

ARBORICULTURAL JUSTIFICATION STATEMENT

Site: The Paddock, London Road, Hassocks, West Sussex, BN6 9NA

Prepared for: Colin Brace

Local Planning Authority: Mid Sussex District Council

1. Introduction

This Arboricultural Justification Statement has been prepared to accompany a new planning application for development at The Paddock, London Road, Hassocks. It provides an assessment and justification for tree removals and retention strategies based on the David Archer Associates Tree Impact Plan and Schedule (July 2016). The current proposal relates to a smaller portion of the original site and therefore falls within the scope of the 2016 assessment.

2. Background and Methodology

The 2016 Tree Impact Plan, prepared by David Archer Associates, was undertaken in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. The report identified 21 individual trees and several groups/hedgerows (G1–G3, H1–H5) and assessed their condition, life expectancy, and Root Protection Areas (RPAs). For the current application, this baseline information remains valid as the site area is wholly contained within the original assessment boundary.

3. Existing Trees and Impacts

The 2016 Tree Impact Schedule categorised trees in accordance with BS 5837:2012 Table 1. Trees of higher quality (Category A and B) were recommended for retention, while those of low quality, poor condition, or limited life expectancy (Category C and U) were proposed for removal. Within the current, smaller site boundary, no additional trees are affected beyond those identified previously. All significant Category A and B specimens remain outside of direct construction zones and will be protected by the same mitigation measures previously proposed.

4. Mitigation and Protection Measures

The original mitigation measures set out in 2016 remain appropriate and proportionate for the proposed works. These include supervised excavation within RPAs, the use of load-dispersing surfaces such as ArborRaft foundations for the access road and footway, and crown lifting where necessary to achieve visibility splays. Temporary tree protection fencing will be erected in accordance with BS 5837:2012 Figure 2. No changes are proposed that would increase the extent of incursion into any Root Protection Area.

5. Justification for Tree Removals

All proposed tree removals correspond to those originally identified by David Archer Associates as either Category U (unsuitable for retention) or low-quality Category C trees whose removal enables efficient site use without compromising arboricultural value. The retention of key Category A and B trees ensures the long-term presence of mature canopy cover and visual amenity consistent with the objectives of BS 5837:2012 and local policy.

6. Compliance with Policy

The proposal accords with the National Planning Policy Framework (2021), particularly Paragraphs 131 and 180, which encourage retention of existing trees of high amenity and biodiversity value. It also complies with Mid Sussex District Council's policies for the protection of landscape character and trees during development. The works are therefore consistent with national and local arboricultural planning guidance.

7. Conclusion

The findings of the 2016 Tree Impact Plan remain valid for the current application. The proposed development affects only trees previously assessed and justifiably removed or retained under controlled conditions. With adherence to BS 5837:2012 protection standards and supervision of works within RPAs, the proposal will not result in unacceptable arboricultural harm. Accordingly, there are no arboricultural reasons to withhold planning permission for the proposed development at The Paddock, London Road, Hassocks.

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Date: October 2025