveries. They shall remain in place until all heavy construction activity within RPAs is complete.

Table 1. Ground protection measures

Traffic type	Ground protection
Pedestrians	Timber boards, scaffold planks or sheet wood (OSB, plywood boards) on woodchip or sand laid onto a geotextile membrane. Depth fit for pedestrian access – min. 100 mm. Boardwalk suspended on scaffold framework with poles driven into the ground or onto footing blocks; 3D cellular confinement system filled with interlocking rock chip, bark or woodchip. Depth of the system fit for pedestrian access – min. 75 mm.
Pedestrian-operated plant up to 2 t gross weight	Inter-linked ground protection boards; thicker timber boards or scaffold planks placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane; 3D cellular confinement system filled with interlocking rock chip. Depth should be fit for anticipated loading.
Wheeled or tracked construction traffic over 2 t gross weight	Metal road plates, or purpose-built synthetic road mats over a compression resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane 3D cellular confinement system filled with interlocking rock chip. Depth should be fit for anticipated loading. Pre-cast reinforced concrete slabs to Engineer's specification designed in conjunction with arboricultural advice, to accommodate the anticipated loading.

6.3 Use of herbicides

The use of herbicides in the vicinity of existing trees should be avoided and where this is deemed necessary, the herbicide should be appropriate for the type of vegetation to be killed. The selection and application of herbicides must be undertaken by a competent person in accordance with Control of Substances Hazardous to Health (COSHH) regulations.

Herbicides shall be systemic and spot applied to avoid any damaging effects upon existing trees and other vegetation to be retained, species to be introduced and existing sensitive habitats, particularly aquatic and those associated with drainage features. All instructions on suitable concentration, mixing, use and application as well as all warnings and other relevant information from manufacturers should be strictly observed and followed.

6.4 Arboricultural monitoring and supervision

Arboricultural supervision is required whenever construction and development activity is scheduled to take place within or close to the RPAs or otherwise in proximity to the existing retained trees.

The installation of the protective barriers and ground protection (if considered required) must be confirmed with and signed off by the Project Arboriculturist before the works commence.

Upon practical completion, the Project Arboriculturist or a local arboricultural professional should be consulted on the condition of the retained trees to inform any remedial works.

Table 2. Outline contact register

Role	Name	Organisation	Contact
Architect/ Agent	Daryl Gowlett	Clive Voller Associates	
Arboricultural Consultant	Michal Zarzecki	LArch Landscape Consultancy and Design	

Contact details confidential - omitted at Planning Stage

APPENDIX 1. THE BS5837:2012 SURVEY

The tree (arboricultural) survey encompassed a ground-level visual tree assessment and a set of measurements. No climbed inspections nor specialist decay examination were undertaken. Only trees with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level, were surveyed and assessed. The survey included individual trees along the proposed development boundaries and notes were taken about any tree stumps and other vegetation. Each surveyed tree was given a reference number, measured and assessed for quality and condition.

Dimensions of all accessible trees were obtained using tape measures, a measure wheel or a laser distance meter. All height measurements should be treated as approximate. Trees not accessible for direct inspection were visually assessed from the best accessible vantage point and any dimensions or observations are suffixed in the Existing Tree Schedule with a hash symbol ('#') and should be treated as approximate.

Stem measurements of all surveyed trees (taken at 1.5 m above the ground, following Figure C.1 in Annex C of BS 5837), have been used to determine the radii of nominal circles delimiting Root Protection Areas (RPA), following Table D.1 in Annex D of BS 5837.

The surveyed trees were categorised based on their size and shape, condition, estimated remaining contribution (or safe useful life expectancy, SULE) and value (in a non-fiscal sense; landscape, amenity and/ or cultural) to allow informed decisions about the retention or removal in the event of development. The quality categorisation is independent of the development proposal. Detailed criteria for categorisation are given in the BS 5837 and here our interpretation is explained:

Category A - Depicted in green - Trees of high quality and amenity, conservation or historic value. Usually mature trees that are good examples of their species; with naturally shaped crowns; that contribute to the local landscape. In a location and condition lending them an estimated remaining safe useful life expectancy of at least 40 years. Defects or constraints that do not reduce their safe lifespan below that threshold are acceptable.

Category B - Depicted in blue - Trees of moderate quality but still with some conservation or other cultural value. They may be large or otherwise good quality trees but they may lack those special qualities of Cat A trees, be in an impaired condition or grow in a constrained situation which reduces their safe life expectancy but it is still at least 20 years. Groups or woodland can be in this category even though their trees individually present lower quality.

Category C - Depicted in grey - Trees of low quality, with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm, without material conservation or cultural value. From arboricultural perspective, not remarkable trees or in an impaired condition.

Category U - Depicted in red - Trees in such a condition that their useful remaining life expectancy is less than 10 years. These are trees that are dead, dying or that have serious structural defects and are dangerous. Such trees may not be viable to survive but still have conservation potential as deadwood habitats for wildlife. Some dead or dying trees may still have structural integrity to remain safely in place many more years but may require monitoring.

Cat U trees are not normally considered a constraint to development.

The BS 5837 suggest that trees in categories A to C, it should qualify under one or more of subcategories: 1 to reflect arboricultural qualities, 2 to reflect mainly landscape qualities and 3 to intended cultural values.

All the recorded parameters are included in the Existing Tree Schedule (**Appendix 2**) and shown in the Tree Constraints Plan drawing (**Appendix 4**).

APPENDIX 2. EXISTING TREE SCHEDULE

Ref	Species	DBH [mm]	RPA Radius [m] Area [m²]	Height [m] First Branch Ht [m]	Crown Spread	Age Group	Structural Cond. Physiol. Cond.	Quality Category/ Retention Perspective	Comments and Recommendations
T01	Oak <i>Quercus robur</i>	764	R: 9.17 A: 264.2	15.0 2.5	N: #7.0 E: 3.0 S: 6.0 W: 5.0	M	P G	C1 10+ years	TPO (ref. HP/03/TPO/94) Crown: Recently reduced. Historically removed branches with exposed wood and cavities. Stem: Localised bulge at 1 m height. Cavity at the base of stem. Longitudinal area of loose bark on the NE side of stem. Roots: No comments.
T02	Oak <i>Quercus sp.</i>	#1000	N/A	0	0	R/S	N/A	U	TPO (ref. HP/03/TPO/94) Tree historically removed
T03	Oak <i>Quercus robur</i>	1089	R: 13.06 A: 535.8 RPA plot modified by the building footprint	14.5 2.0	N: #10 E: #12 S: 10 W: 7	M	F G	B1 20+ years	TPO (ref. HP/03/TPO/94) Crown: Broad and dome shaped. Some minor and moderate deadwood typical for the species. Otherwise, some unoccluded wounds. Major tearout with exposed wood higher in the crown. Several peeled stubs and exposed wood. Stem: Minor ivy growth. Roots: No comments
SH04	Blackthorn <i>(Prunus spinosa)</i>	N/A	N/A	1.5	N/A	N/A	N/A	N/A	Patch of scrub between T01 and T03.

Tree Data Key

ID reference - Sequential number prefixed by a letter referring to the type of vegetation: T - tree; TG - tree group; TL - tree line; H - hedge; SH - shrub/ scrub.

Species - Botanical (in Latin) and common name.

- Denotes estimated dimensions.

DBH - Diameter at breast height. Measured as girth (circumference) at 1.5 m (hence 'breast height') above the highest ground level around the tree and converted to diameter. For multi-stem trees, the British Standard introduces two formulas for calculating a combined stem diameter (CSD), depending whether the tree has 2-5 stems or more than 5.

Height - Measured from the ground level to the tree top.

Height of First Branch - Measured from the ground level to where the lowest branch is attached to the stem (trunk).

Crown Spread - Measured from the centre of the stem in four cardinal directions, north, east, south, west, and rounded to the nearest 0.5 m.

Age Groups:

Y - young

SM - semi-mature

EM - early mature

M - mature

V - veteran

OV - over-mature

R/S - removed/ stump

Physiological Condition categories:

G - Good; healthy tree with no symptoms of pests or disease.

F - Fair; pests or disease present or otherwise vigour is impaired.

P - Poor; significant impact of pests or disease on tree's vigour.

D - Tree in decline or dead.

Structural Condition categories:

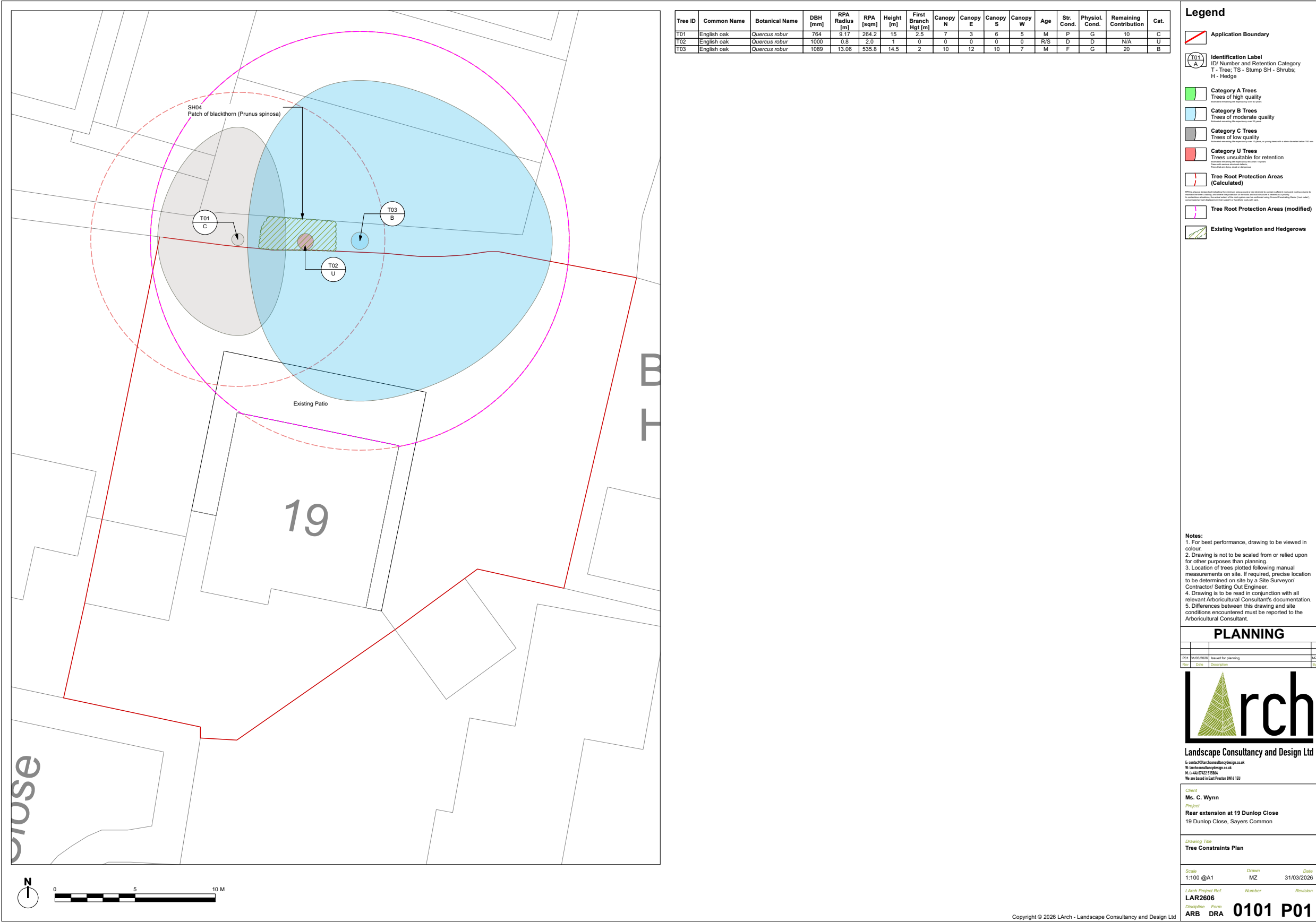
G - Good; no significant structural defects observed.

F - Fair; some minor defects observed but priority remedial work is not required.

P - Poor; significant defects observed that require monitoring or remedial work.

D - Defective; observed defects are so significant or major that are of risk to tree's stability or retention

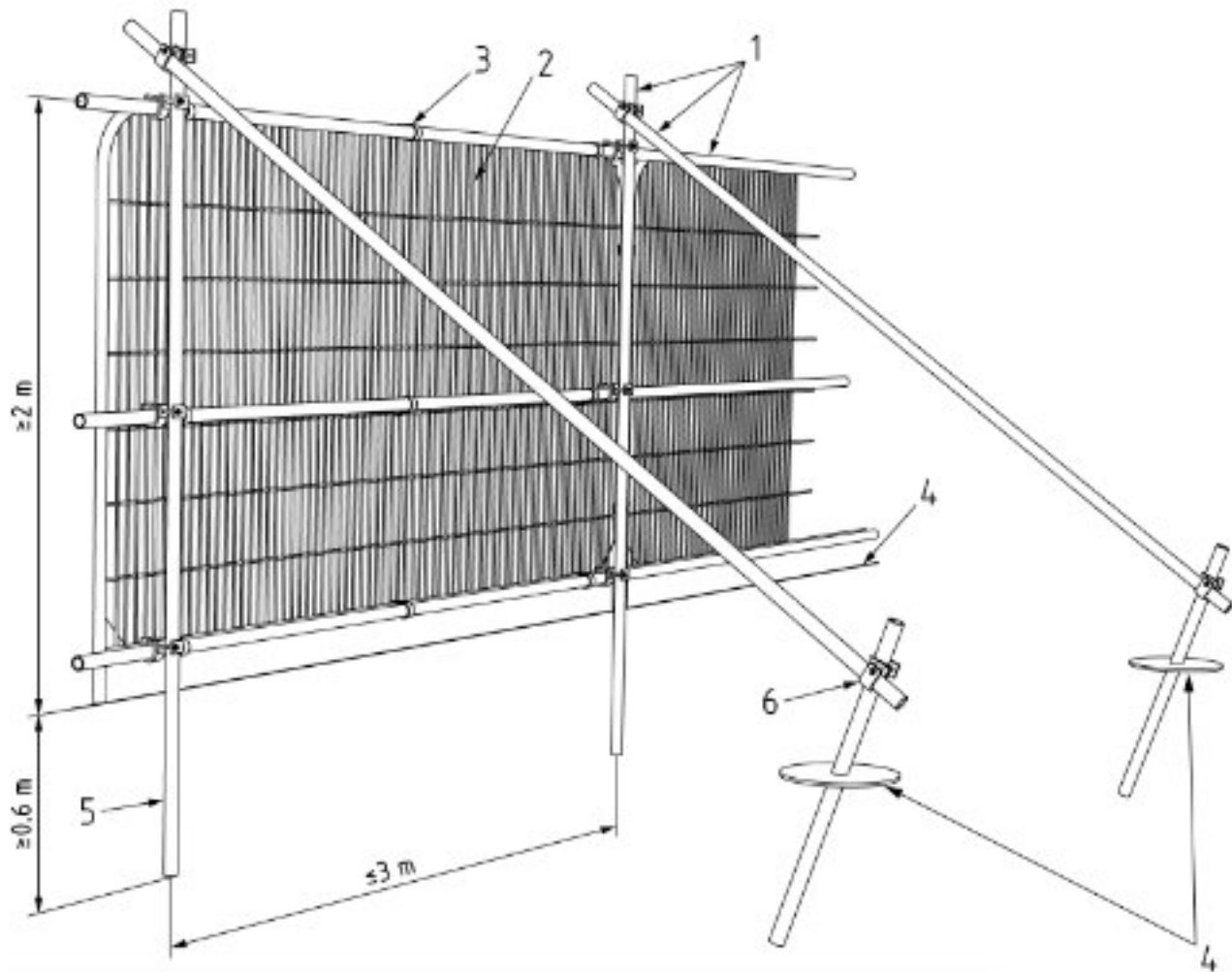
APPENDIX 3. TREE CONSTRAINTS PLAN (EXTRACT)



APPENDIX 4. TREE PROTECTION PLAN (EXTRACT)



Appendix 5. Tree Protection Barrier - BS5837 Options

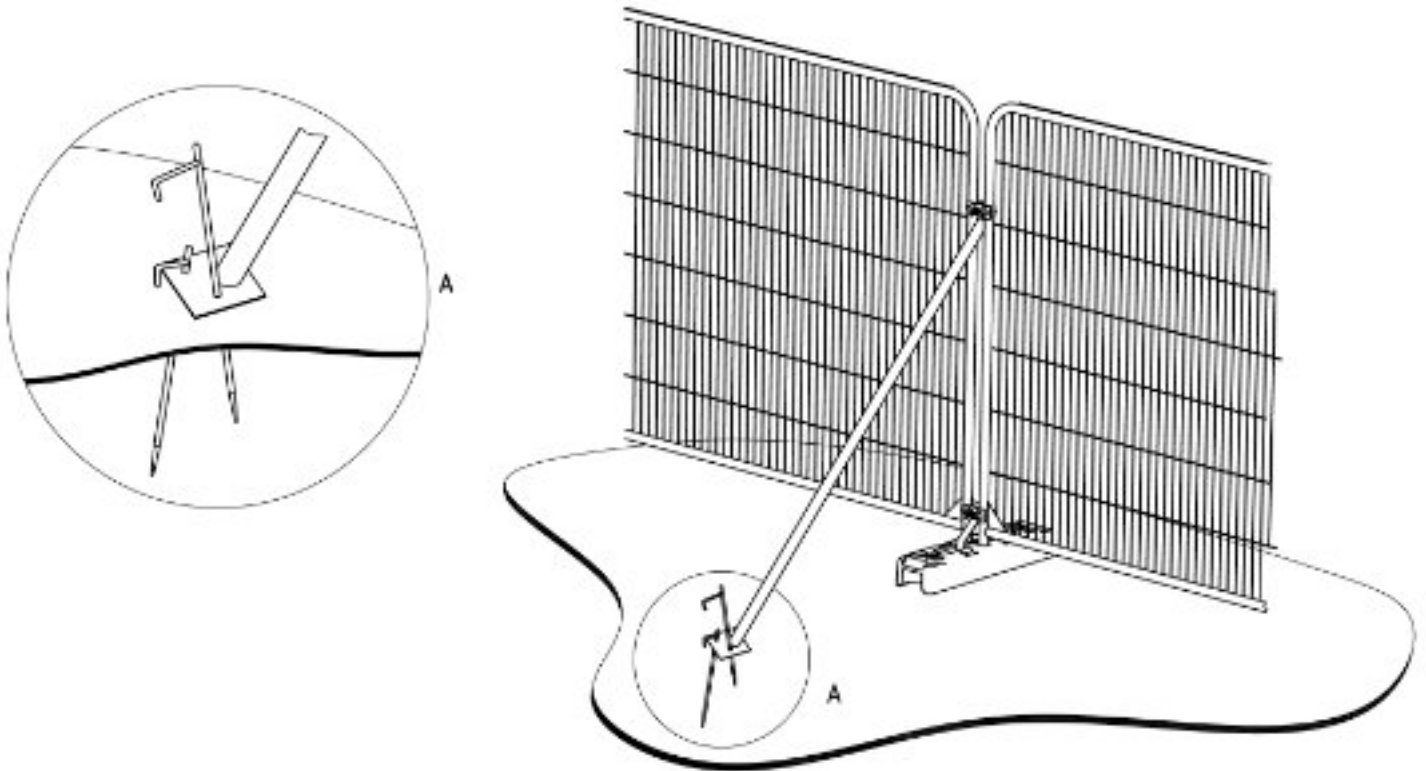


Key

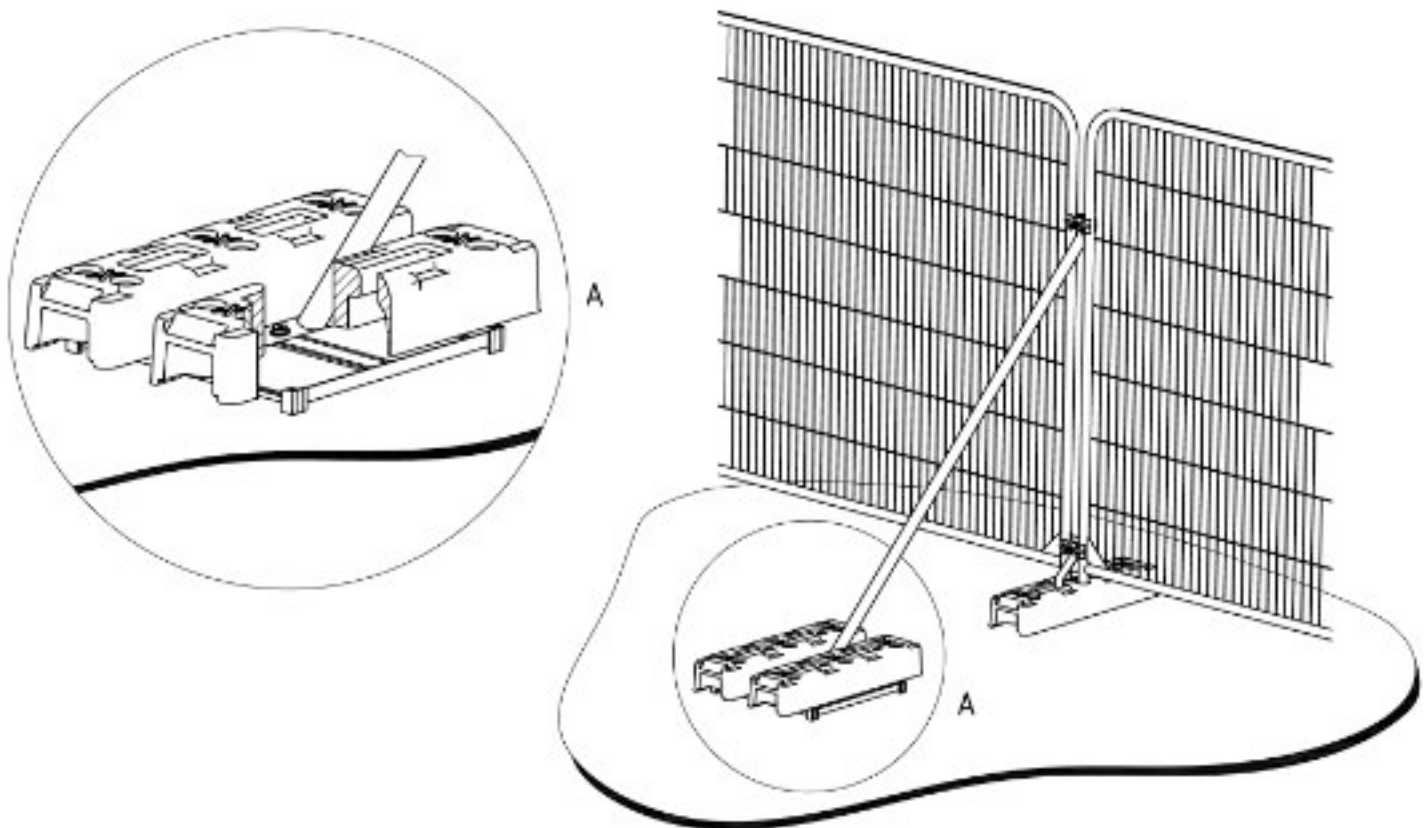
- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Reproduced with permission of BSI from Figure 2 and Figure 3 of BS 5837:2012.

Default specification of above-ground protective barrier - Stabiliser strut with base plate secured with ground pins



Default specification of above-ground protective barrier - Stabiliser strut mounted on block tray



Reproduced with permission of BSI from Figure 2 and Figure 3 of BS 5837:2012.

Appendix 6. Tree Protection Notice Examples



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



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN AND COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY

**TREE PROTECTION AREA
KEEP OUT!**

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO **CRIMINAL PROSECUTION**

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



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