

Tree Survey and Impact Assessment

*for land at
Woodfield House,
Isaac's Lane,
Burgess Hill*

Client
Bellway Homes Ltd

June 2026

2099-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevA

The Studio, Timbers, Gables Road, Church Crookham, Fleet, Hampshire, GU52 6QY
Telephone +44(0)1252 850096 | Email: mail@keenconsultants.co.uk

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Registered office: 4 Sudley Road, Bognor Regis, West Sussex, PO21 1EU

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CAVEATS

This report has been prepared for planning purposes only. It is not intended for the detailed design of foundations that requires a much finer level of detail to ensure a cost-effective scheme of foundations.

This report considers the health and safety of the trees in their context at the time of survey. Trees are natural organisms subject to change and a range of weather conditions. This report can only be relied on for a period of twelve months or immediately prior to detailed designing of site layout (if phased) to ensure hazards posed by trees can be identified and resolved.

We rely on Council and Government websites for factual information in respect of sites. Experience reveals these are not always reliable. Further checks should be made in advance of undertaking any work to trees.

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Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial combined Tree Survey and Impact Assessment	JK / 21 July 2023
RevA	Final	Updated Tree Survey and Impact Assessment	JK / 11 June 2026

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1.0 Introduction

- 1.1 This tree survey and impact assessment sets out the information about trees to inform the planning process about the quality of trees on site. Following the tree survey the information is extended to consider the impact to them from the proposed development and how construction may proceed whilst ensuring trees are successfully retained.
- 1.2 In this report we consider the proposals for development of the site. We consider those proposals in relation to the survey of trees we conducted as part of the site analysis.
- 1.3 The area subject to this survey consists of a property known as Woodfield House that is located east of Isaac's Lane, north of Burgess Hill, West Sussex.
- 1.4 The site is of an irregular outline ascending in level towards the northern end.
- 1.5 The site contains a large detached residential dwelling together with other ancillary buildings and a walled garden.
- 1.6 The site is served by access from Isaac's Lane that extends via a driveway to the north leading to areas of parking.
- 1.7 The majority of the garden is laid to lawn with some shrub beds around the walled garden.
- 1.8 Along the Isaac's Lane boundary is an incomplete band of trees together with some yew, Portuguese and cherry laurel.
- 1.9 At the southern end of the garden is a cluster of trees around a pond.
- 1.10 Along the eastern boundary is a collection of trees including some more mature English oak.
- 1.11 Along the northern boundary is a band of mixed trees and hedgerow.
- 1.12 Within the lawn area south of the walled garden is a large monkey puzzle although it appears to be reaching the end of its useful life span.

- 1.13 At the time of the tree survey we checked the online portals, including Mid Sussex District Council for statutory protection of trees applicable to the site. Online portals are not always reliable so before works are undertaken to trees a direct enquiry with the Council should be made.
- **TREE PRESERVATION ORDERS** - details were available online and showed that Tree Preservation Order reference TP/16/0008 protects trees at the southern end of the site whilst trees on the western edge of the site are protected by Tree Preservation Order reference CD/01/TPO/94. The trees protected by each area are shown on the Tree Constraints Plan. A copy of the Tree Preservation Order was not available to download therefore this would need to be formally requested from the Council.
 - **CONSERVATION AREAS** - details were available online and confirmed that the site IS NOT within a Conservation Area.
 - The MAGIC information portal revealed that Ancient and Semi-Natural Woodland IS NOT located within/adjacent to the site. Land upon the site IS NOT listed on the Priority Habitat Inventory - Deciduous Woodland (England)
 - The online portal of the Woodland Trust, Ancient Tree Inventory, revealed that there are NO veteran trees recorded on site.
- 1.14 Nationally adopted guidance has been followed in the preparation of this report. *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations* sets out a structure approach to considering trees during the development process. Guidance is given on the surveying of trees, the protected space that should be allocated to trees, what elements may give rise to harm to trees and what techniques can be deployed to minimise harm.
- 1.15 Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection. We recognise the need to integrate with other disciplines to achieve a balanced approach to development proposals.
- 1.16 We set out how our key elements interact with others at [Appendix1](#) of this report. The appendix provides comprehensive information about the stages of providing tree information within the planning process.
- 1.17 Further explanatory notes about tree survey information are given in [Appendix2](#).

2.0 Tree survey

2.1 The objective of this tree survey is to assess the significant trees and woody vegetation on the site to obtain dimensions, assess their quality and evaluate their condition to provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2.2 The tree survey:

2.2.1 was conducted on the 23 January 2023 by Jago Keen, MSc, Dip.Arb., MArborA, MICFor from ground level, in accordance with the guidance in British Standard *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*;

2.2.2 is intended for planning purposes only;

2.2.3 is not intended for the detailed design of foundations (further information upon vegetation can be provided upon request);

2.2.4 is not a detailed health and safety condition survey of trees;

2.2.5 recommends only preliminary works. Tree works required to achieve the scheme of development will be considered as part of the Impact Assessment and detailed on the Tree Protection Plan;

2.2.6 places reliance on the topographical survey.

2.3 Details of each tree are recorded in the Schedule of Trees at [Appendix3](#).

2.4 Site soil investigations have not been conducted. The (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2018] reveals the following soil information:

2.4.1 Bedrock geology: Weald Clay Formation – Mudstone.

2.4.2 Superficial deposits: None recorded.

- 2.5 Survey information is used to prepare the constraints posed by trees on development. These constraints are shown on the Tree Constraints Plan. The Plan shows root protection areas prescribed by the guidance within BS5837 paragraph 4.6.2 and adjusted where appropriate as recommended in subsequent paragraph 4.6.3. The root protection area (RPA) is the minimum extent of rooting required to sustain the tree.
- 2.6 Trees change over time hence the contents of this survey can only be relied upon for a period of up to two years. The survey should be refreshed after two years or immediately prior to the design of detailed site layouts where they are phased.

3.0 Application of survey information

- 3.1 Trees place constraints on sites but they also provide opportunities in order to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of site layout design should be to avoid the RPA. Ideally, structures should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

- a) Foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.
- b) Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods.
- c) Service runs that cannot be routed outside the root protection area(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable. Offsite provision may be considered in some circumstances but this will require negotiation with the local planning authority.

4.0 Assessment of impact upon trees

- 4.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below:

Table 1 - List of drawings referred to in the impact assessment

Originator	Drg No	Title
DHA Architecture	082106-BEL-SL-01-F	Planning Layout
Keen Consultants	2099-KC-XX-YTREE- TCP01Rev0	Tree Constraints Plan
Keen Consultants	2099-KC-XX-YTREE- TPP01RevD	Tree Protection Plan

- 4.2 Site proposals considered in this application include:

4.2.1 Residential dwellings

4.2.2 Access, parking and other hard surfaces

4.2.3 Utilities, services and SuDS schemes

4.2.4 New and replacement tree planting

- 4.3 The proposals are considered with reference to the following guidance documents referred to in this report:

Table 2 - List of documents used to inform the impact assessment

Originator	Title/Reference
British Standards Institute	<i>BS5837:2012 Trees in relation to design, demolition and construction – Recommendations</i>
Trees and Design Action Group	<i>Trees in the townscape: A guide for decision makers</i>
Ministry of Housing, Communities and Local Government	<i>National Planning Policy Framework (NPPF)</i>

- 4.4 National planning policy (paragraph 131 of the NPPF refers) makes clear the important contribution made by trees to the character and quality of built environments. Trees help to mitigate and adapt to climate change. The application proposals are respectful of the benefits trees provide and have been developed to ensure the retention of trees and the incorporation of new trees within the layout.
- 4.5 In summary, the revised proposals seek minor amendment to the approved scheme (DM/24/0487) whilst continuing to retain trees with proposals mainly located remote from root protection areas. As with the prior scheme, new trees are incorporated within the layout of development.

Impact of application proposals

- 4.6 As with the consented scheme on this site, this revised scheme follows the principles set out in the masterplan layout submitted to support the outline planning application (reference DM/19/3769). The layout that informed that consent showed extensive tree removal on the roadside, associated with delivering the access and its sight lines. Concern was expressed by the tree officer (November 2019) about the wholesale loss of the trees as was proposed.
- 4.7 As with the consented scheme, this amended scheme continues to utilise access from the eastern side of the site, allowing the vast majority of trees on the roadside to be retained (the outline masterplan removed many of those trees). Moving the access has resulted in other tree loss but these are internal trees and their loss does not make such a significant change to the character and appearance of the road.

- 4.8 It remains necessary to remove those poor quality (category U) trees that are present on the roadside boundary. Trees 1, 78 and 81 will be removed as is prudent irrespective of these proposals.
- 4.9 This application layout has been conceived to minimise tree loss and mainly confine that loss to those of low and poor quality (category C and U). Some moderate quality and one high quality trees need to be removed and these are set out below:
- Tree 3 is a yew. It is of moderate quality (category B). It is not an exceptional specimen and its loss allows for an efficient layout of development. It is part of the Area Tree Preservation Order but is an internal tree and its loss does not therefore detract from the roadside tree cover.
 - Tree 41 is an English oak. It is recorded as high quality (A category) as it is a visually significant tree. It is of good shape and form, of classic appearance for a field margin oak. However, it stands in the way of the most efficient point at which to take access from the development to the east. Moving the access to the east retains all those trees on the Isaac's Lane frontage that the tree officer was concerned about losing. Unfortunately it does require the loss of this one tree. Further, that loss will be offset by new tree planting within the application site.
 - Tree 48 is a monkey puzzle. It is of moderate quality (category B) as, despite its classic appearance, it is suffering from a lack of vitality with extensive needle loss. As this species approaches this age they tend to suffer a lack of vitality. They tend not to be long lived once they show signs of decline. Its loss now allows the internal layout road to be oriented around an area of public open space that supports a number of high quality trees that will be brought within the public realm with adequate space for new tree planting. There is no reason why that new planting could not include new monkey puzzle trees as they provide an interesting, and very different, form of tree. If planted it is wise to set them within a broad tree guard until such time as the lower branches are above head height as this avoids contact with the spiky needles.
- 4.9 Localised pruning of retained trees is required to provide clearance from gardens, buildings and areas of hard surface. Such pruning is normal where trees are retained within a layout of development and the scale of pruning does not materially detract from the health or amenity of the trees.
- 4.10 Where proximate to trees, buildings and their gardens have been arranged tangentially and/or given larger garden spaces to provide an accessible choice of shade or shelter whilst not materially compromising living conditions.

Impact of hard surfaces

- 4.11 The proposed layout of hard surfaces is generally remote from root protection areas so no specialist measures are required
- 4.12 Small sections of footpath, parking, bin store and driveway are located within root protection areas. These are identified on the Keen Consultants' Tree Protection Plan.
- 4.13 Achieving hard surfaces close to trees is possible but some important factors need to be considered, factored in to design and feasibility and then implemented correctly.
- 4.14 BS5837 provides guidance within section 7.4 on what are acceptable methods to achieve hard surfacing within a root protection area. The conditions and ground levels on this site are favourable to achieving these levels.
- 4.15 In this instance there is scope to achieve the hard surfaces by building them above existing levels. The depth of sub-base and surfacing can be minimised by using cellular confinement systems. This follows the principles of 'no-dig' construction to achieve hard surfaces that do not require excavation, do not result in the loss of roots, and do not result in harm to the rooting environment once the surfaces are in use.
- 4.16 Site specific drawings have been produced to show the areas where the principles of no-dig construction are required. Typical construction details of these surfaces are shown on the Keen Consultants' Tree Protection Plan.
- 4.17 The proposed car port at plot 28 will be sited within the root protection area of the adjoining tree. To avoid material harm to the tree, the post holes will be excavated by hand. The post holes are distal to the tree and are unlikely to encounter roots of significance.

Impact of drainage and services

- 4.18 The proposed drainage basin proximate to trees 45 to 47 does marginally intrude within their root protection areas. The basin is located as consented by the prior scheme but has been modified in outline slightly to reduce the potential for impact on trees.
- 4.19 The other proposed drainage and services are not shown on the proposed layout however there is ample scope to locate them outside of root protection areas and require no specialist measures for their installation.

- 4.20 If services do need to be installed within root protection areas then specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.

5.0 New and replacement tree planting

- 5.1 The development proposals bring forward opportunity to plant a selection of trees throughout the development. Trees are proposed within the streets and within the open spaces to supplement the retained trees and offset tree losses. Trees are also proposed along the roadside frontage to supplement and reinforce the tree lined character of the road.
- 5.2 Retaining existing trees and introducing new trees ensures a resource of trees in places where residents and visitors alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group and the requirement of paragraph 131 of the National Planning Policy Framework.
- 5.3 Those multiple benefits of this new tree planting, as part of the site's green infrastructure, include contribution to open space, enhancement of sustainable drainage systems, and enhancement of biodiversity. In addition, as those new trees develop, so they will further contribute to local climatic regulation and, where they stand within the sun path of proposed buildings or surfaces within the re-development, they will minimise solar gain during summer months, and provide an accessible choice of shade and shelter.

6.0 Protection of trees during construction

- 6.1 To ensure the retained trees are safeguarded a tree protection plan has been prepared to show the location of protective measures. These measures need to be implemented in advance of construction and maintained until such time as soft landscape proposals require their removal.
- 6.2 In some instances specialist construction techniques or approaches are indicated on the protection plan. These shall be implemented in accordance with site progress.

7.0 Summary of impact assessment

- 7.1 The proposed development has evolved since the masterplan submitted to support the outline planning consent. The re-positioning of the access into the site from Isaac's Lane to the east boundary has reversed the loss of roadside trees to retain its tree lined character. It has resulted in the loss of other trees, one of which is of high quality and value, but, overall tree loss is significantly reduced from that of the outline consent with the majority of those trees protected by tree preservation order retained. In turn, this conserves the landscape character of Isaac's Lane.
- 7.2 In places, hard surfaces coincide with root protection areas but specialist measures can be deployed to minimise harm to trees
- 7.3 Services and utility installation can, generally, be sited remote from trees but if they do need to be located within root protection areas specialist measures can be deployed for their installation to minimise harm to retained trees.
- 7.4 New and replacement tree planting can be provided as part of these development proposals. This new cohort of trees can provide a diverse portfolio of tree cover to ensure sustainability of green infrastructure in the future.
- 7.5 The application proposals recognise the important contribution trees make to the character and quality of built environments, and the role they play to help mitigate and adapt to climate change. The proposals seek to retain existing trees and integrate new trees in accordance with the requirement of local and national planning policy.

Appendix 1

Introduction to key elements of tree information

Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection.

Keen Consultants break the process down to coordinate with the key elements within both the RIBA Plan of Work (2020) and 'British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations', this is set out in the table and explained below.

Figure 1 - Keen Consultants co-ordinated approach with cross references to key guidance.

Keen Consultants Tree Information	RIBA Stage	BS5837
Tree Survey	Stage 1: Preparation and Briefing	Feasibility
↓	↓	↓
Impact Assessment	Stage 3: Spatial Coordination	Proposals
↓	↓	↓
Method Statement	Stage 4: Technical design	Technical Design
↓	↓	↓
Site Monitoring	Stage 5: Manufacturing and Construction	Demolition and construction

This cross referenced approach ensures trees are a material consideration and those to be retained will be safeguarded.

Tree Survey and Tree Constraints Plan

To inform the design and layout of the proposed development a tree survey has been undertaken to identify the size and quality of trees both within the site and immediately offsite. We have then used this information to prepare the Tree Constraints Plan drawing that shows the location of each tree, its size and the area around each tree that needs to be considered during the design process. Once prepared this information has been provided to the design team so that they know what constraints the trees pose.

Impact Assessment and Tree Protection Plan

During the design process the design team has consulted with the arboriculturist to ascertain if constraints may be breached, consider options emerging from the design and what spaces for new trees are needed.

Once the design was finalised an impact assessment has been prepared to accompany the planning application. The impact assessment demonstrates the proposals meet national and local planning policy and guidance. It demonstrates the benefits of the retained trees and incorporates new tree planting.

Another essential element of any application is the Tree Protection Plan.

Method Statement

This statement sets out in words how each element of work is undertaken in relation to the trees. It dictates when activities occur and the method that will be used to achieve them. It will also set out a scheme of monitoring and supervision.

Site Monitoring

Following the receipt of planning consent, it is a requirement that the installation of the protective barriers and ground protection are supervised, together with operations such as excavations or surfacing close to trees.

This varies according to the intensity of development near trees, the process is set out to ensure what is planned for in the Tree Protection Plan and method statement is delivered.

Appendix 2

Tree Survey Explanatory Notes

The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of *British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations* (BS5837). The survey has been undertaken by the qualified and experienced arboriculturist detailed at Table 1 of this report and they recorded information relating to all those trees within the site and those immediately adjacent to the site which may be of influence to layout design.

The results are recorded in the Schedule of Trees at Appendix 3.

Schedule of trees

Appendix 3 presents details of the individual trees, groups and hedgerows including heights, diameters at breast height, crown spread (given as a radial measurement of cardinal points from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention, and the root protection area information.

General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.

Details of the individual trees, groups and hedgerows

All trees were assessed for their quality and benefits within the context of proposed development in a transparent, understandable and systematic way.

Individuals

The default position is to record each tree as an individual for its unique contribution to the landscape

Groups and woodlands

Trees have been assessed as groups where it has been determined appropriate by the surveyor. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

Hedges and shrub masses

We consider a hedgerow to typically comprise a line of trees or shrubs that currently is subject to, or has undergone, a pruning regime to contain its dimensions.

For the tree survey hedgerows and substantial internal or boundary hedges (including evergreen screens) have either been recorded in the Tree Schedule, including lateral spread, height and stem diameter(s), or indicated on the Tree Constraints Plan.

A tree survey in accordance with BS5837 does not assess hedgerows against *The Hedgerow Regulations 1997* or specifically from an ecological perspective, as such would be outside the scope of the British Standard assessment.

Shrub masses are collectives of woody plants, rather than trees, and are recorded where they are a significant feature of the site. They have either been recorded in the Tree Schedule or indicated on the Tree Constraints Plan.

Individual trees within groups, woodlands and hedges

An assessment of individual trees within the groups has been made where there has been a clear need to differentiate between them for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categorisation

Trees have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B & C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

Please note that the estimated remaining life expectancy figures are taken for BS5837 and relate to their categorisation. The life expectancy figures are therefore arbitrary and may vary in reality.

Category (U)

Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.

Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.

Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.

Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

Category (A)

Shown green on Tree Constraints Plan: Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years and with potential to make a lasting contribution. Such trees may comprise:

Sub categories

- 1) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- 2) trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- 3) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

Category (B)

Shown blue on Tree Constraints Plan: Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years and with potential to make a significant contribution. Such trees may comprise:

Sub categories

- 1) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- 2) trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
- 3) trees with material conservation or other cultural value.

Category (C)

Shown grey on Tree Constraints Plan: Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

Sub categories

- 1) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- 2) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary/transient screening benefits.
- 3) trees with no material conservation or other cultural value.

Devising BS5837 root protection areas

Default situation

The root protection area is a function of the stem diameter, it is multiplied by 12 to give a radius. For multi-stemmed trees the stems are combined to provide an effective diameter figure which is then multiplied.

Initially the root protection area should be plotted as a circle, and in many situation it remains a circle.

Influenced situation

Adjustments to the root protection area are made where pre-existing site conditions that would influence root distribution are present. Typically this will be buildings and retaining walls, lighter structures such as hard surfacing, sheds and garages generally do not have the same influence.

Ponds, rivers and watercourses will also influence root distribution as waterlogged soils are not conducive to root growth. Rainwater attenuation and ditches are likely to have a lesser impact if they are dry for significant periods.

Veteran trees

Natural England have introduced Standing Guidance that requires the allocation of buffer zones to veteran (including ancient) trees. They have prescribed that a buffer zone of 15 times the stem diameter of the tree is allocated. This will result in a buffer zone of larger size (Natural England do not specify what shape it shall be) than the root protection area. Where veteran trees are identified during the tree survey they are allocated a Natural England buffer zone on the Tree Constraints Plan.

The Guidance says no development can take place within the buffer zone. It is silent on what can and cannot be done when the land within the buffer zone is previously developed. The spirit of the guidance is to avoid harm to or improve the growing conditions of veteran trees.

With this added layer of protection it is important to establish if a tree is veteran or not. The Guidance was not intended to be applied to all mature trees but to the sub-set of trees that are of great age. This is analogous with the NPPF requirement to safeguard trees that have attained an age where they are worthy of veteran or ancient status.

It is therefore important to establish a basis for defining trees as veteran as opposed to those trees that may have veteran characteristics or those trees that are mature.

Stem size is a useful guide and, in combination with size, so are characteristics of the tree. If we consider the guidance on stem size being a suitable guide to classifying trees as veteran we see:

- a) The most up to date (2013) guidance is that in ¹*Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum. Lonsdale considers that many trees may have veteran characteristics at any age however proposes, at a species level, size thresholds when a tree may be considered a veteran. A chart (see Figure 1 below) lists, species by species, the size criteria for trees reaching veteran status and then moving on to the later, ancient stage of life. Of those species listed in the chart we only need consider oak. We see that until trees attain a stem girth of around 3.6m (equivalent stem diameter of 1.15m) then an oak is only considered to be 'Locally notable'
- b) A somewhat older (1999) publication, ²*Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al, is very similar in its definition by setting out three distinct bands for oak trees:
 - i) those with a diameter of more than 1.0m are potentially interesting
 - ii) those with a diameter of more than 1.5m are valuable in terms of conservation
 - iii) those over 2.0m in diameter are truly ancient
- c) English Nature's own ³*Development of a veteran tree site assessment protocol (Report Number 628)* of 2005 sought to give more structure to grading sites where veteran trees were present. It considered that trees over 1.0m diameter could be classed as veteran.

¹ *Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum

² *Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al

³ *Development of a veteran tree site assessment protocol (Report Number 628)* of 2005

In summary, a tree may enter its veteran stage at 1.0m diameter but a more reliable size threshold, as held out by the latest guidance on the matter, is 1.5m diameter.

The other factor, tree characteristics, is also worth considering as veteran tree characteristics can be found on even young trees. Of course, if we count every tree with veteran tree characteristics as veteran we do a disservice to those truly veteran trees that warrant protection.

Read (1999), as set out above, considers veteran tree characteristics as:

- large girth for species
- major trunk cavities or progressive hollowing
- naturally forming water pools
- decay hollows
- physical damage to trunk
- bark loss
- large quantities of deadwood within the crown
- sap runs
- crevices in the bark, under branches or on the root plate sheltered from direct rainfall
- fungal fruiting bodies
- high number of interdependent wildlife species
- epiphytic plants
- an 'old' look
- high aesthetic interest

Lonsdale (2013) adds to this list:

- progressive narrowing of successive annual increments in the stem
- changes in crown architecture
- progressive or episodic reduction in post-mature crown size, often known as retrenchment

Lonsdale also states that "In order to qualify as a veteran, the tree should show signs of crown retrenchment and signs of decay in the trunk, branches or roots, such as exposed deadwood or fungal fruit bodies".

The English Nature Report Number 628 refers to Read (1999) for a list of veteran features but does add that in addition a tree may also:

- have a pollard form or show indications of past management
- have a cultural/historic value
- be in a prominent position in the landscape

These three criteria, when examined, are not truly indicative of a veteran tree on their own as these criteria could be applied to street trees in peri-urban locations that date from the mid-20th century - many of those are of pollard form, have cultural and historic value and a prominent position in the landscape.

In summary, it is important to consider the size of the tree and its characteristics. Just because a tree is mature does not mean it is veteran neither does the presence of veteran characteristics alone.

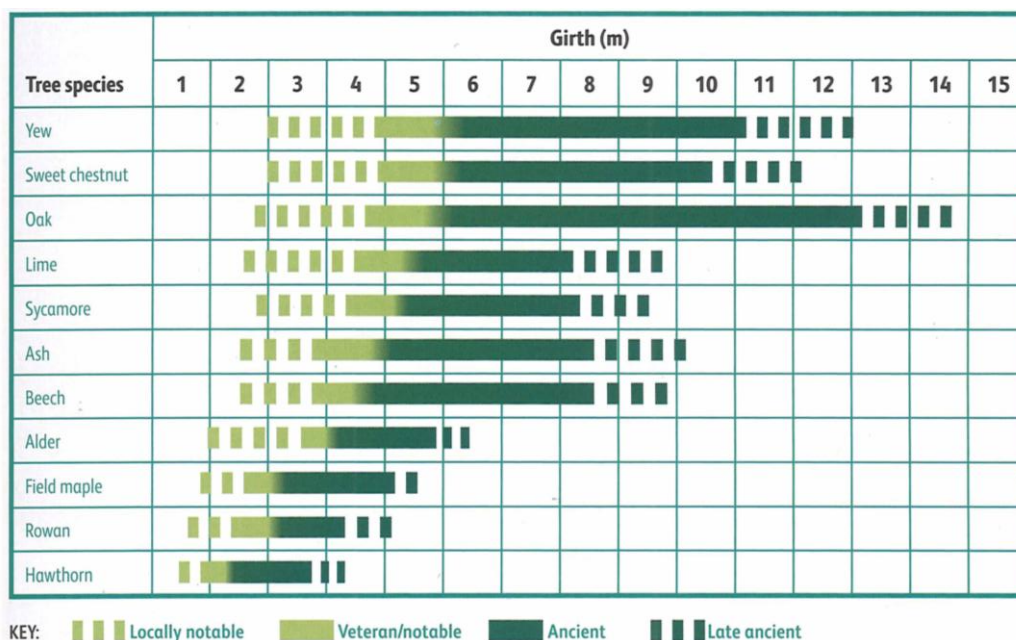


Figure 1- Chart of girth in relation to age and developmental classification of trees

Appendix 3

Schedule of Trees

*for land at
Woodfield House,
Isaac's Lane,
Burgess Hill*

Key to Tree Schedule

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable.
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

Schedule of trees at Woodfield House, Isaac's Lane, Burgess Hill

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
1	Group of false acacia	16av	6av				40av								5	5W	E	U	<10	Group of trees at entrance to property. All smothered in ivy. All look to be in poor condition. One tree has recently failed.	Remove.	4.80	72
2	Sycamore	14	4	3	3	4		20e	20e						5	5N	S	C2	>10	Small twin stemmed tree growing close to existing entrance. Both stems covered in ivy.		3.39	36
3	Yew	13	6	6	4	4	69							0	-	E	B1	>20	Established tree growing adjoining driveway. Twin stemmed from circa 1.5m above ground level.	Remove.	8.28	215	
4	Lawson cypress	18	7	7	6	3							35av	8	0	-	E	U	<10	Several stems have collapsed. Tree in poor condition. Unsited to retention.	Remove.	11.88	443
5	Horse chestnut	10	2	8	6	2		43	46						2	2SE	S	C1	>10	Extensive bark death and splitting due to bacterial canker infection.	Remove.	7.56	179
6	Group of English oak	18av	7av				55av								0	-	E	B2	>20	Established group of trees growing alongside road. All stems smothered in ivy.		6.60	137
7	Group of sycamore	18av	5av				45av								6	6W	E	B2	>20	Established run of trees alongside road boundary.		5.40	92
8	Sycamore	19	8	7	5	7	65e								7	7NE	E	B2	>20	Larger component of tree belt.		7.80	191
9	Sycamore	18	5	7	7	9	69								6	6E	E	B2	>20	Larger component of tree belt.		8.28	215
10	Hornbeam	17	7	8	6	6		67	37						2	2S	E	B2	>20	Larger component of tree belt.	Prune to provide 3m clearance from proposed building.	9.18	265
11	Scots pine	20	5	6	6	6	73								10	10W	E	B2	>20	Larger component of tree belt.		8.76	241
12	False acacia	17	6	5	5	4	50e								13	13N	E	U	<10	Lacking vitality. Main stem smothered in ivy. Unsited to long term retention.	Remove.	6.00	113
13	English oak	17	7	8	3	3	55e								4	4NE	E	B2	>20	Contributes to tree group. Lower stem smothered in ivy.	Prune to provide 3m clearance from proposed building.	6.60	137
14	Group of horse chestnut	19av	7av				55av								4	4N	E	C2	>10	Contributes to tree belt but extensive bark split due to bacterial canker infection.		6.60	137
15	Group of sycamore	19av	8av				60av								4	4N	E	B2	>20	Larger components of tree belt. All smothered in ivy		7.20	163

Schedule of trees at Woodfield House, Isaac's Lane, Burgess Hill

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
16	Hornbeam	14	6	4	4	7		46	49						2	2NW	E	B2	>20	Contributes to tree group.		8.07	204
17	Hornbeam	11	5	6	6	6	34								3	3W	S	B2	>20	Contributes to tree group.		4.08	52
18	Ash	13	3	3	3	3		70e	70e						6	6NW	E	U	<10	Twin-stemmed from ground level. Has been reduced in height probably due to Ash Dieback.	Remove.	11.88	443
19	Lime	16	7	6	6	7	74								3	3W	E	B2	>20	Contributes to tree group.		8.88	248
20	Hornbeam	9	3	4	4	5	26								3	3S	S	C2	>10	Contributes to tree group. Main crown smothered in ivy.		3.12	31
21	Group of English oak	17av	6av				50av								4	4N	E	B2	>20	Contributes to tree group. Most stems covered in ivy.		6.00	113
22	Group of hornbeam	16av	8av				45av								3	3NE	E	B2	>20	Contributes to tree group standing between ponds.		5.40	92
23	English oak	17	6	9	7	5	54								6	6S	E	B2	>20	Stands at edge of pond.		6.48	132
24	Yew	9	6	6	6	6		25	25	25					0	-	S	B2	>20	Small tree at edge of pond.		5.20	85
25	English oak	15	4	6	7	5	57								2	2S	E	B2	>20	Established tree adjoining pond.		6.84	147
26	Sycamore	11	2	3	2	0	23								2	2S	S	C1	>10	Small tree growing close to boundary.	Crown lift to 3m above proposed pathway.	2.76	24
27	Hornbeam	9	2	3	5	4		19	14						1	1E	S	C1	>10	Small twin stemmed tree growing close to boundary.	Crown lift to 3m above proposed pathway.	2.83	25
28	English oak	20	9	11	10	10	102								1.2	1.2E	M	A1	>40	Asymmetric crown development due to competition with adjoining tree. Prominent tree at edge of site.	Crown lift to 3m above proposed pathway.	12.24	471
29	English oak	19	6	9	10	9	87								3	3NE	M	A1	>40	Prominent tree at edge of pond. Lower stem partially smothered in ivy. Asymmetric crown due to competition with adjoining trees.		10.44	342
30	English oak	20	12	10	5	10	79								6	6S	M	A1	>40	Prominent tree at edge of pond. Lower stem partially smothered in ivy. Asymmetric crown due to competition with adjoining trees.		9.48	282
31	Yew	10	2	3	3	3	26								2	2S	S	B2	>20	Contributes to tree group at northern edge of pond.		3.12	31
32	Hornbeam	16	8	6	5	4	47								2	2E	E	B2	>20	Contributes to tree group at northern edge of pond.	Crown lift to 3m above proposed parking.	5.64	100

Schedule of trees at Woodfield House, Isaac's Lane, Burgess Hill

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
33	Sycamore	17	8	4	3	4	49								7	7N	E	U	<10	Dead.	Remove.	5.88	109
34	Yew	11	6	5	4	4	39								3	3NE	E	B2	>20	Contributes to tree group at northern edge of pond.		4.68	69
35	Yew	11	3	4	3	3	36								2	2S	S	C1	>10	Standing at edge of pond. Sparsely foliated.		4.32	59
36	Yew	7	5	5	4	2		21	14						2	2N	S	C1	>10	Sparsely foliated.		3.03	29
37	Horse chestnut	17	7	5	6	6	71								2	3NW	E	U	<10	Extensive decay at base.	Remove.	8.52	228
38	Ash	18	7	6	5	5		49	51						5	5N	E	U	<10	Showing signs of Ash Dieback. Tight unions at ground level that is highly susceptible to failure.	Remove.	8.49	226
39	Ash	17	6	8	6	5	74								2	2E	E	U	<10	Showing signs of Ash Dieback. Some decay pockets associated with past branch loss. Unsited to long term retention.	Remove.	8.88	248
40	Copper thorn	8	3	2	4	4							10	7	2	2W	S	C1	>10	Small tree growing at the edge of lawn.	Remove.	3.17	32
41	English oak	17	9	10	10	9	76								3	3W	E	A1	>40	Visually significant tree growing close to boundary.	Remove.	9.12	261
42	Turkey oak	14	5	6	6	5	48								2	2S	S	C1	>10	Established tree growing close to boundary.	Remove.	5.76	104
43	No longer present.																						
44	English oak	5	3	3	3	3	27								2	2S	S	C1	>10	Small tree growing close to boundary.		3.24	33
45	English oak	17	11	12	10	9	115e								3	3E	M	A1	>40	Prominent broad spreading tree growing close to boundary. Lower stem partially smothered in ivy.		13.80	598
46	Lime	17	5	5	5	5	67								2	2N	E	C1	>10	Prominently fluted low stem. Narrow form. Suppressed by adjoining oak. Removal would allow the oak to develop.	Crown lift to 3m above proposed pathway.	8.04	203
47	English oak	17	12	10	10	12	110e								4	4S	M	A1	>40	Broad spreading tree growing close to wall garden. Lower stem partially covered in ivy.		13.20	547
48	Monkey puzzle	16	6	5	6	5	94								14	14S	M	B1	>20	Prominent tree although obvious lack of vitality with extensive needle loss These trees can Dieback when they reach this age.	Remove.	11.28	400

Schedule of trees at Woodfield House, Isaac's Lane, Burgess Hill

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
49	Black mulberry	7	2	4	6	6		23	27	31	29				1	1S	E	C1	>10	Established fruit tree with typical lean. One stem covered in ivy.	Remove.	6.64	138
50	Indian bean tree	9	5	6	4	5	27								2	2E	S	C1	>10	Small tree growing in flower bed.	Remove.	3.24	33
51	No longer present.																						
52	No longer present.																						
53	Scots pine	11	5	4	3	4	43								3	6NW	E	C2	>10	Stunted tree in a group of similar trees along the eastern boundary.	Remove.	5.16	84
54	Scots pine	16	5	3	3	4	69								2	6W	E	C2	>10	Part of a row of trees on eastern boundary. Swelling on eastern stem indicate past damage.	Remove.	8.28	215
55	Hawthorn hedge	3av	1av				15av								0	-	E	C2	>10	Remnant of hedgerow along eastern boundary of site.		1.80	10
56	Walnut	6	1	2	3	2		9	14						1	1S	S	C1	>10	Small tree growing close to hedgerow. Development suppressed by adjoining oaks.	Crown lift to 4m above proposed garden.	2.00	13
57	English oak	19	9	8	11	9	106								3	3NW	M	A2	>40	One of a pair of similar sized trees growing at north-east corner of site. Small opening at ground level revealing some internal decay but not significant in this tree. Some sections of deadwood within crown. Some small brackets of Ganoderma fungus on the northern side of main stem.	Crown lift to 4m above proposed garden.	12.72	508
58	English oak	19	12	14	10	10	132								3	3E	M	A2	>40	One of a pair of similar sized trees growing at north-east corner of site. Small opening at gorund level revealing some internal decay but not significant in this tree. Some sections of deadwood within crown.	Crown lift to 4m above proposed garden.	15.00	707
59	Mixed broadlead hedgerow	6av	2av				10av								0	-	E	B2	>20	Established hedgerow along north-eastern boundary of site. Predominantly holly, field maple and hawthorn.		1.20	5

Schedule of trees at Woodfield House, Isaac's Lane, Burgess Hill

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
60	Ash	18	10	7	9	8	74								3	3N	E	C1	>10	Showing advanced Ash Dieback. Unsited to long term retention.	Crown lift to 4m above proposed garden.	8.88	248
61	Lime	16	7	5	6	5	60e								2	2S	E	B2	>20	Established tree growing along boundary. Lower stem covered in ivy. Some sections of deadwood within crown.	Crown lift to 4m above proposed garden.	7.20	163
62	Ash	10	0	3	5	4		15e	15e						2	2W	S	C2	>10	Twin-stemmed tree growing within hedgerow.	Crown lift to 4m above proposed garden.	2.55	20
63	Field maple	16	7	5	6	5	55e								3	3S	E	B2	>20	Larger component of hedgerow. Lower stem smothered in ivy.	Crown lift to 4m above proposed garden.	6.60	137
64	Ash	15	6	5	6	6	50e								4	4S	E	C1	>10	Showing signs of Ash Dieback. Unsited to long term retention. Lower stem smothered in ivy.	Prune to provide 3m clearance from proposed building.	6.00	113
65	Lime	13	6	4	5	5	55e								2	2S	E	B2	>20	Larger component of hedgerow. Main stem smothered in ivy.	Crown lift to 4m above proposed garden. Prune to provide 3m clearance from proposed building.	6.60	137
66	Group of apple	5av	3av				15av								2	2S	S	C2	>10	Group of small trees growing within lawn.	Remove.	1.80	10
67	Group of ash	15av	6av				45av								2	2S	E	C2	>10	Dense cluster of trees along boundary of site. All stems smothered in ivy.	Prune to provide 3m clearance from proposed building. Crown lift to 4m above proposed garden.	5.40	92
68	Group of Lawson cypress and western red cedar	8av	3av				15av								0	-	E	C2	>10	Group of evergreens growing close to boundary of site.		1.80	10
69	Ash	16	7	8	7	5	65e								4	4S	E	U	<10	Advanced Ash Dieback. Unsited to long term retention as it is so close to adjoining building. Pockets of decay on lower stem. Main structure covered in ivy.		7.80	191

Schedule of trees at Woodfield House, Isaac's Lane, Burgess Hill

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
70	English oak	14	6	2	4	7	70e								5	5W	E	B2	>20	Established tree growing in corner of site. Lower stem is smothered in ivy. Smaller field maple is intertwined with the tree. South westerly stem has recently collapsed and been cut up.		8.40	222
71	Field maple	9	0	2	7	3	50e								3	3S	E	C1	>10	Growing close to boundary with road. Lower stem smothered with ivy. Lacking vitality.		6.00	113
72	Sycamore	11	3	3	3	5		20e	20e	20e					4	4SE	S	C1	>10	Triple stemmed tree growing close to boundary with road. Stems covered in ivy.		4.16	54
73	Sycamore	9	3	2	1	2	19								2	2SW	S	C1	>10	Suppressed by adjoining pine.		2.28	16
74	Scots pine	16	6	7	7	4	73								2	5S	E	C1	>10	Prominent roadside tree. Although extensive damage to lower stem shortens the tree's life span in this location.		8.76	241
75	Group of sycamore	14av	5av				30av								2	2S	S	C2	>10	Cluster of tightly spaced trees along roadside. Some stems smothered in ivy. Group contains occasional field maple.		3.60	41
76	Deciduous magnolia	7	5	3	5	4							15	6	2	2W	S	C1	>10	Small tree growing adjacent to wall garden.	Remove.	4.41	61
77	Lime	16	5	6	5	5	80e								0	-	E	B2	>20	Prominent roadside tree. Dense basal shoots preventing thorough inspection.		9.60	290
78	Sycamore	17	6	6	4	6		60e	60e						7	7W	E	U	<10	Twin-stemmed from circa 1m above ground level with tight union between stems. These unions are highly susceptible to failure. Tree unsuitable for retention alongside the highway. Ivy covered main stem.	Remove.	10.18	326
79	Sycamore	14	2	5	6	6	70e								2	2E	E	B2	>20	Established tree growing close to road. Lower stem smothered in ivy. Suppressed by adjoining larger tree.		8.40	222
80	Ash	11	2	3	2	2	29								6	6N	S	C1	>10	Small tree growing amidst cherry laurel. Showing early signs of Ash Dieback.		3.48	38
81	False acacia	16	7	6	4	5	61								10	10N	E	U	<10	Extensive decay in main stem. Untenable retention against the highway.	Remove.	7.32	168

Schedule of trees at Woodfield House, Isaac's Lane, Burgess Hill

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS 3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
82	Lawson cypress	13	2	1	1	1	21								3	3N	S	C1	>10	Lacking vitality.		2.52	20
83	Yew	10	3	4	3	2	29								0	-	S	B2	>20	Contributes to tree group along roadside.	Crown lift to 3m above proposed parking.	3.48	38
84	Sycamore	16	6	5	5	6	49								12	12N	E	B2	>20	Contributes to tree belt.		5.88	109
85	Sycamore	16	7	2	5	6		49	47						4	4W	E	C2	>10	Contributes to tree group but tight union between stems at circa 1.2m above ground level. Highly susceptible to failure in future years. Lower stems smothered in ivy.		8.15	209
86	Sycamore	11	0	5	5	3	31								6	6S	E	U	<10	Extensive decay at base. Retention untenable against the highway.	Remove.	3.72	43
87	False acacia	14	0	4	5	2	39								11	11S	E	U	<10	Extensive decay in main stem. Lacking vitality. Retention unatenable against the highway.	Remove.	4.68	69
88	False acacia	13	0	2	4	3	29								7	7N	S	C2	>10	Contributes to tree group at entrance but of poor shape and form and lacking vitality.	Remove.	3.48	38
89	False acacia	16	7	6	6	6	42								9	9W	E	C2	>10	Part of tree belt and stands adjoining entrance. Some damage to bark in main stem.	Remove.	5.04	80
90	Cherry	7	1	2	3	2	19								2	2E	S	C1	>10	Suppressed by adjoining trees and shrubs.	Remove.	2.28	16
91	Western red cedar	16	3	4	3	3	66								2	2N	E	C2	>10	One of a pair of close growing but outgrown conifers growing at the edge of lawn.	Remove.	7.92	197
92	Lawson cypress	15	3	3	4	4	77								1.2	1.2S	E	C2	>10	One of a pair of close growing but outgrown conifers growing at the edge of lawn.	Remove.	9.24	268