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Arboricultural Implications Report

Proposed development at

Land West of Gatesmead

Haywards Heath



May 2026

Ref. SJA air 25245-01b

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. There are no incursions into the adjacent ancient woodland and consequently, the proposals will not result in any loss of irreplaceable habitat

S3. The banking and build up for the proposed vehicular access encroaches within the 15m buffer of the ancient woodland, but the extent of incursion is minor and the structures will be provided above the existing soil surface, be semi-natural in appearance and will not result in changes to the soil condition within the buffer and consequently, the proposals will avoid any potentially harmful effects on irreplaceable habitat and will comply with current UK Planning and development guidance.

S4. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran or notable trees and no category 'A' trees are to be removed. The proposed removal of individuals and groups of trees will represent a partial alteration to the main arboricultural features of the site, with the greatest alteration being to the tree belt along the east site boundary in views from Gatesmead. Nonetheless, the retention of 97% of the existing canopy cover, including the majority of mature trees ensures that the mature arboricultural character of the site is protected. Accordingly, the proposals will result in a minor alteration to the overall arboricultural character of the site, which will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S5. The proposed pruning of the ash no. 2 is required to manage the risk that it poses to the existing public footpath and the proposed access, which should be undertaken irrespective of the development. No other trees are to be pruned and the proposed layout takes account of future canopy growth to ensure that the retained trees will not be pruned to accommodate construction or to mitigate common concerns such as shading or proximity to properties.

S6. The incursions into the Root Protection Areas of trees to be retained are within acceptable limits, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S7. None of the proposed dwellings or amenity spaces are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure to inappropriately fell or prune the retained trees.

S8. The proposed mitigation and arboricultural benefits of the proposals are significant; and provide more than adequate restitution for the partial alteration to the main arboricultural features of the site.

S9. The retention of 97% of the existing canopy cover in the local area, including the majority of mature trees ensures that the mature arboricultural character of the site is retained. Furthermore, the proposed tree planting, subject to successful establishment, has the potential to mitigate the proposed removals and provide an increase in canopy cover once mature, which will improve the site's green infrastructure network and arboricultural character. Accordingly, the proposals comply with Policy DP 37 of the adopted Mid Sussex District Council District Plan 2014 - 2031 and Policy DPN4 of the Mid Sussex District Plan 2012-2039 Submission Draft (December 2023).

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Crest Nicholson Operations Limited to visit Land West of Gatesmead, Haywards Heath, and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted Mid Sussex District Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “**should not be quoted as if it were a specification**¹”; it is a set of recommendations intended to “**assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction**²”. It doesn’t form part of planning policy; and it is neither mentioned nor referenced in Policy DP37 of the Mid Sussex District Plan (March 2018) or the accompanying text, but it is a material consideration to which weight is likely to be given.

¹ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

1.2.3. The proposed development is for the erection of 49 new homes, together with open space and associated infrastructure.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on the Irreplaceable habitats at Section 4 and the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 5), those to be pruned (Section 6), those which might incur root damage that might threaten their viability (Section 7) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 8). The report then discusses the mitigation and benefits to be provided (section 9) as part of the scheme to mitigate the arboricultural impacts set out in Sections 4 to 7. A summary and conclusions, with regard to local planning policy, are presented in Section 10.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Finn Cullerne and Tom Hovell of SJAtrees on Monday 28th, Tuesday 29th and Wednesday 30th July 2025. Weather conditions at the time were clear, dry and bright on Monday and overcast with occasional rain on Tuesday and Wednesday. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is approximately 4.54ha in size and is located to the west of Gatesmead, as shown in **Figure 1** below. The site is enclosed by dense, mature trees and hedgerows to the north with a watercourse and Haywards Heath Golf Club beyond. The east boundary abuts Gatesmead and a public right of way lined with mature trees and hedgerow. The south boundary abuts Old Wickham Lane and the west boundary adjoins the London Victoria to Brighton rail line with residential development beyond.

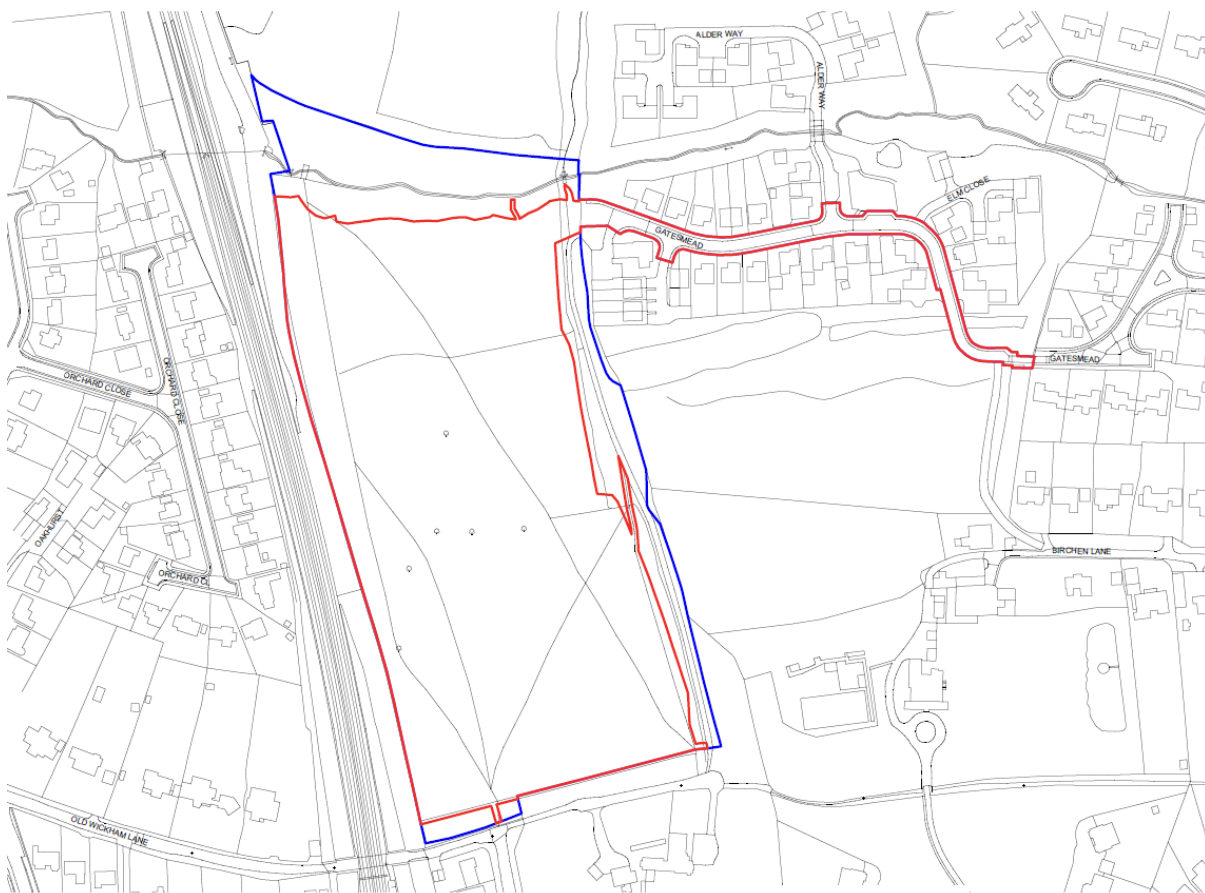


Figure 1: Site boundary (red line) shown on the PAD Site Plan

1.4.2. The site is on ground that falls from the high ground in the south-west corner of the site (63.93m AOD) to the north towards the water course adjacent to the north site boundary (48.2m AOD) and currently comprises an enclosed field with tree lined boundaries and a network of informal paths and established trees within the site itself.

1.4.3. Historical maps indicate that the site has been largely unchanged over the course of the records, but the surrounding land has been developed into residential areas.

1.4.4. The earliest Ordnance Survey map dated 1876 (shown in **Figure 2** below) shows a pattern of trees and groups of trees that is consistent with the existing trees on site at present. Several of the existing trees are of sufficient size and age that we consider they may be the same tree.

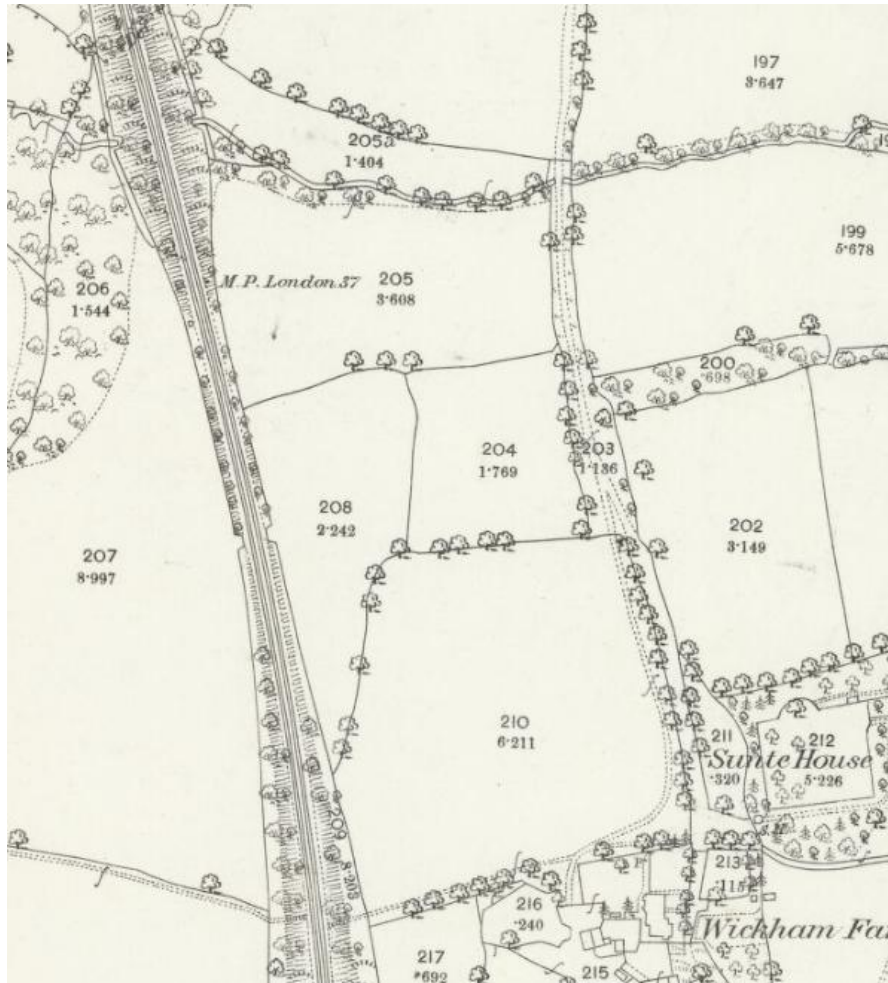


Figure 2: Extract from OS map of 1876, showing some of the trees present at that time

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial Head Deposits (clay, silt, sand and gravel) above a bedrock of Upper Tunbridge Wells Sand to the south and Wadhurst Clay Formation to the north.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slightly acidic loamy and clayey soil with impeded drainage.

1.6. Statutory controls

1.6.1. The Tree Preservation Order (TPO) no. CU/05/TPO/83 made by Mid Sussex District Council that protects eleven trees and two groups of trees growing along the southern boundary of the site. The council's TPO map is reproduced at **Figure 2** below

and the trees protected by it are identified within the tree survey schedule at **Appendix 3**.



Figure 3: Extract from the Mid Sussex District Council TPO map, showing area of trees covered by the Order

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals no previous applications for its development.

2.2. National planning policy

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')³ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 '**Achieving well-designed places**' the NPPF states:

2.2.4. **"Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

³ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.2.5. Paragraph 136 in this section states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

2.2.6. The section titled ‘Meeting the challenge of climate change, flooding and coastal change’ states at paragraph 162:

2.2.7. “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures . Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making

provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.8. In paragraph 187, within Section 15 ‘Conserving and enhancing the natural environment’ the NPPF states:

2.2.9. **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; [...].”

2.2.10. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.2.11. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16th December 2025 is noted; but as this is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Mid Sussex District Council District Plan 2014 - 2031.

2.3.2. Policy DP37 of the District Plan states:

“Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes. [...]

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.”

2.3.3. The LPA has prepared a Supplementary Planning Document (SPD) dealing with the protection of trees on development sites Mid Sussex Design Guide SPD (2020). The guidance presented in this document has been closely followed in the preparation of this report.

2.4. Emerging Local Plan

2.4.1. The LPA has submitted a Regulation 19 Draft Local Plan 2021-2039, dated December 2023, for examination. Within it is a policy (Policy DPN4) relating specifically to trees, woodlands, ancient and veteran trees and hedgerows. That policy includes the details of the existing tree policy DP37 but is more comprehensive and not repeated in full here as it extends to five pages of text.

2.5. Neighbourhood planning policy

2.5.1. The site is located within the Haywards Heath Neighbourhood Area and the made Neighbourhood Plan (December 2016) states at Policy E9:

“Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements: [...]

- respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, [...]**

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 156 individual trees, 13 groups of trees and one hedge growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural character of the site is an enclosed field with established wooded boundaries with internal hedgerows, groups of trees and scattered large-canopied established individuals within the field. The tree are predominantly native broadleaves with a low abundance of coniferous and exotic species, which are largely confined to the south site boundary. English oak is the most common and most dominant species on the site.

3.1.3. In terms of the age demographic the tree population is well presented by the mature and semi-mature age classes that form 43% and 52% of the population respectively. There are four veteran English oaks (nos. 34, 71, 73 and 74) and numerous large mature oaks on the site thus providing a well-balanced population. However, there is a lack of young trees which might be an issue for habitat continuity, especially in relation to the presence of veteran trees. The age distribution is reflected in the sizes of the trees on site with an abundance a large diameter, large-canopied trees (mainly oaks) with 23 specimens with trunks of 1000mm or more in diameter. The arboricultural character of the site has a well-established mature element with numerous aged oaks, which is consistent with the arboricultural character of the surrounding landscape.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. As shown at **Figure 3** below, there are two woodlands (Staves Copse to the west and Birchen Wood to the east) to the north of the site classified as 'Ancient'. Ancient woodland is defined as “**any area that's been wooded continuously since at least 1600 AD**” and is considered an important and irreplaceable habitat. The National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient woodland should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

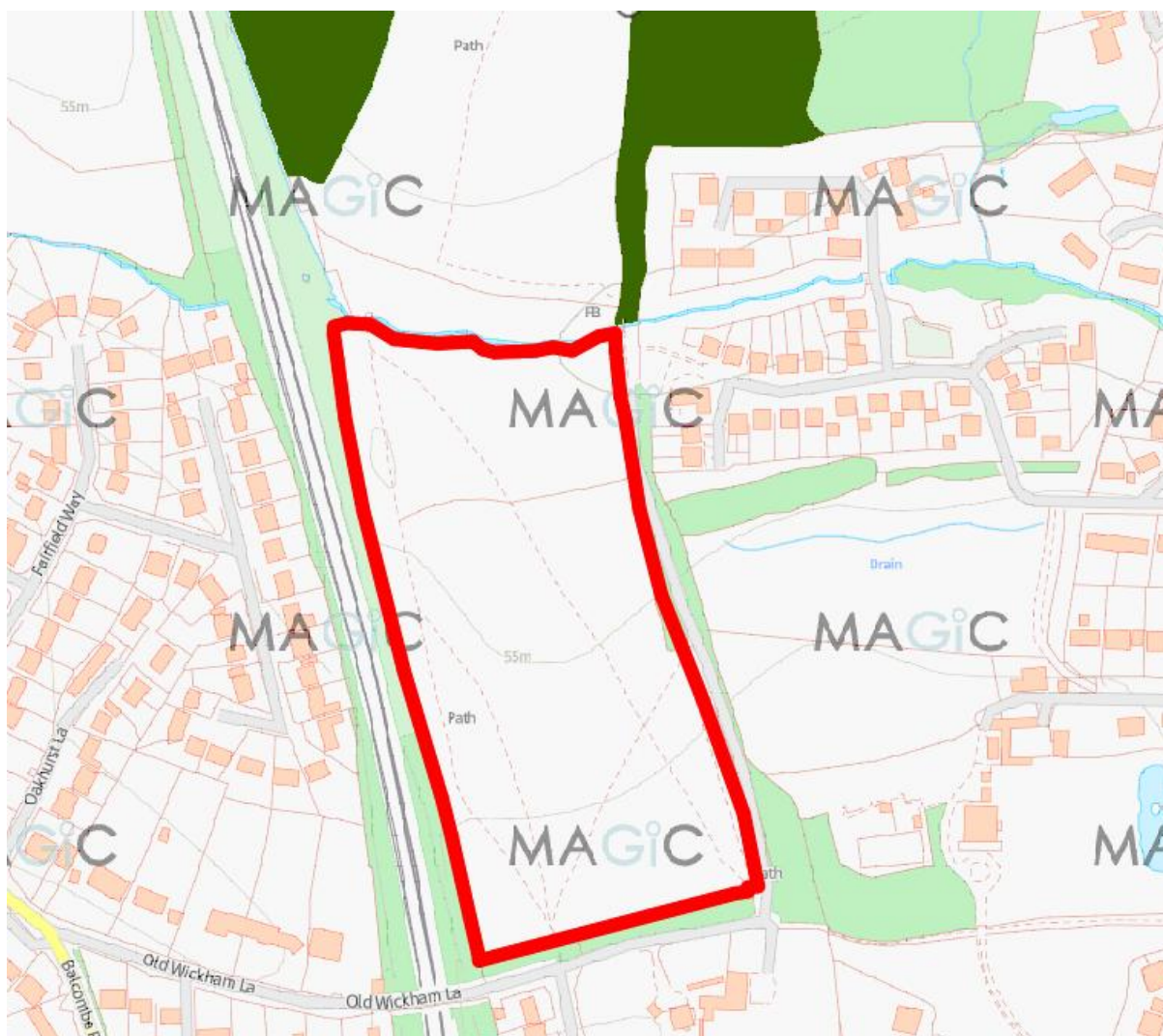


Figure 4: ‘Magic’ map image showing ancient woodlands to the north of the site

3.2.2. Current UK planning and development guidance in relation to the development of sites adjacent to ancient woodland⁴ is that to avoid negative effects on ancient woodland an appropriate buffer zone of semi-natural habitat of at least 15m should be left between the development and the woodland, but if other impacts extend beyond this distance, a larger buffer may be needed.

3.2.3. The woodland to the west of the site (“Round Wood”) is shown as ‘Deciduous Woodland’ on the Natural England ‘Priority Habitats Inventory (England)’, updated 08 December 2023. This means it is a habitat “of principal importance” in accordance with

⁴ Ancient woodland and veteran trees: protecting them from development (14 January 2022). www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences

Section 41 of the Natural Environment and Rural Communities Act (2006). However, this does not by itself prohibit the removal of parts or all of this woodland; or the management of the woodland: the weight accorded to any proposals for that include full or partial removal depends on whether it is ancient, whether it is protected by means of a TPO or being within a conservation area, and on regional and local planning policies.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. Ancient and veteran trees are considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage values, and the National Planning Policy Framework states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.3.2. Current government guidance states that ancient or veteran trees should be protected from root damage by inclusion of a buffer zone at least 15 times larger than the diameter of the trunk, or 5m from the edge of the tree's canopy if that area is larger.

3.3.3. The Woodland Trust Ancient Tree Inventory⁵ (ATI) lists one veteran tree (English oak no. 34) growing along the PRow along the east site boundary and numerous notable trees adjacent to the south and east site boundaries with one notable tree identified within the site itself, as shown in **Figure 5** below.

⁵ <https://ati.woodlandtrust.org.uk/>

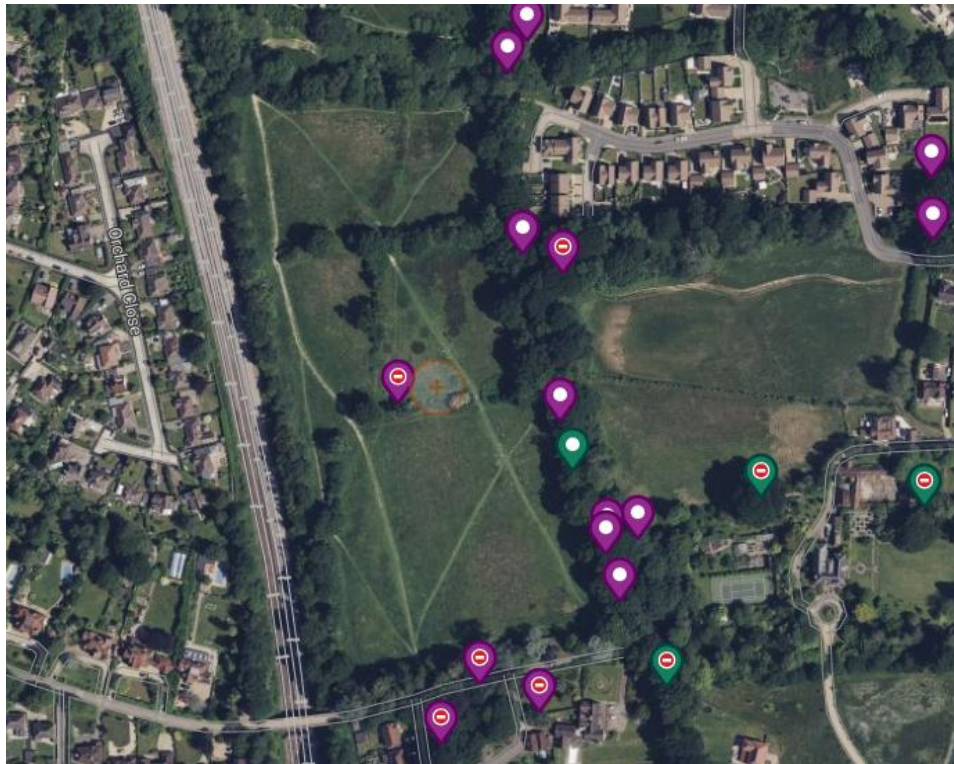


Figure 5: Extract from the ATI website showing veterans (green) and notable trees (purple)

3.3.4. The Ancient Tree Inventory is a valuable resource for identifying the possibility of there being a veteran tree on a site, but the collected data and analysis include contributions from amateurs, enthusiasts and volunteers and not exclusively by professional arboriculturists or veteran tree experts. Accordingly, whilst it is a good indication of the presence of veterans, an independent assessment by suitably trained and experienced professionals is required to confirm the presence of veterans and to verify the collected information.

3.3.5. There are numerous definitions of veteran trees but the most relevant in a planning context is that provided in the Glossary at Annex 2 of the NPPF. Another important definition is that in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, Statutory Instrument No. 48.

a) The Glossary at Annex 2 of the NPPF states:

“Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.”

b) The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, Statutory Instrument No. 48, states:

Veteran trees exhibit one or more of the following—

(i) significant decay features such as deadwood, hollowing or signs of advanced decay in the trunk or major limbs

(ii) a large girth, depending on and relative to species, site and management history

(iii) a high value for nature, especially in hosting rare or specialist fungi, lichens and deadwood invertebrates”

3.3.6. The SJA trees survey methodology includes a detailed assessment in respect to determining if a specimen is veteran based on the definitions set out above. Our assessment concludes that there are four veteran oaks (nos. 34, 71, 73 and 74).

3.3.7. Accordingly, our assessment validates the ATI veteran tree assessment of oaks no. 34 as it displays sufficient veteran characteristics in line with the definitions set out above. Our survey identified a further three English oaks (nos. 71, 73 and 74) that are not identified on the ATI but display sufficient characteristics to be determined as veteran specimens.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

3.5. Trees that contribute to the character of the local landscape

3.5.1. As noted above in Section 2.3, local planning policies require the retention of trees that contribute to the **“features that contribute to the landscape and green infrastructure.”** The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the established tree belt (G1) along the PRow (ref: 47bCU) adjacent to the east site boundary, including the oaks nos. 4, 5, 6, 7, 9, 10, 13, 15, 18, 19, 22, 31 to 37, 44, 55 and 56;

- the belt of trees (G12) growing along the banks of the watercourse along the north site boundary, including the established oaks nos. 1, 3, 57, 80 and 90;
- the established oaks (nos. 67, 68 and 70-74) growing within the site itself;
- the significant components of the row of trees adjacent to the south site boundary, including trees nos. 45, 47, 50, 51 and 52; and
- the dense belt of vegetation and trees (G10) growing along the railway embankment to the west of the site.

3.6. Other trees

3.6.1. Three individual trees (nos. 2, 23 and 158) are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category 'U' and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.6.2. There are 71 mature trees (including veterans and over-mature trees) growing on or immediately adjacent to the site; but five of these (nos. 24, 38, 77, 78 and 124) are of species that are of small ultimate size; and one (tree no. 50) is of a short-lived species, and which is thereby of only short-term potential. Of the remaining 65 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.6.3. There are five category 'A' English oaks nos. 34, 36, 71, 73 and 74, and 61 category 'B' specimens. The remaining 87 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.6.4. Of the groups of trees, including the hedge, one (G1) has been assessed as category 'A', five as category 'B', and the remaining eight as category 'C'.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout by PAD, drawing no. 25714/5000 Rev F have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.7.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 8 below. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁶

⁶ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. IMPACTS ON IRREPLACEABLE HABITAT

4.1. Details

4.1.1. As noted above, current planning policy guidance requires that unless there are wholly exceptional reasons and a suitable compensation strategy exists, development resulting in the loss or deterioration of irreplaceable habitat should be refused.

4.1.2. The proposed development does not encroach into Birchen Wood, the ancient woodland adjacent to the north boundary. However, the proposed banking and footpath associated with the site access encroaches within the minimum 15m ancient woodland buffer.

4.1.3. There are no incursions by proposed dwellings or roads into the buffer zones of the four veteran trees (nos. 34, 71, 73 and 74). The proposals do incorporate footpaths within the veteran buffer zones of these trees, but the potential adverse impacts will be mitigated by an above soil solution as set out in Section 7.

4.2. Assessment

Ancient Woodland

4.2.1. The proposed vehicular access from Gatesmead is located outside the 15m ancient woodland buffer of Birchen Wood; however, parts of the banking and footpath associated with the access encroach within the buffer zone by 39.1m². As part of the development of the access arrangement, the arboricultural constraints were identified at an early stage and the design team undertook a review of numerous routes and design options to provide the least arboriculturally harmful route into the site.

4.2.2. The first consideration of the design team was to rule out alternative vehicular access points that would avoid arboricultural impacts. Old Wickham Lane to the south is a privately owned road, which prevents vehicular access from the south, so the application is limited to providing an access along the route that is within their control, i.e. from Gatesmead.

4.2.3. As there are no alternative routes into the site, the approach to the design for the access was to mitigate the potential adverse impacts as far as reasonably possible. A summary of constraints is listed below:

- The narrow 'tongue' of Birchen Wood extends from the main woodland to the north to the edge of the water course along the north boundary. The associated 15m ancient woodland buffer extends southwards into the site;
- The belt of trees either side of the public footpath (no. HAH 47bCU), which includes several mature trees (nos. 1, 2, 4, 6, 7, 57);
- The off-site oak no. 5, which is on third party land and therefore not within the control of the applicant; and
- the established oaks (nos. 1, 3, 57 and 80) growing on the south side of the water course, whose RPAs have been modified to take account of the water course that is preventing roots exploiting the northern bank and beyond.

4.2.4. The access arrangement is also required to meet appropriate standards to provide a safe access to site along with an appropriate crossing point for the public right of way along with a footway and suitability visibility splays.

4.2.5. The development of the access included numerous alternative options. The option, which is presented in this application, is the most suitable option for minimising arboricultural harm and it comprises an elevated carriageway with road batters to ground level positioned carefully to balance the extent of encroachment into the ancient woodland and RPAs of the trees to the north with the RPA of the off-site oak no. 5 to the south.

4.2.6. The level of existing public right of way needs to be increased to meet the raised carriageway level to provide a crossing. The combination of the raised access solution and the build-up for the public footpath results in an incursion into the ancient woodland buffer of 39.1m².

4.2.7. It should be noted that the watercourse along the southern end of the ancient woodland had a healthy flow of water in July 2025 during a dry period, as such, we consider that the water course is acting as a rooting barrier and essentially separates

the connectivity of the soils within the ancient woodland from those on the south side of the water course. The hydrology and soil conditions within the ancient woodland will therefore not be altered in any regard by the proposed access.

4.2.8. In addition, the existing trees within the ancient woodland buffer are to be retained, which ensures that the green link along the tree belt along the water course is retained.

4.2.9. The removal of two trees (nos. 4 and 76) and the understorey group (G13) to accommodate the access results in a canopy gap of 15m between the trees within the buffer and the retained trees to the south of the access. The canopies of the retained trees will respond to the increased light levels following the construction of the access, which will gradually reduce the canopy gap over time. Accordingly, despite the creation of a canopy gap, the connection between mature tree belt to the south and the ancient woodland will be retained.

4.2.10. A significant proportion (28.4m² or 72%) of the incursion into the ancient woodland buffer is contained within the footprint of the existing public footpath. The footpath aligns with the historical track, as shown in **Figure 6** below. Our on-site observations identified a compacted earth footpath with steep banking in locations. Given the historical and current usage of the footpath, the roots associated with the trees along the footpath will have adapted to the soil conditions likely by preferentially rooting elsewhere where better soil condition exists.



Figure 6: Historical OS map published in 1876 showing the track in yellow outline

4.2.11. Accordingly, there are unlikely to be significant levels of fine fibrous roots beneath the footpath, and whilst structural roots are likely present, these will have adapted to the existing soil condition. Consequently, we consider that it is appropriate to approach the footpath as existing surfaced ground, and the introduction of a new surface that will reduce the extent of loading on the soils will potentially provide an opportunity for the compacted soil to de-compact and begin to be recolonised by soil bioactivity.

4.2.12. The proposed above soil solution ensures that there will be no excavation into the soil within the ancient woodland buffer or within the RPAs of trees within the buffer, and the structural base for the road and the banks are based on a permeable geogrid system with a semi-natural habitat finish (either soil, vegetation or natural surfaces such as gravel) that will allow water and air to penetrate to the soil beneath, thereby ensuring that the RPAs of the retained trees are protected and the ancient woodland buffer continues to function.

4.2.13. The proposals do not alter the existing situation in relation to accessibility to the ancient woodland, there is an existing public footpath that connects to Birchen Wood. The proposals seek to improve the public footpath, which is unlikely to result in any material alteration in terms of the frequency of access or the type of access compared to the current context. As such there will be no alteration of impacts in respect to damage or compaction of the soil, disturbance to wildlife or fly-tipping.

4.2.14. Therefore, in terms of impact to the ancient woodland, there will be no loss or deterioration of the woodland itself and the incursion into its buffer is small. The negligible impact on the buffer zone for the ancient woodland should be considered by the LPA in balance with the benefits the development of the site accrues in terms of much needed housing.

Veteran trees

4.2.15. As set out in section 3.3., the site benefits from four veteran trees. The proposed layout has been designed to accommodate the veteran buffer zones (15x trunk diameter or 5m offset from canopy, whichever is larger) with no roads or dwellings encroaching within the veteran buffer zones.

4.2.16. There are two dwellings (nos. 19 and 26) located within 1m of the buffer zones of oaks nos. 34 and 71. The excavation for foundations will be supervised by an arboricultural consultant and ground protection will be installed to allow for the erection of scaffolding to erect the superstructure of the dwellings without impacting the veteran buffer zones.

4.2.17. As discussed above, the proposals seek to provide footpaths that encroach within the veteran buffer zones of oaks nos. 34, 71, 73 and 74. The footpaths will be installed above the existing ground levels to ensure that there is no excavation and will be finished with a permeable semi-natural surface. The footpath design and extent of incursion is covered in more detail at Section 7 below.

4.2.18. The footpaths are routed outside the drip lines of the veteran canopies, which will limit the potential risk to future users and thus allow for the retention of deadwood habitat and defects that form important habitat niches.

4.2.19. Accordingly, our assessment concludes that there will be no loss or deterioration of irreplaceable habit, and the maintenance and planting of the buffer zone will enhance and maintain the landscape character of the area. Consequently, there is no strong reason for refusing the proposed development on these grounds.

5. TREES TO BE REMOVED

5.1. Details

5.1.1. None of the veteran trees on or adjacent to the site are to be removed to facilitate the proposed development.

5.1.2. To accommodate the proposed development, as shown on the proposed layout plan, 17 individual trees and three groups of trees are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained. In addition, a further three groups of trees (G8, G9 and G13) are to be partially removed as part of the proposals

5.1.3. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
4	English oak	21.5m	1235mm	Mature	B (23)
24	Holly	6m	Avg 8 stems @ 250mm	Mature	C (3)
25	English oak	12m	375mm	Semi-mature	C (1)
26	English oak	15m	520mm	Semi-mature	B (1)
27-30	English oak	Max 7m	Max 215mm	Young	C (1)
42	Sycamore	10m	140mm est.	Semi-mature	C (1)
60	Goat willow	8m	Avg 5 stems @ 190mm	Semi-mature	C (1)
63	English oak	12.5m	275mm	Semi-mature	C (1)
64	Silver birch	14m	260mm 320mm	Semi-mature	C (1)
65	English oak	13m	735mm	Mature	B (1)
66	Goat willow	9m	180mm 170mm 2 stems @ 220mm	Semi-mature	C (1)
69	Silver birch	11m	245mm 160mm	Semi-mature	C (1)
75	Silver birch	11m	285mm	Semi-mature	C (1)
76	Goat willow	9m	225mm 335mm	Semi-mature	C (1)
G5	Various	12m	Avg 225mm	Semi-mature	C (1)
G6	Various	7m	Avg 12 stems @ 100mm	Semi-mature	C (13)
G7	English oak	5m	Avg 100mm	Young	C (1)
G8	Various (partially removed)	4m	Max 3 stems @ 175mm	Mature	C (13)
G9	English oak (partially removed)	Avg 6m	Avg 150mm	Semi-mature	C (1)
G13	Various (partially removed)	Avg 7m	Avg 10 stems @ 100mm	Semi-mature	C (123)

Table 2: Trees to be removed

5.2. Assessment

5.2.1. The site benefits from an abundance of established mature trees of arboricultural, landscape and biodiversity value. The development of the layout has focused on retaining and protecting the valuable arboricultural features of the site. This has allowed the retention and integration into the layout of the veteran oaks nos. 34, 71, 73 and 74 along with the majority of the mature trees on the site.

5.2.2. A calculation of the existing canopy cover of the surveyed trees highlights that there is an existing canopy area, including the off-site trees of 36,000m². The proposals will retain 34,850m² (97%) of the canopy cover, including veteran, notable and aged oaks. As a result, the proposals protect the arboricultural framework of the

site that provides significant benefits for biodiversity, green infrastructure and the visual landscape.

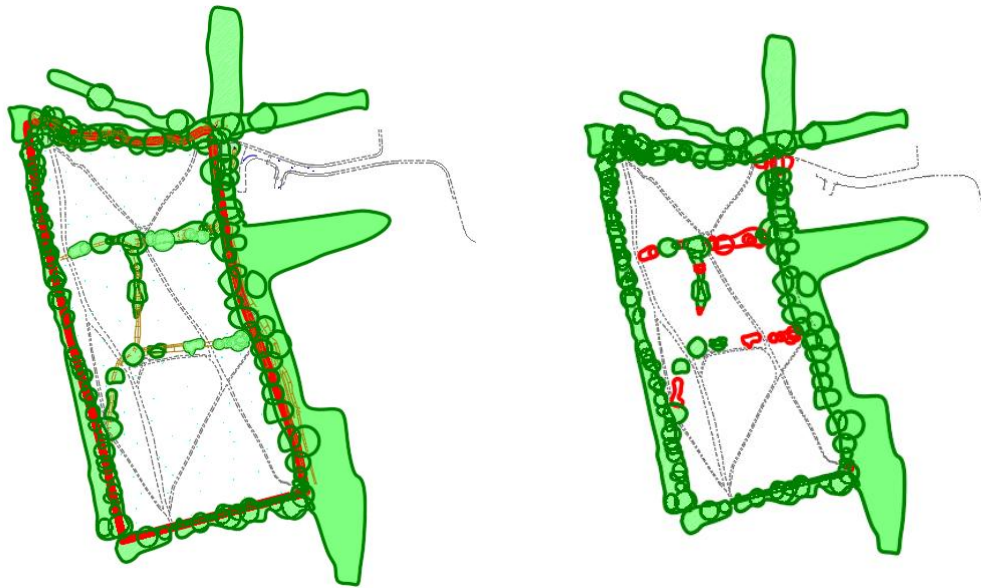
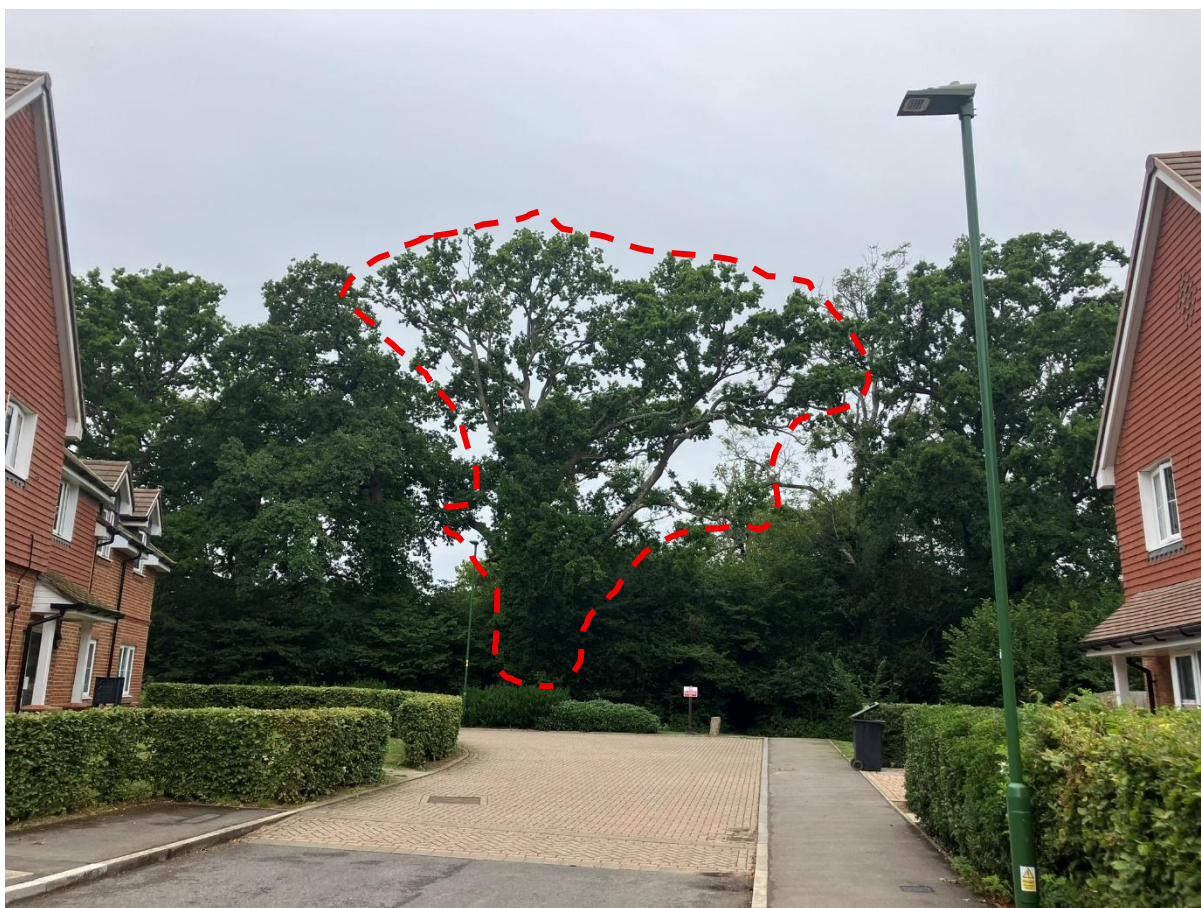


Figure 7: Showing a comparison of the existing canopy cover (left) and the proposed retained green canopy (right) with the proposed canopy for removal shown in red

5.2.3. All trees and groups of trees, except the English oak no. 4, that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

5.2.4. The English oak no. 4, goat willow no. 76 and a 15m section of G13 are to be removed to accommodate the site access. As discussed at 4.2.1 to 4.2.15. above, the proposed access arrangement was subject to extensive scrutiny to establish the most arboriculturally sensitive route into the site, but there were no options that avoided the loss of the oak no. 4.

5.2.5. The oak (no. 4) is a large mature specimen that is readily visible from the public footpath and from Gatesmead, as shown in **Photograph 1** below. The specimen is in poor structural condition with numerous wounds noted on the trunk and in the primary canopy structure. It is also in below average physiological condition with a crown reduction density of between 40 to 50% with a sparsely foliated outer canopy with voids established between the branches.



Photograph 1: Showing the English oak no. 4 to be removed highlighted in red in view from Gatesmead

5.2.6. The overall condition of the oak is poor, which reduces the safe life expectancy of the oak and reduces its contribution to the visual amenity of the area. Nonetheless, the large-canopied oak is a significant feature of the tree belt along the footpath and provides canopy continuity. Accordingly, the removal of the specimen will result in a 15m gap in the tree belt, which will increase the extent of skyline visible from Gatesmead and the footpath.

5.2.7. The retention of the surrounding trees, including the mature trees (nos. 1, 2, 5, 6 and 57) will mitigate the visual impact of the proposed removal by ensuring the mature arboricultural character is retained, and screening visibility of the tree in views from north and south along the footpath.

5.2.8. The landscaping proposals can incorporate new trees along the access that, once established, will grow to compensate for the loss of the oak and to fill in the canopy gap in the tree belt, but it is acknowledged that this will take considerable time.

5.2.9. The proposals will retain 97% of the category 'A' and 'B' trees, with only three category 'B' trees shown to be removed, as shown in **Table 2** above. The removal of oak no. 4 is discussed above; the remaining two specimens (oaks nos. 26 and 65) are to be removed to accommodate development and internal roads.

5.2.10. The categorisation method in the British Standard Recommendations 5837:2012 is designed to provide an easy to understand way of classifying the quality and landscape and cultural value of trees, to allow informed decisions to be made concerning which might be retained or be removed in a development context⁷. However, whatever category is accorded to trees, this does not mean that those trees must, on that basis alone, be retained or removed. The Standard does not recommend that all category 'A' or 'B' trees must be retained; nor does it state that the acceptability in planning terms of proposed tree removals should be considered based on category. More properly, such considerations should be based on planning policy.

5.2.11. Policy DP37 of the Mid Sussex District Plan does not mention BS5837 categories but it does set out the approach that development should take in respect to the retention of trees. It states that proposals that lead to the damage or loss of trees that contribute to the visual amenity value or character of an area and that have landscape, historic or wildlife importance, will not normally be permitted.

5.2.12. The oaks contribute to the internal arboricultural character of the site, but they are largely screened from public vantage points (Gatesmead and public footpaths nos. HAH 46ACU and HAH 47BCU), which ensures that the impact on the arboricultural character of the site is minimal.

5.2.13. The oaks are of at least moderate arboricultural quality with no significant observable defects and established canopies, but partly due to their condition, they do not display a varied range of habitats (deadwood, cavities, tear wounds, epiphytes or ivy) that would result in them being of wildlife importance. Similarly, they are not of sufficient size or age to be of material value for their historic or cultural value.

⁷ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 4.5.2.

5.2.14. As such, the removal of these trees is not contrary to local planning policy and their removal allows for greater developable area that ensures that greater space can be afforded to the most valuable trees (veteran, notable and aged trees).

5.2.15. The remaining trees to be removed are assessed as category 'C': these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

5.2.16. In terms of balancing the proposed removals with the benefits of the scheme, the proposals will provide significant planning benefits and mitigation in the terms of new planting. A full list and description of the benefits of the scheme can be found in the planning statement but are summarised here:

- retention, protection and management of the mature arboricultural features of the site, including the veteran, notable and aged oaks that are of high arboricultural and ecological value;
- contribution to the housing requirements, and economic and social needs of the district;
- contribution towards the provision of a wider housing choice;
- provision of site public open space.

5.2.17. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent only a partial alteration to the main arboricultural features of the site, but only a minor alteration to the wider arboricultural character of the area.

6. TREES TO BE PRUNED

6.1. Details

6.1.1. The south canopy of the ash no. 2 is to be reduced by 2m from branch tips to 5m from the trunk and the west canopy is to be reduced by 3m from branch tips to 6.5m from the trunk.

6.2. Assessment

6.2.1. The ash no. 2 is displaying very low physiological condition with a crown reduction density of between 70 to 80% resulting in a live canopy likely incapable of sustaining the tree. Accordingly, the specimen is high likely to decline rapidly over the following years resulting in an ongoing risk of falling branches and deadwood onto users of the existing footpath and the future users of the access.

6.2.2. The specimen is a mature, located within the ancient woodland buffer. We consider as long as the risks associated with tree can be mitigated through pruning, the specimen should be retained to ensure that the ecological potential of the tree is retained with the development of minor and major deadwood able to provide habitat niches to local fauna.

6.2.3. The proposed pruning will reduce the laterals extending over the sensitive areas (footpath and access) ensuring that the risk of falling deadwood and smaller branches is appropriately managed. The specimen will then need to be surveyed on a regularly basis to assess its safety.

6.2.4. None of the other retained trees are to be pruned. The retained trees will continue to grow but to take account of future canopy growth an analysis of the ultimate genetic crown spreads of the trees shows that none of the large-canopied trees are likely to ever need pruning to keep them clear of the proposed dwellings as they are at a greater distance from them than they are capable of achieving i.e. none of the dwellings or apartments are within 13m of any young, semi-mature or mature specimens of large-canopied species.

6.2.5. None of the proposed dwellings will lie within 6.5m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

7. ROOT PROTECTION AREA INCURSIONS

7.1. Details

7.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.⁸

7.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear⁹, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

7.1.3. Parts of the proposed hard surfacing will encroach within the RPAs of 22 of the trees to be retained. Of the 22 RPA incursions, four are incursions by footpaths into veteran buffer zones, as highlighted in yellow in **Table 3** below.

⁸ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁹ Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA / VBZ	Extent of incursion into RPA	% of RPA	Area of 'EUG' ¹⁰ in RPA	Extent of incursion into EUG	% of EUG
1	English oak	Proposed access road	582.8m ²	108.2m ²	18.6%	524.1m ²	61.1m ²	11.7%
5	English oak	Proposed access road	421.3m ²	91.4m ²	21.7%	380.0m ²	70.2m ²	18.4%
6	English oak	Proposed access road	438.9m ²	3.7m ²	0.8%	396.2.0m ²	0.7m ²	0.2%
21	English oak	Proposed footpath	221.7m ²	28.1m ²	12.7%	n/a	n/a	n/a
22	English oak	Proposed footpath	358.3m ²	19m ²	5.3%	n/a	n/a	n/a
31	English oak	Proposed footpath	456.9m ²	44.4m ²	9.7%	n/a	n/a	n/a
32	English oak	Proposed footpath	421.3m ²	43.5m ²	10.3%	n/a	n/a	n/a
33	English oak	Proposed footpath	421.3m ²	22.6m ²	5.4%	n/a	n/a	n/a
34	English oak	Proposed footpath	706.9m ² / 1346.1m ²	59.8m ²	4.4%	n/a	n/a	n/a
44	English oak	Proposed footpath	624.6m ²	32.5m ²	5.2%	n/a	n/a	n/a
56	English oak	Proposed footpath	346.4m ²	15.9m ²	0.0%	n/a	n/a	n/a
57	English oak	Proposed access road	577.7m ²	142.2m ²	26.8%	531.7m ²	99.7m ²	18.7%
68	English oak	Proposed footpath	466.1m ²	20.6m ²	4.4%	n/a	n/a	n/a
70	English oak	Proposed footpath	581.1m ²	29m ²	5%	n/a	n/a	n/a
71	English oak	Proposed footpath	416.9m ² / 651.4m ²	50m ²	12%	n/a	n/a	n/a
72	English oak	Proposed footpath	513.1m ²	30.2m ²	5.9%	n/a	n/a	n/a
73	English oak	Proposed footpath	475.3m ² / 742.6m ²	72.4m ²	9.9%	n/a	n/a	n/a
74	English oak	Proposed footpath	567.5m ² / 886.7m ²	60.2m ²	6.8%	n/a	n/a	n/a
77	Goat willow	Proposed drainage outfall	184.9m ²	7.3m ²	3.9%	n/a	n/a	n/a
78	Field maple	Proposed drainage outfall	104.2m ²	3.2m ²	3.1%	n/a	n/a	n/a
80	English oak	Proposed boardwalk	593.7m ²	21.4m ²	3.6%	n/a	n/a	n/a
108	English oak	Proposed footpath	338.5m ²	7.1m ²	2.1%	n/a	n/a	n/a

Table 3: Proposed incursions within RPAs and VBZs

¹⁰ 'EUG' – acronym for 'existing unsurfaced ground', as per BS5837: 2012, para. 7.4.2.3: "New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA."

7.2. Assessment

7.2.1. The proposed encroachment into the RPAs of the retained trees can be separated into three distinct types of incursions: the proposed access, the internal footpaths and the proposed surface water outfall.

7.2.2. The context for the proposed access is discussed in detailed in Sections 4 and 5, but to re-iterate that the process as set out in the BS 5837 in respect to arboricultural impacts was undertaken: all options to avoid impacts were exhausted in the first instance and then several options for technical solutions were considered to ensure that the best option was selected that allowed for the retained trees to remain healthy and viable.

7.2.3. The detailed design of the proposed access is set out in the MJA consulting engineering layout (ref:7627-MJA-SW-XX-DR-C-002 P3) submitted with this Application, which sets out the approach in respect to the proposed and existing levels, the construction depths, materials and cross sectional details. The proposed access (carriageway, footway, footpath and embankments) will be installed entirely above the existing ground levels within the RPAs of the retained trees with the culvert pipes laid in the existing ditches, resulting in no excavation within the RPAs of the retained trees.

7.2.4. Where appropriate, the surfaces and the banks will be based on a cellular confinement system filled and finished with suitable porous materials, to minimise soil compaction and to allow water and air to pass through the new surface to the soil beneath. This will ensure that the soil condition will be protected from the construction and subsequent use of the access. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

7.2.5. The extent of proposed surfaces and banking within the RPAs of trees nos. 1, 5, 6 and 57 do not exceed the 20% maximum incursion into existing unsurfaced ground recommended in BS 5837¹¹.

¹¹ BS 5837, paragraph 7.4.2.3.

7.2.6. The proposed hard surfacing will be installed entirely above existing ground levels, will not result in any excavation within their RPAs and will incorporate a suitable cellular confinement system, and because the soil is not a heavy clay and thus susceptible to compaction, there is no reason to suggest that these specimens will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

7.2.7. Our assessment concludes that based on the technical solution for the access, there is no reason to suggest that the retained specimens will not remain viable. There will be no loss of rooting area, and there is a large expanse of soft landscape (grass and wooded tree belt) contiguous with the RPAs that can be exploited by the roots of the retained trees.

7.2.8. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable as there is no loss of rooting area, there are suitable rooting environments contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

7.2.9. The incursions into the RPAs and veteran buffer zones (VBZ) and the remaining 14 trees are by proposed footpaths. These areas extend to no more than 12.7% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837¹². Taking account of existing ground levels and the likely proposed levels of these, these will allow for design and construction of the footpath to be entirely above existing soil level, and accordingly no excavation will be required. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

¹² BS 5837, paragraph 7.4.2.3.

7.2.10. Furthermore, where appropriate, new surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. The proposed finished surface should be semi-natural in appearance within the veteran buffer zones to accord with the current standing advice.

7.2.11. The proposed surface water is required to connect to the existing watercourse along the north site boundary to provide an outfall. The bank of watercourse is tree lined with no clear gaps that allow for the avoidance of RPAs of trees; however, the outfall has been designed to avoid the RPAs of the mature oaks (nos. 57, 80 and 90). The outfall pipe encroaches within the RPAs of the semi-mature goat willow (no. 77) and field maple (no. 78).

7.2.12. Potential adverse impacts can be mitigated through the services being installed in accordance with the NJUG guidance with excavation completed by hand under the direct supervision of an arboricultural consultant. This methodology allows for the retention of significant roots, which will be protected by hessian and kept moist. As such, there is no reason to suggest that the proposed outfall will within these RPAs will result in long term adverse impacts based on the age, physiological condition and small size of incursion.

7.2.13. Furthermore, the proposed service connections (foul water rising main and combined services) will be provided within the build up of the proposed access, which ensures that there will be no excavation to provide underground services.

7.2.14. Our assessment concludes that the layout has proactively responded to the arboricultural constraints with construction buffers being applied to provide additional space beyond the RPAs of the retained large mature oaks nos. 13, 15, 19, 22, 31 to 33, 67, 68, 70, 72, 80 and 90 to ensure that additional protection is provided to mature specimens that are more prone to adverse impacts from development pressure.

7.2.15. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing and the installation of ground protection, as shown on the TPP at **Appendix 4**.

7.2.16. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

8. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

8.1. Shading

8.1.1. As no windows of the main habitable rooms of the proposed dwellings lie within the shadow patterns (an arc between the north-west and the east of retained trees equal to the height of the tree) of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to future pressure to inappropriately fell or prune the retained trees.

8.1.2. It should also be noted that the shadow patterns of the established trees both along the periphery of the site and internally, do not encroach within the private gardens of the proposed dwellings, which mitigates the risk of future occupiers seeking to prune or fell important trees to resolve shading related concerns.

8.1.3. The rear gardens of plots nos. 32 – 34, 36 and 38-40 along the west side of the site back on to the semi-mature belt of trees (G11) growing along the Network Rail embankment. The inclusions of a buffer from the railway ensures that the private gardens will not be shaded to a significant degree.

8.1.4. The future growth of the trees along the boundary has been taken account of with the rear gardens being no closer than 13m from the closest trunks of large ultimate sized trees. As such, the layout has responded positively to future canopy growth.

8.1.5. Similarly, an assessment of future shading has been undertaken with shadow pattern projections based on trees with a height of 20m. The assessment identifies that even when mature the tree belt will shade no more than the western half of these gardens, and in most cases significantly less than half. As such, the eastern half will not be shaded allowing future occupiers to benefit from late afternoon and early afternoon sunlight. The tree belt is deciduous, so during the darkest months, the trees will not be in leaf and thereby allow filtered sunlight into the gardens.

8.2. Apprehension

8.2.1. Apprehension in relation to trees occurs normally when occupiers who live close to the crowns of large trees become fearful that branches, stems or whole trees could fail and harm them or their property. This is most likely to occur if trees are large, particularly in relation to the size or height of the dwellings or apartments, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

8.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might result in future occupants seeking to inappropriately prune or fell trees as a result. This is because the proposed dwellings have been designed to be no closer than 14.5m from the trunks of any retained large-canopied trees (of any age class), which ensures that the canopies of these trees will not grow in close proximity to the buildings, nor will they over shadow or dominate the windows of the properties or amenity spaces, which ensures that relationship between the future occupants and the retained canopies will not result in foreseeable apprehension.

8.2.3. Furthermore, there will be a need for regular monitoring of the trees, so that any defects or decay are noted and acted on to prevent failures that pose a risk to properties or persons. This is no different to the monitoring and maintenance required of most trees in residential context, and as the proposed layout integrates the trees by respecting their existing constraints and taking account of their future growth. As such, there is no evidence to suggest that requests to fell any of these trees because of apprehension will be likely, or that they will be inevitable; or that, if such circumstances did occur, the LPA would not be able to resist any such requests.

8.3. Future requests for consent to fell

8.3.1. Former government advice, contained in the DETR “Blue Book”¹³, stated at paragraph 5.11 (1) (ii) that **“incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”**¹⁴

8.3.2. Whilst this document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk), this is sound advice. This suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

8.3.3. The existing trees will continue to grow in the future, but as discussed above the layout responds proactively to future canopy growth such that the neither the proposed dwellings nor their associated amenity space will result in a poor relationship with the retained trees. As such, future pruning is not considered to be required to mitigate shading or canopy proximity issues.

¹³ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹⁴ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

8.3.4. In time, in common with all trees in urban and suburban areas, it is possible that some pruning will be required to mitigate defects that pose a risk to people and properties, or to prolong the life spans of the mature, aged and veteran trees. However, any future pruning can be controlled by the LPA if desired with the creation of a TPO to protect the trees of high value and to ensure good arboricultural practise is upheld. In this way, the LPA would control both the extent and quality of pruning required.

8.3.5. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹⁵

¹⁵ BS 5837:2012, 5.3.4.

9. MITIGATION AND BENEFITS

9.1. Replacement planting

9.1.1. Apart from the minor alteration to the main arboricultural features of the site as set out above, the proposals incorporate considerable replacement tree planting. The Landscape General Arrangement (ref: 3403-5-2 DR-0001 SO-P1) shows 61 new trees on the site, including tree lined roads, native trees within the soft landscaped areas around the internal mature trees and 20 trees between the southern edge of development and the southern boundary.

9.1.2. This will mitigate the proposed removals identified above, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site. The establishment of the replacement planting will progressively reduce the magnitude of the impact of the proposed removals on the character and appearance of Gatesmead and the public footpath.

9.2. Tree management

9.2.1. The proposals will have benefits on those trees to be retained, in that it will prompt an enhanced frequency and standard of management, possibly including supplemental watering, mulching and formative pruning; and may benefit from proposed buildings that provide wind shelter and thus lower physical or structural stress.

9.2.2. In addition, the proposals will allow the trees to contribute to surface water runoff and to the prevention of soil erosion, it will maintain and continue to provide wildlife habitat, and it will allow the trees to continue to sequester and store carbon.

9.2.3. The principal aim of a veteran tree management plan (discussed below) is to secure the adoption of a strategic and integrated approach to the management and maintenance of the existing veteran and notable trees on the site, and to ensure their retention and successful integration into the proposed development.

9.3. Veteran, notable and aged tree management

9.3.1. At this stage in the process, it is appropriate to outline the parameters of a management plan and to allow the detail to emerge pre-commencement once the detailed design is underway. The main objectives of the management plan would be as follows:

- to take appropriate measures to safeguard or improve the structural integrity of the trees to minimise the risk of life-shortening structural failure;
- to safeguard or improve the structural integrity of the trees to minimise the risk of structural failure and consequent risk of harm to people or property;
- to protect the trees from avoidable damage;
- to enhance the trees' vitality and physiological condition;
- to protect and enhance the soil in which the trees are growing;
- to protect the habitats the trees provide;
- to protect and enhance surrounding vegetation that may provide nectar or pollen sources essential to birds or insects using these habitats; and
- to provide a mechanism for monitoring and reviewing the implementation of the veteran tree strategy.

9.3.2. To achieve the objectives, the management plan will need to be a phased plan covering pre-commencement of development, construction and post development. An outline management schedule is shown below at **Table 4**.

Order	Timescale	Activity
1	Pre-commencement	Arboricultural and ecological inspections of all veteran and notable trees. To include Chlorophyll Fluorescence testing to provide a benchmark of vitality against which future monitoring can be quantified
2	Pre-commencement	A detailed arboricultural method statement completed based on the detailed design elements for construction with co-ordination of site logistics, services, landscaping and drainage to avoid conflict or impacts with the veteran trees.
3	Pre-commencement and site preparation	Arrange pre-commencement site meeting with developer's contract or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend
4	Pre-commencement and site preparation	Erection of tree protection fencing and site hoarding, including fencing around veteran and notable trees; in accordance with the detailed method statement
5	During construction	Ongoing and regular checks of the trees and the effectiveness of tree protection measures as part of on-going arboricultural monitoring
6	During construction	Landscaping and planting, in accordance with the detailed method statement.
7	Prior to completion of development	Assessment of monitoring records along with a re-inspection of the veteran and notable trees physiological and structural condition and response to any management works undertaken. This will feed into a detailed post-development management plan.
8	On completion of development	Commence inspection regime and fixed point photographic record of trees' physiological and structural condition and response to any management works undertaken
9	Three years after completion of development	Full review of the trees' response and adaptation to their new environment; review and update of management strategy based on conclusions drawn

Table 4: Outline veteran and notable tree management plan

10. CONCLUSIONS

10.1. Summary

10.1.1. There are no incursions into the adjacent ancient woodland and consequently, the proposals will not result in any loss of irreplaceable habitat

10.1.2. The proposed banking and build up for the access and footpath encroaches within the 15m buffer of the ancient woodland, but these will be provided above the existing soil surface, be semi-natural in appearance and will not result in changes to the soil condition within the buffer and consequently, the proposals will avoid any potentially harmful effects on irreplaceable habitat and will comply with current UK Planning and development guidance.

10.1.3. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran or notable trees and no category 'A' trees are to be removed. The proposed removal of individuals and groups of trees will represent a partial alteration to the main arboricultural features of the site, with the greatest alteration being to the tree belt along the east site boundary in views from Gatesmead. Nonetheless, the retention of 97% of the existing canopy cover, including the majority of mature trees ensures that the mature arboricultural character of the site is protected. Accordingly, the proposals will result in a minor alteration to the overall arboricultural character of the site, which will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

10.1.4. The proposed pruning of the ash no. 2 is required to manage the risk that it poses to the existing public footpath and the proposed access, which should be undertaken irrespective of the development. No other trees are to be pruned and the proposed layout takes account of future canopy growth to ensure that the retained trees will not be pruned to accommodate construction or to mitigate common concerns such as shading or proximity to properties.

10.1.5. The incursions into the Root Protection Areas of trees to be retained are within acceptable limits, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

10.1.6. None of the proposed dwellings or amenity spaces are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure to inappropriately fell or prune the retained trees.

10.1.7. The proposed mitigation and arboricultural benefits of the proposals are significant; and provide more than adequate restitution for the only partial alteration to the main arboricultural features of the site.

10.2. Compliance with national planning policy

10.2.1. As the proposals will retain most of the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

10.2.2. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 162 of the National Planning Policy Framework.

10.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

10.3. Compliance with local planning policy

10.3.1. The proposed development retains all veteran, notable and aged oaks with appropriate buffers provided and this will protect them from development pressures. Whilst the majority of trees proposed for removal are small or of lower quality, several trees are of moderate arboricultural and landscape value. The proposed removals have provided the necessary space for access and development and the protection of the important arboricultural features, so their removal should be balanced against the benefits of these.

10.3.2. The retention of 97% of the existing canopy cover in the local area, including the majority of mature trees ensures that the mature arboricultural character of the site is retained. Furthermore, the proposed tree planting, subject to successful establishment, has the potential to mitigate the proposed removals and provide an increase in canopy cover once mature, which will improve the site's green infrastructure network and arboricultural character. Accordingly, the proposals comply with Policy DP 37 of the adopted Mid Sussex District Council District Plan 2014 - 2031 and Policy DPN4 of the Mid Sussex District Plan 2012-2039 Submission Draft (December 2023).

10.4. Compliance with neighbourhood planning policy

10.4.1. As the proposed development protects the mature arboricultural character of the site, positively incorporates the retained trees into the layout with regards given to future canopy growth, and provides a comprehensive planting plan to mitigate tree loss, it complies with Policy E9 of the made Neighbourhood Plan (December 2016).

10.5. Conclusion

10.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹⁶, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹⁷ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3.]We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁸. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

¹⁶ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

¹⁷ Ibid., 4.4.2.7

¹⁸ Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;¹⁹

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are or contribute to the visual amenity value or character of an area, and or that have landscape, historic or wildlife importance, such that their removal would be contrary to local planning policies: specifically, Policy DP37 of the Mid Sussex District Council Local Plan, as set out above; and

A1.2.5. our assessment of the trees’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **“need not necessarily be a significant constraint on the site’s potential”**²⁰.

A1.2.9. Moreover, BS 5837 states that **“.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal”**²¹.

A1.2.10. The ‘Root Protection Areas’ (RPAs)²² of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the

¹⁹ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

²⁰ BS 5837, 4.5.10.

²¹ Ibid., 5.1.1.

²² Ibid., paragraph 3.7. “The minimum area around a retained tree “deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.”

RPA's (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with properties and development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day²³.

A1.2.12. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.13. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

A1.2.14. The TCP was then used to inform the siting of the proposed dwellings and areas of hard surfacing, about both of which we were consulted on several occasions during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

²³ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to

resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Ground protection

A2.6.1. To allow space for scaffolding for plots nos. 19 and 26 within the veteran buffer zones of oaks nos. 34 and 71 protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ('Ground-Guards' or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A2.7. Proposed hard surfaces within RPAs

A2.7.1. To prevent unacceptable root damage, proposed access, footpath and banking located within the RPAs of tree nos. 1, 5, 6 and 57 shall be constructed to the specification given below, in accordance with the recommendations of Section 7.4 of British Standard BS 5837. An illustration of these principles can be found at *Figure 3* below.

A2.7.2. Within RPAs there shall be no lowering of existing soil level and no digging will be undertaken: all parts of proposed hard surfaces shall be constructed above existing ground level. This is to ensure that roots are not severed, soil is not compacted, and oxygen can continue to reach roots beneath the engineered surface. No stripping of turf or topsoil shall be undertaken: herbaceous (non-woody) vegetation should be cut as close to ground level as possible and be raked off by hand; shrubs will be grubbed out using hand tools, and tree stumps will be ground out rather than dug or grubbed out.

A2.7.3. Any hollows shall be filled with sharp sand; and to prevent compaction of the soil structure, a biaxial geotextile grid (**'geogrid'**, such as 'Tensar') or a permeable **geotextile membrane** (such as 'Treetex' or 'Terram') of an appropriate specification for the particular characteristics of the soil and for anticipated loads shall be laid on the ground beneath the footprint of the proposed hard surface, and be secured with pegs or pins driven through it into the ground.

A2.7.4. Edge supports of an appropriate size and strength should be laid above ground level, flat on the geogrid itself, secured with pegs or pins driven into the ground. The outer side of the edge supports should be banked up with utilising geogrids until the build-up is below the geogrid depth, there after the level will be graded down to existing ground level with top soil.

A2.7.5. A perforated cellular confinement system (**'geoweb'**) shall then be laid above this. The grade and type of this web shall be selected by a structural engineer to ensure that anticipated loads can be supported without causing any additional compaction of the soil structure beneath. A 200mm standard cell width should be used; cell depth should normally be a minimum of 200mm for carriageways. Where more than one strip of geoweb needs to be employed, the cellular structure will be maintained by stapling adjacent sections together using 10mm galvanised staples.

A2.7.6. The geoweb shall be filled with an angular aggregate with a particle size of between 15mm and 40mm, with no fines (to permit vertical gaseous diffusion). Care will be taken that trucks do not drive onto the area to deposit the aggregate; it should be tipped at the edge of the area and then pushed into position and compacted so that machinery moves only on the sub-base and not on the ground either side of it. A temporary wearing course may, if necessary, be laid above this for the duration of the construction works.

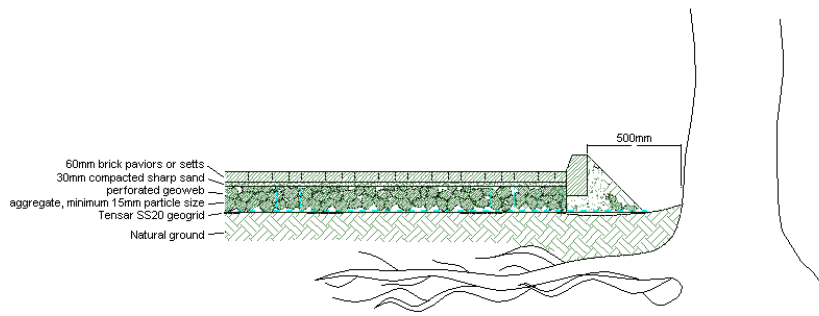


Figure 1 Illustration of a typical above-soil hard surface next to trees.

A2.7.7. A permeable **geotextile membrane** (such as 'Treetex' or 'Terram') will be laid on top of the geoweb to prevent sand or other materials used as the base of the wearing course falling into the no-fines aggregate below.

A2.7.8. The wearing courses shall be of a permeable and gas-porous nature such as washed gravel, shingle, cobbles or dry-jointed paviours, bricks, or blocks on a sand foundation. Permeable tarmacadam may be acceptable; concrete and binding gravels (such as hoggin) should not be used except for footpaths.

A2.7.9. Construction should be undertaken in dry weather; ideally this should be between May and October when the soil is at its driest and least prone to compaction.

APPENDIX 3

Tree Survey Schedule



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Tree Survey Schedule

Land North of Old Wickham Lane, Haywards Heath

July 2025

SJA ref: 25245-01

Tree Survey Schedule: Explanatory Notes

Land North of Old Wickham Lane, Haywards Heath

This schedule is based on a tree inspection undertaken by Finn Cullerne and Tom Hovell of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Monday 28th, Tuesday 29th and Wednesday 30th July 2025. Weather conditions at the time were clear, dry and bright on Monday and overcast with occasional rain on Tuesday and Wednesday. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1". Tree nos. with no prefix are individual trees; trees with the prefix 'G' are groups of trees; the prefix 'H' refers to hedges or hedgerows; and the prefix 'W' refers to woodlands.

2. TPO no.

Number assigned to tree in the Mid Sussex District Council Tree Preservation Order no. CU/05/TPO/83, as shown in the TPO schedule and plan.

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on Table 1 of the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

- (1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (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.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

- (1) Unremarkable trees of very limited merit or of 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, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Land North of Old Wickham Lane, Haywards Heath

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
1		English oak	21m	1135mm	N 10m E 12m SE 12.9m S 9.1m W 5m	6m	5m	Mature	Below average	Indifferent	Off-site tree; growing on S bank of stream with large surface roots along bank and to S; large depressions between buttress roots with two cavities (25mm tall, 100mm wide) between S and SE buttress roots, which can be probed to 700mm, indicating significant area of heartwood decay; single upright trunk; main unions tensile; major deadwood noted up to 175mm diameter and 6m long; epicormic response growth present; canopy separation between main branches; crown density reduction between 30 to 40%; two branches with tip dieback but no overall canopy retrenchment and no stag headed limbs; foliage typical in terms of colour and size throughout canopy, including inner and outer canopy; no fungal activity or epiphytes noted and no visible lichen; co-dominant canopy; significant component of the group in which it stands; readily visible from Gatesmead and PRow no. 47bCU; mature specimen, but not a veteran as it shows no crown retrenchment and insufficient ancient characteristics.	B (123)
2		Ash	22m	1140mm	N 3m E 5m S 7m W 9.5m	4m	7m	Mature	Low	Poor	Off-site tree; crown density reduction of 85% with such limited live canopy specimen is a state of-terminal decline; position adjacent to PRow no. 47bCU makes it unsuitable for retention; of very short-term potential.	U
3		English oak	23m	1130mm	N 12m E 11.5m S 11m SW 10.5m	6m	3m	Mature	Average	Moderate	Off-site tree; growing on S stream bank with prominent buttress roots along bank side; two 90mm wide cavities in depression on S trunk, exposing heartwood decay; single upright trunk; low branches lost or pruned to 6m with wounds forming open cavities up to 250mm dia; main unions tensile; lateral branches growing to S torn with 1m long and 400mm wide at 7m and 8m from trunk; major and minor deadwood noted throughout canopy; established epicormic reaction growth; sparse outer canopy in upper E canopy, but no evidence of canopy retrenchment or overall canopy senescence; crown density reduction of 15%; broad co-dominant canopy; significant component of the group in which it stands; readily visible from Gatesmead and residential properties to S, E and N; of long-term potential; mature specimen, but not a veteran as it shows no crown retrenchment and insufficient ancient characteristics.	B (23)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
4		English oak	21.5m	1235mm	NE 12.6m E 6.7m SE 4.1m SW 8.1m W 8.5m NW 11.4m	5.5m	6m	Mature	Below average	Poor	Full visibility of trunk base impeded by dense bramble; large 400mm wide, 5m tall wound on N trunk with missing bark and decayed sapwood but no heartwood decay noted; prominent buttress root to NW; swale and road installed to E of trunk within rooting environment; no evidence of trunk hollowing; ivy-covered; upright trunk; main unions tensile; major and minor deadwood noted up to 300mm diameter; extended branch to SW failed 12m from trunk with 1m long, 350mm diam. wound; sparsely foliated with canopy separation between main branches indicating specimen of reduced physiology; crown density reduction of 50%; epicormic response present but muted; co-dominant canopy; significant component of group in which it stands, readily visible from Gatesmead and public footpath; mature specimen, but not a veteran as shows no crown retrenchment or significant heartwood decay at base or on trunk.	B (23)
5		English oak	19m	965mm	N 5m E 8.5m S 10m W 11.7m	8m	3m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots in all directions with cavities forming in depressions; upright trunk with shallow lean to S; main unions tensile; deadwood typical of species with major and minor deadwood present; suppressed canopy over topped by larger oak to N; significant component of the group in which it stands; readily visible from public footpath and Gatesmead.	B (1)
6		English oak	19m	985mm	N 10.1m E 9m S 10.4m	5m	E 5m W 3m	Mature	Average	Indifferent	Prominent buttress roots elongated along line of boundary ditch to N and S; single upright trunk; main unions tensile; 400mm, 6m long deadwood at 6m in N canopy; light ivy-cover; apical leader torn out at 15m with 400mm wide, 700mm long wound, exposing sound heartwood; crown density reduction of 30%; co-dominant canopy; significant component of the group in which it stands; readily visible from PRoW no. 47bCU and contributes to E boundary tree line.	B (2)
7		English oak	19m	865mm	N 5m E 9.7m SE 9.8m S 7.5m W 5.5m	7m	E 6m W 10m	Mature	Below average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; ivy-covered; main unions tensile; suppressed canopy; crown density reduction of 35% with sparse outer canopy and epicormic reaction growth and minor tip dieback; significant component of the group in which it stands; readily visible from public footpath and residential area to E.	B (1)
8		English oak	18m	615mm ivy	N 6.7m E 8m S 6.6m W 9.8m	5m	6m	Mature	Average	Moderate	Off-site tree; buttress flare consistent with woodland grown specimen; single upright trunk; ivy-covered; main unions tensile; above average deadwood, tip dieback and epicormic response growth indicate reduced physiological condition; mutually suppressed canopy forming significant component of group in which it stands despite being smaller than surrounding oaks; visible from PRoW and residential properties to E.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
9		English oak	23m	1005mm ivy	N 6m E 11m S 10m W 11.5m	7.5m	5m	Mature	Below average	Moderate	Off-site tree; heavily ivy-covered; 50mm girdling root on W buttress; single upright trunk; min unions tensile; major and minor deadwood present; crown density reduction of 40% with sparse foliage with poor epicormic response; dominant canopy; significant component of the group in which it stands; readily visible from public footpath and the residential properties to E, but likely of medium-term potential only.	B (2)
10		English oak	22m	955mm	N 5m E 10m S 8m W 11.6m	6m	5m	Mature	Average	Indifferent	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; 400mm diameter wound at 4m on N trunk with epicormic response; 0.7m, 300mm diameter tear wound at 10m on W trunk; deadwood typical of species and age; dominant canopy; significant component of the group in which it stands; readily visible from public footpath and residential properties to E.	B (12)
11		English oak	21m	690mm	N 3m E 6m S 7m W 9m	12m	10m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; all but narrow woodland grown specimen with high canopy; mutually suppressed canopy; inessential component of the group in which it stands.	B (1)
12		English oak	18m	590mm ivy	N 4m E 2m S 9.1m W 5m	7m	10m	Mature	Below average	Poor	Growing on soil bund between the convalescence of three ditches with buttress and surface roots exposed; ivy-covered; abundant deadwood; heavily suppressed; inessential component of the group in which it stands.	C (23)
13		English oak	21m	960mm	N 11m E 5m S 9m SW 13.1m W 11.1m NW 11.6m	3.5m W	2m	Mature	Below average	Moderate	Growing on soil bund between the convalescence of three ditches; prominent buttress roots along bund; upright trunk becoming twin-stemmed at 6m with tensile union; major deadwood up to 200mm diameter; dense proliferation of stems from 7m with acute unions, no evidence of branch bark inclusions; broad spreading canopy; dominant canopy; significant component of the E boundary tree line, readily visible across the fields to W and visible but not prominent from public footpath to E.	B (23)
14		English oak	21m	640mm	N 7m NE 9m E 8m S 4m W 6m	11m	10m	Mature	Below average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; co-dominant canopy; crown density reduction of 30%; significant component of the group in which it stands.	B (1)
15		English oak	17m	1010mm	N 9.3m E 2m SE 10m S 11.8m SW 10.4m W 11m	5m	2m	Mature	Below average	Poor	Prominent buttress roots growing to N and S along boundary soil bund; no cavities or evidence of trunk hollowing; single upright trunk; main unions tensile; major deadwood up to 250mm diameter present; stag headed apical leader, but no other retrenchment noted; no epiphytes, fungal activity or large cavities noted; significant component of the group in which it stands; but not a veteran as not of demonstrably great age relative to others of the same species and shows no evidence of changes to trunk development, or significant decay features.	B (3)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
16		Sycamore	18m	645mm	N 3m E 0.5m S 4m SW 8m W 9.5m NW 6m	9m	9m	Mature	Below average	Indifferent	Off-site tree; twin-stemmed from 2m with fused stems from 2m but no union merge to 0.7m; stem and canopy bias to W; holly trunk crossing S stem; co-dominant canopy; visible from footpath but an inessential component of the group in which it stands.	C (12)
Tree Survey Schedule		English oak	21m	630mm	N 5m E 4m S 4m W 8m NW 7m	4m	7m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; high canopied woodland grown specimen with mutually suppressed canopy; visible but not prominent in views from the public footpath; significant component of the group in which it stands.	B (1)
18		English oak	21m	850mm	N 9m E 13m SE 14m S 9m W 3m	7m	E 1m W 8m	Mature	Average	Indifferent	Off-site tree; trunk leans to SE by 20 degree; heavy canopy bias to SE; broad co-dominant canopy; storm damage noted in upper canopy forming wound with semi-mature regrowth; significant component of the group in which it stands.	B (2)
19		English oak	22m	1200mm	N 10.2m E 8.1m S 11.7m SW 8.7m W 9m NW 7.7m	3.5m W	2m	Mature	Average	Moderate	Growing on soil bund along field boundary; prominent buttress roots to N and S; no visible cavities or evidence of trunk hollowing, visibility of base impaired by dense holly sucker growth; single upright trunk; main unions tensile; historically lost low limbs (up to 300mm) on S and SE trunk, well occluded; abundant deadwood through out canopy with major deadwood up to 200mm diameter; 1.5m long, 100mm wide tear wound on E canopy at 12m; sparse outer canopy but no tip dieback with crown density reduction of 25 to 30%; dominant canopy; significant component of the group in which it stands; contributes to E boundary tree line and visible from public footpath to E; but not a veteran as shows no crown retrenchment, changes to trunk development, or significant decay features	B (123)
20		English oak	20m	710mm	N 6m E 3.5m S 3m SW 6m W 10m	2m	2m	Mature	Average	Moderate	Several tight clusters (90mm diameter) of orange fungal fruiting bodies consistent with spindle shank (<i>Gymnopus fusipes</i>) around base; single upright trunk; main unions tensile; no evidence of physiological decline in canopy; inessential component of the group in which it stands.	B (1)
21		English oak	21m	700mm	N 8m E 6.5m S 5.8m W 10m	5m W	2m	Mature	Average	Indifferent	No significant defects observed at base; single upright trunk; main unions tensile; partially failed lateral branch hung up in N canopy at 13m, 300mm diameter; mutually suppressed canopy; significant component of the group in which it stands.	B (2)
22		English oak	20m	890mm	N 8.4m E 10.4m S 7.7m W 13.5m	3m SW	E 12m W 0m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; light ivy cover; young epicormic response resulting in dense canopy but indicates recent response to additional light, potentially due to death of oak to SE; significant component of the group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
23		English oak	16m	550mm est.	7m	6m	7m	Mature	Low	Poor	In significant, immediate & irreversible overall decline with crown density reduction of 90%.	U
24		Holly	6m	400mm 320mm 310mm 260mm 215mm 190mm 150mm 140mm	N 3m E 4.1m SE 6m S 5m W 5.2m	0m	0m	Over-mature	Low	Indifferent	Prominent buttress roots to E and W along soil bund; multi-stemmed from ground level to 2m with very acute unions showing evidence of branch bark inclusions, extensive crossing and rubbing branches above mitigating the structural weakness at union; major deadwood noted, including largest stem; stag head with sparse outer canopy noted with more vigorous foliage in the inner canopy; visible in glimpses from public footpath but of limited landscape impact due to small size.	C (3)
25		English oak	12m	375mm	N 7.3m E 7.4m S 2m W 4m	1.5m W	0.5m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; mutually suppressed canopy; inessential component of the group in which it stands.	C (1)
26		English oak	15m	520mm	N 3m E 5m S 8.5m SW 8.6m W 7.5m	2m	0.5m	Mature	Average	Moderate	No significant defects observed at base; single trunk; main unions tensile; co-dominant canopy; significant component of the group in which it stands; screened in views from public footpath, visible as part of E boundary tree line but not prominent.	B (1)
27-30		English oak	#T27 7m #T28 5m	#T27 215mm #T28 205mm #T29 180mm #T30 160mm	3.5m	0.5m	1m	Young	Average	Moderate	Row of young oaks; of at least moderate quality but of limited value due to young age and small size; readily replaceable.	C (1)
31		English oak	22m	1005mm	N 6.4m E 12m S 7.8m W 9.6m	4m W	E 7m W 0m	Mature	Average	Moderate	No significant defects observed at trunk base; single upright trunk; historically lost apical leader with a 450mm diameter wound at 6m on central trunk with sound heartwood exposed; two tear wounds at 6m (300mm diameter) and 7m (400mm diameter) on trunk, forming open cavities, sound heartwood visible; lateral branches formed apical dominance with the main stem formed with a bias to the E at a 30 degree angle before correcting at 12m; light epicormic growth noted in inner canopy and slight sparse outer canopy; overall crown density reduction of 15%; lower canopy to W crown lifted to 6m with subsequent semi-mature regrowth from pruned stubs; co-dominant canopy; significant component of the group in which it stands; readily visible from public footpath; contributes to E boundary tree line.	B (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
32		English oak	19m	965mm	N 6.2m E 7.6m S 7.4m W 7.4m	3m	3m	Mature	Below average	Poor	Large 1.2m wide, 1.7m tall wound on N trunk base forming open cavity (300mm wide, 1.2m tall), exposing blackened (likely charred) internal wood; wound occurred due to co-dominant stem failure, failed stem resting on ground to N; 7m bark merge extending above large wound basal wound with bark morphology consistent with wound merge margin; 1.5m, 250mm diameter tear wound at 12m in E canopy, failed limb on ground; main unions tensile; 100mm woodpecker hole on E trunk at 18m; epicormic reaction growth noted; slightly sparse outer canopy with minor deadwood and tip dieback noted, indicating being under physiological stress; co-dominant canopy; significant component of the group in which it stands; readily visible from public footpath; contributes to E boundary tree line.	B (3)
33		English oak	21m	965mm	N 7.8m E 7m S 8.2m W 9.6m NW 9.9m	4m W	W 0.5m	Mature	Average	Indifferent	No significant defects observed at base; single upright trunk; main unions tensile; lower W branches historically pruned or failed 8m from trunk with tear wounds at 10m above ground level spread across W canopy branches, wounds up to 200mm diameter; dense epicormic response growth, potentially in response to decline of large ash to E; dominant canopy; significant component of group in which it stands; contributes to E boundary tree line and visible but not prominent in views from public footpath.	B (12)
34		English oak	23m	1380mm	N 6.9m E 10.3m S 8m SW 14.2m W 12.7m NW 12.6m	5m	1m	Veteran	Below average	Poor	Prominent buttress root to N; aged annual fungal fruiting body, 120mm wide, 200mm long, on NE trunk base, young emerging yellow bracket at 0.3m above aged bracket; all consistent with Ganoderma resinaceum; three fungal fruiting bodies consistent with spindle shank (Gymnopus fusipes) on surface root to 0.6m N of trunk; series of black lesions above from 0.5m to 7m on W trunk; twin-stemmed from 6m with tensile union; deadwood up to 8m long and 200mm diameter; epicormic response growth in inner canopy with sparse outer canopy indicative of developing senescence and crown retrenchment; crown density reduction of 30 to 40%; significant component of group in which it stands; contributes to E boundary tree line and visible but not prominent in views from public footpath.	A (3)
35		English oak	19m	1105mm	N 11.5m E 5m S 6m SW 12m W 11.9m	4.5m E	S 7m	Mature	Average	Indifferent	No significant defects observed at base; single upright trunk; main unions tensile; suppressed by larger oak to E; 2m long, 200mm wide tear wound at 12m in S canopy; canopy bias to W over site; significant component of the group in which it stands; contributing to the E boundary tree line and visible from public right of way to E; not a veteran as not of demonstrably great age relative to others of the same species and shows no evidence of crown retrenchment, changes to trunk development, or significant decay features.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
36		English oak	27m	1745mm	N 12.2m E 12m S 12.5m SW 13.5m W 10.9m	7m	8m	Mature	Average	Moderate	Off-site tree; large diameter growing on soil bank to E of public footpath; with prominent buttress roots to N and S; surface roots exposed 1.2m from trunk; large depressions between buttress roots, but no evidence of cavities or trunk hollowing; single upright trunk; main unions tensile; major deadwood up to 350mm diameter noted in canopy; dense proliferation of branches at 12m with branches competing for apical dominance resulting in broad canopy; 2.5m, 500m wide tear wound in W canopy at 13m; 1m long at S canopy at 14m; dominant canopy; crown density reduction between 5 to 10%; not a veteran as it shows no evidence of crown retrenchment or changes to trunk development, but very large and locally notable; significant component of the group in which it stands forming a significant canopy along the E boundary tree line; readily visible from public footpath.	A (3)
37		English oak	20m	1175mm	N 9m E 9m S 7m W 10.5m	5.5m E	2m	Mature	Average	Indifferent	Hollow trunk with buttress roots forming 'Eiffel tower' structure with stilt like buttress roots with internal heartwood decayed, buttress roots and trunk adaptation sufficient for stability; three-stemmed from 5.5m with tensile unions; ivy-covered; 2m tear wound in E canopy at 12m; evidence of storm damage in upper canopy with tear wounds up to 150mm diameter; open cavity (approx. 150mm diameter) on lateral branch growing to SE, 7m from trunk, at 10m above ground level; minor and major deadwood with minor deadwood concentrated in upper canopy; crown density reduction of 30%; dominant canopy; significant component of the group in which it stands; contributes to E boundary tree line and visible from public right of way to E.	B (23)
38		Holly	14m	580mm	N 4.6m E 6m S 5.9m W 3.3m	1.7m	0m	Over-mature	Below average	Indifferent	Dense suckering around base; multi-stemmed from between 2m and 4m with acute unions, fusing and crossing branches above; major deadwood noted; inessential component of the group in which it stands.	C (3)
39-40		Sycamore	13m	#T39 315mm 220mm 180mm #T40 220mm 2 stems @ 180mm	N 2m E 3m S 5.5m W 5.5m	1m	0m	Semi-mature	Average	Poor	Multi-stemmed sycamores; canopies heavily damaged by squirrels with numerous wounds resulting in girdled branches; inessential components of the group in which they stand.	C (1)
41-42		Sycamore	10m	#T41 175mm #T42 140mm est.	3m	3m	3m	Semi-mature	Average	Indifferent	Unremarkable trees of very limited merit.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
44	CU/05 /TPO/ 83:T4 4	English oak	20m	1175mm	N 8.1m E 9m S 10m W 9m NW 8.9m	3m NW	SE 5m NW 0m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; triple-stemmed from 9m with tensile unions; major deadwood noted; dominant canopy; not a veteran as not of demonstrably great age relative to others of the same species and shows no evidence of crown retrenchment, changes to trunk development, or significant decay features; significant component of the group in which it stands readily visible from PRoW no. 47bCU to the E and 46aCU to S.	B (123)
45	CU/05 /TPO/ 83:T6 9	Blue cedar	18m	1010mm	N 10m E 10m S 10.8m W 10m	2m	2m	Mature	Average	Moderate	Off-site tree; no access to base so all measurements estimated; no significant defects observed in views from PRoW no. 46aCU; of at least moderate quality; significant component of the group in which it stands; readily visible from public footpath and contributes to the S boundary tree line.	B (12)
46	CU/05 /TPO/ 83:T7 0	Deodar cedar	14m	550mm est.	5m	2m	3m	Semi-mature	Below average	Moderate	Off-site tree; no access to base so all measurements estimated; above average deadwood and reduced foliar density; readily visible from public footpath to S and field to N but less prominent than surrounding trees due to smaller size.	C (12)
47	CU/05 /TPO/ 83:T7 2	Blue cedar	18m	700mm est.	N 9.5m E 7m S 9.5m W 8m	3.5m	5m	Mature	Below average	Moderate	Off-site tree; no access to base so all measurements estimated; 1m long, 100mm diameter tear wound on N low limb over site; reduced foliar density; of no more than moderate quality; significant component of the group in which it stands; readily visible from public footpath and contributes to the S boundary tree line.	B (12)
48-49	CU/05 /TPO/ 83:T7 3	Leyland cypress	16m	#T48 650mm #T49 650mm est.	6m	5m	2.5m	Mature	Below average	Indifferent	Off-site trees with no access to bases so all measurements estimated; typical specimens of species with tight unions; tip dieback and area of foliage browning noted in canopies; readily visible from public footpath and contributes to the S boundary tree line.	C (12)
50	CU/05 /TPO/ 83:T7 7	White poplar	25m	1000mm est.	N 7m E 9m S 11m W 11m NW 10.6m	2m	N 8m	Mature	Average	Indifferent	Off-site tree; no access to base so all measurements estimated; high canopied to N due to historical pruning to lift canopy; twin-stemmed from 2m with tensile union; significant component of the group in which it stands; large, dominant canopy making significant contribution to S boundary tree line; visible from footpath to S.	B (12)
51	CU/05 /TPO/ 83:T8 0	Copper beech	17m	650mm est.	N 8m E 6m S 7m W 7m	2.5m	N 0m	Mature	Average	Moderate	Off-site tree; no access to base so all measurements estimated; of assumed moderate quality, no significant visible defects observed from public vantage points; co-dominant canopy; significant component of the group in which it stands.	B (12)
52	CU/05 /TPO/ 83	Scots pine	19m	475mm	5m	9m	9m	Semi-mature	Average	Moderate	Off-site tree; No significant defects observed at base; single upright trunk; main unions tensile; high canopy.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
53	CU/05/TPO/83	Leyland cypress	18m	700mm est.	8m	2m	3m	Mature	Below average	Indifferent	Off-site tree; tip dieback and area of foliar browning noted in canopy; readily visible from public footpath and contributes to the S boundary tree line.	C (2)
54		English oak	18.5m	600mm	N 10m E 9.8m S 9m W 9.5m	2.5m	0.5m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; dominant canopy; significant component of the group in which it stands; contributes to W boundary tree line, but largely screened in views from public vantage points (footpath to S).	B (1)
55		English oak	22m	920mm	N 12m E 11m S 10m W 8m	4m	E 2.5m W 7m	Mature	Average	Moderate	Off-site tree; No significant defects observed at base; single upright trunk; main unions tensile; broad spreading canopy; dominant canopy; significant component of the group in which it stands; readily visible from footpath and in views across field to E.	B (123)
56		English oak	18m	875mm	N 9m E 6m S 7.4m W 8m NW 9.8m	3m S	5m	Mature	Below average	Indifferent	Off-site tree; single upright trunk; above average deadwood and sparse foliar density; mutually suppressed canopy; significant component of the group in which it stands; readily visible from PRoW no. 47bCU.	B (23)
57		English oak	20m	1130mm	N 11m E 10m S 10.7m SW 12.8m W 12m	5m W	S 4m SW 1m	Mature	Below average	Indifferent	Growing on S bank of stream; visibility and access to base severely impeded by dense holly and bramble undergrowth, but no evidence of cavities or trunk hollowing; depression between buttress roots to N forming a wide fissure, sound bark noted on fissure walls, so not an indication of dysfunction or wounding; no evidence of trunk hollowing; twin-stemmed from 7m with tensile union; W stem failed 3m from union (10m above ground level) forming a 600mm diameter wound, exposing sound heartwood; extended lateral growing 12.8m to SW; broad, spreading canopy; significant component of the group in which it stands; minor tip dieback noted in upper canopy, but only on N side; crown density reduction of 30%; no clear crown retrenchment; contributes to N boundary tree line, visible in long range views to N, but not a prominent feature in views from E (public footpath and Gatesmead) due to trees growing to E; not a veteran as not of demonstrably great age relative to others of the same species and shows no crown retrenchment or changes to trunk development.	B (23)
58		English oak	16m	765mm	NE 10m SE 10m SW 10.8m NW 10.5m	5m	2m	Mature	Below average	Moderate	Off-site tree; growing to N of steam; no significant defects observed at base; single upright trunk to 5m where it becomes multi-stemmed with stable unions; squat spreading canopy; apical leader dead; readily visible from informal path but screened in views from public vantage points.	B (1)
59		English oak	20m	800mm	8.2m	4.5m	2m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; dominant field grown canopy; readily visible from informal path but screened in views from public vantage points.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
60		Goat willow	8m	235mm 190mm 180mm 100mm 250mm	N 3.2m E 5.2m S 6m W 5m	0.5m	0m	Semi-mature	Average	Indifferent	Multi-stemmed from base with acute unions; inessential component of the group in which it stands.	C (1)
61-62		Goat willow	9m	#T61 170mm #T62 200mm	3m	1m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small sizes; inessential components of the group in which they stand.	C (1)
63		English oak	12.5m	275mm	N 1m E 3m S 5.5m W 3m	3m	3.5m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; suppressed specimen; inessential component of the group in which it stands.	C (1)
64		Silver birch	14m	260mm 320mm	4.2m	3.5m	4m	Semi-mature	Below average	Poor	Twin-stemmed from 5m with acute union showing evidence of branch bark inclusion; foliar browning consistent with drought damage; unremarkable tree of limited merit.	C (1)
65		English oak	13m	735mm	N 7.8m E 9m SE 8.5m S 8.1m SW 8.6m NW 7.6m	1.5m	0.5m	Mature	Average	Moderate	Growing on soil bund; no significant defects observed at base; single upright trunk; main unions tensile; squat field grown canopy; significant component of the group in which it stands, visible from informal footpaths but largely screened in views from the public footpaths to the E and S; less prominent in internal views than other established oaks owing to its smaller size and being screened or made less prominent in views from the W and SW due to the screening by the established oaks nos. 67, 68, 72, 73 and 74 and the low lying vegetation.	B (1)
66		Goat willow	9m	180mm 170mm 2 stems @ 220mm	N 6.7m E 5m S 4m W 3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Triple-stemmed from .5 to 1m with weak acute unions; inessential component of the group in which it stands.	C (1)
67		English oak	19m	1000mm	N 7.5m NE 9.7m E 12.3m SE 11.6m SW 9.1m W 8.1m	5m	2.5m	Mature	Average	Moderate	Visibility of trunk base impeded by dense ivy and bramble at base, but no significant defects observed; 300mm wide, 400mm tall wounds at 3m on N trunk and a 200mm diameter wound at 4m on NW trunk, exposing sound internal heartwood; upright trunk; no clear apical dominance with dense proliferation of stems from between 5m to 6m forming broad canopy; extended lateral branch to SE and E with adaptive wood response noted at union; 1m tear wound at 10m in NE canopy; crown density reduction 10%; significant component in the group in which it stands; readily visible in views from informal footpaths but screened in views from public vantage points to E; of long-term potential.; but not a veteran as not of demonstrably great age relative to others of the same species and shows no evidence of crown retrenchment, changes to trunk development, or significant decay features.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
68		English oak	20.5m	1015mm	N 7.3m E 8.5m S 8.1m W 8.2m	3.5m	0.5m	Mature	Average	Moderate	Prominent buttress root to W but absent to N towards boundary ditch; single upright trunk; main unions tensile; 1m long, 300mm diameter wound on W trunk at 8m; average annual extension growth and foliar condition for species and age; significant component of the group in which it stands; readily visible in views from informal footpaths but screened in views from public vantage points to E; of long-term potential; but not a veteran as not of demonstrably great age relative to others of the same species and shows no evidence of crown retrenchment, changes to trunk development, or significant decay features.	B (12)
69		Silver birch	11m	245mm 160mm	N 3.5m E 5m S 4.4m W 3m	0.2m	0m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)
70		English oak	20m	1135mm	N 7.8m NE 7.9m E 10.2m SE 10.3m S 10.3m W 10.5m	3m E	1.5m	Mature	Average	Indifferent	No significant defects observed at base; open cavity, 250mm wide, 350mm tall, at 3.5m on E trunk, exposing decayed heartwood; upright trunk; main unions tensile; series of four tear wounds in central canopy between 4m to 8m on N and W side of trunk, up to 4m long and 250mm wide; major deadwood present, up to 200mm diameter; stag headed limb in E canopy at 13m, but no other stag headed limbs and no evidence of overall canopy retrenchment; minor deadwood development noted in upper crown; dominant crown; prominent tree in internal views from informal paths; narrow glimpses through access gate in views from PRow no. 46aCU to S, but largely screened in views from public realm; not a veteran as not of demonstrably great age relative to others of the same species and shows no changes to trunk development or significant decay features.	B (23)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
71		English oak	17.5m	960mm	N 5.7m E 6.2m SE 7.5m S 5.7m SW 8.9m W 7.6m	3m	N 2.5m E 2.5m S 6m W 2.5m	Veteran	Low	Indifferent	175mm wide, 250mm tall open cavity on W trunk base, can be probed to 400mm with internal cavity walls appearing sound; no further defects observed at base; epicormic growth at 2m on E trunk vandalised forming torn limbs (100mm diameter); historically crown lifted to 5m with series of old pruning wounds up to 200mm diameter, mostly occluded but lower three wounds on E trunk forming cavities at 2.5m (270mm diameter) at 3m (200mm diameter) and one at 3.5m on SE trunk; 600mm long, 250mm wide tear wound at 4m; black lesions noted from 0.5m to 3m on trunk, sparsely arranged; single upright trunk; main unions tensile; abundant major and minor deadwood with major deadwood up to 7m long, 250mm diameter; E canopy showing extensive tip dieback with reduced foliar density and poor epicormic response growth; E and upper canopy stag headed; lower and W canopy more vigorous; overall crown density reduction of 60%; likely of medium-term potential due to low physiological health, but could persist for at least 20 years or more; dominant canopy; prominent tree in views from informal paths; narrow glimpses through access gate in views from PRow no. 46aCU to S, but largely screened in views from public realm.	A (3)
72		English oak	20m	1065mm	N 7.3m NE 7.5m E 8.5m S 9.9m W 7.3m NW 6m	4m SW	0m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk to 7m where it becomes four-stemmed with tensile unions; main unions tensile; 0.5m long, 150mm tear wound on E trunk at 9m; narrow canopy for field grown oak of size and age; reduced annual extension growth but no deadwood typical of species and age and no evidence of retrenchment; prominent tree in views from informal paths; narrow glimpses through access gate in views from PRow no. 46aCU to S, but largely screened in views from public realm.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
73		English oak	13.5m	1025mm	N 3.8m E 4.3m S 3.6m W 6.7m	4m	3.5m	Veteran	Low	Poor	150mm diameter cavity on S trunk base, can be probed to 750mm; area of open wound with exposed sound heartwood; flared trunk base indicative of adaptive response to hollow trunk; contact wounds on exposed buttress roots with exposed desiccated heartwood; surface roots exposed to 2m from trunk to NW; burrowing activity noted 1.5m from trunk to NW; 200mm tall, 70mm wide cavity between N buttress roots can be probed to 700mm; hollow trunk; single upright trunk; historically crown lifted to 6m with pruning wounds either occluded or forming open cavities (up to 150mm diameter); area of necrotic bark around pruning wound on S trunk at 3m exposing decayed heartwood; 70mm woodpecker hole at 4.5m on S trunk; series of tear wounds from 4.5 to 5m with diameters up to 200mm and 3m long stubs; twin-stemmed from 6m with tensile union; abundant major deadwood (up to 250mm diameter) and clear stag heads; outer canopy retrenched; internal foliage typical in terms of size and colour, indicating specimen will likely persist; specimen displays several characteristics of ancientness; prominent tree in views from informal paths; narrow glimpses through access gate in views from PRoW no. 46aCU to S, but largely screened in views from public realm.	A (3)
74		English oak	20m	1120mm	N 8m NE 7.6m E 6.2m SE 10.5m S 10m SW 10m W 7.2m NW 8.8m	6.3m	5m	Veteran	Low	Indifferent	Growing on soil bund along field boundary; prominent buttress roots to N and S and absent to E; two old degraded fungal fruiting bodies (120mm wide) 0.2m above ground level on SE trunk base in depression between buttress roots, consistent with beefsteak fungus (<i>Fistulina hepatica</i>), sounding with acoustic mallet does not produce high variance in tone, indicating associated pocket of decay is not substantial; trunk fibre buckle at 1m on E trunk extending laterally for 0.5m; single upright trunk; high canopied specimen with crown lifted to 6m; pruning wounds on E trunk forming a series of four cavities (up to 90mm diameter), sap or water run stain from highest cavity at 4.5m; woodpecker hole at 4m on E trunk; main unions tensile; abundant major deadwood in central and E canopy (up to 7m long, 300mm diameter); E and upper canopy stag headed with significantly reduced foliage density; crown density reduction of 50%, largely due to lacking canopy to E; canopy to W has typical foliar density with minor tip dieback on only a few branches; dominant canopy; 500mm stem growing at 45 degree angle to W, extending beyond central canopy area with evidence of adaptive wood response near trunk; mature specimen displaying canopy retrenchment, cavities, deadwood habitat and fungal activity, so displays several characteristics of a veteran; prominent tree in views from informal paths, but largely screened in views from public vantage points.	A (3)
75		Silver birch	11m	285mm	3m	1.5m	1m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
76		Goat willow	9m	225mm 335mm	N 1m E 0m S 1m SW 6m W 12m NW 10m	0.5m	0m	Semi-mature	Average	Poor	Twin-stemmed from 0.5m with acute union; stems lean heavily to W; heavily suppressed canopy; inessential component of the group in which it stands.	C (1)
77		Goat willow	10m	535mm 350mm	N 5m E 5.5m S 6.2m W 5m	0.5m	0.5m	Over-mature	Low	Poor	Twin-stemmed from 0.5m with acute but unstable union; stems bifurcates further at 1.5m with weak included unions; abundant deadwood and sparse canopy; of short-term potential only; inessential component of the group in which it stands.	C (3)
78		Field maple	14m	480mm	N 8m E 5m S 4m W 5m	6m	5m	Mature	Average	Moderate	Growing on S stream bank; trunk lean to N by 10 degrees; heavily ivy-covered, which co combined with dense undergrowth impedes visibility of upper canopy; inessential component of the group in which it stands.	B (1)
79		English oak	8m	380mm	N 3m E 4m SE 6m S 6.4m SW 6m W 4m	1.5m	0m	Semi-mature	Average	Poor	Twin-stemmed from 1.5m with acute union displaying evidence of inclusion, at increased risk of failure; crossing branches noted; inessential component of the group in which it stands.	C (1)
80		English oak	20.5m	1145mm	N 12m E 9.5m SE 9.8m S 8.6m SW 8.8m W 8.2m	2.5m S	1m	Mature	Below average	Moderate	Prominent buttress roots on E, W and S sides of trunk, lacking to N, growing on stream bank; no evidence of roots extending beyond stream; lightly ivy-covered; no basal cavities; single upright trunk; main unions tensile; large diameter laterals (500mm diameter) growing to N, resulting in canopy bias to N, no structural defects noted at trunk union; historically crown lifted to 6m with pruning wounds up to 200mm diameter, with cavities formed in pruning wounds at 3.5m on W trunk, 4m on N trunk and 6m on NE trunk; epicormic reaction growth noted; abundance of major deadwood up to 6m long and 200mm diameter; reduced foliar density in outer canopy; no tip dieback or evidence of retrenchment; 150mm diameter, 2.5m long tear wound at 13m in S canopy; significant component of the group in which it stands; readily visible in long range views across fields to S, but screened in views from public vantage points; mature specimen of moderate quality, not displaying significant signs of ancientness to be deemed a veteran.	B (23)
81		English oak	11.5m	375mm	N 6m E 6m S 7.3m W 6m	5m	1.5m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
82-85		English oak	14m	#T82 285mm 260mm #T83 355mm #T84 300mm #T85 290mm	5m	4m	N 6m S 0m	Semi-mature	Average	Moderate	Collection of semi-mature oaks with narrow mutually suppressed canopy; of moderate quality; collectively form significant component of the group in which they stand.	C (1)
86-87		Common alder	14m	4 stems @ 280mm est. #T86 5 stems @ 300mm	6m	8m	7m	Mature	Average	Indifferent	Two multi-stemmed coppiced alder; mature coppice stools with semi-mature regrowth; acute unions, sheltered location; largely screened from views from internal informal footpaths; inessential components of the group in which they stand.	C (13)
88-89		Silver birch	14m	#T88 325mm #T89 225mm	4m	3m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small sizes; inessential components of the group in which they stand.	C (1)
90		English oak	22m	965mm	N 10m E 9m S 8.1m SW 10.5m W 8m	5.5m S	0m	Mature	Below average	Moderate	Growing on steep S steam bank; no significant defects observed at base with no fungal activity or cavities noted; single upright trunk to 7m where there is dense proliferation of stems, main unions tensile; abundant major deadwood up to 150mm diameter; slightly sparse outer canopy and voids in canopy in N canopy; crown density reduction of 20%; recently released / historically suppressed by failed tree (est. 900mm diameter) to W, which may have caused the canopy voids; epicormic response noted; crossing branch (150mm diameter) at 15m in S canopy; of moderate quality; significant component of the group in which it stands; readily visible in long range views across fields to S, but screened in views from public vantage points; of long-term potential.	B (13)
101		Silver birch	14m	180mm 120mm both est.	N 4m E 4.5m S 4m W 3.5m	NE 6m	E 7m	Semi-mature	Below average	Indifferent	Off-site tree; twin stemmed from base, unable to inspect union due to vegetation and boundary fence; above average dead wood in crown; crown density reduction of 30%; inessential component of the group in which it stands; glimpsed from PRoW 47BCU to the E.	C (1)
102		English oak	8m	250mm est.	N 3.5m E 7m SE 7m S 4m W 6.5m	E 3m	E 2.5m	Semi-mature	Average	Moderate	Off-site tree; single straight trunk; tensile unions throughout crown, where visible; suppressed to the N by oak #103; minor epicormic growth throughout crown; slightly sparsely foliated; inessential component of the group in which it stands; glimpsed from PRoW 47BCU to the E.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
103		English oak	11.5m	400mm	N 7.5m E 7.5m S 5.5m W 4m	E 4.5m	E 3m	Semi-mature	Average	Moderate	Off-site tree; single trunk, wire boundary fence abuts; where visible, tensile unions throughout slightly asymmetrical crown to E due to suppression by adjacent group; slightly sparsely foliated; significant component of group in which it stands; glimpsed from PRoW 47BCU to E.	B (1)
104		English oak	16m	400mm est.	N 7m E 7m S 7m W 4m	SE 6m	N 8m	Semi-mature	Average	Moderate	Off-site tree; single straight trunk; of form and habit typical of age and species; significant component of group in which it stands; readily visible from adjacent railway.	B (12)
105		English oak	11m	430mm	N 4m NE 6m E 7m SE 6m S 6.5m W 6m	S 2.5m	N 8m NE 5m E 2.5m SE 0.5m S 1m	Semi-mature	Average	Moderate	Ownership unclear, trunk growing up through boundary fence, with wire occluded into bark; prominent buttress roots; single straight trunk; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown, where visible; foliage of average size, density and colour; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; glimpsed from PRoW 47BCU to E.	B (1)
106		English oak	11.5m	310mm 280mm @2m	N 4m E 6.5m S 6m W 6.5m	S 1.5m	E 1.5m	Semi-mature	Average	Indifferent	Ownership unclear, trunks growing up through boundary fence with wire occluded into trunks; twin-stemmed from 0.5m, with acute union, trunks further fused at 1.5m; minor deadwood throughout crown, consistent with age and species; foliage of average size, density and colour; part of aerodynamic group with meshing crowns providing companion shelter; inessential component of the group in which it stands; glimpsed from PRoW 47BCU to E.	C (1)
107		English oak	11.5m	490mm	N 4m E 6m S 5.5m W 6.5m	NE 3m	E 7m	Semi-mature	Average	Moderate	Ownership unclear, trunk growing up through boundary fence with wire occluded into bark; prominent buttress roots; tensile unions throughout crown, where visible; foliage of average size, density and colour; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; glimpsed from PRoW 47BCU to E.	B (1)
108		English oak	13m	865mm @1m	N 7m NE 7.5m E 8m SE 8.5m S 7m W 8m	S 2m	NE 3.5m E 1m SE 1.5m	Mature	Average	Moderate	Prominent buttress roots, with mechanical damage to upper surface of root on SE side; above average epicormic growth on structural limbs; tensile unions throughout crown, where visible; foliage of average size, density and colour; significant component of group in which it stands; glimpsed from PRoW 47BCU to E.	B (1)
109		Hazel	7.5m	40mm 5 stems @ 80mm all est.	N 5m E 6m S 6m W 2m	0.1m	E 3.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; foliage of average size, density and colour; inessential component of the group in which it stands; of limited landscape value due to small size.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
110		Hazel	6.5m	5 stems @ 80mm 50 stems @ 5mm 4 stems @ 100mm all est.	N 2.5m E 6m S 5.5m W 4m	0.1m	E 1m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; foliage of average size, density and colour; inessential component of the group in which it stands; of limited landscape value due to small size.	C (1)
111		English oak	14m	400mm est.	N 5m NE 7m E 6.5m SE 7m S 6m W 4m	E 5m	NE 8m E 4m SE 4m	Semi-mature	Average	Moderate	Off-site tree; single straight trunk; established epicormic growth forms lower crown; canopy meshing with adjacent aspen specimen to the N; tensile unions throughout crown, where visible; foliage of average size, density and colour; significant component of group in which it stands; visible from internal views but obscured from public view.	B (1)
112		Silver birch	14m	225mm 290mm	N 4m E 6m S 4.5m W 2m	SE 4.5m	E 4.5m	Semi-mature	Average	Indifferent	Off-site tree; exposed surface roots extending up to 2m to the N and S; prominent buttress roots; twin-stemmed from 1m with acute union; mutually suppressed with adjacent oak #113; inessential component of the group in which it stands; visible from internal views but obscured from public view.	C (1)
113		English oak	14.5m	350mm est.	N 5.5m E 8.5m SE 7.5m S 5m W 5m	SE 5m	E 4m SE 3.5m	Semi-mature	Average	Moderate	Off-site tree; no significant defects observed at base; single straight trunk up to 7m, where it develops phototropic lean to the N before turning to the S at 10m; tensile unions throughout crown, where visible; mutually suppressed with adjacent silver birch #112; significant component of group in which it stands; visible from internal views but obscured from public view.	C (1)
114		Goat willow	10m	285mm	N 1m E 4m S 4m W 0.5m	S 6m	E 0m	Semi-mature	Average	Poor	Off-site tree; single trunk with slight lean to the E; failed limb at 6m, still attached and foliated, with branch tips resting on ground on E side; inessential component of the group in which it stands; obscured from view by adjacent larger specimens.	C (1)
115		Goat willow	9m	400mm	N 4m NE 7m E 9m SE 7m S 3m W 4.5m	W 2m	NE 4m E 3m SE 6m	Semi-mature	Average	Indifferent	Off-site tree; cavity of L800mm x W60mm x D90mm at 0.5 m on SW side with heartwood exposed and internal decay evident; moderate lean to the E, likely due to suppression by adjacent specimens; inessential component of the group in which it stands; visible from internal views but obscured from public view.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
116-118		Silver birch	#116 13.5m #117 13.5m #118 14m	#116 350mm 250mm #117 2 stems @ 180mm all est. #118 465mm	N 5m E 6m S 5.5m W 5m	NE 4m	E 2m	Semi-mature	Average	Indifferent	Collection of three birch; #116 and #117 twin-stemmed from bases, unable to inspect unions due to vegetation and boundary fence; #118 single straight trunk; of form and habit typical of age and species; #117 and #118 slightly sparsely foliated; significant components of the group in which they stand when viewed together; visible from internal views but obscured from public view.	C (1)
119		English oak	13.5m	420mm	N 5m NE 8m E 7m SE 6.5m S 7m W 2m	E 4m	NE 3.5m E 5m SE 6m	Semi-mature	Average	Indifferent	Off-site tree; larger specimen recently felled 1.5m to the W, with large amount of epicormic growth now showing in W canopy; prominent buttress roots; tensile unions throughout crown, where visible; foliage of average size, density and colour; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening.	C (12)
120		English oak	14.5m	300mm 550mm both est.	N 6.5m E 6.5m S 5.5m W 4.5m	E 8m	E 9m	Mature	Average	Indifferent	Off-site tree; twin stemmed from base, unable to inspect union due to dense vegetation and boundary fence; established epicormic growth forms lower crown; high canopy; slightly sparsely foliated; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening.	B (12)
121		English oak	11.5m	350mm 120mm both est.	N 4m NE 6m E 5.5m S 1.5m W 3.5m	NE 2.5m	NE 2m E 3.5m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from 0.5m with acute union; heavily suppressed to the S by adjacent dominant oak #120; slightly sparsely foliated; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening.	C (12)
122-123		Silver birch	#122 11m #123 11m	#122 400mm #123 2 stems @ 350mm 350mm all est.	N 5m E 6.5m SE 6.5m S 6m W 5m	NW 4.5m	E 3m SE 1.5m	Semi-mature	Average	Indifferent	Two birch; #122 prominent buttress roots; #123 multi-stemmed from base, showing one tensile union and one acute; #122 moderate lean to the SE; #123 slightly sparsely foliated; readily visible from adjacent railway and contribute to boundary screening.	C (12)
124		Goat willow	6m	450mm est. 460mm	N 6m E 9m S 1m W 0m	N 2m	E 0m	Mature	Average	Poor	Heavy lean from base to the E such that branch extents are in contact with the ground and canopy is entirely offset from base; secondary stem failed at 1.5m and fallen to the NE, still attached and foliated; inessential component of the group in which it stands; glimpsed from adjacent railway and contributes to boundary screening.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
125		Hazel	8.5m	10 stems @ 80mm, 10 @ 50mm, 5 @ 100mm all est.	N 5m E 6m S 6m W 4.5m	0.1m	E 0m	Semi-mature	Average	Indifferent	Stems growing either side of wire boundary fence; multi-stemmed from base; overtopped by adjacent dominant oak #126; foliage of average size, density and colour; contributes to boundary screening but of limited landscape value due to small size.	C (1)
126		English oak	15m	550mm est.	N 5m E 8.5m S 7m W 4m	SE 5m	E 3.5m	Mature	Average	Moderate	Single straight trunk; tensile unions throughout crown, where visible; large amount of epicormic growth into open area on W side, forming asymmetrical lower crown; foliage of average size, density and colour; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening; visible from PRoW 47BCU to E.	B (12)
127		English oak	12m	315mm	N 6.5m E 7.5m S 1m W 1m	NE 4.5m	E 3m	Semi-mature	Average	Indifferent	Prominent buttress roots; twin-stemmed from 4m with tensile union; both stems showing moderate lean to the E; heavily suppressed from the SW by adjacent dominant oak #126, such that canopy is almost entirely offset from base; inessential component of the group in which it stands; obscured in views from railway by adjacent specimens; visible from PRoW 47BCU to E.	C (1)
128		English oak	12m	350mm est.	N 3.5m E 4m S 4m W 4m	NE 8.5m	E 8m	Semi-mature	Average	Moderate	Prominent buttress roots; single straight trunk; drawn-up and mutually suppressed, with high crown; minor epicormic growth throughout inner structure; inessential component of the group in which it stands; visible from adjacent railway and visible from PRoW 47BCU to E but dominated by adjacent oak #126.	C (12)
129		English oak	14m	250mm est.	N3.5m E4m S3.5m W3.5m	E 6m	E 1.5m	Semi-mature	Average	Indifferent	No significant defects observed at base; single straight trunk; drawn-up and mutually suppressed, with a high crown except for single branch on E side; readily visible from adjacent railway and contributes to boundary screening; visible from PRoW 47BCU to E.	C (12)
130		English oak	13m	300mm est.	N 4.5m E 7.5m S 3.5m W 3m	NE 7m	E 7m	Semi-mature	Average	Moderate	No significant defects observed at base; single trunk, straight from base then developing slight lean to the E from 4m due to suppression by adjacent silver birch to the W; high crown; foliage of average size, density and colour; significant component of group in which it stands; readily visible from internal views but obscured in views from railway by adjacent silver birch; visible from PRoW 47BCU to E.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
131		English oak	13.5m	470mm	N 4.5m E 8m S 6m W 6.5m	NE 5m	E 5.5m	Semi-mature	Average	Moderate	Prominent buttress roots, with wire boundary fence occluding into E buttress; single straight trunk; tensile unions throughout crown, where visible; of form and habit typical of age and species; slightly sparsely foliated; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening; visible from PRoW 47BCU to E.	B (12)
132		English oak	12m	300mm est.	N 3.5m E 7m S 4m W 6m	E 4m	E 4m	Semi-mature	Average	Moderate	Prominent buttress roots; slight lean to the E from base before correcting at 2.5m; tensile unions throughout crown, where visible; suppressed to the S by dominant oak #131; foliage of average size, density and colour; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening.	B (12)
133		English oak	10.5m	345mm	N 3.5m E 7m S 5.5m W 1m	SE 3.5m	E 0.5m	Semi-mature	Average	Indifferent	No significant defects observed at base; single trunk, developing slight lean to the S from 2m; asymmetrical crown as suppressed by adjacent oak #134, such that canopy is almost entirely offset from base; minor epicormic growth throughout crown; foliage of average size, density and colour; inessential component of the group in which it stands; visible from internal views but obscured in views from railway by adjacent specimen to the W; visible from PRoW 47BCU to the E.	C (1)
134		English oak	13.5m	400mm est.	N 5.5m E 6.5m S 7m W 3.5m	N 5.5m	E 7m	Semi-mature	Average	Moderate	Off-site tree; single straight trunk; established epicormic growth forms lower crown on W side, into open area; tensile unions throughout crown, where visible; of form and habit typical of age and species; foliage of average size, density and colour; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening; top of crown visible from PRoW 47BCU to the E.	B (12)
135		Silver birch	14.5m	180mm est.	N 3.5m E 4m S 4m W 2.5m	SW 8.5m	E 7.5m	Semi-mature	Below average	Moderate	Off-site tree; single straight trunk; drawn-up and mutually suppressed; crown density reduction of 40%; inessential component of the group in which it stands; top 3m of crown visible from adjacent railway but otherwise obscured from the public realm.	C (1)
136		Silver birch	14m	180mm 120mm 2 stems @ 100mm all est.	N 3.5m E 6m S 4m W 2.5m	SE 4m	E 5m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base with one acute union and two tensile; suppressed to the W by dominant oak specimen; of low quality and limited arboricultural value; inessential component of the group in which it stands; visible from internal views but obscured in views from railway by adjacent specimens.	C (1)
137		English oak	15.5m	350mm est.	N 5m E 4.5m S 5m W 5m	W 4m	E 10m	Semi-mature	Average	Moderate	Off-site tree; single straight trunk; tensile unions throughout crown, where visible; high crown on E side due to suppression by silver birch specimens within group G2; foliage of average size, density and colour; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening; visible from PRoW 47BCU to the E.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
138		English oak	16m	400mm est.	N 7m E 7.5m SE 9m S 7m W 5m	S 4m	E 5m SE 2m	Semi-mature	Average	Moderate	Off-site tree; prominent buttress roots; single trunk with slight lean to the E; tensile unions throughout crown, where visible; of form and habit typical of age and species; slightly sparsely foliated; dominant specimen within group in which it stands; readily visible from adjacent railway and contributes to boundary screening; visible from PRoW 47BCU to the E.	B (12)
139		Goat willow	9m	350mm 250mm both est.	N 5.5m E 10m SE 8m S 2.5m W 3.5m	SE 2.5m	E 3.5m SE 4m	Semi-mature	Average	Indifferent	Off-site tree; moderate lean to the E from base; twin-stemmed from 1.5m with acute union; failed limb at 3.5m on SE side, still attached but branch extents resting on ground 6.5m to the E, still foliated; of low quality and limited arboricultural value; readily visible from adjacent railway and contributes to boundary screening.	C (1)
140		English oak	14.5m	450mm est.	N 5m NE 9.5m E 10m SE 8m S 7m W 4.5m	E 4m	NE 2m E 1m SE 1.5m	Semi-mature	Average	Moderate	Off-site tree; prominent buttress roots; single trunk with slight lean to the E from base, developing into a moderate lean at 7m; trunk growing in contact with boundary fence, with wire occluding into bark; asymmetrical crown as suppressed by adjacent specimens; tensile unions throughout crown, where visible; foliage of average size, density and colour; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening; visible from PRoW 47BCU to the E.	B (12)
141		Wild cherry	14m	800mm est.	NE 7m E 6m SE 7m S 7.5m W 8m	N 5m	NE 12m E 4.5m SE 1.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots on W side; single trunk, slight lean to the NE; divides into two codominant stems at 7.5m with tensile union; foliage of average size, density and colour; significant component of group in which it stands; readily visible from adjacent railway and contributes to boundary screening.	B (12)
142		Wild cherry	10.5m	255mm	N 4m E 4.5m S 4m W 3.5m	E 4.5m	E 2m	Semi-mature	Average	Moderate	Small self-seeded specimen; exposed surface roots visible up to 1.5m NW; single trunk with slight lean to the E; crown concentrated on E side due to suppression; inessential component of the group in which it stands; not visible from the public realm.	C (1)
143		Hornbeam	8.5m	420mm	N 4m NE 11.5m E 11m SE 8.5m S 3.5m W 0m	NE 1.5m	N 0.5m NE 2m E 0.5m SE 0.5m S 0.5m	Semi-mature	Average	Poor	Failed at base and fallen to the NE, trunk now at 70° angle though not hung up or resting on ground; foliage of average size, density and colour; inessential component of the group in which it stands; not visible from the public realm.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
144		English oak	16m	780mm	N 8m NE 6.5m E 7m SE 9m S 10m W 6.5m	NE 6m	N 12m NE 9m E 8m SE 4m S 5m W 12m	Mature	Average	Moderate	Exposed surface roots to the E and SE across unmade footpath with some mechanical damage to upper surfaces; prominent buttress roots; cavity of L350mm x W250mm x D300mm on E side of base with heartwood exposed and internal decay evident, no differences in tone detected in surrounding area when struck with acoustic mallet; single trunk with slight lean to the SW, divides into 2 codominant stems at 6m with tensile union and tensile unions throughout rest of crown where visible; foliage of average size, density and colour; significant component of group in which it stands; not visible from the public realm.	B (1)
145		Hawthorn	8.5m	145mm 160mm	N 4m E 3m S 2.5m W 0.5m	SE 1m	E 3m S 2m	Semi-mature	Average	Indifferent	Twin-stemmed from 1m with acute union; asymmetrical crown as suppressed by adjacent specimens; slightly sparsely foliated; inessential component of the group in which it stands; not visible from the public realm.	C (1)
146		Common alder	17m	420mm	N 4m E 4.5m S 4m W 3m	NE 13m	E 13m	Semi-mature	Average	Indifferent	Growing from edge of stream bank; moderate lean to the SE; drawn-up and mutually suppressed, with a high crown; inessential component of the group in which it stands; not visible from the public realm.	C (1)
147		Common alder	17m	370mm 345mm 325mm 315mm 190mm 145mm 360mm	N 7m E 5.5m S 7.5m W 5m	S 7.5m	E 11m	Mature	Average	Indifferent	Growing from edge of stream bank; multi-stemmed from base with majority tensile unions and one acute; drawn-up and mutually suppressed; significant component of group in which it stands, but of a short-lived species; top of crown visible from adjacent railway.	C (1)
148		English oak	12.5m	250mm	N 4.5m E 4m S 2.5m W 2m	NE 8m	N 8.5m E 9.5m S 9m	Semi-mature	Average	Moderate	Prominent buttress roots on S side; single straight trunk; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent alders #146 and #147; slightly sparsely foliated; inessential component of the group in which it stands; not visible from the public realm.	C (1)
149		Hazel	7.5m	3 stems @ 100mm 80 stems @ 5mm 4 stems @ 150mm all est.	N 7.5m E 6m S 1.5m W 3.5m	0.1m	N 1m E 1.5m S 5m	Semi-mature	Average	Indifferent	Multi-stemmed from base, unable to inspect unions due to ivy cover; heavy lean to the N in three stems; crossing and rubbing branches throughout structure; of low quality and limited arboricultural value; inessential component of the group in which it stands; not visible from the public realm.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
150		English oak	13m	395mm	N 9.5m NE 10m E 7m S 1.5m W 5.5m	E 1.5m	N 2m NE 0.5m E 3m S 8m W 6.5m	Semi-mature	Average	Indifferent	Growing from edge of stream bank with multiple exposed surface roots; growing to the SE before turning into moderate lean to the NE at 1m; crown concentrated to the N and E, such that it is almost entirely offset from base; tensile unions throughout crown, where visible; slightly sparsely foliated; inessential component of the group in which it stands; not visible from the public realm.	C (1)
151		Ash	18.5m	435mm	N 5.5m E 7m S 5m W 7m	N 10m	N 8m E 14m	Mature	Low	Moderate	Growing from edge of stream bank; single straight trunk; crown density reduction of 60%; minor dieback at branch tips consistent with 'ash die-back disease'; significant component of group in which it stands; not visible from the public realm.	C (1)
152-154		Ash	#152 17m #153 16.5m #154 16m	#152 395mm #153 315mm #154 365mm 325mm	N 11m E 10m S 4m W 6.5m	NE 5.5m	N 4m E 6m S 13m W 10m	Semi-mature	Low	Indifferent	Group of ash growing from bank of stream; #154 twin stemmed from base with acute union and external evidence of included bark; #152 and #154 show moderate lean to the N; #154 crossing and rubbing branches at 7m; all specimens show crown density reduction of 20% and dieback at branch tips suggestive of 'ash dieback disease'; significant components of the group in which they stand; not visible from the public realm.	C (1)
155		Hazel	8m	3 stems @ 100mm 6 stems @ 80mm 120mm all est.	N 7.5m E 6m S 1m W 3.5m	NE 1m	N 2m	Semi-mature	Average	Indifferent	Growing from edge of stream bank; multi-stemmed from base with multiple acute unions; crossing and rubbing branches throughout structure; majority of stems showing heavy lean to the N with some resting on ground; of low quality and limited arboricultural value; inessential component of the group in which it stands; not visible from the public realm.	C (1)
156		Hazel	10m	190mm 150mm est. 3 stems @ 120mm est. 215mm	N 4.5m E 3.5m S 5.5m W 4m	S 0.5m	E 6m	Semi-mature	Average	Indifferent	Growing from edge of stream bank with multiple exposed surface roots; multi-stemmed from base with multiple acute unions; above average dead wood in crown; foliage of average size, density and colour; of low quality and limited arboricultural value; inessential component of the group in which it stands; not visible from the public realm.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
157		Hazel	9m	3 stems @ 150mm est. 3 stems @ 80mm est. 190mm	N 3m E 4.5m S 7m W 6m	N 1m	N 4m E 5m S 1m W 2m	Semi-mature	Average	Indifferent	Multi-stemmed from base with multiple acute unions; asymmetrical crown as suppressed by adjacent specimens; of low quality and limited arboricultural value; inessential component of the group in which it stands; not visible from the public realm.	C (1)
158		Wild cherry	13m	760mm	4m	4m	4m	Mature	Dead	Dead	Standing dead tree; multiple instances of decay around base.	U
159-160		Hornbeam	#159 8m #160 9m	#159 220mm #160 225mm	N 5m E 4.5m S 4.5m W 4m	S 3.5m	N 2m E 2m S 1m W 1.5m	Semi-mature	Average	Indifferent	Two hornbeams; #160 moderate lean to the N from base; #160 fissure in S side of trunk from base, measuring L 900mm x W40mm x D60mm, with internal decay evident; tensile unions throughout crowns, where visible; foliage of average size, density and colour; #160 crossing and rubbing branches at 6.5m; inessential components of the group in which they stand; not visible from the public realm.	C (1)
161		Common alder	18m	530mm 475mm	N 3m S 6m W 6.5m	S 10m	N 14m S 8m W 8m	Mature	Average	Indifferent	Growing on edge of stream bank with multiple exposed surface roots extending 2.5m E along bank; twin-stemmed from 1m with acute union; suppressed by adjacent ash #151 to the N; high crown; foliage of average size, density and colour; significant component of group in which it stands, but of a short-lived species; not visible from the public realm.	C (1)
162		Hornbeam	9.5m	315mm	N 5.5m E 3.5m S 4.5m W 3.5m	NE 4.5m	N 6m E 8m S 6m W 8.5m	Semi-mature	Average	Indifferent	No significant defects observed at base; cavity of L150 x W30mm x D120mm at 0.3m on S side, no differences in tone detected in surrounding area when struck with acoustic mallet; twin-stemmed from 2.5m with tensile union; drawn-up and mutually suppressed; inessential component of the group in which it stands; not visible from the public realm.	C (1)
163		English oak	17m	305mm	N 4m E 5m S 4m W 5.5m	NE 5m	N 13m E 13m S 13m W 12m	Semi-mature	Average	Moderate	Prominent buttress roots; single straight trunk; drawn-up and mutually suppressed; slightly sparsely foliated; significant component of group in which it stands; not visible from the public realm.	C (1)
164		Silver birch	10.5m	285mm	N 4m E 3m S 5m W 5m	NW 7m	N 5.5m E 8m S 0m W 9m	Semi-mature	Average	Moderate	Exposed surface roots extending 2.5m NE and 1m N; single trunk, showing moderate lean to the SW; foliage of average size, density and colour; significant component of group in which it stands; not visible from the public realm.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
165-167		Ash	#165 14m #166 9.5m #167 6.5m	#165 240mm #166 220mm #167 210mm	N 8m E 7m S 1m W 2.5m	SW 4m	N 6m E 5.5m S 6m W 6m	Semi-mature	Average	Indifferent	Group of three ash specimens growing at edge of stream bank; prominent buttress roots on N side; #166 and #167 main stems collapsed at 6.5m, likely caused by fall of large oak specimen to the E; collapsed stem of #167 still attached and resting on ground 8.5m to the N, remaining foliated; #165 and #166 show moderate lean to the SW due to historical suppression by now collapsed dominant oak; foliage of average size, density and colour; inessential components of the group in which they stand; not visible from the public realm.	C (1)
G1		Various	Max 26m Avg 22m	Avg 1740mm Avg 600mm	8m	2m	3m	Mature	Average	Moderate	Belt of trees growing either side of PRow no. 47bCU; English oak forms the dominant overstorey species with lower abundance of ash and sycamore; understorey comprised of mainly holly and hazel with areas of blackthorn, goat willow and natural regeneration (oak, sycamore and ash); very low abundance of rowan, cherry, birch and hawthorn; several large diameter oaks present, indicating the feature is long-established; of green infrastructure value and ecological potential; readily visible from public footpaths, surrounding residential areas, Old Wickham Lane; forms the E site boundary tree line, so it is a main arboricultural feature of the site.	A (12)
G2	CU/05 /TPO/ 83	Various	Max 20m Avg 18m	Max 700mm Avg 450mm	7m	2m	2m	Various	Average	Indifferent	Off-site group comprised of a row of lapsed beech hedgerow specimens along the boundary and a planted group of trees to the S; overstorey comprised of Leyland cypress, sycamore, Scots pine, purple maple, common lime and aspen; understorey largely absent; cypress showing tip dieback and foliar browning; dead maple present; readily visible from Old Wickham Lane; of screening value; contributes to S boundary tree line.	B (2)
G3	CU/05 /TPO/ 83	Various	Max 26m Avg 18m	Max 1100mm Avg 700mm	7m	1.5m	3m	Mature	Average	Indifferent	Off-site linear belt of trees comprising sweet gum, Scots pine, Leyland cypress, aspen, cedar, Scots pine and English oak; largely mature specimens planted in grassed open space between Old Wickham Lane and the site; specimens of variable quality with the cypress displaying dieback and foliar browning, two topped Scots pine; a smaller copper beech with poor physiological health, along with other specimens of moderate quality; readily visible from Old Wickham Lane; contributes to S boundary tree line with prominent trees forming a main arboricultural feature of the site.	B (2)
G4		Various	20m	Max 800mm Avg 150mm	4m	0m	0m	Various	Average	Indifferent	Off-site group of trees growing to N of the steam; comprised of dense scrub growth of hazel, blackthorn and bramble with linear row of semi-mature hazel coppice on soil bund, likely demarking a boundary; two established oaks with field grown canopies, indicating the group is relatively recent succession growth; visible from informal footpaths but screened in views from public vantage points.	C (23)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G5		Various	12m	Max 300mm Avg 225mm	4m	2m	2m	Semi-mature	Average	Moderate	Dense rows of trees growing on soil bund; predominantly tall, drawn up birch and willow with understorey of hazel and holly; individuals of moderate quality but of limited value due to young age and small size.	C (1)
G6		Various	7m	Avg 12 stems @ 100mm	4m	0m	0m	Semi-mature	Average	Indifferent	Area of coppiced holly and hazel; mature coppices with young regrowth; small area of scrub like growth of limited arboricultural merit.	C (13)
G7		English oak	5m	Avg 100mm	2m	1m	0.5m	Young	Average	Moderate	Dense belt of 20 young oaks; several showing signs of brought stress with leaf chlorosis; of moderate quality but juvenile feature of limited arboricultural significance.	C (1)
G8		Various	4m	Max 3 stems @ 175mm	3m	0m	0m	Mature	Average	Indifferent	Two small groups of shrub growth and bramble; the western section has established around oak no. 73 a small grouping of a sapling oak, a holly and two elders, the eastern group is centred around a large diameter pile of sitting deadwood and is comprised of several elder and a hawthorn.	C (13)
G9		English oak	Max 11m Avg 6m	Min 50mm Max 285mm Avg 150mm	3m	0.5m	N 1m	Semi-mature	Average	Moderate	Row of closely growing young and semi mature trees; mainly English oak with silver birch, hazel, blackthorn and hazel; of moderate quality but limited significance due to young age and size.	C (1)
G10		Various	Max 15m Avg 11m	Max 350mm est. Avg 180mm est.	N 5m E 6.5m S 5m W 5m	0.5m	E 1m	Semi-mature	Average	Moderate	Off-site group of trees; species comprise English oak, which represent the largest specimens, silver birch, and goat willow, with hazel and hawthorn comprising mid layer and patches of dense bramble cover; managed, with several specimens having been removed recently; provides boundary screening with adjacent railway.	B (12)
G11		Various	Max 6m Avg 4m	Max 400mm est. Avg 180mm est.	5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Off-site group of trees; species comprise English oak and silver birch, which represent the largest specimens, goat willow, hawthorn, hazel and holly, with many small self-seeded oak specimens and patches of dense bramble cover; managed, with several specimens having been removed recently; provides boundary screening with adjacent railway.	B (2)
G12		Various	Max 18m Avg 7m	Max 1145mm Avg 100mm	5m	1m	0.5m	Various	Average	Indifferent	Group of trees growing along banks of stream; largely predominantly semi-mature trees with three established oaks significantly larger than other trees in the group; overstorey species of English oak, ash, common alder and wild cherry; understorey of holly, hawthorn, field maple, goat willow, hazel and hornbeam; densely growing trees;	B (23)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G13		Various	Max 10m Avg 7m	Max 330mm Avg 10 stems @ 100mm	4m	0m	0m	Semi-mature	Average	Indifferent	Two rows of trees on either side of public footpath; comprising predominantly holly, blackthorn, goat willow and hazel coppice with lower abundance of cherry; understorey group beneath overstorey oaks; young to semi-mature specimens of variable individual quality; dense vegetation of screening value; contributes to green character of public footpath.	C (123)
H1		Beech	4m	Avg 100mm est.	2m	0m	0m	Semi-mature	Average	Indifferent	Regularly managed beech hedge; occasional sycamore and goat willow present; of screening value; visible from public footpath to S and contributes to S boundary tree lines, albeit squat feature of limited prominence.	C (12)