

ANSTY RECREATION GROUND – LANDSCAPING WORKS
TREE SURVEY AND CONSTRAINTS NOTE (PROPORTIONATE)

Land drainage works and maintenance track repairs

Prepared by: Ansty Community Sports Club (ACSC) Trustees

With survey input from: Experienced tree surgeon (visual ground-based inspection)

Date:	7 February 2026
Planning Application:	DM/25/2195
Drawing refs:	Proposed Groundworks Plan Ref. 007-010
Appendices:	Appendix A – Tree Schedule
	Appendix B: - Tree Constraints Plan

PURPOSE OF NOTE

1. This Tree Survey and Constraints Note has been prepared to accompany a planning application for proposed low impact works at Ansty Recreation Ground, comprising:
 - installation of land drainage infrastructure; and
 - repair/improvement of an existing maintenance track.
2. The purpose of this document is to provide sufficient information for Mid Sussex District Council (MSDC) to consider:
 - which trees are present within the influencing distance of the proposals;
 - whether the proposed works would adversely affect retained trees; and
 - the basic protection measures that will be implemented to avoid damage during the works.
3. The proposals are tree-retentive and involve no tree removal.

STATUS, SCOPE AND LIMITATIONS

4. The tree survey was undertaken with the assistance of an experienced tree surgeon and comprises a visual ground-based inspection of trees within the influencing distance of the proposed works.

5. The schedule records:

- species;
- approximate dimensions (height and stem diameter/DBH where measurable);
- general physiological condition; and
- obvious visible structural features relevant to construction interface (e.g. deadwood, cavities, significant wounds, weak unions where visible).

6. The survey is non-intrusive and did not include specialist investigations such as climbing inspection, decay detection testing, root investigations or soil assessment.

7. This note has been prepared by and remains the responsibility of the ACSC Trustees. It is not presented as a full BS 5837:2012 categorisation exercise and does not provide formal categorisation of arboricultural/landscape/cultural quality. It is also not a tree safety/risk assessment.

8. Where reference is made to BS 5837:2012, this is for guidance purposes (including the plotting of indicative RPAs and standard tree protection principles), in order to support a proportionate assessment suitable to the nature and scale of the proposals.

9. Should the Planning Authority consider that any additional arboricultural input is required, the ACSC Trustees would welcome the opportunity to work with the Council's own arboricultural officers to agree on any proportionate additional information or safeguards appropriate to the nature and scale of the proposed works.

SITE CONTEXT

10. Ansty Recreation Ground comprises managed amenity grassland with scattered boundary and internal trees typical of a recreational setting.

11. The works are confined to existing maintained areas and an existing engineered maintenance track.

DESCRIPTION OF PROPOSED WORKS

12. The proposals comprise:

Land drainage works

- installation of land drainage infrastructure including trenching and outfalls;
- all drainage works are located outside 15m of trees.

Maintenance track repairs

- repair/improvement of an existing maintenance track;
- works are limited to surface improvements within the existing track footprint;
- works will be undertaken above the existing track foundation with no excavation into undisturbed ground and no disturbance of the existing track base/sub-base.

13. No changes to existing ground levels are proposed.

TREE SURVEY SUMMARY

14. Trees within influencing distance of the proposals have been recorded within the Tree Schedule at **Appendix A**.

15. The tree stock comprises a mix of semi-mature and mature specimens typical of a managed recreation ground environment.

16. All trees are to be retained.

TREE CONSTRAINTS AND ROOT PROTECTION AREAS (RPAs)

17. This Tree Constraints Plan identifies retained trees within influencing distance of the proposed works. Indicative Root Protection Areas (RPAs) have been plotted for the larger, established trees only, to illustrate the principal arboricultural constraints relevant to the proposals.

18. For the purposes of this assessment, larger trees are defined as those exceeding 6 m in height and/or 200 mm stem diameter (DBH). Smaller trees and young/small-diameter specimens at or below these thresholds, by virtue of their limited height, stem diameter and likely rooting extent, have been excluded from RPA plotting as they do not materially influence the design or delivery of the proposed low-impact works.

19. The proposals have been designed such that:

- all land drainage works are located outside the influencing distance of trees; and
- maintenance track works within influencing distance are restricted to surface-only improvements above the existing track formation, with no excavation, reduction in levels, or disturbance of undisturbed ground.

20. Indicative RPAs are shown for guidance purposes only, to demonstrate that the proposed works avoid disturbance to the rooting environments of retained trees.

TREE CONSTRAINTS

Root protection considerations (indicative)

21. In order to inform appropriate working practices, indicative Root Protection Areas (RPAs) have been plotted on the Tree Constraints Plan with reference to the principles set out in BS 5837:2012, used here as guidance.

22. RPAs are used in this note as a precautionary constraints tool, demonstrating that the proposals have been designed to avoid excavation or soil disturbance within the rooting environments of retained trees. See the Tree Constraints Plan at **Appendix B**.

ASSESSMENT OF IMPACTS (PROPORTIONATE)*Land drainage works*

23. As all land drainage works are located outside 15m of retained trees and outside indicative RPAs, no direct or indirect arboricultural impacts are anticipated. Tree roots, soil structure and tree stability will not be affected.

Maintenance track repairs

24. The maintenance track is an existing engineered feature. The proposed works are repairs and improvements rather than new construction.
25. Although the track lies within influencing distance of some trees, the works are confined to:
- surface improvement only;
 - above the existing track foundation;
 - with no excavation, no level changes, and no disturbance of undisturbed ground.
26. On this basis, and subject to the site controls set out below, the track works are not anticipated to have an adverse impact on retained trees or their rooting environments.

TREE PROTECTION AND SITE CONTROLS (PROPORTIONATE)

27. Although the scheme is low impact, ACSC will implement the following tree protection measures throughout the works:

General controls

- All trees shown are to be retained and protected.
- No excavation, trenching, decompaction or soil disturbance shall take place within the indicative RPAs.
- No storage of materials, plant, fuel, or spoil within indicative RPAs.
- No discharge of contaminants (cement washout, fuel/oil, spoil) within RPAs or beneath tree canopies.

Track construction methodology

- Existing track formation to remain intact.
- New permeable surfacing materials to be laid directly over the existing base.
- No penetration of the sub-base or soil profile.
- Plant and machinery to remain on the track surface only.

Unexpected circumstances

- If unanticipated ground disturbance becomes necessary within the influencing distance of trees, works shall cease in that area, and advice shall be sought from a suitably qualified arboricultural consultant prior to recommencement.

CONCLUSION

28. This Tree Survey and Constraints Note demonstrates that the proposed works are low-impact and tree-retentive and have been designed to avoid harm to trees.

29. Given that:

- land drainage works are located outside the influencing distance of trees; and
- track repairs are surface-only above the existing track base with no excavation,

the proposals are not anticipated to result in material adverse impacts on retained trees, their rooting environments, or their longer-term health and amenity value, subject to implementation of the tree protection and site controls set out in this note.

APPENDIX A – TREE SCHEDULE:**Ansty Recreation Ground – West Boundary**

Appendix A provides a schedule of trees within influencing distance of the works, recording species, approximate dimensions, condition and observable features.

Ref	Species	Height (m)	Stem		Crown Spread		Structural Condition	Root Protection Area		Comments	Improvement Works Proximity	
			Form	Diameter (mm)	Cardinal point	Metres (significant only)		RPA Radius (m)	Area (m²)		Maintenance Track	Drainage Works
Entrance Gate												
T1	Hawthorn	6.1	Multi-stem	250	East (NE)		Good	3.0	28		Adjacent	Outside RPAs
T2	Ash	7.5	Single stem	400	East (NE)		Good	4.8	72	Ivy cover present	Adjacent	Outside RPAs
T3	Hawthorn	4.6	Multi-stem		East (NE)		Fair				Adjacent	Outside RPAs
T4	Hawthorn	4.6	Single stem		East (NE)		Good				Adjacent	Outside RPAs
T5	Ash	4.6	Single stem		East (NE)		Good				Adjacent	Outside RPAs
T6	Hawthorn	4.6	Single stem		East (NE)		Good			Ivy cover present	Adjacent	Outside RPAs
T7	Hawthorn	4.6	Single stem		East (NE)		Good				Adjacent	Outside RPAs
T8	Ash	7.6	Multi-stem	360	East (NE)	5.5	Fair	4.3	59	Dead branches in crown	Adjacent	Outside RPAs
T9	Hawthorn	3.0	Single stem		East (NE)		Good				Adjacent	Outside RPAs
T10	Hawthorn	4.6	Single stem		East (NE)		Poor			Dead stem/dead section(s)	Adjacent	Outside RPAs
T11	Hawthorn	3.0	Multi-stem		East (NE)		Fair				Adjacent	Outside RPAs
T12	Ash	9.1	Multi-stem	600	East (NE)		Fair			7.2	163	
T13	Hawthorn	4.6	Multi-stem	296	East (NE)		Fair	3.6	40		Adjacent	Outside RPAs
T14	Ash	9.1	Single stem	1000	East (NE)	8.0	Poor	12.0	452	Ivy cover & dead branches in crown	Adjacent	Outside RPAs
T15	Hawthorn	3.7	Single stem		East (NE)		Poor			Ivy cover present	Adjacent	Outside RPAs
T16	Cherry Tree	3.7	Single stem		East (NE)		Poor			Ivy cover present	Adjacent	Outside RPAs
T17	Hawthorn	6.1	Single stem		250	East (NE)				Poor	3.0	28
T18	Hawthorn	4.6	Single stem		East (NE)		Poor			Ivy cover present	Adjacent	Outside RPAs
T19	Hawthorn	4.6	Single stem		East (NE)		Poor			Ivy cover present	Adjacent	Outside RPAs
T20	Oak	9.1	Single stem	500	East (NE)	6.0	Good	6.0	113		Adjacent	Outside RPAs
T21	Hawthorn	4.6	Single stem		East (NE)		Fair				Adjacent	Outside RPAs
T22	Ash	6.1	Fork/bifurcation	448	East (NE)	6.0	Poor	5.4	91	Ivy cover & dead branches in crown	Adjacent	Outside RPAs
T23	Hawthorn	3.7	Single stem		East (NE)		Poor			Ivy cover present	Adjacent	Outside RPAs
T24	Ash	7.6	Multi-stem	502	East (NE)	5.0	Fair	6.0	114		Adjacent	Outside RPAs
T25	Ash	4.6	Single stem		East (NE)		Poor			Ash dieback symptoms present	Adjacent	Outside RPAs
T26	Sycamore	6.1	Single stem	350	East (NE)	4.0	Good	4.2	55		Adjacent	Outside RPAs
T27	Ash	6.1	Single stem	300	East (NE)		Poor	3.6	41	Ash dieback symptoms present	Adjacent	Outside RPAs
T28	Ash	6.1	Single stem	300	East (NE)	4.0	Fair	3.6	41	Ivy cover present	Adjacent	Outside RPAs
T29	Ash stump	3.0	Single stem		East (NE)		Poor				RPA encroachment	Outside RPAs
T30	Ash	6.1	Single stem	300	East (NE)		Poor	3.6	41	Leaning. Ivy covered	RPA encroachment	Outside RPAs
T31	Hawthorn	4.6	Single stem		East (NE)		Poor			Ivy cover present	RPA encroachment	Outside RPAs
T32	Oak	12.2	Single stem	600	East (NE)	10.0	Good	7.2	163		RPA encroachment	Outside RPAs

APPENDIX A – TREE SCHEDULE

Ansty Recreation Ground – North-West Boundary

Appendix A provides a schedule of trees within influencing distance of the works, recording species, approximate dimensions, condition and observable features.

Ref	Species	Height (m)	Stem		Crown Spread		Structural Condition	Root Protection Area		Comments	Improvement Works Proximity	
			Form	Diameter (mm)	Cardinal point	Metres (significant only)		RPA Radius (m)	Area (m²)		Maintenance Track	Drainage Works
Corner												
T33	Oak	12.2	Single stem	550	South (SE)	10.0	Fair	6.6	137	Dead branches in crown	RPA encroachment	Outside RPAs
T34	Ash	10.7	Multi-stem	500	South (SE)		Poor	6.0	113	Ivy cover present	RPA encroachment	Outside RPAs
T35	Ash	9.1	Single stem	500	South (SE)		Poor	6.0	113	Dead stem/dead section(s)	RPA encroachment	Outside RPAs
T36	Oak	4.6	Single stem		South (SE)	4.0	Poor			Ivy cover present	RPA encroachment	Outside RPAs
T37	Oak	12.2	Single stem	800	South (SE)	8.0	Good	9.6	290	Ivy cover present	RPA encroachment	Outside RPAs
T38	Oak	9.1	Single stem	500	South (SE)		Good	6.0	113		RPA encroachment	Outside RPAs
T39	Holly	4.6	Single stem		South (SE)		Good				RPA encroachment	Outside RPAs
T40	Oak	12.2	Single stem	900	South (SE)		Good	10.8	366	Ivy cover & dead branches in crown	RPA encroachment	Outside RPAs
T41	Oak	6.1	Single stem	500	South (SE)	8.0	Fair	6.0	113	Ivy cover present	RPA encroachment	Outside RPAs
T42	Oak	10.7	Single stem	500	South (SE)	9.0	Good	6.0	113		RPA encroachment	Outside RPAs
T43	Oak	9.1	Fork/bifurcation	960	South (SE)	9.0	Good	11.5	417	Dead branches in the crown. Ivy cover present.	RPA encroachment	Outside RPAs
T44	Holly	4.6	Multi-stem		South (SE)		Fair				RPA encroachment	Outside RPAs
T45	Oak	7.6	Single stem	600	South (SE)	8.0	Fair	7.2	163	Ivy cover present	RPA encroachment	Outside RPAs
T46	Holly	3.7	Multi-stem		South (SE)		Fair				RPA encroachment	Outside RPAs
T47	Oak	12.2	Single stem	800	South (SE)	10.0	Good	9.6	290	Overhanging deadwood. Ivy cover present.	RPA encroachment	Outside RPAs
T48	Oak	10.7	Single stem	550	South (SE)	4.0	Good	6.6	137	Ivy cover present	RPA encroachment	Outside RPAs
T49	Hazel	4.6	Multi-stem		South (SE)	4.0	Poor			Ivy cover present	RPA encroachment	Outside RPAs
T50	Holly	6.1	Multi-stem	340	South (SE)		Good	4.1	52	Ivy cover present	RPA encroachment	Outside RPAs
T51	Field Maple	7.6	Single stem	460	South (SE)		Poor	5.5	96	Heartwood decay (hollow).	RPA encroachment	Outside RPAs
T52	Ash	9.1	Single stem	550	South (SE)	7.0	Poor	6.6	137	Dead stem (Ash dieback). Leaning.	RPA encroachment	Outside RPAs
T53	Holly	4.6	Single stem		South (SE)		Good				RPA encroachment	Outside RPAs
T54	Hawthorn	4.6	Single stem		South (SE)		Fair				RPA encroachment	Outside RPAs
T55	Holly	3.7	Multi-stem		South (SE)		Fair				RPA encroachment	Outside RPAs
T56	Holly	4.6	Multi-stem		South (SE)		Good				RPA encroachment	Outside RPAs

APPENDIX A – TREE SCHEDULE

Ansty Recreation Ground – North Boundary

Ref	Species	Height (m)	Stem		Crown Spread		Structural Condition	Root Protection Area		Comments	Improvement	Works Proximity
			Form	Diameter (mm)	Cardinal point	Metres (significant only)		RPA Radius (m)	Area (m²)		Maintenance Track	Drainage Works
Entrance North Ground												
T57	Beech	6.1	Single stem	230	South (SW)		Good	2.8	24		Not applicable	Outside RPAs
T58	Sycamore	6.1	Single stem	220	South (SW)		Good	2.6	22		Not applicable	Outside RPAs
G59	Beech	7.6	Single stem	280	South (SW)		Good	3.4	35	First Beech Group	Not applicable	Outside RPAs
G60	Beech	6.1	Single stem	250	South (SW)		Good	2.6	22		Not applicable	Outside RPAs
G61	Beech	7.6	Single stem	250	South (SW)		Good	3.4	35		Not applicable	Outside RPAs
G62	Beech	6.1	Single stem	250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G63	Beech	6.1	Single stem	250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G64	Beech	6.1	Single stem	250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G65	Beech	6.1	Single stem	250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G66	Beech	6.1	Single stem	250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G67	Beech	6.1	Single stem	260	South (SW)		Good	3.1	31		Not applicable	Outside RPAs
T68	Oak	7.6	Multi-stem	580	South (SW)		Fair	7.0	152	Ivy cover & dead branches in crown	Not applicable	Outside RPAs
T69	Oak	7.6	Single stem	600	South (SW)	6.0	Good	7.2	163	Dead branches in crown	Not applicable	Outside RPAs
T70	Oak	7.6	Fork/bifurcation	730	South (SW)	6.0	Fair	8.8	241	Ivy cover & dead branches in crown	Not applicable	Outside RPAs
T71	Oak	7.6	Single stem	480	South (SW)		Good	5.8	104		Not applicable	Outside RPAs
T72	Oak	7.6	Single stem	520	South (SW)		Good	6.2	122		Not applicable	Outside RPAs
T73	Oak	4.6	Single stem	170	South (SW)		Good	2.0	13.1		Not applicable	Outside RPAs
T74	Beech	4.6	Single stem	210	South (SW)		Good	2.5	20	Second Beech Group	Not applicable	Outside RPAs
T75	Beech	4.6	Single stem	210	South (SW)		Good	2.5	20		Not applicable	Outside RPAs
T76	Beech	4.6	Single stem	210	South (SW)		Good	2.5	20		Not applicable	Outside RPAs
T77	Hornbeam	4.6	Single stem	210	South (SW)		Good	2.5	20		Not applicable	Outside RPAs
T78	Beech	4.6	Single stem	210	South (SW)		Good	2.5	20		Not applicable	Outside RPAs
T79	Beech	4.6	Single stem	210	South (SW)		Good	2.5	20		Not applicable	Outside RPAs
T80	Holly	3.0	Multi-stem		South (SW)		Good				Not applicable	Outside RPAs
T81	Oak	7.6	Single stem	700	South (SW)		Good	8.4	222	Dead branches in crown	Not applicable	Outside RPAs
T82	Oak	7.6	Single stem	500	South (SW)	7.0	Good	6.0	113		Not applicable	Outside RPAs
G83	Beech	4.6	Single stem	250	South (SW)		Good	3.0	28	Third Beech Group	Not applicable	Outside RPAs
G84	Beech	4.6	Single stem	<250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G85	Beech	4.6	Single stem	<250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G86	Hornbeam	4.6	Single stem	<250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G87	Beech	4.6	Single stem	<250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G88	Beech	4.6	Single stem	<250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G89	Beech	4.6	Single stem	<250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs
G90	Beech	4.6	Single stem	<250	South (SW)		Good	3.0	28		Not applicable	Outside RPAs

APPENDIX A – TREE SCHEDULE

Ansty Recreation Ground – North Boundary (continued)

Appendix A provides a schedule of trees within influencing distance of the works, recording species, approximate dimensions, condition and observable features.

Ref	Species	Height (m)	Stem		Crown Spread		Structural Condition	Root Protection Area		Comments	Improvement Works Proximity	
			Form	Diameter (mm)	Cardinal point	Metres (significant only)		RPA Radius (m)	Area (m ²)		Maintenance Track	Drainage Works
T91	Holly	4.6	Multi-stem		South (SW)		Good				Not applicable	Outside RPAs
T92	Oak	9.1	Single stem	700	South (SW)	5.0	Good	8.4	222		Not applicable	Outside RPAs
T93	Oak	7.6	Single stem	280	South (SW)		Good	3.4	35	Ivy cover present	Not applicable	Outside RPAs
T94	Oak	7.6	Single stem	650	South (SW)	9.0	Good	7.8	191		Not applicable	Outside RPAs
T95	Sycamore	3.0	Single stem		South (SW)		Good				Not applicable	Outside RPAs
T96	Oak	6.1	Single stem	440	South (SW)	9.0	Good	5.3	88		Not applicable	Outside RPAs
T97	Oak	9.1	Single stem	550	South (SW)	4.0	Good	6.6	137	Ivy cover & dead branches in crown	Not applicable	Outside RPAs
T98	Oak	7.6	Single stem	590	South (SW)		Good	7.1	157	Ivy cover present	Not applicable	Outside RPAs
T99	Oak	6.1	Single stem	520	South (SW)		Good	6.2	122	Ivy cover & dead branches in crown	Not applicable	Outside RPAs
T100	Sycamore	6.1	Multi-stem	475	South (SW)		Good	5.7	102	Ivy cover present	Not applicable	Outside RPAs
Memorial Tree/Cricket nets												
T101		6.1	Single stem	270			Good	3.2	33.0		Not applicable	Outside RPAs

Note:

For the purposes of this proportionate assessment, a screening threshold of **6 m height and/or 200 mm DBH** has been applied to identify trees with a rooting extent capable of materially constraining the proposed low-impact works. Trees below these thresholds are typically young or small-diameter specimens with limited rooting spread and are unlikely to be adversely affected by surface-only works or to impose meaningful constraints on the layout.

Appendix B: Tree Constraints Plan (1)

Ansty Recreation Ground West Boundary

Indicative Root Protection Areas and Proposed Land Drain

Indicative RPA - - - - -
(for guidance)

Note:

For clarity, only the indicative RPAs for the larger trees are shown on the plan.

Tree Constraints / Protection Notes

All trees to be retained.

Drainage works are outside 15m of retained trees and outside indicative RPAs.

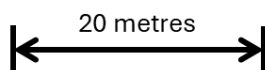
Track works within influencing distance are limited to surface improvements above existing track formation; no excavation within RPAs.

No storage of materials/plant/fuel/spoil within RPAs.

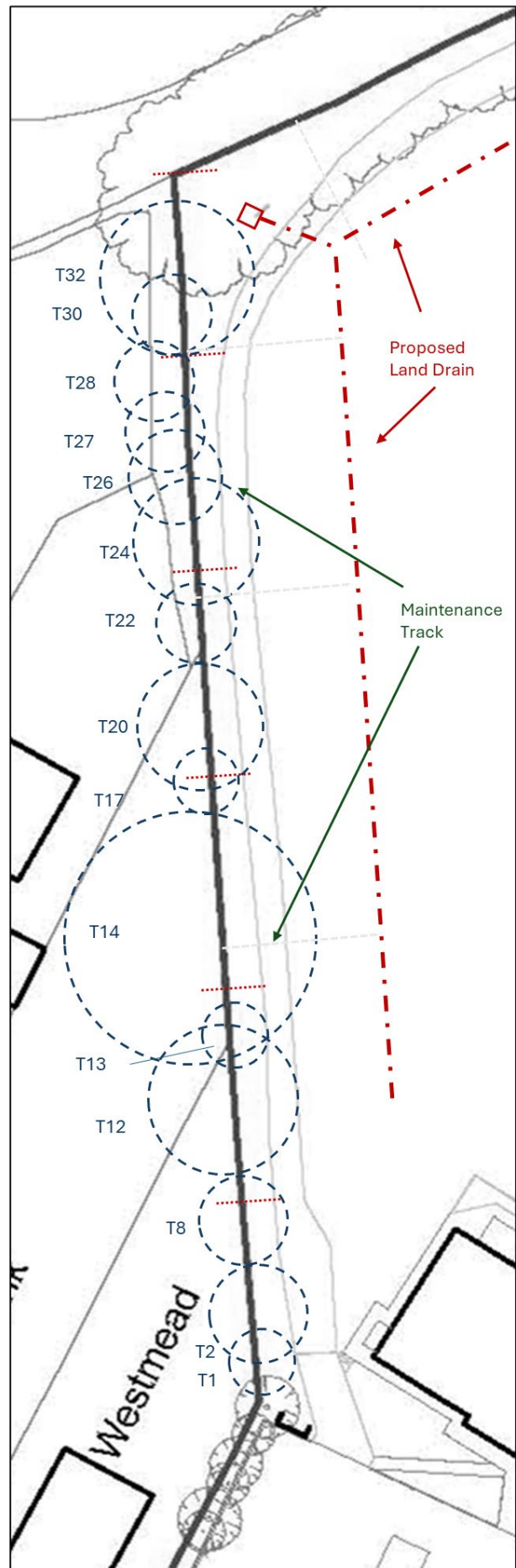
No change to levels within RPAs.



North

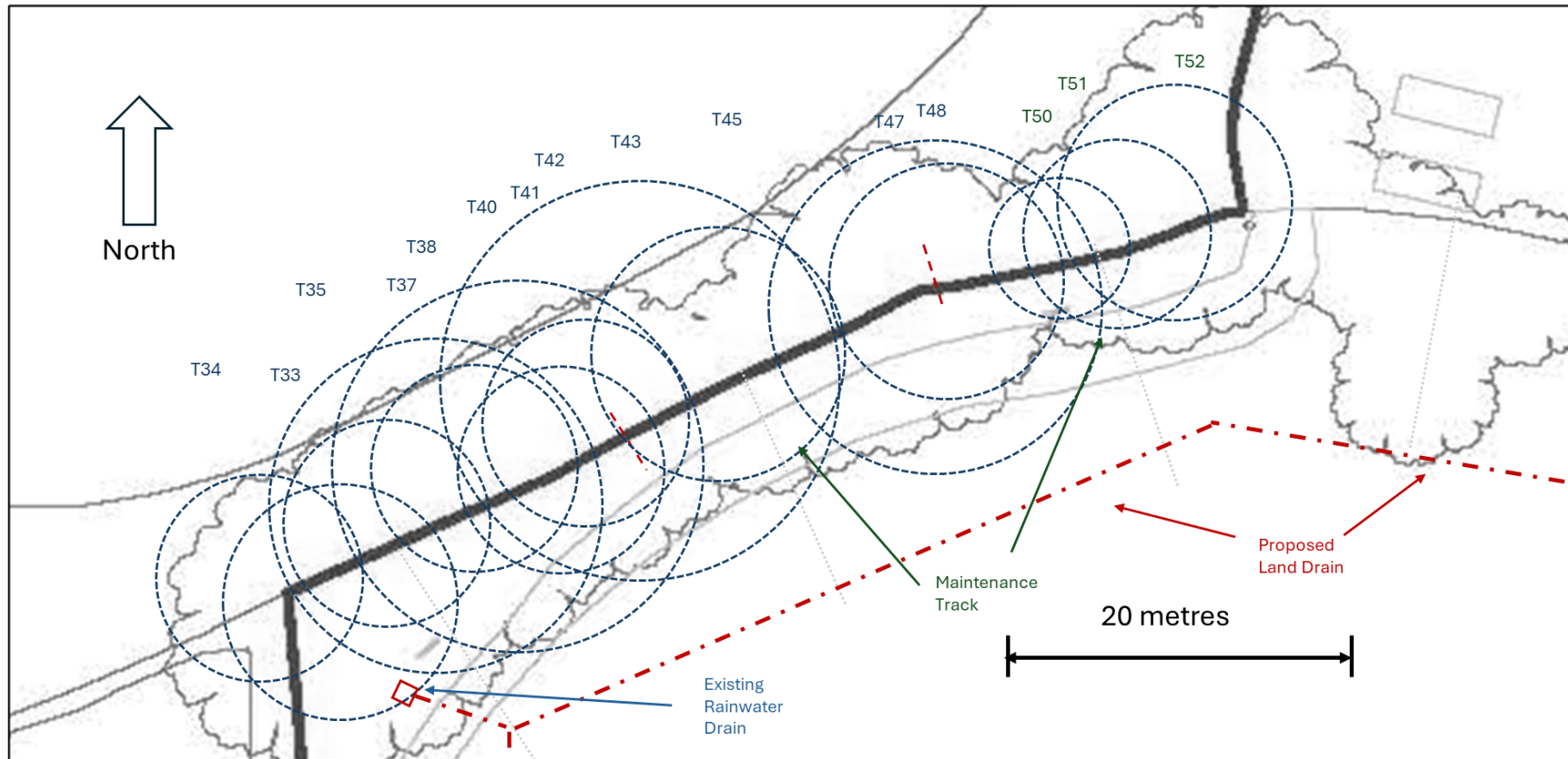


Version: 1
Date: 7th February 2026
Drawn by: John Thorpe
For: Ansty Community Sports Club



Appendix B: Tree Constraints Plan (2) Ansty Recreation Ground North-West Boundary

Indicative Root Protection Areas and Proposed Land Drain



Indicative RPA - - - - -
(for guidance)

Note:

For clarity, only the indicative RPAs for the larger trees are shown on the plan.

Version: 1
Dare: 7th February 2026
Drawn by: John Thorpe
For: Ansty Community Sports Club

Tree Constraints / Protection Notes

All trees to be retained.

Drainage works are outside 15m of retained trees and outside indicative RPAs.

Track works within influencing distance are limited to surface improvements above existing track formation; no excavation within RPAs.

No storage of materials/plant/fuel/spoil within RPAs.

No change to levels within RPAs.

Appendix B: Tree Constraints Plan (3) Ansty Recreation Ground Northern Boundary

Indicative Root Protection Areas and Proposed Land Drain

