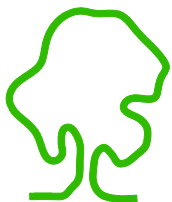


PHILLIP AND JULIE HARRIS

**LAND ADJOINING EVERGREEN, LONDON ROAD,
HASOCKS, WEST SUSSEX, BN6 9NA**

Tree Survey and Arboricultural Impact Assessment

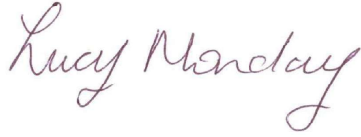
June 2026



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Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	893/SDR/Evergreen /AIA
Date	June 2026
Client	Phillip and Julie Harris
Report type	Tree Survey and Arboricultural Impact Assessment
Purpose	Planning submission
Revisions	
Prepared by	Lucy Monday BSc (Hons), ACIEEM 
	Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEEnvSc 
	Signed

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LAND ADJOINING EVERGREEN, LONDON ROAD,
HASOCKS, WEST SUSSEX, BN6 9NA

Tree Survey and Arboricultural Impact Assessment

June 2026

Contents

1.	BACKGROUND
2.	SURVEY METHODOLOGY & RESULTS
3.	TREE CATEGORISATION METHOD AND RESULTS
4.	TREE CONSTRAINTS
5.	ARBORICULTURAL IMPACT ASSESSMENT
5.1	Tree Preservation Orders
5.2	Risk Assessment
5.3	Removal of Trees
5.4	Crown Spread
5.5	Shading
5.6	Shrink-swell
5.7	Root Protection Areas
6.	TREE PROTECTION MEASURES
6.1	Access Facilitation Pruning
6.2	Exclusion Fencing
6.3	Ground Protection
6.4	Considerate Construction
APPENDIX A	Existing and Proposed Site Plans
APPENDIX B	Tree Survey Schedule
APPENDIX C	Calculated Tree Protection Areas
APPENDIX D	Tree Constraints Plan - Root Protection Area
APPENDIX E	Default specification for protective barrier

PHILLIP AND JULIE HARRIS

LAND ADJOINING EVERGREEN, LONDON ROAD,
HASOCKS, WEST SUSSEX, BN6 9NA

Tree Survey and Arboricultural Impact Assessment

June 2026

1. BACKGROUND

- 1.1 Environmental Assessment Services Limited has been instructed by the site owners, Mr & Mrs Harris, to undertake a tree survey and prepare an arboricultural impact assessment in relation to the proposed development of land to the north of Evergreen in Hasocks, West Sussex. The Ordnance Survey map reference for the site is TQ 30300 16724.
- 1.2 The site (as existing) comprises an undeveloped field / paddock to the east of London Road. It is proposed to develop three No. detached residential dwellings within the plot with surrounding gardens, and access and parking from London Road. See Appendix A for existing and proposed site plans.
- 1.3 Trees within and adjacent to the site are limited to the western boundary. These comprise a row of 22 multi-stem trees (sycamore and one lime), together with hawthorn and hazel hedging which extends along the full length of the western site boundary with the exception of an existing fenced but clear access located at the southern end of the site boundary. In addition to this line of trees, there are two ash trees located within the verge adjacent to the London Road, west of centre of the western site boundary (i.e. outside the redline boundary, but within the location of the proposed new site access).
- 1.4 The current proposal includes a new access from London Road. The access will extend across the grass verge, within the approximate location of the two roadside ash trees and pass through the tree line along the western boundary. The access will then extend north and south, to the east of the line of trees, to provide access to each of the properties.
- 1.5 The current proposed access route will require the removal of some existing trees, and is likely to impact others for which protection and compensation measures are recommended.

2. SURVEY METHODOLOGY & RESULTS

- 2.1 The Tree Survey was carried out in accordance with the requirements of British Standard (BS) 5837:2012 "*Trees in relation to design, demolition and construction – Recommendations*".

- 2.2 The tree survey was undertaken on 28 April 2026. The weather was dry and clear. Visibility was considered suitable for the survey.
- 2.3 All trees within the construction area, and those with roots or branches likely to extend into the development area, with a stem diameter equal to or greater than 75 mm were included in the survey.
- 2.4 The survey comprised the preliminary identification of tree species, measurement of height, stem diameter, branch spread, canopy height, estimation of age and general condition in accordance with the requirements of BS 5837:2012 “*Trees in relation to design, demolition and construction – Recommendations*”.
- 2.5 All observations were made from ground level without intrusive investigation (i.e. visual assessment only). Where access was restricted, observations were made from the closest accessible point.
- 2.6 The results of the tree survey are shown in the attached Tree Survey Schedule (based on the parameters provided in BS 5837:2012 Section 4.4.2.5), see Appendix B.

3. TREE CATEGORISATION METHOD AND RESULTS

- 3.1 The Cascade chart for tree quality assessment, as summarised in Table 3.1 below (taken from Table 1 in BS 5837:2012), is used to arrive at the category grading for trees. Each tree has been graded based on consideration of its age, class, physiological condition, structural condition and estimated remaining contribution in years. The category grading for each tree is given in the final column of the Tree Survey Schedule (see Appendix B).

TABLE 3.1: Cascade chart for tree quality assessment

CATEGORY GRADING	DEFINITION
U	Trees unsuitable for retention. These comprise the dead, dying, fallen, diseased, damaged and those too close to and suppressing trees of greater value and offering no significant future contribution.
A	Trees of high quality with an estimated remaining life expectancy of at least 40 years. Particularly good examples of their species, of particular visual importance or of significant cultural value.
B	Trees of moderate quality with an estimated life expectancy of at least 20 years. Would be within Category Grading A, but for significant remediable defects, higher collective rating or with material cultural value.
C	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.

- 3.2 A further subcategory rating, as given in Table 1 of BS 5837: 2012, has been applied to the trees within the site. These subcategories are 1 - trees of mainly arboricultural value, 2 - trees of mainly landscape value and 3 - trees of mainly cultural value, including conservation. The subcategory grading for each tree is given in the final column of the Tree Survey Schedule (see Appendix B).

4. TREE CONSTRAINTS

- 4.1 There are two principal types of constraints:

Below-ground constraints

- Notably the root protection area (RPA) of the tree. This is defined in BS 5837:2012 as a circle around the tree stem with a radius 12 x the stem diameter. For trees with multiple stems, the stem diameter is calculated by one of two methods given in section 4.6 and in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D.
- Other considerations are the influence of tree roots on moisture levels in clay soils, which may exacerbate building settlement risk.

Above-ground constraints

- Proximity of trees to structures resulting in potential damage to both the tree and structure by whipping branches, limbs or trees falling.
 - Obstruction of daylight and sunlight within the areas where their shade is cast. For deciduous trees, the obstruction will be most significant when the tree is in leaf. The zone affected by shade is normally considered as the height of the tree projected horizontally from the stem over the arc from northwest to east (section 5.2.2. BS 5837:2012). The amount of shade will depend on the species, condition and the density of foliage. Any such considerations should include an allowance for probable future growth.
- 4.2 The calculated root protection area for all trees within and adjacent to the construction zone are provided in Appendix C, and shown on the Tree Constraints Plan in Appendix D.
- 4.3 In this case, a topographic survey / detailed site plan (as existing) of the site has not been undertaken, therefore, all tree locations are approximate. A precautionary approach has been taken assuming worst case for tree loss and/or encroachment associated with the proposed scheme.

5. ARBORICULTURAL IMPACT ASSESSMENT

5.1 Tree Preservation Orders

Mid Sussex District Council's Tree Preservation Order (TPO) mapping (available online) has been used to identify trees protected by TPOs within and adjacent to the site.

There are no trees protected by TPOs within or adjacent to the site. The closest protected trees are of significant distance from the site and it is considered unlikely that the proposed development will impact any trees protected by TPOs.

5.2 Risk Assessment

An assessment has been made of the potential threats to both trees and property as a result of the proposed development, allowing for future tree growth.

Principal risks to trees

- Damage to limbs by delivery vehicles and from works associated with the conversion of the existing buildings together with the development of the new link section.
- Compression of the soil within the root protection area of trees within the construction zone as a result of material storage, vehicle movements etc.
- Contamination of the ground and/or water from construction activities e.g. cement mixing, fires or accidental fuel spillage etc.
- Whipping of branches on any scaffolding or property.

Potential risks to the development from trees

- Building settlement issues from shrink-swell exacerbated by changes in moisture content of soils due to tree uptake.

The potential risks are assessed and recommendations for the removal and protection of trees as considered appropriate are presented as follows, based on the factors listed above.

5.3 Removal of Trees

It is proposed to create a new access from London Road, across the existing grass verge within the approximate location of the two roadside ash trees, and through the line of sycamore trees on the western boundary of the plot.

The current scheme includes for a 4 m wide access across the western site boundary. The trees along the western boundary (63 m in length) are fairly evenly spread (i.e. no large gaps between the trees) 2.5 – 3.0 m apart. Minimum

tree loss in this case is therefore likely to be three trees within the access strip, plus significant encroachment on the adjacent trees either side increasing minimal loss to five trees from the tree line, plus the two roadside ash trees.

The trees which form a continuous line are of greater arboricultural and ecological significance as a line than the individual trees. The two trees within the grass verge are of greater individual value but are not deemed to be of high arboricultural or ecological value (despite their good condition and structure).

5.4 **Crown Spread**

The crown spread of the line of trees is notably narrow (1.5 – 2.0 m) with spread generally limited to 3 m above ground level. This permits access along the pedestrian and cycle way immediately adjacent to the trees. Growth extends marginally further to the east, into the site, but this is at high level and will not cause an restriction to access during or post development. All trees are at or nearing their ultimate size.

5.5 **Shading**

The trees within and adjacent to the site have reached maturity, at or nearing their ultimate height (~15 m).

It is not considered that there will be any significant effects of shading from the existing line of deciduous trees to the proposed properties.

5.6 **Shrink-swell**

According to the British Geological Survey 'Geology of Britain' viewer, the site lies on Wealden Clay Formation – Mudstone. Trees may impact shrink-swell. The impact of both existing and proposed tree planting on shrink-swell should be considered in design.

5.7 **Root Protection Areas**

The calculated root protection areas (RPA) of all trees within and adjacent to the construction zone are given in Appendix C and shown on the Tree Constraints Plan provided in Appendix D.

There are no known / observed restrictive ground conditions and the site is level.

All trees within the tree line are of similar age, height and condition. Most trees having two-five stems, and those with fewer stems generally having larger stems than those with more stems. The average combined stem diameter has been calculated at 425 mm giving a root protection area of a circle measured from the stem with a radius of 5.1 meters.

The proposed new access is likely to encroach on the root protection area of adjacent trees. Where this is deemed to be significant, inappropriate tree retention should be avoided.

The access road within the site as shown on the proposed plans encroaches on the root protection area of the trees along the western boundary of the site. These trees are not considered particularly vulnerable, and encroachment up to 20% into the root protection area is not considered likely to have a significant impact on the long term health of the trees along the western boundary. However, appropriate construction measures should be stipulated and protection measures will need to be implemented to avoid damage to the tree roots and soil structure within the RPA of these trees. See section 6 below.

6. SUGGESTED TREE PROTECTION MEASURES

Tree protection measures in this case should include exclusion fencing, ground protection and considerate construction methods.

6.1 Access Facilitation Pruning

- 6.1.1 Pre-commencement access facilitation pruning is not deemed necessary in this case.

6.2 Exclusion Fencing

- 6.2.1 Exclusion fencing is recommended for the protection of trees along the western boundary of the site which are to be retained.
- 6.2.2 Exclusion fencing is to be erected to exclude all personnel, vehicles, machinery, materials etc from the exclusion zone, which is to encompass the full RPA (where possible) and the crown of the trees as calculated in Appendix C.
- 6.2.3 Exclusion fencing is to extend along the full length of the western site boundary.
- 6.2.4 The exclusion fencing (protective barriers) is/are to be installed as specified in BS 5837: 2012, see Appendix E *Default specification for protective barrier*. All-weather notices are to be attached to the barriers with the words: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".
- 6.2.5 The fencing is to remain in place until development is complete. No materials, vehicles, fires, washings, concrete mixing or other activities are to encroach into the exclusion area.

6.3 Ground Protection

- 6.3.1 Where the RPA cannot be fully excluded from the construction zone (with the use of exclusion fencing) ground protection measures will be required to protect the roots and rooting substrate (soil).
- 6.3.2 Ground protection, in this case, is likely to comprise temporary load bearing surfacing designed to avoid ground compression. New load bearing surfacing, capable of providing protection for both pedestrian movements and for pedestrian-operated plant (up to a gross weight of 2 tonne), will comprise

proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane. Where larger plant (wheeled or tracked construction traffic exceeding 2 tonne) is used an alternative system will be required to accommodate the likely loading to which it will be subject.

- 6.3.3 Following the completion of construction activities, ground protection will need to be removed and the underlying ground reinstated. This work should be undertaken under arboricultural supervision, using hand-held tools or appropriate machinery working backwards over the area to ensure that machinery is not moving over the exposed ground.

6.4 Considerate Construction

- 6.4.1 The current scheme includes the development of a new access and parking area to be constructed within the RPA of the trees along the western boundary of the site. Protection and considerate construction methods will need to be implemented to avoid and or minimise significant damage to the soil structure and roots.

- 6.4.2 The following recommendations are made:

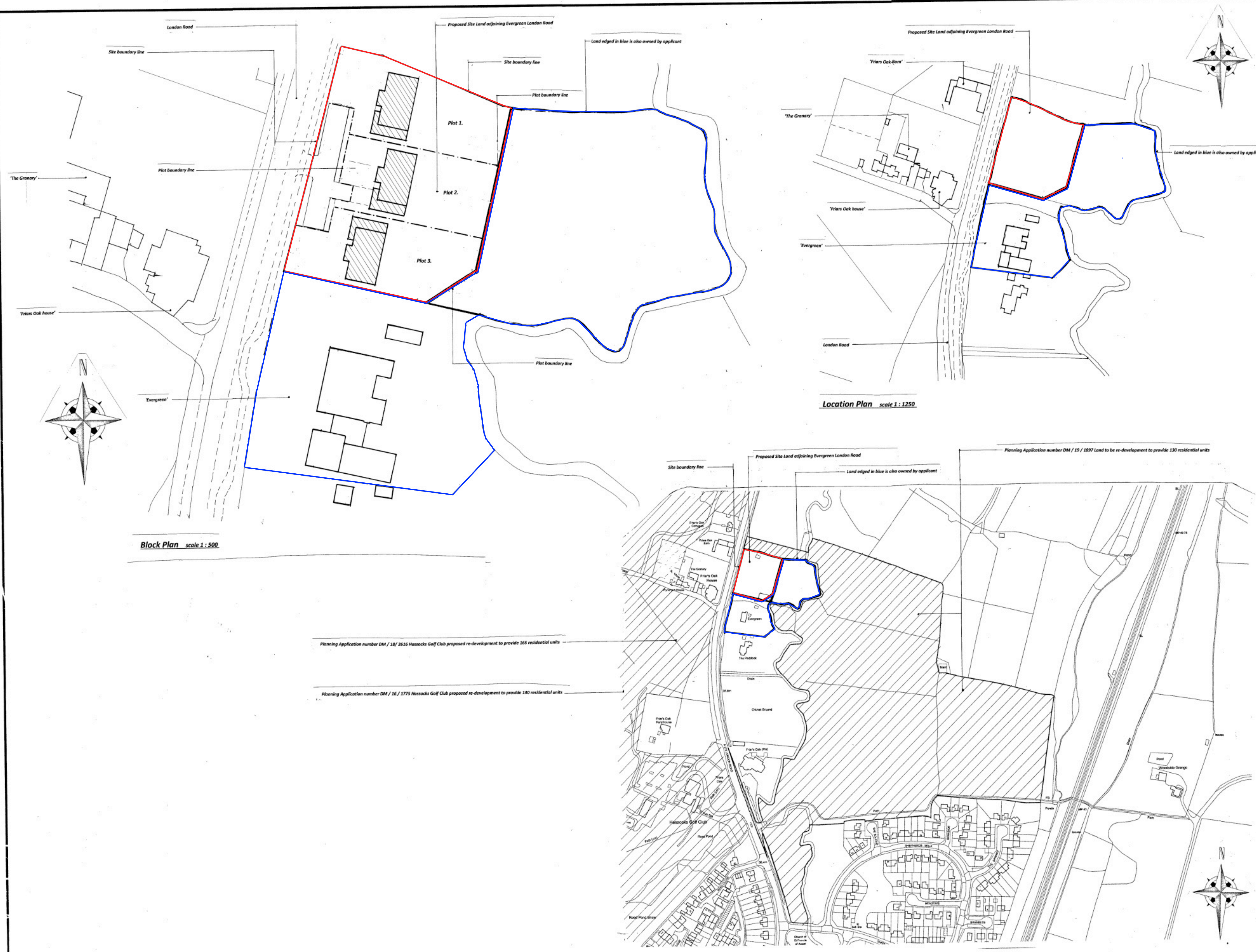
- a. The soil structure should not be compressed, and the roots should not be cut / damaged. This will require a no-dig solution within the RPAs.
- b. The design should not require any excavation into the soil, to include the lowering of levels and/or scraping, other than removal with hand tools, of any turf levels / surface vegetation. If the new surface is for construction access, extra loading and wear arising from this should also be taken into account during the design process.
- c. The structure of the hard surfaces should be designed to avoid localised compaction by evenly distributing the loading over the track width and wheelbase of any vehicles expected to use the access route.
- d. Any new, permanent surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. In this case, it is recommended that the new access road within the site is laid a minimum of 2.5 m from the line of trees along the western boundary of the site.
- e. If new surfacing within the RPA is to be subject to de-icing salt applications, an impermeable barrier should be incorporated and run off directed away from the root structure.
- f. Where a permeable surface is to be used by vehicles, a geotextile should be used at the base of the construction to avoid damage to the root area. Permeable surfaces can result in soil volume moisture, at or near field capacity for long periods of time. Where there is a risk of waterlogging, appropriate drainage measures should be incorporated. Land drainage within the RPA should avoid damage to the tree and the root structure.

- g. Hard surfaces should be resistant to, or tolerant of deformation by tree roots, and should be set back from the stem of the tree and its above ground root buttressing by a minimum of 500 mm to allow for growth and movement.

☆ ☆ ☆ ☆ ☆ ☆ ☆

APPENDIX A

Existing and Proposed Site Plans



Notes:

- 1/ This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
- 2/ This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
- 3/ This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off-site fabrication work being carried out.
- 4/ Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
- 5/ Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and / or any off-site fabrication work being carried out.
- 6/ All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- 7/ It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM 2015) Regulations and current Health and Safety Legislation.
- 8/ The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.
- 9/ The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

Date	Revisions

copyright

SDRDesigns

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Brighton
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Email: sdr_designs@hotmail.com

Client
Harris Hassocks Limited.

Job Title
Proposed erection of 3 detached dwellings.
(4/5 bedroom units with en-suite to master bedroom, utility room
Kitchen / dining area's living room, study / home office and cloakroom).
On land adjoining "Evergreen"
London Road.
Hassocks.
BN6 9NA.
West Sussex.

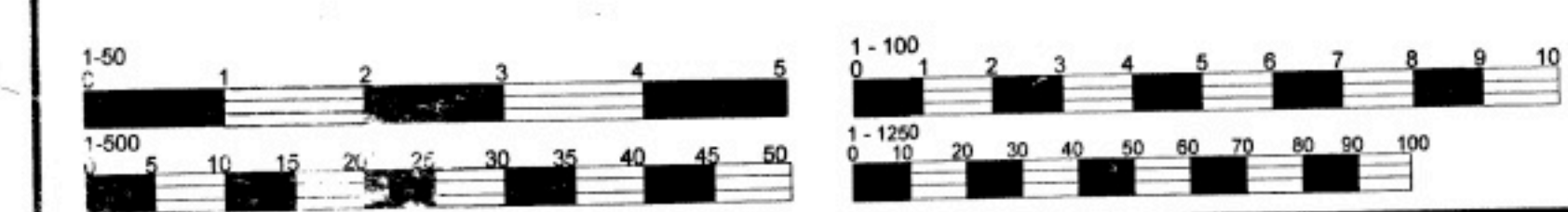
Drawing Title
Site Layout Plan(indicating other planning applications with
close proximity), **Location Plan** (indication site position)
and **Block Plan** (indicating individual building plots).

Scale
1:1250, 1:500 & 1:2500 @ A1.

Date February 2026.	Drawn SLW.
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EXISTING / PROPOSED INFORMATION

Drg. No. OPA 1872026 / 01.	Rev.
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Site Plan (indicating positions of other housing development planning applications within close proximity scale 1 : 2500)

OUTLINE PLANNING APPLICATION DRAWING

APPENDIX B

Tree Survey Schedule

Tree Survey Schedule

The following information is included within columns 1 – 12:

- | | |
|------------|--|
| Column 1: | Tree reference number – This is the number given to identify each of the individual trees and groups of trees included within the survey. The location of each of the individual trees and group is shown on the Tree Survey Plan in Appendix C. |
| Column 2: | Species – The common species name is given. This should be used to aid identification of the trees in the field. |
| Column 3: | Height – Height of the tree to the nearest meter. |
| Column 4: | Stem diameter – Stem or trunk diameter at 1.5 m (for all single or multi-stems) or at narrowest point for trees with low branching or swelling. |
| Column 5: | Branch spread measured at four points (in this case north, south, east and west) around the tree. |
| Column 6: | Height and direction of first significant branch. |
| Column 7: | Height of canopy. |
| Column 8: | Age class give as Y = young, SM = semi-mature, EM = early-mature, M = mature, O/M = over mature, V = veteran (BS 5837:2005). |
| Column 9: | Physiological and structural condition: E/T = Etiolated, O/S = Overshadowed, RD = remedial defects (that pruning will resolve), SD = Storm damage, R = Rot, F = Fungi. |
| Column 10: | Estimated remaining contribution in years: Given as less than 10 (<10), more than 10 (10+), more than 20 (20+) and more than 40 (40+). |
| Column 11: | Category grading given as A – Preserve, B – Preservation favoured, C – Preservation optional, U – Unsuitable for retention. |
| Column 12: | RPA – the calculated Root Protection Area radius in meters for trees to be retained. |

[illegible]

APPENDIX C

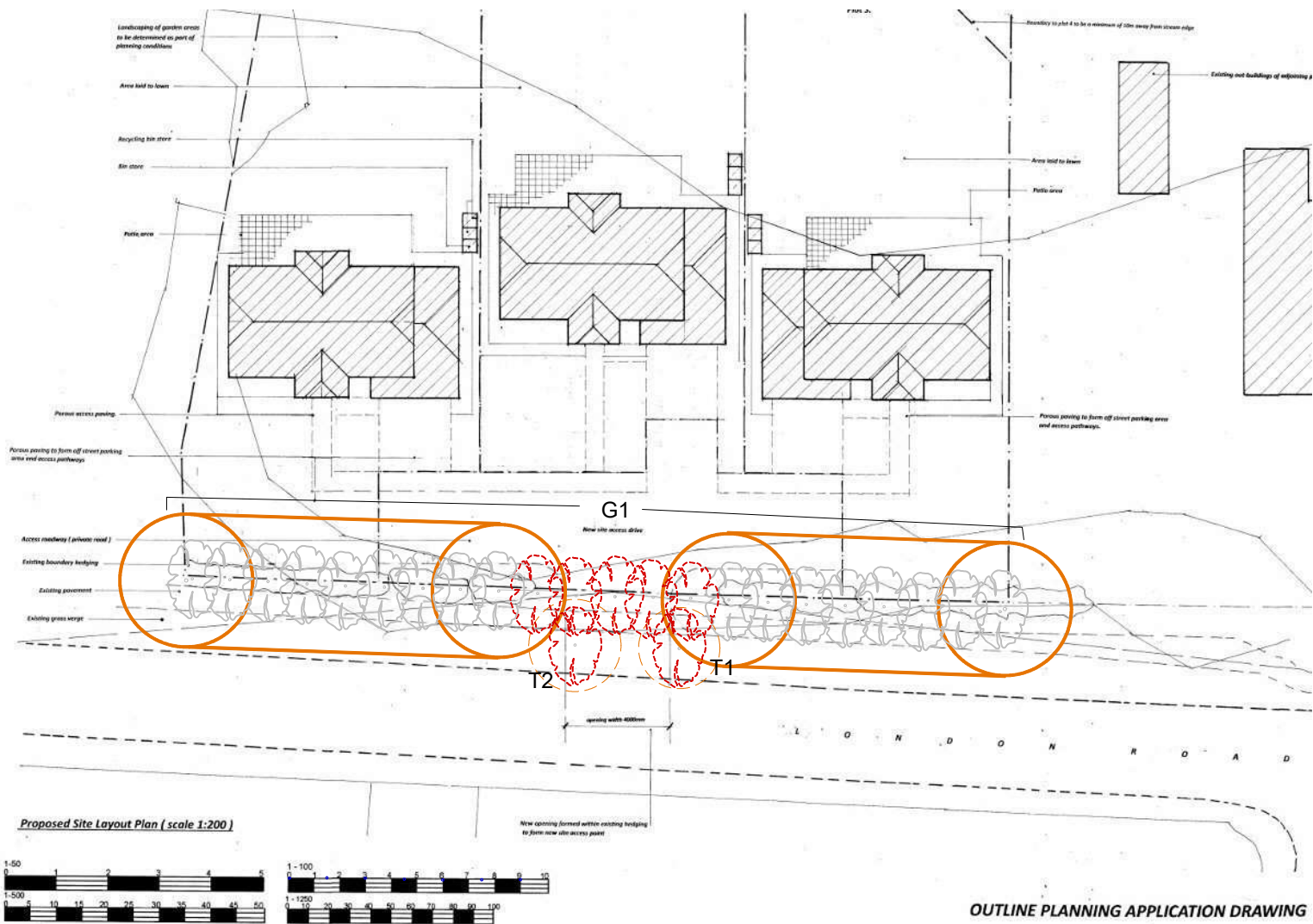
Calculated Tree Protection Areas

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Tree Root Protection Areas

June 2026



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APPENDIX D

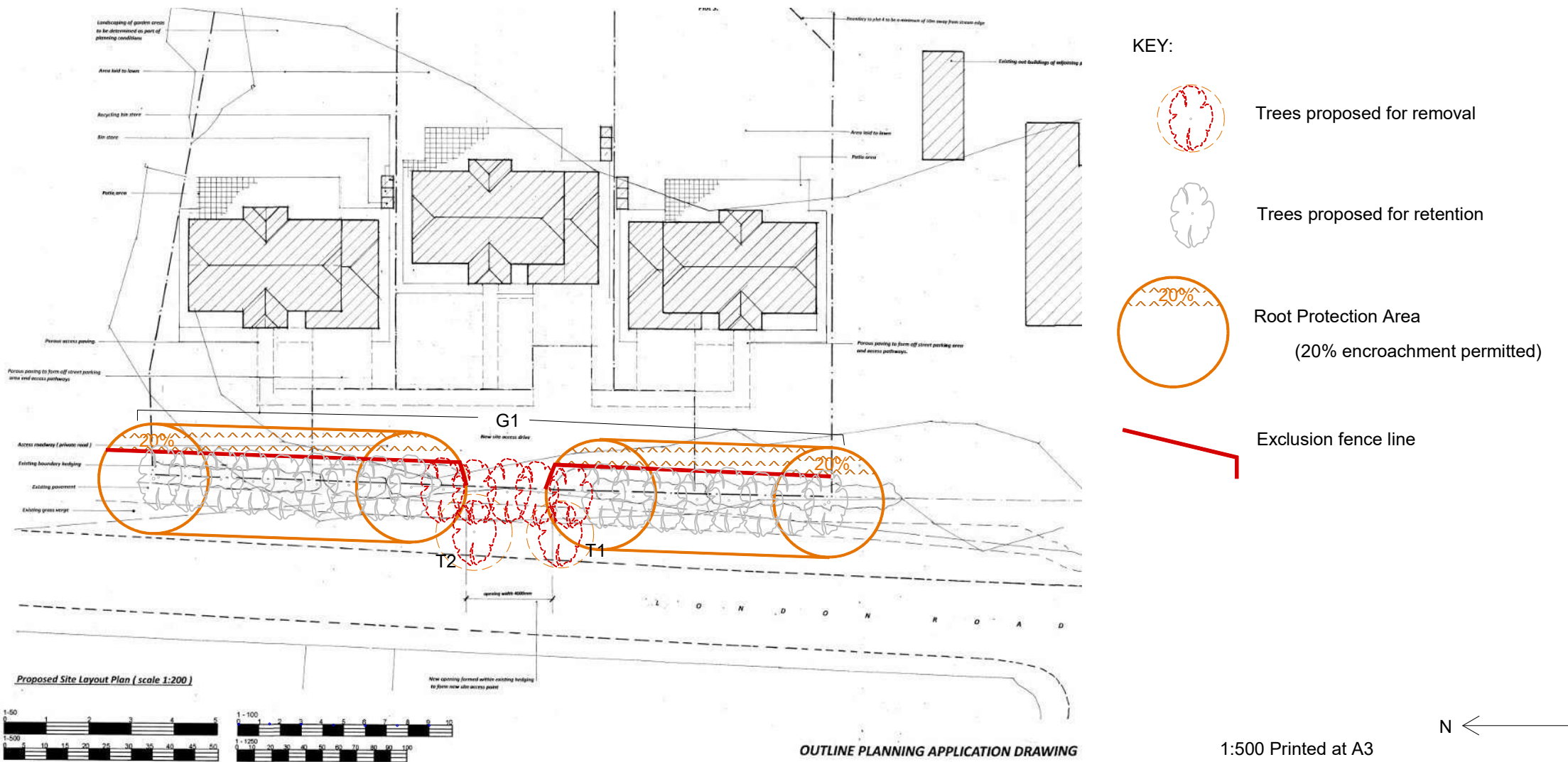
Tree Constraints Plan - Root Protection Area

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HASSECKS, WEST SUSSEX, BN6 9NA

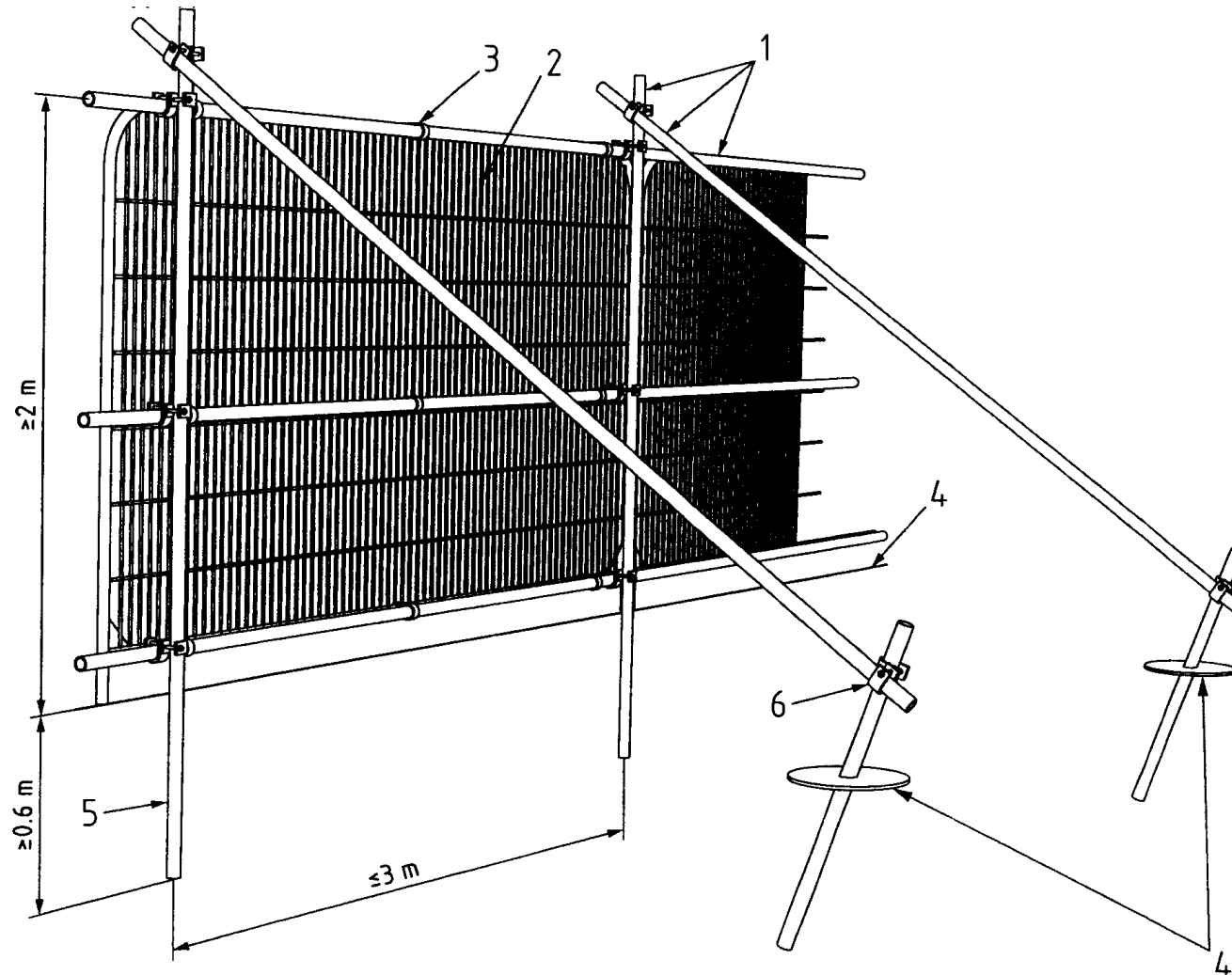
Tree Protection Plan

June 2026



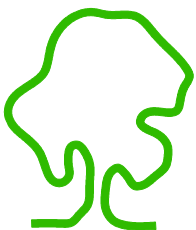
APPENDIX E

Default specification for protective barrier



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized 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



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