



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 GARAGE EXTENSION, DRIVE WIDENING
AND LANDSCAPING**

AT

**26 BROOK LANE
LINDFIELD
RH16 1SG**

BY

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

**Our ref: J67.89
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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Ms E. Wilkinson to undertake an inspection of trees located on and immediately adjacent to the site referred to as 26 Brook Lane, Lindfield, RH16 1SG. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for a rear extension to the existing garage, widening of the existing drive and redefining and expanding the patio area around the house with associated landscaping. Details of the proposals will have been submitted by the client.
- 1.3 The trees were inspected on 18th December 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.
- 1.4 Online checks with Mid Sussex District Council did not indicate the site to be within a Conservation Area and no Tree Preservation Orders were present. However, online checks are not always accurate and Solicitors searches during the purchase process will confirm the above.

2. GENERAL SITE DESCRIPTION

- 2.1 No. 26 is a detached two storey residential property with attached garage located on the north side of Brook Lane. A tarmac drive leads to the garage on the east side of the property, with lawns to the front and rear and tree/shrub lined boundaries to the north, east and west. Within the rear garden area are a number of trees, mostly mature evergreens, with further trees located in the adjoining gardens.
- 2.2 The site slopes down from the north to the south.

3. SCOPE OF TREE SURVEY

- 3.1 Only those trees of 10cm stem diameter or greater at 1.5m above ground level and located within or immediately adjoining the gardens were inspected. The street trees were not included in the inspections

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 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 G23 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J67.89/01 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. Separate detailed tree survey sheets are 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 Within the assessment of overall condition of the trees, 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.
- 5.2 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.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 23 individual trees, small groups and hedges were inspected, ranging from young Cypress of less than 15 years of age through to a large offsite Pine of circa 100 years of age.
- 6.2 The majority of the trees in the rear garden and adjoining gardens to the east and west were planted at the same time with intense inter tree competition resulting in drawn up canopies and slender stems and/or asymmetric crowns in many of the trees. The majority are coniferous with Scots Pine the most common species.
- 6.3 Most of the mature trees have deadwood present in varying volumes and dimensions, typical for the size and age of trees where no regular maintenance has occurred.
- 6.4 A number of the Pine trees are displaying foliar thinning which could be drought stress from earlier in the year or Red Band Needle Blight, an airborne pathogen which causes foliar loss but is rarely fatal. Monitoring of the health of the trees over several years would be recommended.
- 6.5 In general the trees present are in a reasonable condition for their size and age, despite some crown thinning and deadwood. Whilst most of the trees are very drawn up, with high crowns and slender stems, there isn't any evidence of past stem failures or top snapping, which is a good sign. However, this cannot be entirely ruled out in very high winds and/or following ice rain or heavy snow. Such risks cannot be entirely mitigated in such a population but their locations relative to the house would minimise general risks.
- 6.6 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS category.

BS Category	Tree No.	Sub Total
A	T7	1
B	T9, T10, T15, T19	4
C	G1, T2, T3, T5, T6, T8, T11, T12, T13, G14, T16, T17, T18, T20, G21, G22, G23	17
U	T4	1
	TOTAL	23

6.7 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 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 redevelopment 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	Mixed Shrubs	C2	<100	<1.2	<5
T2	Scots Pine	C2	c400	c4.8	c72
T3	Scots Pine	C1	c300	c3.6	c41
T4	Larch	U	c350	-	-
T5	Scots Pine	C2	<400	<4.8	<72
T6	Scots Pine	C1	400	4.8	72
T7	Monterey Pine	A2	c1000	c12	c452
T8	Cypress var	C2	150	1.8	10
T9	Cedar	B2	430	5.2	85
T10	Cedar	B2	690	8.3	216
T11	Scots Pine	C1	440	5.3	88
T12	Scots Pine	C1	410	4.9	75
T13	Silver Birch	C2	340	4.1	53
G14	Birch	C2	<130	<1.6	<8
T15	Norway Spruce	B2	610	7.3	167
T16	Douglas Fir	C2	430	5.2	85
T17	Cypress	C1	510	6.1	117
T18	Scots Pine	C1	c400	c4.8	c72
T19	Scots Pine	B2	c500	c6	c113
T20	Scots Pine	C2	c500	c6	c113
G21	Holly	C2	<100	<1.2	<5
G22	Cypress	C2	<120	<1.4	<6
G23	Cypress/ Rhododendron	C2	<150	<1.8	<10

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for a rear extension to the existing garage, widening of the existing drive and redefining and expanding the patio area around the house with associated landscaping. Details of the proposals will have been submitted by the client.
- 8.2 The supplied proposed site layout has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J67.89/02 in Appendix 3. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL – REDEVELOPMENT

- 9.1 Based on the supplied layout proposal the following trees will require removal.

Table: Trees for removal – redevelopment

Tree No.	Species	BS Category	Comments
G23	Cypress/Rhododendron	C	Small Cypress only to be removed

- 9.2 The above are of minimal public visual amenity value and as BS Category C their removal should not represent a constraint to the proposals, according to BS5837:2012. New planting is proposed in the front garden that will more than offset the limited losses that would be required for the drive widening.
- 9.3 The trees for removal for redevelopment purposes are indicated as such with blue dashed crown outlines on the Tree Protection Plan.

10. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 10.1 The proposals will not impact on any of the other trees on the site. All of the works are remote from tree canopies and RPAs, with ample working space in the front garden and extensive separation to the rear.
- 10.2 Provided the trees are appropriately protected during the works there will be no adverse impacts and no grounds for a refusal based on arboricultural matters.

11. TREE PROTECTION MEASURES – FENCING

11.1 ***Location of fencing***

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

11.2 *Design of fencing*

- 11.2.1 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 joins 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.
- 11.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

11.3 *Timing of fencing*

- 11.3.1 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. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons' vehicles will be kept outside the indicated protection zones utilising existing areas of hard standing and drive.

11.4 *Additional precautions*

- 11.4.1 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.

12. SITE OPERATIONS AND MATERIALS STORAGE

- 12.1 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.
- 12.2 The proposals are relatively small scale works and the existing drive and indicated space on the front lawn will be sufficient for vehicles and temporary storage of materials. Due to the small scale of the works materials will typically be delivered in on an as and when needed basis, minimising storage requirements. This approach also reduces the risk of theft of materials.

13. SERVICES/DRAINAGE/SOAKAWAYS

- 13.1 No additional service/drainage runs will be necessary, with the extension tying in to existing internal supplies and existing rainwater down pipes and drainage.

14. ARBORICULTURAL METHOD STATEMENT

- 14.1 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

15. SUMMARY

- 15.1 The proposals will require the removal of the small Cypress within G23, a small group of BS Category C clipped Cypress and Rhododendron of limited public visual amenity value with considerable additional planting proposed within the front garden area.
- 15.2 The works will not impact on any retained tree canopies or RPAs and there are no grounds for a refusal based on arboricultural matters.
- 15.3 Robust tree protection measures are proposed which combine with the site topography and separation of the proposals from the trees to ensure there will be no adverse impacts.
- 15.4 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained trees are appropriately protected during the construction works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

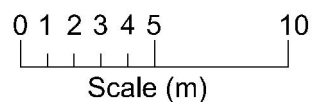
TREES FOR REMOVAL					
Category and definition		Criteria		Identification on plan	
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management		• Trees that have a serious, 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) • 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		DARK RED	
NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)					
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	
Category A 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
Category B 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
Category C 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	Mixed Shrubs	<4	Multi	<100	<1	<1.5	<1	<1	M	0+	Variable	20-40+	C2	Variable dimensions	
T2	Scots Pine	13	1	c400	1	2.5	5.5	c4	M	2.5+	Unconfirmed	20-40	C2	Crowded. Stunted upper crown	
T3	Scots Pine	22	1	c300	2.5	3	4	c3	M	15+	Fair	10-20	C1	Crowded. High crown. Minor thinning of foliage	
T4	Larch	22	1	c350	4	4	4	c2	M	10+	Poor	<10	U	High crown. Appears mostly dead	Get owner to confirm condition
T5	Scots Pine	22	1	<400	2	2	2	1.5	M	7+	Fair	20-40	C2	Crowded. Slender stem. High crown	
T6	Scots Pine	22	1	400	1.5	2	3.5	3	M	10+	Fair	10-20	C1	Crowded. High crown. Thinning foliage	
T7	Monterey Pine	c26	1	c1000	c10	12	10	c10	M	8+	Unconfirmed	40+	A2	Twin stemmed at 7-8m. Deadwood	Deadwood crown over boundary
T8	Cypress var	5	Multi	150	1	1.5	1.5	1.5	Y	0+	Good	40+	C2	Crowded to N	
T9	Cedar	20	1	430	1	3	3	4.5	M	2+	Fair	20-40	B2	Crowded. Slight crown thinning. Minor deadwood	
T10	Cedar	22	1	690	4	4	3	6.5	M	2+	Fair	20-40	B2	Crowded. Slight thinning. Deadwood	Deadwood crown
T11	Scots Pine	16	1	440	6	1.5	0.5	3	M	2+	Fair	10-20	C1	Heavily crowded. Upper stems curved to N. Thinning crown	
T12	Scots Pine	17	1	410	4	2.5	0.5	1.5	M	5+	Fair	10-20	C1	Heavily crowded. High crown. Slender stem. Curved to N at height. Minor deadwood	
T13	Silver Birch	13	1	340	6	c4	1	3	SM	1.8+	Fair	20-40	C2	Crowded. Stem curved to NE	
G14	Birch	<9	1	<130	<1.5	<3	<3	<4	Y	1.6+	Variable	10-40	C2	Drawn up. Slender stems. Limited value. Potential for future failures	Could fell all
T15	Norway Spruce	24	1	610	4	c5	2.5	3.5	M	7+	Fair	20-40	B2	Crown raised in past. Crowded. Deadwood	Deadwood crown
T16	Douglas Fir	18	1	430	3	3.5	4	2.5	M	4+	Fair	20-40	C2	Crowded. Minor deadwood. Two limbs bowed low to S/SE. Stem bleeding	Remove two lower bowed limbs to S/SE. Deadwood crown
T17	Cypress	20	1	510	2	3	3	1.5	M	0.5+	Poor	10-20	C1	Crowded. Thinning upper crown	Could top at c7m
T18	Scots Pine	20	1	c400	2.5	c3	1.5	1.5	M	12+	Unconfirmed	10-20	C1	Crowded. Ivy clad. Minor deadwood	
T19	Scots Pine	18	1	c500	1	c4	4	4	M	9+	Unconfirmed	20-40	B2	Crowded. Thinning crown	
T20	Scots Pine	14	1	c500	0	c4	4	1	M	3+	Unconfirmed	20-40	C2	Heavily crowded. Contorted stem to SE. Ivy clad	

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							
G21	Holly	<8	1/Multi	<100	<2	<3	<1.5	<2.5	Y	0+	Variable	10-40	C2	Decreasing in height to S	
G22	Cypress	<5	Multi	<120	<3	<2	<1	<1	Y	0+	Good	40+	C2	Clipped to W and part of top. Ownership unclear	
G23	Cypress/ Rhododendron	<3.5	Multi	<150	<2.5	<1.5	<1.5	<2	Y	0+	Variable	10-40	C2	Clipped Cypress	

APPENDIX 2

APPENDIX 3



EDS 11526

APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

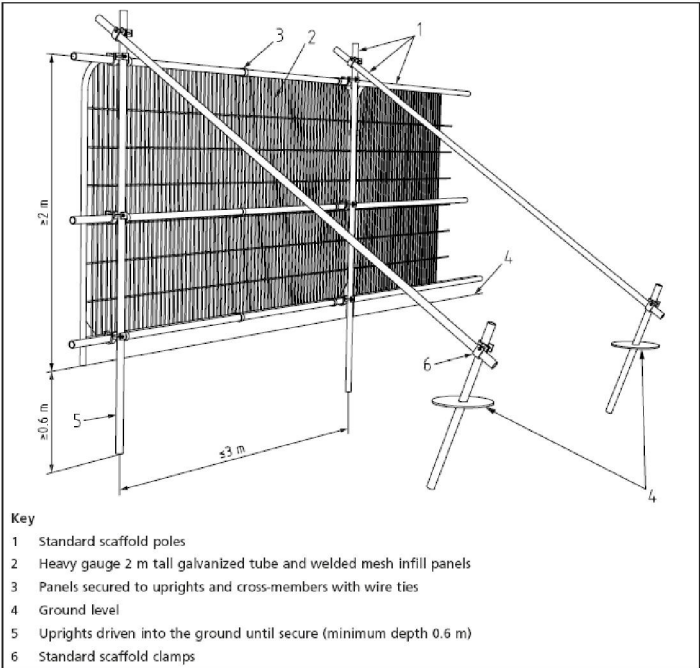
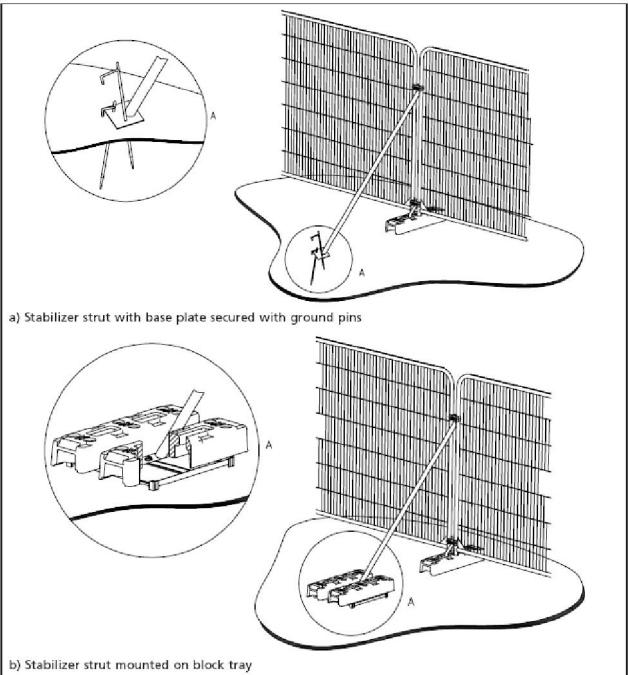


Figure 3 Examples of above-ground stabilizing systems





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



**TREE PROTECTION AREA
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE 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