

DECEMBER 2025

TREE SCHEDULE
&
ARBORICULTURAL IMPACT ASSESSMENT

**The Laurels, Lewes Road, Ashurstwood,
RH19 3UJ**

Prepared By

DOLWIN & GRAY

ARBORICULTURE & LANDSCAPE

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Introduction

Dolwin & Gray were instructed by Mr. A. Holloway, Planning Consultant, on behalf of Mr. T. Watts of The Laurels, Lewes Rd., Ashurstwood. RH19 3UD, to carry out a survey of trees which may be affected by a proposal to construct a garage outbuilding and produce a Schedule of the trees in accordance with BS 5837:2012 and advise on root protection areas (RPA) and tree protection.

Site Description

The subject property is a detached dwelling constructed some 5 years ago. Access is off a private lane off Lewes Road. The access drive and parking/turning area is of a no-dig construction of geogrids filled with gravel. This area incorporates the existing carport with the same no-dig floor area.

The property frontage is on Lewes Road with a mature hedgerow some 5-6m in height on the front boundary which effectively screens the property from Lewes Road.

Documents Provided

Proposed double garage. Part site plan. DWG & PDF
Ramsey & Co Landscape Architecture Tree Protection Drawing Dated 14-01-16

Survey Details (BS 5837: 2012)

A site visit was made by the undersigned on Tuesday 11th November 2025. Weather conditions were dry/sunny. Mr, T. Watts was in attendance.

The data collected was from a visual inspection of the trees from ground level only, with no detailed inspection of the internal structure/condition of any of the trees undertaken. Where considered necessary a more detailed inspection will be recommended.

The tree numbering of the Tree Schedule corresponds with the numbering on the Topographical Survey Drawing, and Tree Constraints Plan.
The Root Protection Areas calculated as per BS5837:2012 are illustrated on the Tree Constraints Plan.

The categories of information obtained for each tree is listed below.

- 1 Tree Reference No.
- 2 Species.
- 3 Height in metres.
- 4 Trunk diameter in millimetres.
- 5 Crown spread in metres.
- 6 Approximate height of crown above ground level.
- 7 Age class.
- 8 Vigour.
- 9 Structural Condition.
- 10 Preliminary Management Recommendations.
- 11 Estimated remaining period of significant contribution in years.
- 12 Category to BS 5837: 2012

As stated above the structural condition of the trees was inspected visually to assess the crown and stem for any weakness, including hollows, forks or other defects that may affect its stability and safe and useful life expectancy within a domestic garden.

Risk Assessment

Tree species characteristics have been considered with species known to have a propensity to shed limbs etc given lower Category grading and reduced estimated remaining contribution in years. The risk from trees increases in areas of regular usage. Where structures are within the falling range of trees, the risk is constant.

Trees have a lightweight structure, which is designed to resist imposed loads and stresses by adaptive growth in any areas of weakness. They cannot adapt to unforeseen forces and hence failure of a tree or its parts can never be ruled out.

Development Proposal

The development proposal is for the construction of a double garage as a replacement for the carport.

The garage is to be timber framed off a low brick plinth.

Foundation design is not yet decided with concrete filled trench foundations being the preferred design.

Tree Details

See attached Tree Schedule.

There are only 2 individual trees within the vicinity of the proposed. Both are categorised within the scope of BS5837 as Category C.

T1 Beech. This is a large mature tree with a narrow crown spread. There are a few old wounds at the base which could be an entry point for decay organisms in the future.

T2 Ash. This is a developing tree in the hedgerow. It is of reasonable form and contributes to the amenity of the street scene and arboreal nature of the area.

No sign of Ash Dieback was noted, though the tree had lost most leaves at the time of inspection, therefore early stage symptoms are not always noticeable.

Trees recommended for removal for arboricultural/safety reasons. (Category U)

None

Trees to be removed for construction.

None.

Impact of Development on Tree Retention

For trees on development sites to be retained account must be taken of the area around each tree which can be left undisturbed. The Root Protection Area (RPA) required for each tree is as per BS5837:2012 Annex D.

Details of the required minimum RPA for each of the surveyed trees are included within the Tree Schedule. This Schedule also gives the radius from the centre of each tree required to

achieve the RPA. The RPA does not have to be a circle. Subject to arboricultural advice the RPA can be of any shape provided it covers the required area.

The Root Protection Areas are also annotated on the Tree Constraints Plan.

Construction Works within RPA

Wherever works will be within an RPA any excavation is likely to cause root loss and/or damage which can have a detrimental effect on tree health and longevity. The degree of damage will depend on how much of the RPA is affected, depth of excavation necessary and how close to the tree stem the excavation will be. Shallow excavations near the periphery of a small section of RPA generally cause little damage, particularly in the longer term.

T1.

The works are all situated outside the RPA of this tree. Where access over the RPA will be required, as stated above, the RPA is already protected from compaction, being part of the existing parking/turning area.

T2.

The proposed works make very small incursion within the RPA of T2 of some 1.3m² which equates to some 5% of the total RPA. Given that the tree is young and of good vigour this small incursion and possible minor root loss is unlikely to cause any serious detriment to the future health and longevity of the tree.

Given the very small area of incursion, we consider that trenched foundations are unlikely to cause any long-term detriment to the health and longevity of this tree provided the following precautions are followed.

1. Excavations within RPA and within 1m of RPA to be hand dug.
2. Any roots encountered to be cut back with suitable hand tools. E.g. Hand saw, loppers, secateurs.
3. Curing concrete is toxic to tree roots. Before pouring concrete, the trench within the RPA and extending to within 1m of the RPA must be lined with heavy duty polythene or similar impervious material.

Tree Protection. Protective Barriers

Protection against compaction of the ground within the majority of the accessible area of the RPA of both trees, is already provided but the trees also need to be protected from physical damage.

A barrier such as standard Herras type fencing should be erected along the edge of the existing parking/turning area to prevent entry to the un-protected area and to protect the tree trunks from physical damage during the building works.

The protective barriers must be installed prior to any works, including the demolition of the existing carport have commenced and be retained until all construction works are completed.

The position of the protective barrier is shown on the Tree Constraints & Protection Drawing.

Storage of materials on site.

No materials can be stored within the Root Protection Areas unless suitable ground protection is in place.

The storage of any potentially injurious materials such as fuels, oils, chemicals and cement should be at least 10m from the stem of any tree or within a bunded container.

Washings from cement mixers must not be allowed to contaminate any RPA.

Care needs to be taken as to the direction of any run-off to ensure it does not contaminate any proposed planting areas or the RPA of any retained tree.

Summary

Provided the precautionary measures stated above are followed, we consider that the proposed works will not have any detrimental effect on the surveyed trees.

Liability & Duration

This Report has been prepared for the sole benefit of the client, Mr. T. Watts to whom responsibility is limited and no responsibility will be accepted by Dolwin & Gray to any other Third Party.

The information in this Report is subject to any changes of circumstances that may take place following the date of inspection and. In any event, has a duration of not more than 12 months from the date of inspection.

Colin L. Goss
Dolwin & Gray

8th December 2025

TREE SCHEDULE: The Laurels, Lewes Rd., Ashurstwood. RH19 3UD													
Tree No	Species	Height (m)	Trunk Dia (mm)	Crown	Height of Crown	Age	Vigour	Structural Condition	Preliminary Management Recommendations	Years	Category	RPA Radius M	RPA M2
1	Beech	25	570	2	5	Mature	F	Crown has been kept very narrow over many years. Basal growth/small stems removed over the years leaving wounds with some decay evident. Triple stem from approx 8m. Possibly topped at this point many years ago. Small secondary stem to rear (roadside) not attached above ground but may have common root. Leans out towards road & adjacent telephone pole..	None	10+	C	6.84	147.0
2	Ash	12	240	3	4	Semi-mature	F	Reasonable form with no obvious major defects. Within roadside hedgerow	None	20+	B	2.88	26.1

TREE SCHEDULE EXPLANATION SHEET BS 5837: 2012

<u>Number:</u>	As numbered on survey plan.
<u>Species:</u>	Common name.
<u>Height:</u>	Estimated height (metres).
<u>Trunk:</u>	Diameter (millimetres) Measured as per BS5837:2012
<u>Crown:</u>	Average crown spread radius (metres). Individual measurements given where there is a significant difference.
<u>Height of Crown</u>	Average height of crown above ground.
<u>Age:</u>	Y - Young - Less than one third life expectancy. MI - Middle Aged - One third to two thirds life expectancy. M - Mature OM - Over Mature
<u>Vigour:</u>	Physiological condition: G – Good F – Fair P – Poor D – Dead
<u>Structural Condition:</u>	e.g. Collapsing. Presence of decay. Physical defect
<u>Preliminary management recommendations:</u>	
Initial recommendations including: the need for more detailed investigation of suspected defects. The potential for wildlife habitat. Remedial works to help prevent collapse/remove obvious danger.	
<u>Years:</u>	Estimated remaining years of worthy contribution to landscape.
<u>Category:</u>	To British Standard 5837:2012 Trees in Relation to Design, Demolition & Construction – Recommendations See attached, Table 1 – Cascade chart for tree quality assessment.

Table 1 – Cascade chart for tree quality assessment. BS5837:2012

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TREES FOR REMOVAL				
Category and definition	Criteria			Identification 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.	♦ 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 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 (e.g. Dutch elm disease, or very low quality trees suppressing adjacent trees of better quality). NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve;			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
	Criteria – Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality 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 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 of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality 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 unsympathetic past management and minor 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 as 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.	Trees with material conservation or other cultural value.	MID BLUE
Category C Those of low quality with an estimate remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable 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 this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary screening benefit.	Trees with no material conservation or other cultural value.	GREY

Figure 3 Examples of above-ground stabilizing systems

