

Arboricultural Implications Assessment

Proposed development at The Paddock

London Road

Hassocks

West Sussex BN6 9NA

Client: Colin Brace

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1. Introduction

1.1 Scope of Report

- 1.1.1 This report assesses the arboricultural implications of proposed development at The Paddock, London Road, Hassocks, and recommends measures that need to be taken to prevent or minimise damage to retained trees during the construction period.
- 1.1.2 The report has been drawn up to comply with the planning requirements of the Local Planning Authority ('LPA'), Mid Sussex District Council, which specify that an arboricultural implications assessment ('AIA'), arboricultural method statement ('AMS') and tree protection plan ('TPP') are submitted to accompany planning applications affecting sites where trees are present or are in the immediate vicinity; and in accordance with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').
- 1.1.3 The AMS within **Section 3** of the report is designed to reflect the principles of the tree protection required for the proposed development, and should not be read as a definitive engineering or construction statement for this site. If required, matters relating to the construction detail or engineering performance of any specified protective measures should be referred to a qualified architect or structural engineer for further information and any specification necessary to ensure their effective practical implementation and intended protective function.

1.2 Site Description and Proposals

- 1.2.1 The site comprises a two-storey detached residential property within moderate grounds, located within the northern periphery of Hassocks. The property abuts London Road to the west and is bordered to the north by a distinct residential property ("Evergreen"). Mature trees line the larger part of its boundaries, with an unoccupied wooded plot to the south.
- 1.2.2 The proposed development encompasses the reconfiguration of the existing property and construction of two additional detached chalet height dwellings, to its north and south. The existing driveway will be realigned and extended to connect the properties, terminating in discrete parking bays at each one's frontage. The existing cabin and sheds, within the proposal footprint along the western and southern boundaries, will be demolished.
- This project is practically a corollary of a previous proposal which had been granted planning permission. This concerned the reconfiguration and division of the existing property to form two detached dwellings. Although this development technically commenced in 2024, solely the drainage portion of the works have been undertaken.

1.3 Tree Survey

- 1.3.1 The trees on the site were surveyed by Joel Farrance on 28/05/2026. Their details are set out in the tree schedule at **Appendix 1** to this report.
- 1.3.2 The garden contains a variety of mature and semi-mature trees. The principle arboricultural components of the site, in terms of amenity, are provided by the prominent Copper Beech (Tree 4), and the wooded area along its southwest boundary (off-site), comprising Ash and Oak (Trees 18 – 20). The remainder of the site is less distinct: mixed species tree groups and hedges are interspersed with coniferous trees of relatively low landscape value. Taken together, this is largely consistent with the broader heterogeneous composition of the area.

1.4 Statutory Protection

- 1.4.1 From information on the LPA's website, no trees within the site are shown to be the subject of a Tree Preservation Order ('TPO').
- 1.4.2 The site is not in a Conservation Area.

2. Arboricultural Implications Assessment (AIA)

2.1 Basis of Assessment

- 2.1.1 The TPP at **Appendix 2** shows the finalised proposals overlaid onto the tree locations and constraints plan derived from the tree survey. The implications assessment below is based on this drawing.
- 2.1.2 The upper panel of the TPP shows the tree locations and constraints plan in relation to the existing site, and identifies the trees which are to be removed as a result of the proposals. The lower panel shows the protection measures required during the demolition and construction periods for the trees which are to be retained.

2.2 Tree Removals and Pruning

- 2.2.1 The proposed development will require the removal of the trees listed in *Table 1* (below).
- 2.2.2 Minor pruning of the retained trees is required to permit construction of the proposed development. The relevant trees, and the required pruning works, are also listed in *Table 1*.

Table 1 Tree removal and pruning

Tree no.	Species	Height (m)	BS category	Work required	Reason for work
1	Weeping Willow	9	U	Removal	Dead tree within proposal footprint
4	Copper Beech	12	A	Removal of c.260 mm scaffold branch on east side at around 2.5 m and removal of five branches <60 mm.	To achieve minimum vertical clearance for vehicle use of proposed access drive
5	Box Elder	3.5	U	Removal	Within footprint of proposed access drive
11	Lawson Cypress	13	C	Removal	Within footprint of proposed access drive
13	Ash	14	U	Removal	Dead tree within falling distance of site
14	Lawson Cypress	7	C	Removal	Within footprint of cycle and bin storage area
15	Lawson Cypress	4.5	C	Removal	Within footprint of cycle and bin storage area
Hedge 3	Lawson Cypress	6	U	Removal	Dead tree group

- 2.2.3 Trees 11, 14 and 15 (all Lawson Cypress) are each of category “C”. Their main stems are in direct conflict with either the proposed access drive or bin/cycle storage areas. Each of these trees is of relatively low quality, therefore their removal will engender a negligible impact to the long-term character of the area.
- 2.2.4 Tree 5 comprises solely adventitious growth from a stump and constitutes a category “U” tree. Again, this tree is located within the proposed access drive extent and will accordingly require removal.
- 2.2.5 Trees 1, 11 and 13, and Hedge 3 are all dead. The most prudent arboricultural approach will be to remove them to provide a safe working area for the proposal.
- 2.2.6 All other trees identified within the survey will be retained, as they are either unaffected by the proposal, or can be successfully protected during the construction period, as shown on the TPP.
- 2.2.7 The pruning works specified will comply with British Standard BS 3998: 2010, *Tree work – Recommendations*. We have assessed that there are suitable points to which the branches can be pruned. The minor pruning required will have a negligible impact on the tree’s health, longevity or appearance.

2.3 Incursions into Root Protection Areas ('RPAs')

2.3.1 The proposed development will encroach into the RPAs of the trees listed in *Table 2* (below). The feature of the proposal which necessitates the encroachment is listed in each case.

Table 2 Encroachment into RPAs

Tree no.	Species	BS category	Encroachment type	Protection/ mitigation
2	Ash	C	Proposed access drive	Construction through above soil surfacing
3	Lawson Cypress	C	Proposed access drive	Construction through above soil surfacing
4	Copper Beech	A	Proposed access drive and parking bays	Construction through above soil surfacing
9	Hinoki Cypress	C	Removal of existing cabin Proposed access drive	Supervised demolition Construction through above soil surfacing
12	Monterey Cypress	C	Proposed access drive and parking bays	Construction through above soil surfacing
17	Lawson Cypress	B	Removal of existing shed Installation of water attenuation tank	Supervised demolition Supervised manual excavation
24	Pear	C	Garden patio Installation	Supervised manual excavation
Group 1	Lawson Cypress and Monterey Cypress	C	Proposed access drive	Construction through above soil surfacing
Hedge 6	Lawson Cypress	C	Foundations for northern aspect of north house	Supervised manual excavation

2.3.2 The construction of the proposed access drive encroaches upon the RPAs of Trees 2-4, 9 and 12, and Group 1. Given its proximity to the trees, it has the potential to engender significant rooting environment modification. Accordingly, to limit the impact of this element of works, an above soil construction methodology will be utilised.

- The access drive was originally proposed to be constructed within 0.5 metres of the main stem of Tree 4. Following arboricultural consultation, this was revised, relocating the driveway over 1 metre from the tree.

2.3.3 Parking bays are proposed within the RPA peripheries of Trees 4 and 12. It is expected that these, too, can be constructed through the use of an above soil construction methodology.

- 2.3.4 Demolition of existing structures is proposed within the RPAs of Tree 9 and 17. The supervising arboriculturist will therefore monitor this phase of works to prevent any accidental damage to the trees.
- 2.3.5 The remaining proposed elements (e.g., property foundations) outlined in *Table 2* pose only minor encroachment upon the RPAs of the retained trees, concurrent with only negligible adverse effects to tree health. Nevertheless, to follow accepted practice, such excavations will be excavated by hand, with any root pruning undertaken by the supervising arboriculturist.
- 2.3.6 Provided the tree protective measures indicated on the TPP are adhered to, the encroachments identified will not compromise the trees' health or longevity.

2.4 Future Relationship of Proposed Development to Retained Trees

- 2.4.1 The proposed dwellings will be located at a sufficient distance from the retained trees so their internal spaces will enjoy satisfactory daylight and sunlight throughout the majority of the day.
- 2.4.2 Similarly, the relationship of the proposed gardens to the retained trees allows for a satisfactory extent of unshaded space for the new dwellings.
- 2.4.3 On this basis, it is very unlikely that the proposal will give rise to future irresistible occupier pressure for the removal of any of the retained trees due to perceived excessive reduction of internal daylighting or obstruction of sunlight.

2.5 Arboricultural Implications – Summary

- 2.5.1 The trees within and adjacent to the site have been surveyed in accordance with BS 5837, and the implications of the proposal have been assessed in relation to its findings.
- 2.5.2 Collectively, the proposal will not engender any significant impact upon the retained trees, provided the tree protection measures identified in the TPP and AMS are adhered to. Equally, the limited extent of vegetation removal required is concomitant with only negligible impact on the amenity and landscape value of the area.
- 2.5.3 The implementation of these measures, and adherence to them during the construction period, can be satisfactorily ensured by means of appropriate conditions, on the grant of planning permission.
- 2.5.4 This report has been prepared on the basis of the proposal details provided to us at the time of writing. Subsequent revisions to the proposal during the planning process will necessitate further arboricultural consultation to assess the need for additional tree protection measures.

3. Arboricultural Method Statement (AMS)

3.1 Pre-Start Requirements, Liaison & Communication

- 3.1.1 Before any works of any description take place on the site, the applicant, landowner or promoter of the proposed development ('the developer') shall appoint a suitably qualified arboricultural consultant to oversee the planning and implementation of the proposed development.
- 3.1.2 Confirmation of this appointment, and details of the supervising arboriculturist appointed, shall be provided to the Local Planning Authority ('LPA').
- 3.1.3 Prior to works commencement, the developer shall convene a pre-start meeting. This should be attended by the developer or project manager, the site manager, the groundwork contractor, the supervising arboriculturist and the LPA tree officer. The meeting will be led by the supervising arboriculturist, who will ensure that the sequence and methods of tree protection specified in this statement are fully explained and understood by all parties, including the contractors conducting the works. Reporting procedures, arboricultural supervision requirements, and frequency of monitoring visits (as detailed in Section 3.10 and *Table 3* of this AMS) will be discussed and agreed, and relevant contact details exchanged. Any modifications to this statement arising from this meeting will be recorded and the revisions circulated to all parties
- 3.1.4 The developer shall inform the supervising arboriculturist if at any time during the construction process, the site manager is replaced. In this event, the supervising arboriculturist will, within 5 days, arrange a meeting with the new site manager to review all remaining or outstanding aspects of this method statement.
- 3.1.5 A copy of this method statement, together with the TPP, shall be given to all personnel who have control over works of any nature within the root protection areas (RPAs) of the trees which are to be retained. The developer will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

3.2 Tree Removals and Pruning

- 3.2.1 The trees listed in *Table 1* shall be felled to ground level; stumps shall either be ground out to a depth of 450 mm below ground level or removed as required.
- 3.2.2 Minor crown pruning is required to permit construction of the proposed development. The relevant tree, and the required pruning works, are also listed in the *Table 1*.
- 3.2.3 Tree felling and pruning will be carried out in accordance with British Standard BS 3998: 2010, *Tree work - Recommendations*.

3.3 Protective Fencing

- 3.3.1 No vehicles of any kind shall enter the site, nor any works commence, until the root protection areas of the retained trees, as shown on the TPP, have been protected by the erection of protective fencing to the specification found in BS 5837, Section 6.2. The location of the fencing is illustrated by the continuous bold purple lines on the TPP.
- 3.3.2 The protective fencing shall be at least 2.1m in height and comprise standard 'Heras' welded mesh fence panels mounted on rubber or concrete feet. The panels shall be fixed to each other with at least two anti-tamper clamps, installed so that they can only be removed from inside the fence.
- 3.3.3 The fencing shall be supported on the side closest to the retained trees by stabiliser struts braced to the ground at an angle of 45°, and attached to a base plate secured to the ground with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabiliser struts should be mounted on a block tray. Notices stating *"Tree Protection Zone – Keep Out"* will be attached with cable ties to every other panel.
- 3.3.4 No activity of any kind shall be undertaken behind the protective fencing. This includes (but is not limited to): topsoil stripping, storage of materials, access for vehicles or personnel, and excavation or changes in soil level.
- 3.3.5 Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. These must not encroach upon any area behind protective fencing, and where possible shall not be within 10 m of any retained tree.
- 3.3.6 No fixtures shall be attached to the retained trees, and no fires shall be lit in any position where heat could affect their foliage or branches.
- 3.3.7 When the installation of the protective fencing is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement, the supervising arboriculturist will record the fact and notify the client and LPA.
- 3.3.8 If the protective fencing is accidentally damaged or knocked over, the damaged sections shall be immediately marked with high visibility tape or with mesh fencing. The damaged sections shall be replaced or repaired to the original specification within 48 hours. All events of this nature must be recorded and reported to the supervising arboriculturist.
- 3.3.9 Other to permit the demolition phase, the protective fencing will not be moved, dismantled or relocated without the prior approval of the supervising arboriculturist. When the construction period is complete, the fencing may then be removed, but only after first informing the supervising arboriculturist of this intention.

3.4 **Ground Protection**

- 3.4.1 Where the setting back of the protective fencing in order to provide construction working space results in unmade ground within the RPAs of retained trees being exposed to construction damage, temporary ground protection shall be put in place for the duration of the construction period, in the locations illustrated by magenta hatching on the TPP. In order to protect the structure of the soil adjacent to the areas of construction, the ground protection should be capable of supporting any traffic, pedestrian or mechanical, entering or using the relevant areas without being distorted or causing compaction of underlying soil.
- 3.4.2 The ground protection shall comprise proprietary inter-linked ground protection boards or 15mm (3/4") steel sheets placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane, to accommodate pedestrian-operated plant up to a gross weight of 2 tonnes.
- 3.4.3 The ground protection shall be installed in the specified locations at the same time as the erection of the protective fencing, prior to any works commencing on the site. When its installation is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it is deemed sufficient, the supervising arboriculturist will record the fact and notify the client and LPA.
- 3.4.4 If, during the course of construction operations, it becomes known that the specification of the installed ground protection in any location will be insufficient to accommodate the loadings to which it will unavoidably be subjected, it shall be replaced or upgraded to a more robust specification immediately, in accordance with BS 5837 recommendations and with the advice of the supervising arboriculturist, before any further works in the relevant areas proceed.
- 3.4.5 The ground protection shall be retained in place for the duration of the demolition and construction operations, and shall not be removed until all works are completed, and all equipment and materials have been removed from the site.

3.5 **Demolition**

- 3.5.1 Where indicated on the plan, demolition of the existing structures and removal of existing hard surfacing within RPAs of retained trees shall be undertaken under direct on-site arboricultural supervision. Where possible, the existing hard surfaces within retained trees' RPAs shall be left in situ during the demolition, to provide continuing protection to underlying roots and soil, in the locations illustrated with undulating blue lines on the TPP.
- 3.5.2 Machinery and vehicles used for the demolition of structures shall be stationed and operated either outside the RPAs, or on existing floorslabs or hard surfacing, reinforced as necessary with additional temporary ground protection to support the working loads without distortion or compaction of underlying soil.

- 3.5.3 Structures shall be demolished so that materials are pulled away from retained trees' RPAs and are stockpiled and loaded away without vehicles encroaching into or traversing them. If existing foundations cannot be left in situ, they shall be broken up using pneumatic or hydraulic breakers, and removed using an excavator fitted with a toothless grading bucket. The excavator must be situated outside the RPAs or on existing floorslabs or hard surfacing, pulling the material back away from the RPAs before lifting it out of the ground.
- 3.5.4 Where existing hard surfacing is to be removed within RPAs, the wearing course will be broken up using a hand-held pneumatic breaker, and removed using hand tools and wheelbarrows. Where it is necessary to remove the sub-base, this shall be undertaken using digging forks to loosen the material, which will then be removed using hand tools and wheelbarrows. At the discretion of the supervising arboriculturist, it may be possible to use an excavator using a hydraulic breaker and a toothless grading bucket. If an excavator is to be used it must be situated outside the RPAs, either on top of the hard surfacing and working away from the RPAs, or from temporary ground protection.
- 3.5.5 Any tree roots exposed by the removal of hard surfaces or foundations of structures shall be immediately protected and kept damp by covering with wet hessian. A covering layer of topsoil will be applied as soon as is practicably possible.
- 3.5.6 Where areas exposed by the removal of hard surfacing are to be reinstated to soft landscaping, the underlying areas shall be lightly decompacted by hand forking over to a maximum of 100mm depth, followed by addition of clean topsoil to BS 3882: 2015, *Specification for topsoil*, to match surrounding levels. If the areas will be exposed to construction traffic movements or activity during the course of remaining construction operations, they shall either be fenced off with protective fencing, or protected by temporary ground protection, in accordance with the specifications given in the relevant sections above.

3.6 Supervised Excavations

- 3.6.1 Where illustrated by undulating brown lines on the TPP, excavations shall be undertaken under direct on-site arboricultural supervision.
- 3.6.2 All excavations within RPAs should be undertaken through the cautious use of manual tools and/or air-vacuum. Where necessary, the existing hard surfaces may be removed through the use of manual pneumatic breakers.
- 3.6.3 The pragmatic use of a machine excavator is only permitted beyond the standard rooting depth of 600 mm, provided the associated adverse effects on tree health, as assessed by the project arboriculturist, are negligible.
- 3.6.4 The existing hard surfaces within trees' RPAs shall be left in situ during the wider site works, to provide continuing protection to underlying roots and soil until a time when the surface removal works can be completed quickly.

- 3.6.5 Any roots found with a diameter of less than 15 mm shall be cleanly severed by the supervising arboriculturist.
- 3.6.6 Pruning of roots above 15 mm will be undertaken at the discretion of the project arboriculturist. This should predominantly be limited to remedial pruning of roots that have sustained damage, such as where adhesion to existing hard surfacing has caused cambial injury or root fracture. The affected root will be pruned back to an appropriate point, with a suitable covering (e.g., damp hessian and polythene) applied.
- 3.6.7 All retained roots shall be wrapped with a 50:50 mixture of topsoil and clean sharp sand with a minimum thickness of 50 mm, encased in polythene and incorporated into the new structure. The wrapping shall take into account the potential for future growth and make provision for expansion of the roots' diameter.
- 3.6.8 In the case of the foundation trench proposed within the RPA of Hedge 6, however, it is anticipated that all roots exposed during the excavations will require pruning. This shall be cleanly severed by the supervising arboriculturist, using secateurs or a sharp saw. The faces of the excavations nearest to retained trees shall be covered with hessian and kept damp at all times.

3.7 Construction of Hard Surfaces (No Dig)

- 3.7.1 Where illustrated by red honeycomb hatch on the TPP, the proposed access drive and parking bays within the RPAs of retained trees shall be constructed to the specifications detailed below, in accordance with the recommendations of Section 7.4 of BS 5837.
- 3.7.2 Where possible, this construction should be undertaken prior to the commencement of any other construction works (other than the erection of protective fencing and installation of ground protection). If this is not feasible, the relevant areas shall be protected from construction traffic, construction operations or soil compaction, either by being fenced off by protective fencing, or by suitable temporary ground protection, in accordance with the specifications earlier in this method statement, for the duration of the construction period up until the time when construction of the relevant areas is able to proceed.
- 3.7.3 The proposed access drive and parking bays shall be clearly marked out before any associated work starts. Existing vegetation may be removed with hand tools or sprayed with an approved non-residual herbicide.
- 3.7.4 Any small hollows may be filled with clean sharp sand (not builders' sand) to a maximum depth of 100 mm. A permeable geotextile membrane (such as 'Terram') shall be laid down prior to the installation of a cellular confinement system.
- 3.7.5 The ground shall be covered with a perforated cellular confinement system such as 'Geoweb' or 'Cellweb' with a minimum cell depth of 100 mm for the parking bays and 150 mm for the access driveway. The cellular confinement material shall be fixed in place over the required areas using steel pins at its edges, before being backfilled with clean, no-fines angular aggregate (20 mm-40 mm).

- 3.7.6 Vehicles or machinery used in the process of depositing or spreading the aggregate backfill shall not travel over, or work from, unprotected ground within the RPA of any retained trees. Subject to the depth of the cellular confinement system being adequate to support the loadings, vehicles (such as dumpers or power barrows) may travel over the completed areas of the cellular confinement material, provided that these are filled to their full depth.
- 3.7.7 Edge supports of appropriate size and strength should be set above ground level and should be secured either with steel pins driven into the ground, or with concrete haunching laid on existing ground level on an impermeable polythene membrane. The outer edge of the supports may be banked up with clean topsoil.
- 3.7.8 A permeable geotextile membrane will then be laid on top of the cellular confinement system to prevent fines and other debris filling the air spaces in the aggregate. The wearing course or final surface shall be of a permeable and gas porous nature such as porous tarmac or concrete setts with sand jointing.

3.8 Underground Services

- 3.8.1 Detailed drawings of proposed underground services have not been produced at this stage of the planning process, thus any potential impacts between trees shown retained on the TPP and proposed services have not been identified.
- 3.8.2 It is anticipated, however, that all remaining services will be located outside of RPAs. Should excavations ultimately be required within any RPA, however, the project arboriculturist shall be consulted first.
- 3.8.3 Any new service installation will comply with the methods and guidelines detailed in the National Joint Utilities Group (NJUG), Volume 4, *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*, Issue 3, 2026.

3.9 Landscaping

- 3.9.1 Within the RPAs the following principles will be maintained:
- Existing ground levels shall not be substantially altered.
 - No plant or vehicles shall enter the RPA.
 - No fuels or chemicals shall be stored within any of these areas.
 - Any excavation required for fence posts, log retaining walls or any other landscape structures shall be undertaken by hand, under direct arboricultural supervision. If roots are encountered, then the position of the excavation shall be moved to a new location. If this is not possible then any roots with a diameter less than 25 mm may be cut cleanly by hand. Any exposed roots shall be recovered within 24hrs of excavation.
 - No structure shall be fastened to the trunks of the retained trees.

- No drainage or irrigation pipes shall be installed within the RPAs of the retained trees.
- Any unwanted vegetation shall be removed by hand.

3.10 Supervision & Monitoring

- 3.10.1 At the start of the construction process the supervising arboriculturist shall visit the site on the occasions specified to inspect the tree protection measures (i.e., fencing and ground protection). If these measures comply with the specifications detailed in this method statement, statements of compliance shall be sent to the developer and copied to the LPA.
- 3.10.2 The supervising arboriculturist shall then visit the site on a regular basis, as agreed at the pre-start meeting, or when specifically required as set out in *Table 3* (below), to ensure that the tree protection measures are kept in place and functioning as designed.
- 3.10.3 Regular contact will be maintained with the site manager to determine any forthcoming operations to ensure adherence with the tree protection measures outlined.
- 3.10.4 A record of all monitoring visits will be kept, with copies sent to the developer and the LPA (as required).
- 3.10.5 The site manager shall give at least 48 hours' notice to the supervising arboriculturist of any operations proposed within the RPAs of the retained trees.
- 3.10.6 Any alterations or variations to drawings for the site that are in, or within, the RPAs of the retained trees shall be referred in the first instance to the supervising arboriculturist for advice. If these changes are likely to engender an unacceptable impact upon retained trees, the supervising arboriculturist shall offer solutions to mitigate them. If such variations are sufficiently significant, however, the supervising arboriculturist will liaise with the LPA's tree officer, since any alterations to the approved details may require the LPA's prior written agreement. Following these consultations, the supervising arboriculturist shall issue revisions to the TPP and/or AMS that reflect the changes.
- 3.10.7 If tree damage occurs as a result of operations undertaken by the developer, work must cease immediately. A meeting will be convened between the developer, the supervising arboriculturist, and the site manager to agree whether remedial action is required.

Table 3 Timings of supervision and monitoring visits (N.B. exact order of supervision visits to be confirmed)

Visit no.	Trees affected/ relevant	Timing of visit	Function carried out
1	All	Prior to the start of any construction works	To lead the pre-start meeting
2	All	Following tree felling, erection of protective fencing and installation of ground protection	To check protective fencing and ground protection have been installed in the correct locations and to the correct standard
3	Trees 2 - 4, 9, 12, 17, 24, Group 1, Hedge 6	Immediately prior to commencement of construction works on site	To mark out the alignment and/or location of proposed elements within retained Trees' RPAs (e.g., alignment of access drive)
4	Trees 2 - 4, 9, 12, Group 1	During construction of new access drive and parking bays	To supervise preparatory work for installation of above soil surfacing
5	Tree 17	During installation of water attenuation tank	To supervise its manual excavation
6	Hedge 6	During excavation of foundation trench	To supervise its manual excavation
7	Tree 24	During installation of garden patio	To supervise its manual excavation
8	All	On a regular basis during the construction phase	To check the protective fencing & ground protection remain in place and that activities which would be harmful to trees are not being carried out

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APPENDIX 1 – Tree Schedule

Notes for the Tree Schedule

This schedule is based on a tree survey carried out in accordance with the recommendations of British Standard, BS 5837 (2012) “Trees in relation to design, demolition and construction - Recommendations” (‘BS 5837’) by Joel Farrance on 28/05/ 2026. Weather conditions at the time were dry and sunny. Deciduous trees were in leaf. The information contained in this schedule reflects the condition of the trees at the time of the survey, based on visual inspection from the ground only; they were not climbed, and no internal investigations were undertaken. A BS 5837 survey for planning or development purposes is not a detailed tree hazard or risk survey. As such, no guarantee is given as to the structural integrity or safety of any trees included. As trees are dynamic organisms and subject to continual growth and change, no dimensions expressed in this schedule may be relied upon for development planning purposes for more than 24 months from the date of survey. Estimated dimensions are marked ‘est’.

1. **No.:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **Species:** The common name as given in “Collins Tree Guide”, Johnson & More (2004).
3. **Height:** Estimated with the aid of a ‘Disto’ laser rangefinder and expressed in metres, to the nearest metre.
4. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually, and an aggregated equivalent single trunk diameter is calculated in accordance with BS 5837, in order to derive the tree’s root protection area (‘RPA’).
5. **Radial Crown Spread:** Distance in metres from the centre of the trunk to the outermost edge of the crown at each cardinal point of the compass, rounded up to the nearest half metre; or in the case of uniform or symmetrical crowns, the average distance from the centre of the trunk to the outermost edge of the crown.
6. **Crown Clearance:** Mean height, in metres, from adjacent ground level to the lowest point of the live crown.
7. **Height to First Branch:** Height, in metres, of the first significant branch (>100mm diameter), or to crown break from ground level.
8. **Life Stage:** Young, Semi-mature, Mature, Over-mature, Veteran/Ancient.
9. **Physiology:** The tree’s health and vigour in comparison to a typical specimen of the same species and age: Good, Average, Below average, Poor, Dead.
10. **Structure:** The tree’s structural condition based on assessment of any visible roots, and of its trunk, main branches and crown, noting the presence of any obvious defects or decay: Good, Average, Below average, Poor, Hazardous.
11. **Landscape Value:** An assessment of the tree’s visual importance in the local landscape in its present context: High, Moderate, Low, Nil.
12. **Estimated Years:** Estimate of the tree’s likely remaining contribution expressed in years: <10, 10-20, 20-40, 40+.
13. **Comments:** Notes relating to the tree’s health and condition, structure and form, estimated life expectancy and importance within the local landscape; including notes of any restrictions to access for inspection, presence of potential habitat features (natural or artificial), or other significant observations.
14. **Category:** - A rating given to trees based on Table 1 in BS 5837, summarised below:

Category ‘U’ - Trees 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.

Category ‘A’ - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (normally a minimum of 40 years).

Category ‘B’ - Trees of moderate quality and value; those in such a condition as to make a significant contribution (normally a minimum of 20 years).

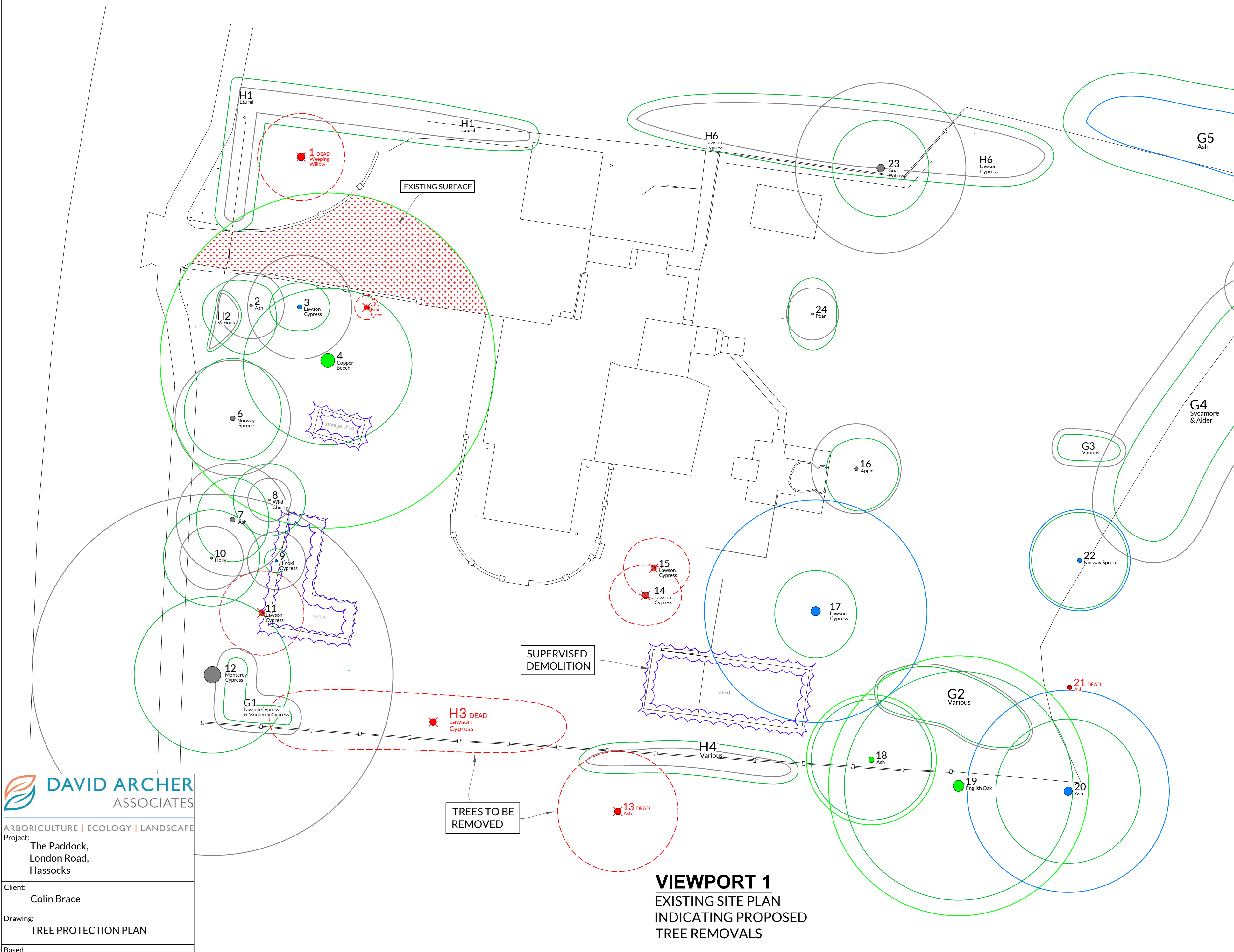
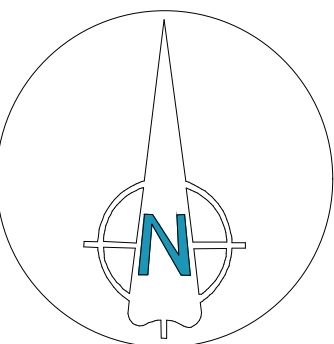
Category ‘C’ - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (normally a minimum of 10 years), or young trees with a stem diameter below 150mm.

Sub-categories (where appropriate); 1 – Mainly arboricultural qualities: 2 – Mainly landscape qualities: 3 – Mainly cultural values, including conservation.

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
1	Weeping Willow	9m	650mm	3m	1.5m	1.5m	Dead	Dead	Poor	Nil	Dead	Heavily ivy-clad; dead tree.	U	7.8m	191.1m²
2	Ash	12m	230mm	N2m E2m S4m W4m	4m	3.5m	Mature	Average	Average	Moderate	20-40	Ivy on trunk; form and structure typical of species and age.	C	2.8m	23.9m²
3	Lawson Cypress	13.5m	360mm est	N2m E2.5m S2m W2.5m	3m	5m	Mature	Average	Average	Moderate	40+	Ivy-covered; form and structure typical of species and age.	C	4.3m	58.6m²
4	Copper Beech	12m	1160mm	N6m E7m S7m W7m	2m	2m	Mature	Good	Average	Moderate	40+	Prominent tree, set against lower value trees within its proximity; storage container 3-4 m south of tree; dead subordinate stem within central crown; congested crown with multiple areas of cambial abrasions; raised bank immediately to west.	A	13.9m	608.7m²
5	Box Elder	3.5m	300mm est	1m	0.5m	0.5m	Mature	Average	Below average	Low	<10	Regrowth from stump; of limited potential.	U	3.6m	40.7m²
6	Norway Spruce	10m	400mm est	N5m E4m S3.5m W4m	3m	2.5m	Mature	Average	Below average	Low	10-20	Historic leader failure at c.8m, with fragment partially hung up over hedge/ground vegetation; ivy-covered; various minor branch failures through crown.	C	4.8m	72.4m²
7	Ash	13m	250mm est 300mm est	N3.5m E3m S3.5m W3m	5.5m	6.5m	Mature	Average	Average	Moderate	10-20	Minor diffuse dead wood; possibly incipient Chalara ash dieback; twin-stemmed from <2m.	C	4.7m	69.0m²
8	Wild Cherry	5m	150mm est	3m	2m	2.5m	Semi-mature	Average	Average	Low	10-20	Heavy phototropic lean; diffusely thin throughout crown; of limited potential.	C	1.8m	10.2m²
9	Hinoki Cypress	8m	200mm est	1m	3m	3m	Mature	Average	Average	Moderate	20-40	Stem in close proximity to adjacent cabin (<0.5m), and crown overhanging it; landscape value contribution augmented by the relatively poor value of adjacent cypresses.	C	2.4m	18.1m²
10	Holly	8m	220mm	4m	4m	2m	Semi-mature	Poor	Below average	Low	10-20	Suppressed crown as overtopped by adjacent specimens; of limited potential.	C	2.6m	21.9m²
11	Lawson Cypress	13m	290mm	3.5m	2.5m	4m	Over-mature	Average	Below average	Low	10-20	Crown overhanging cabin to the east; crown form suggests historic failure of leader, though ivy cover obscures possible fracture point.	C	3.5m	38.0m²
12	Monterey Cypress	15m	1380mm	6.5m	2.5m	1.5m	Mature	Average	Average	Low	20-40	Diffuse dead wood, typical for species, though no foliar evidence of <i>Seridium cardinale</i> ; historic clearance pruning over footway and carriageway.	C	15.0m	706.9m²
13	Ash	14m	550mm est	5m	5m	4m	Dead	Dead	Hazardous	Nil	Dead	Mapping suggests likely to be located off-site; dead tree; remove or reduce to monolith to provide microhabitat.	U	6.6m	136.8m²
14	Lawson Cypress	7m	320mm 280mm 270mm 250mm	N2.5m E3m S2.5m W3m	2m	2.5m	Semi-mature	Average	Average	Low	40+	Of fair-good quality, though landscape value lessened by small size; discrete patches devoid of foliage, though typical of species rather than of a pathology.	C	6.7m	143.0m²
15	Lawson Cypress	4.5m	200mm 200mm 150mm	N2.5m E3m S2.5m W2.5m	1.5m	1.5m	Semi-mature	Below average	Average	Low	20-40	Significantly over-topped and suppressed by adjacent specimen; of limited potential.	C	3.8m	46.4m²
16	Apple	5.5m	310mm	N2.5m E3.5m S3.5m W2.5m	1.5m	1.5m	Semi-mature	Average	Average	Moderate	20-40	Domestic fruit tree; form and structure typical of species and age.	C	3.7m	43.5m²
17	Lawson Cypress	11m	350mm 350mm 300mm 270mm 270mm 250mm 250mm	N3.5m E3.5m S4m W3.5m	2.5m	4m	Mature	Average	Average	High	40+	Good specimen, set apart from the immediate surrounding mature tree groups; close proximity to shed to south.	B	9.3m	269.0m²
18	Ash	17m	450mm est	5m	3.5m	4.5m	Mature	Good	Average	High	40+	Prominent tree and key component of mature boundary tree group; no significant defects found at time of survey; exemplary specimen.	A	5.4m	91.6m²

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
19	English Oak	17m	900mm est	9.5m	5m	3m	Mature	Good	Good	High	40+	Mapping suggests likely to be off-site tree; exemplary specimen; no significant defects found at time of survey; ivy on trunk.	A	10.8m	366.4m²
20	Ash	16m	700mm est	6m	5m	4m	Mature	Good	Average	Moderate	40+	Minor discrete dead wood in crown; form and structure typical of species and age; abuts stream to east.	B	8.4m	221.7m²
21	Ash	7.5m	350mm est	5m	4m	4m	Dead	Dead	Poor	Nil	Dead	Dead tree.	U	4.2m	55.4m²
22	Norway Spruce	15m	350mm est	4m	3.5m	3.5m	Mature	Average	Good	Moderate	40+	Form and structure typical of species and age; abuts stream to east.	B	4.2m	55.4m²
23	Goat Willow	11m	350mm est 550mm est	4m	4m	3.5m	Mature	Below average	Average	Low	10-20	Off-site tree; unclear whether this is two individual trees or dual-stemmed (due to fence obstructing view of base); dead stem overhanging garden; likely systemic decline.	C	7.8m	192.3m²
24	Pear	5m	180mm	N3m E2m S3m W2m	0.5m	0.5m	Semi-mature	Average	Average	Moderate	40+	Small domestic fruit tree; form and structure typical of species and age.	C	2.2m	14.7m²
G1	Lawson Cypress and Monterey Cypress	11m	Avg 250mm est	3m	2m	2m	Mature	Average	Average	Low	20-40	Moderate screening value; comprises off-site trees; dead wood evident within trees throughout group.	C	3.0m	28.3m²
G2	Apple, Myrobalan Plum, Large-Leafed Lime and Hazel	4m	Avg 170mm est	2m	1.5m	1.5m	Semi-mature	Average	Average	Low	20-40	Contains single dead apple tree; forms understory of mature boundary tree group.	C	2.0m	13.1m²
G3	Horse Chestnut, Apple, Large-Leafed Lime and Hazel	4m	Avg 150mm est	2m	1.5m	1.5m	Semi-mature	Average	Average	Low	40+	Mixed group at periphery of garden; currently of lower value due to small size.	C	1.8m	10.2m²
G4	Sycamore and Alder	12m	Avg 420mm est	5m	3.5m	3m	Mature	Average	Average	Low	20-40	Comprises several dead trees; abuts stream to east.	C	5.0m	79.8m²
G5	Ash	7m	Avg 200mm est	3.5m	4m	4m	Semi-mature	Good	Average	Moderate	40+	Form and structure typical of species and age; no significant defects found at time of survey; value accentuated by lower value of trees within vicinity.	B	2.4m	18.1m²
H1	Laurel	5m	Avg 100mm est	2m	0m	0.5m	Mature	Average	Average	Low	40+	Moderate screening value; appears to be regularly maintained.	C	1.2m	4.5m²
H2	Hawthorn, Hazel and Large-Leafed Lime	5m	Avg 75mm est	1.5m	0m	0.3m	Semi-mature	Average	Average	Low	20-40	Low-level screening value; evidence of defoliation through group.	C	0.9m	2.5m²
H3	Lawson Cypress	6m	Avg 350mm est	1m	1m	1m	Dead	Dead	Poor	Nil	Dead	Each one has been significantly topped, likely precipitating death of group; ivy-covered.	U	4.2m	55.4m²
H4	Myrobalan Plum, Large-Leafed Lime and Hazel	4.5m	Avg 100mm est	1.5m	1.5m	2m	Semi-mature	Good	Average	Low	20-40	Predominantly comprises Myrobalan Plum.	C	1.2m	4.5m²
H5	Beech, Ash, Goat Willow, Large-Leafed Lime and Hazel	4.5m	Avg 300mm est	3m	2m	2m	Semi-mature	Average	Average	Low	20-40	Moderate screening value; declining beech and willow contained within group; varying levels of defoliation through group.	C	3.6m	40.7m²
H6	Lawson Cypress	9m	Avg 220mm est	2.5m	2m	2m	Semi-mature	Average	Average	Low	40+	Moderate screening value; box elder adventitious growth beneath west end of group.	C	2.6m	21.9m²

APPENDIX 2 – Tree Protection Plan



SUPERVISED DEMOLITION / SURFACE REMOVAL

Where indicated on the plan, demolition of the existing structures and removal of existing hard surfacing within RPAs of retained trees shall be undertaken under direct on-site arboricultural supervision. Where possible, existing hard surfaces within retained trees' RPAs shall be left in situ during the demolition, to provide continuing protection to underlying roots and soil. Machinery used for the demolition of structures shall be stationed and operated either outside the RPAs, or on existing floorslabs or hard surfacing, reinforced as necessary with additional temporary ground protection to support the working loads without distortion or compaction of underlying soil.

Structures shall be demolished so that materials are pulled away from retained trees' RPAs and are stockpiled and loaded away without vehicles encroaching into or traversing them. If existing foundations cannot be left in situ, they shall be broken up using pneumatic or hydraulic breakers, and removed using an excavator fitted with a toothless grading bucket, situated outside the RPAs or on existing floorslabs or hard surfacing, and pulling the material back away from the RPAs before lifting it out of the ground.

Where existing hard surfacing is to be removed within RPAs, the wearing course will be broken up using a hand-held pneumatic breaker, and removed using hand tools and wheelbarrows. Where it is necessary to remove the sub-base this shall be undertaken using digging forks to loosen the material, which will then be removed using hand tools and wheelbarrows. At the discretion of the supervising arboriculturist, it may be possible to use an excavator using a hydraulic breaker and a toothless grading bucket. If an excavator is to be used it must be situated outside the RPAs, either on top of the hard surfacing and working away from the RPAs, or from temporary ground protection.

Any tree roots exposed by the removal of hard surfaces or foundations of structures shall be immediately protected and kept damp by covering with wet hessian. A covering layer of topsoil will be applied as soon as is practically possible.

GROUND PROTECTION

To be installed prior to any demolition or construction works. For pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane.

DAVID ARCHER ASSOCIATES
ARBORICULTURE | ECOLOGY | LANDSCAPE

Project:
The Paddock,
London Road,
Hassocks

Client:
Colin Brace

Drawing:
TREE PROTECTION PLAN

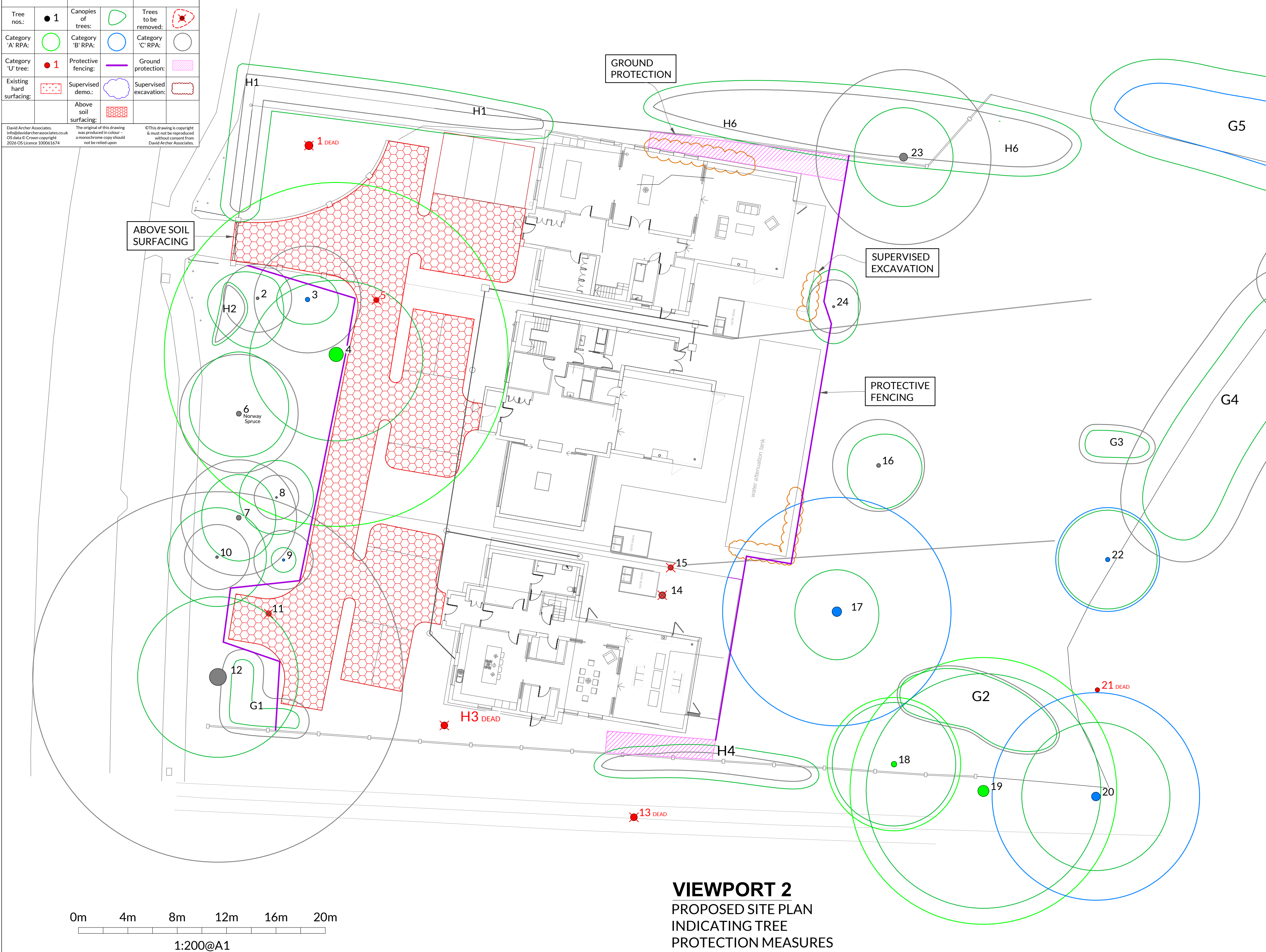
Based on:
Approved Site Plan

Drawing No: TPP 01 Rev: ----

Date: Jun 2026 Scale: 1:200 @ A1 Drawn: JF

Tree nos.: 1	Canopies of trees: 1	Trees to be removed: 1
Category 'A' RPA: 1	Category 'B' RPA: 1	Category 'C' RPA: 1
Category 'U' tree: 1	Protective fencing: 1	Ground protection: 1
Existing hard surfacing: 1	Supervised dem.: 1	Supervised excavation: 1
Above soil surfacing: 1		

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PROTECTIVE FENCING

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding, or a 2.3m high scaffolding framework comprising of vertical and horizontal framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold framework with wire or heavy duty cable ties. Standard anti-climb welded mesh panels on rubber or concrete feet are not resistant to impact and should not be used. All weather notices should be erected at regular intervals on the weld mesh panels with words such as "Construction exclusion zone - Keep out".

ABOVE SOIL SURFACING

Hard surfacing shall be constructed using an above soil surface design in accordance with guidance set out in Section 7 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations.

SUPERVISED EXCAVATION

Where indicated on the plan, excavations for foundations, service/drainage trenches or the formation edges of new areas of hard surfacing shall be undertaken under direct on-site arboricultural supervision. The first 600mm depth of the excavation (or the required depth if this is less than 600mm) shall be excavated using hand tools only, assisted with an air-vacuum, if so required by the Local Planning Authority and/or supervising arboriculturist.

Any root pruning will be undertaken at the discretion of the supervising arboriculturist using secateurs or a sharp saw. The faces of the excavations nearest to retained trees shall be covered with hessian and kept damp at all times.

0m 4m 8m 12m 16m 20m
1:200@A1

VIEWPORT 2
PROPOSED SITE PLAN
INDICATING TREE
PROTECTION MEASURES