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Arboricultural Implications Report

Proposed development at

Land to West of King Business Centre

Reeds Lane

Sayers Common

West Sussex

November 2025

Ref. SJA air 25556-01

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 is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

S3. Our assessment of the impacts of the proposals on the existing trees concludes that no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent only a minor alteration to the main arboricultural features of the site, to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S4. As no trees are to be pruned, and none of the proposed dwellings will be within 6m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

S5. The incursions by the proposed residential development into the Root Protection Areas of trees to be retained are minor, 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.

S6. None of the proposed dwellings or private gardens 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 occupants seeking to inappropriately fell or prune trees.

S7. As the proposed development does not result in the removal of trees that are of landscape, historic or wildlife importance including the aged oaks, prevents damage to root systems, incorporates trees into the layout taking account of future canopy growth, and provides suitable replacement planting, it complies with Policy DP 37 of the adopted Mid Sussex District Council District Plan 2014 - 2031.

CONTENTS

APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Reside Holdings Limited to visit Land to West of King Business Centre, Reeds Lane, Sayers Common 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 to 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 does not 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 comprises the *'erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.'*

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 individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). The report then details the proposed mitigation and arboricultural management benefits at Section 8. A summary and conclusions, with regard to local planning policy, are presented in Section 9.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Nigel Kirby of SJAtrees on 30th November 2022 and 7th October 2025. Weather conditions ranged from overcast but dry, to dry clear and bright. Deciduous trees were in partial leaf for both visits.

1.4. Site description

1.4.1. The site is 4.37ha in size and is located the western edge of Sayers Common, as shown at ***Figure 1*** below. The northern boundary abuts an established woodland (Furzefield), and the eastern boundary adjoins the King Business Centre. Reeds Lane abuts the southern boundary with agricultural fields beyond that form part of the draft allocation DPSC3. The west site boundary abuts an open field with Avtrade Global Headquarters and Fraserwood Construction further west.

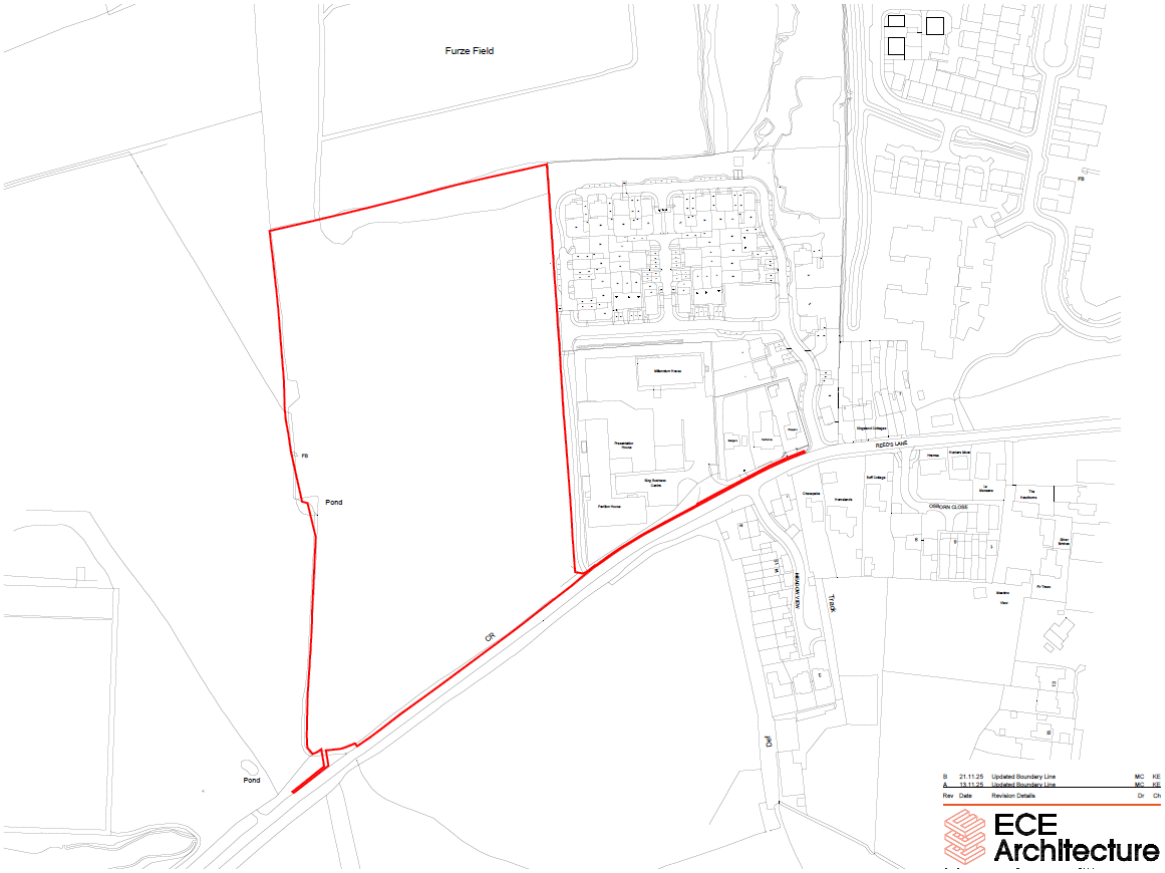

Figure 1: Extract from the ECE Site Location Plan

1.4.2. The site is on ground that falls from east to west and currently comprises a tree lined agricultural field with a public footpath (PRoW_1AI) running through the site from south-east to the north-west, connecting to the wider PRoW network of the area.

1.4.3. Historical maps and aerial photographs indicate that the site has remained as agricultural fields until the present day with evidence of historical use as part of the Bricks Works before being returned to an agricultural field.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of Weald Clay Formation (mudstone), but there is no information on the likely superficial deposits.

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 slowly permeable, seasonally wet, slightly acid but base rich loamy and clayey soil with impeded drainage.

1.5.3. The class of soil and the indications of the British Geological Survey map suggest that trees may be shallow-rooted and that the soil is likely to be susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

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 that apart from the EIA Screening request that related to this proposal, there have been no previous applications for its development.

2.2. Planning policy - national

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: "**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;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate

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

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."

2.2.4. 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.**"

2.2.5. The section titled "Meeting the challenge of climate change, flooding and coastal change" states at paragraph 162: **"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."**

2.2.6. In paragraph 187, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**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; […]

2.2.7. 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…."

2.3. 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. 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.

2.4.2. The Regulation 19 document also contains a housing allocation policy (Policy DPSC6) for this application site. The policy does not specifically refer to the site's arboricultural features or give guidance on how development should approach trees, but it does indicate the importance of providing the enhancements of the PRoW and the provision of a footway along Reeds Lane.

2.5. Neighbourhood planning policy

2.5.1. The Hurstpierpoint and Sayers Common Parish 2031 Neighbourhood Plan does not specifically mention trees, but Policy Housing HurstH5 states, *inter alia*:

"**New housing developments which meet the policies of this plan and meet the criteria below will be supported: […]**

d) the retention and protection of significant landscape features within the site and along the site's boundaries; […]"

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 78 individual trees, five groups of trees, three hedges or hedgerows and one area of woodland growing within or immediately adjacent to the site.

3.1.2. The character of the site can be defined as a tree lined field with mature trees established along the north, west, and south boundaries of the site. The trees are exclusively broad leaved and made up of native species, of which English oak is the most common and dominant in the landscape.

3.1.3. Of the individual trees surveyed, 37% are mature and 62.5% are semi-mature. The site also has a high proportion of young oaks, which has been captured as a group (G1) where they have started to colonise the field following the lapse of management. There are no veteran or ancient trees, but there are several 'aged' oaks that have the potential to be future veterans. Accordingly, the tree population is well balanced, albeit lacking any trees in their final life stages. The arboricultural character of the site is consistent with the surrounding landscape.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. There are no woodlands within or abutting the site that are 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.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran.' Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see above) 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.

3.4. 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, 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,** …" The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the established deciduous woodland (W1), Furzefield, growing along the northern site boundary, including the established mature oaks (nos. 46, 47, 50, 55, 58, 66 and 69) forming the southern woodland edge;

- the established tree belt growing along the western boundary of the site, which includes mature oaks nos. 18, 19, 21, 25-39, 32 and 43-46; and

- the mature oaks (nos. 1, 2, 6, 7, 8, 12, 13 and 16) growing along the north side of Reeds Lane.

3.6. Other trees

3.6.1. There is one ash no. 24 and an off-site goat willow no. 27 that have been assessed as category 'U' and are indicated on the accompanying tree protection plan by **bracketed red** numbers. The ash tree is displaying progressed ash dieback and is unlikely to persist for longer than 10 years, and the off-site goat willow is dead.

3.6.2. There are 29 mature English oak 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 two category 'A' trees (English oaks nos. 46 and 47) and 49 category 'B' specimens. The remaining 25 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, hedges, hedgerows and woodlands, one woodland (W1) has been assessed as category ’A’, two groups of trees as category ‘B’, and the remaining six groups of trees and hedges as category ‘C’.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout by ECE Architects, drawing no. 7463-PL-09/10 Rev A 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, 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 7 below.

3.7.5. 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 impacts[4]

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

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, four individual trees (nos. 3, 9, 17 and 42) and one group of trees (G1) 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 17m section of the hedge, H3, is to be removed.

4.1.2. 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
3	Ash	8.5m	450mm est.	Semi-mature	C (1)
9	English oak	15m	770mm	Mature	B (2)
17	Ash	14.5m	335mm ivy	Semi-mature	C (12)
42	Goat willow	9m	4 stems @ 225mm est.	Semi-mature	C (1)
G1	English oak	9m	Max 280mm Avg 180mm	Young	C (1)
H3	Various (17m length removed)	4m	Avg 10 stems @ 45mm	Semi-mature	C (12)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. As there are no ancient or veteran trees on site, none will be removed.

4.2.2. All those trees or groups of trees that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.3. A total of 98% of the category ‘A’ and ‘B’ trees are to be retained with only one category ‘B’ English oak (no. 9) to be removed to accommodate the site access.

4.2.4. The design of the main site access was designed to have the least arboricultural harm possible but given that the south boundary of the site is entirely

tree lined, there is no alternative but to seek the removal of trees. The access therefore aimed to minimise tree removals as far as possible and to limit the incursions into the RPAs of the aged oaks (nos. 1 and 6). The proposed access point successfully meets these criteria by utilising the only canopy gap between oak canopies, requires only one tree to be removed and does not result in incursions into the RPAs of the retained trees.

4.2.5. The English oak no. 9 is a significant component of the row of trees growing along the south boundary, its removal will be visible from Reeds Lane and result in an increase in the existing gap between oak canopies by 9m. The visual impact of its removal is minimised by the retention of the remaining oaks to the east (nos. 1 and 2) and west (nos. 4-16), which will screen the visual impact of its removal in long range views along Reeds Lane. Accordingly, the alteration in the character of Reeds Lane would be minor and the tree and hedgerow lined character of the road would be protected.

4.2.6. The visual impact of the removal is therefore relatively localised in views from Reeds Lane. The specimen is also visible from the public right of way (PRoW_1AI) passing through the site, and its removal will reduce the number of trees along the southern boundary. The visual impact of its removal is diminished by the adjacent oaks (nos. 4 and 5) that form a single canopy mass with the canopy of oak no. 9 (as shown in ***Photograph 1*** below), so the alteration to the boundary vegetation will be minor i.e. it will remain a hedgerow with a row of mature oaks.

Photograph 1: Showing the oak no. 9 outlined in red in views from the north-west across the field

4.2.7. The proposals will provide significant positive benefits of the scheme and compensation that are to be considered in the balance with the proposed removals. A full list and description of the benefits of the scheme can be found in the planning statement but are summarised here:

- Contributing towards the housing requirements, economic and social needs of the district;
- Contributing towards the provision of a wider housing choice;
- Making improvements to public access and sustainability through improvements to the existing PRoW and the provision of new pedestrian links through the site and to the east along Reeds Lane;
- Providing additional ecological gains;
- Providing on site public open space.

4.2.8. 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 context[5]. 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.

4.2.9. Policy DP37 of the Mid Sussex District Plan does not mention the 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] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 4.5.2.

4.2.10. As set out above, the oak is not of significant visual amenity value, and the tree lined hedgerow character of Reeds Lane will be retained. In addition, whilst the specimen is a mature native oak with deadwood habitat, it is within a landscape that benefits from an abundance of such oaks, both within the site and in the wider area. Accordingly, the loss of one specimen will have not have a significant impact on the green infrastructure or biodiversity value of the overall tree population on the site.

4.2.11. Only one of the trees to be removed is a mature specimen of a large ultimate sized species: all the other trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequestrate and store carbon[6]. Accordingly, the removal of one or 3% of the 33 large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.12. The group of trees, G1, is comprised of young oaks colonising the field following the lapse in management, these are young specimens, which BS 5837 states "**need not necessarily be a significant constraint on the site's potential**".

4.2.13. The remaining trees to be removed are category 'C' trees, which 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.

4.2.14. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, the felling of the trees and groups identified for removal will represent only a minor alteration to the main arboricultural features of the site.

[6] Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. Nature, volume 507.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. None of trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 6m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

5.2.2. These trees will continue to grow; but an analysis of the ultimate genetic crown spreads of these specimens shows that none of them 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 are within 13m of any young, semi-mature or mature specimens of large-canopied species.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. 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: 2012. 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**".[7]

6.1.2. 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 clear[8], 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.

6.1.3. Parts of the proposed hard surfacing will encroach within the RPAs of ten of the trees to be retained. These are shown in ***Table 3*** below.

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

[8] Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
1	English oak	Proposed footpath	699.8m^2	88.4m^2	12.6%
2	English oak	Proposed footpath	247.7m^2	23.2m^2	9.4%
6	English oak	Proposed footpath and private drive	706.9m^2	66.6m^2	9.4%
16	English oak	Proposed footpath and board walk	261.1m^2	48.3m^2	18.5%
18	English oak	Proposed footpath and board walk	144.3m^2	24.3m^2	16.8%
50	English oak	Proposed footpath	598.3m^2	30m^2	5%
55	English oak	Proposed shared surface	218.2m^2	1.8m^2	0.8%
76	English oak	Proposed s278 footway	224.4m^2	51.8m^2	23%
77	English oak	Proposed s278 footway	289.4m^2	31.7m^2	9.1%
78	English oak	Proposed s278 footway	112.3m^2	5.4m^2	4.8%

Table 3: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The proposals include several footpaths and surfaces that encroach into RPAs seven trees (nos. 1, 2, 6, 16, 18, 50 and 55). These areas extend to no more than 18.5% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837[9].

6.2.2. The proposals include the formalisation of the existing public right of way within the RPA of the English oak no. 1. This existing desire line footpath is currently compacted ground, accordingly, there is the potential for an above soil solution to reduce the soil compaction and thereby improve the soil conditions in this area for rooting.

6.2.3. The scheme also provides a new footpath link within the site that enters site at the PRoW access and exits to the west via a boardwalk across the boundary ditch back on to Reeds Lane. The east to west footway was specifically required by MSDC Officers during pre-application engagement to address wider connectivity between the

[9] BS 5837, paragraph 7.4.2.3.

site and the draft allocation elsewhere in Sayers Common. During the pre-application process, the potential for arboricultural harm along with a potential solution with a footway along the southern side of Reeds Lane was presented to the LPA, but Officers considered the northern footway remained necessary.

6.2.4. As alluded to above, a footway along the north side of Reeds Lane will result in significant incursions into RPAs of the ash and oaks along the south boundary and within the grassed open space at the frontage of the King Business Centre. The design team considered options to reduce the arboricultural impacts which included:

- The footway from the eastern site boundary can be provided within the site, which means that the large oaks along the south boundary of the site can be protected. The internal footpath is largely outside of the RPAs of trees, and an above solution is provided within the sections that encroach within the RPAs of oaks nos. 1, 2, 6, 16 and 18.

- Feasibility of an above soil solution for the King Business Centre: unfortunately, an above soil solution is not possible as the existing soil level along the northern edge of Reeds Lane increases above the carriageway level. An above soil solution would therefore require a substantial kerb and significant drop between the footway and the carriageway. This was not considered a viable solution.

- Reducing the width of the footway from 2m to the minimum footway width of 1.5m whilst within the RPAs of the retained trees, this reducing the incursions into RPAs by 25%.

- Reducing the construction depth of the footway to the minimum standard allowed, which subject to detailed design could be as little as 180mm deep (30mm surface course, 50mm binding course and 100mm of sub-base). This significantly reduces the depth of construction and therefore minimises the number of roots to be severed. In addition, if the sub-base can incorporate significant tree roots, the impact would be reduced even further.

6.2.5. It should be noted that the RPAs of the English oaks nos. 1, 6 and 50 were calculated on the basis of 15 times their trunk diameters; that is, greater than required by BS 5837 in recognition of the sensitivity of mature oaks of this size and age. Had

the RPAs been calculated strictly in accordance with BS5837 their RPA would be much smaller and the incursions would either not been present, or much smaller in extent.

6.2.6. All the proposed hard surfaces that encroach within the RPAs of retained trees will be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. 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.

6.2.7. The incursions into the RPAs of the off-site trees (nos. 76, 77 and 78) are by the need to provide a new footway along the north side of Reeds Lane from the site to the existing footways further east. The north side of Reeds Lane along the frontage of the King Business Centre has three mature oaks and an ash growing along it, as shown in ***Photograph 2***. The grass verge is at a higher level than the carriageway, which means that the installation of the footway will require some degree of excavation (180mm minimum depth).

Photograph 2: Showing the mature trees growing within the grassed area on the north side of Reeds Lane

6.2.8. As discussed above, the footway width has been reduced to 1.5m wide within the RPAs of these trees and the construction depth will be kept to a minimum, but

there remains the potential for excavation to sever significant roots in terms of their size and volume. In addition, the age and reduced physiological condition of these trees further exacerbates the risk of an adverse reaction to the footway's installation.

6.2.9. To minimise impacts on these specimens as far as possible, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.10. In addition, the footpath construction will be designed to avoid excavation deeper than 200mm. Studies have shown that typically as much as 90% of tree root length occurs in the upper metre of the soil[10] and so it is highly unlikely that these incursions into the RPAs will result in all the roots in these areas being severed. For example, as only the upper 400mm of the upper metre of soil will be removed, the 23% incursion into the RPA of the oak no. 76 may result in a reduction of only 4.6% of roots within the RPA.

6.2.11. 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**.

6.2.12. 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 on the main development site.

6.2.13. The proposed off-site highways improvements have the potential to result in adverse impacts on the mature oaks within the King Business Centre grassed open space, but the proposed mitigation should be sufficient to ensure they are suitable protected and remain viable.

[10] Roberts J., Jackson N., & Smith M. (2006). Tree Roots in the Built Environment. TSO.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. As no windows of the main habitable rooms of the proposed dwellings or apartments lie within the shadow patterns of any retained trees (an shading arc between the north-west and the east), 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 occupants foreseeably seeking to prune or fell trees to mitigate tree related shading issues.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the houses or apartments in which the resident lives, 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).

7.2.2. 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-canopies 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 overshadow 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.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR "Blue Book" 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."

7.3.2. 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.

7.3.3. Based on the above factors, the scale of arboricultural constraints on the proposed layout, there is no indication that there is a foreseeable risk of future pressure to remove the trees.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the probable impact of the existing trees on the proposed development, as set out at paragraph 5.3.4.[11]

[11] BS 5837:2012, 5.3.4.

8. MITIGATION AND BENEFITS

8.1. Replacement planting

8.1.1. Apart from the minor of alteration to the main arboricultural features of the site as set out above, the proposals incorporate considerable replacement tree planting; this is shown on the Landscape Masterplan submitted with the application, which provides 253 new trees.

8.1.2. The tree planting strategy includes planting along the west and south boundaries to strengthen the existing tree belt with new native trees, including English oak, birch, small leaved lime, wild cherry, alder and sweet chestnut. This is supplemented by the tree planting within the residential development and the formation of a landscaped eastern edge.

8.1.3. The proposed planting will mitigate the proposed removals identified above, proving a greater than 1 to 1 replacement. The new trees will also enhance the local landscape and strengthen the existing arboricultural framework for the ongoing and long-term character of the site.

8.2. Tree and hedgerow management

8.2.1. The proposals will have benefits on those trees and hedgerows 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.

8.2.2. Compared to the current agricultural environment of the trees, the proposed development will prevent further root and rooting environment damage caused by ploughing, it will prevent exposure to agrochemical spraying and fertilizer runoff, and it will protect them from livestock browsing and intensive soil compaction common in fields.

8.2.3. 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 sequestrate and store carbon.

9. CONCLUSIONS

9.1. Summary

9.1.1. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

9.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent only a minor alteration to the main arboricultural features of the site, to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

9.1.3. As no trees are to be pruned, and none of the proposed dwellings will be within 6m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

9.1.4. The incursions by the proposed residential development into the Root Protection Areas of trees to be retained are minor, 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.

9.1.5. None of the proposed dwellings or private gardens 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 occupants seeking to inappropriately fell or prune trees.

9.1.6. The proposed mitigation and arboricultural benefits of the proposals are significant; and provide more than adequate restitution for the minor alteration to the main arboricultural features of the site, and will provide a greater than 1:1 replacement ratio.

9.2. Compliance with national planning policy

9.2.1. 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.

9.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states *(italics added for emphasis)*: "**Planning policies and decisions should ensure… that existing trees are retained *wherever possible***"; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

9.2.3. 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.

9.3. Compliance with local planning policy

9.3.1. As the proposed development, does not result in the removal of trees that are of landscape, historic or wildlife importance including the aged oaks, prevents damage to root systems, incorporates trees into the layout taking account of future canopy growth, and provides suitable replacement planting, it complies with Policy DP 37 of the adopted Mid Sussex District Council District Plan 2014 - 2031.

9.4. Compliance with neighbourhood planning policy

9.4.1. As the proposed development retains and protects the significant arboricultural landscape features within the site and along its boundaries, it complies with Policy Housing HurstH5 of the Hurstpierpoint and Sayers Common Parish 2031 Neighbourhood Plan.

9.5. Conclusion

9.5.1. 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 above[12], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[13] 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 culturally[14]. 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:

12 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.

13 Ibid., 4.4.2.7

14 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;[15]

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 tree’s’ 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**”[16].

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**”[17].

A1.2.10. The ‘Root Protection Areas’ (RPAs)[18] 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

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[15] The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

16 BS 5837, 4.5.10.

17 Ibid., 5.1.1.

18 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.”

RPAs (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. The British Standard BS 5837 calculates RPAs based on a standard 12 times trunk diameter. However, in our experience the response of trees to root severance or damage is not standard and tends to be less effective in the case of large mature specimens of species with a known intolerance of disturbance. Accordingly, where considered appropriate, we have increased the RPAs of such specimens by calculating them based on an increased factor of trunk diameter.

A1.2.12. 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 day[19].

A1.2.13. 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.

A1.2.14. 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.

A1.2.15. The TCP was then used to inform the siting of the proposed buildings 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.

19 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, demolition 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 because 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 construction and 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. Manual excavation within RPAs

A2.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.8. Proposed hard surfaces within RPAs

A2.8.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA) (Operations)

Tree Survey Schedule

Sayers Common, Reeds Lane, West Sussex

SJA tss 25556-01

October 2025

Tree Survey Schedule: Explanatory Notes

Sayers Common, Reeds Lane, West Sussex

This schedule is based on a tree inspection undertaken by Nigel Kirby of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 30th of November 2022 and again on the 7th of October 2025. Weather conditions at the time ranged from overcast but dry, to dry clear and bright. Deciduous trees were in partial 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".

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.

6. Crown break.
Height above ground and direction of growth of first significant live branch.

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 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

Sayers Common, Reeds Lane, West Sussex

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	English oak	16m	955mm	N 9.75m NE 9.75m E 9.5m S 9m W 8.5m NW 9m	3m	N 2m	Mature	Below average	Indifferent	Prominent buttress roots, with mechanical wounding by livestock; significant compression fork at 3.5m with evidence of included bark, extends from 1m to 3m to bifurcation; 'elephant ear' formation evident on S side; smaller than normal leaf size suggestive of reduced physiology; readily visible from Reeds Lane; significant component of the immediate landscape; of moderate quality and landscape value; of at least medium-term potential.	B (12)
2	English oak	11m	740mm	N 6m E 6.25m S 5.5m W 5.5m NW 5.25m	3m	3m	Mature	Below average	Indifferent	Prominent buttress root N, with mechanical wounding; decay at base; internal heartwood exposed; slight differences in tone when lower trunk tapped with acoustic hammer, suggesting internal defects and slow decay; squat canopy; readily visible from road; contributes to boundary screening; in keeping with character of site and local area. Oct 2025: Slightly sparsely foliated	B (23)
3	Ash	8.5m	450mm est.	N 2.5m E 4m S 3.5m W 1.5m	2m	2m	Semi-mature	Below average	Indifferent	Off-site tree; decay and cavity at base; inessential component of wider landscape, unremarkable tree of limited merit. Oct 2025: 'topped'.	C (1)
4	English oak	15.5m	790mm	N 6.5m NE 4.75m E 4m S 6.5m SW 7.75m W 3m NW 8.5m	2.5m	2.5m	Mature	Below average	Indifferent	Prominent buttress roots; single trunk; significant component of the group in which it stands; readily visible from road; contributes to boundary screening; in keeping with character of the area. Oct 2025: Slightly sparsely foliated.	B (12)
5	English oak	14m	725mm	N 6.5m E 2.5m S 5.25m W 4.75m NW 7.5m	3.5m	3.75m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; wounding on W trunk, from ground up to 3.5m; internal heartwood exposed for approx. 2/5 of circumference; evidence of ecological habitat; fungal fruiting body at base on N buttress; contributes to boundary screening; in keeping with character of the area.	C (123)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
6	English oak	15m	1105mm	N 7.75m NE 7.25m E 6.75m S 9m W 9.5m NW 8.5m	3m	N 2m	Mature	Average	Moderate	Prominent buttress roots, single trunk; squat yet dominant canopy; significant component of group in which it stands; no evidence of dysfunction, decay or hollowing at base; readily visible from Reeds Lane; in keeping with the character of the site and local area; of moderate quality and landscape value; of long-term potential.	B (12)
7	English oak	15m	860mm	N 7.5m NE 7m E 7.75m S 10m W 7.5m NW 8m	3m	NW 2m	Mature	Average	Moderate	Prominent buttress roots; single trunk; field boundary tree; contributes to boundary screening; readily visible from road; in keeping with character of the area; of moderate quality and landscape value; of long-term potential. Oct: Squat form, in keeping with the character of the site and local area.	B (12)
8	English oak	15m	765mm	N 6.5m NE 6.75m E 6m SE 7m S 7m W 6.5m NW 5.75m	2.5m	4.5m	Mature	Below average	Indifferent	Prominent buttress roots; single trunk; animal burrows at base of trunk; slightly sparsely foliated; contributes to boundary screening; readily visible from road; in keeping with character of the area; of moderate quality and landscape value; of medium-term potential. Oct 2025: Decay on W buttress cleft; no evidence of dysfunction or internal decay.	B (2)
9	English oak	15m	770mm	N 4.5m NE 6.75m E 5.75m S 7.5m W 4m NW 4m	3m	3.25m	Mature	Below average	Indifferent	Prominent buttress roots; single trunk; slightly sparsely foliated; beginning to stag-head in apical extents; significant component of group in which it stands; readily visible from road; in keeping with character of the area.	B (2)
10	English oak	11m	390mm ivy est.	N 5m NE 3m E 4m S 5.5m W 5.5m NW 5.5m	1.5m	N 2m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; contributes to boundary screening; readily visible from road; in keeping with character of the area.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
11	Ash	13m	220mm est. 300mm est.	N 4.5m NE 5.75m E 5.5m S 4.75m W 3m NW 5m	2.5m	2m	Semi-mature	Average	Indifferent	Assumed off-site tree; small self-seeded specimen; contributes to boundary screening; decay and cavity at base; inessential component of group in which it stands; unremarkable tree of very limited merit.	C (1)
12	English oak	14m	720mm est.	N 4m E 4m S 5.75m W 6m NW 7.5m	3m	N 3m	Mature	Average	Indifferent	Off-site tree; single trunk; asymmetrical crown; crown overhangs road from which it is readily visible; in keeping with character of the area; contributes to boundary screening; significant component of the group in which it stands.	B (2)
13	English oak	16m	690mm	N 6.75m NE 6.75m E 6.75m S 6.5m W 6.75m NW 6.5m	2.5m	N 2m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; dominant canopy; significant component of group in which it stands; contributes to boundary screening; in keeping with character of the area; of moderate quality and landscape value; of long-term potential.	B (12)
14	Field maple	14m	3 stems @ 200mm est. 2 stems @ 120mm est. 2 stems @ 260mm est.	N 7m E 6.5m S 6.25m W 4.5m	1m	4.5m	Semi-mature	Average	Poor	Assumed off-site tree; multi-stemmed from base; stems with evidence of bark to bark contact; drawn-up and mutually suppressed; contributes to boundary screening; inessential component of group in which it stands.	C (1)
15	Crab apple	4m	3 stems @ 130mm	N 3m E 3m S 2m W 4m	1m	2m	Semi-mature	Average	Indifferent	Multi-stemmed from base; suppressed crown as overtopped by adjacent specimens; inessential component of wider landscape.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
16	English oak	15m	760mm	N 7.25m E 7.5m S 6.5m W 5.25m	3.25m	2.5m	Mature	Average	Moderate	Prominent buttress roots; single trunk; readily visible from road; contributes to boundary screening; significant component of group in which it stands; in keeping with character of the area; of moderate quality and landscape value; of long-term potential.	B (12)
Tree Survey Schedule	Ash	14.5m	335mm ivy	N 3.75m E 2m S 4m W 4m	3m	4m	Semi-mature	Below average	Indifferent	Off-site tree; small self-seeded specimen; inessential component of group in which it stands.	C (12)
18	English oak	14m	565mm	N 7.5m NE 8m E 7.75m SE 6.75m S 6.5m W 7.5m	2m	E 2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; stream to W; single trunk; significant component of group in which it stands; member of a group of trees of moderate visual importance; contributes to boundary screening.	B (12)
19	English oak		2 stems @ 530mm	N 8m NE 9m E 8.75m SE 9m S 8.75m W 9m	2.5m	2m	Mature	Average	Indifferent	Stream to W; twin-stemmed from 1m, showing a tensile union; significant component of group in which it stands; contributes to boundary screening.	B (12)
20	Ash	16m	315mm	N 4.5m E 4m S 3m W 4m	4m	E 5m	Semi-mature	Low	Indifferent	Stream to W; self-seeded specimen directly on stream bank edge; aerodynamic meshing canopy providing companion shelter; contributes to boundary screening; in keeping with character of the area. Oct 2025: Significant die back in upper canopy consistent with 'Ash-dieback'; sparsely foliated.	C (12)
21	English oak	11.5m	545mm ivy	N 5m NE 5.75m E 7.5m SE 6.5m S 6.25m SW 7m W 5.75m	3m	E 2m	Semi-mature	Average	Indifferent	Stream to W; single trunk; squat canopy; contributes to boundary screening; significant component of group in which it stands; in keeping with character of the area.	B (12)
22	English oak	12m	405mm	N 4m E 3.5m S 4.75m W 6m	2.5m	4m	Semi-mature	Average	Moderate	Stream to W; single trunk; aerodynamic meshing crown providing companion shelter; contributes to boundary screening; member of a group of trees of moderate visual importance.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
23	English oak	11m	490mm	N 4m E 8.25m SE 10.5m S 2m W 5m	2m	E 2m	Semi-mature	Below average	Indifferent	Fungal fruiting bodies on trunk at base; stream to W; single trunk; slightly sparsely foliated; notably reduced shoot extension growths; inessential component of group in which it stands.	C (12)
24	Ash	8m	220mm 140mm 250mm	N 4m E 6.75m S 1m W 3m	1m	E 5m	Semi-mature	Low	Indifferent	Small self-seeded specimen; unremarkable tree of very limited merit. Oct: Dieback in upper canopy consistent with 'Ash-dieback'.	U
25	English oak	15m	625mm	N 2.5m E 1.75m SE 8.25m S 9.75m W 4.5m	3m	SE 3m	Semi-mature	Average	Indifferent	Stream to W; single trunk; asymmetrical crown as suppressed by adjacent specimens; aerodynamic crown providing companion shelter; contributes to boundary screening; member of a group of trees of moderate visual importance.	B (2)
26	English oak	18.5m	685mm	N 2.5m E 10m SE 11.5m S 9m W 2.75m	2m	E 2m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; significant tear-out wound in upper crown; asymmetrical crown as suppressed by adjacent specimens; aerodynamic crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (2)
27	Goat willow	9m	240mm	N 5m E 3m S 6.25m W 5.25m	1m	1.5m	Semi-mature	Dead	Dead	Abnormal swelling or 'Bottle-butt' at base; three-stemmed from base; tight compression forks with evidence of included bark; small self-seeded specimen; largely screened in views from Reeds Lane by the presence of other trees; visible from public footpath in adjacent field; dead specimen.	U
28	English oak	15.5m	395mm 480mm	N 4m E 1m S 3m W 6.5m	2m	E 3m	Semi-mature	Average	Indifferent	Stream to W; twin-stemmed from base, with acute yet tensile union; asymmetrical one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands; contributes to boundary screening.	B (2)
29	English oak	19m	820mm ivy	N 10.5m NE 12m E 11.75m S 7.25m W 6.5m	3m	E 3m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; essential component of group in which it stands; contributes to boundary screening; in keeping with character of the area.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
30	English oak	7m	490mm	N 3.75m E 5.5m S 1m W 3m	3m	E 2.5m	Semi-mature	Low	Poor	Suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands.	C (1)
31	English oak	19m	425mm	N 4m E 9.25m S 4m W 4.5m	4m	3m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of the group in which it stands.	B (12)
32	English oak	18m	855mm	N 8.25m NE 8.25m E 8.75m SE 8.5m S 8.5m W 7m	2m	E 3m	Mature	Below average	Moderate	Prominent buttress roots; single trunk; dominant crown; significant component of group in which it stands; contributes to boundary screening; in keeping with character of the area; member of a group of trees of moderate visual importance; of moderate quality and value; of long-term potential. Oct 2025 very slightly sparsely foliated in upper apical extents.	B (12)
33-38	English oak	#T33 10m #T34 13m #T35 13m #T36 13m #T37 12m #T38 9m	#T33 260mm #T34 310mm #T35 400mm #T36 500mm #T37 360mm #T38 310mm all est.	N 4.5m E 6.5m S 7m W 3m	3m	E 2.5m	Semi-mature	Average	Indifferent	All but #T36 are of limited indivdual quality and assessed as category 'C' specimens but collectively form a significant feature of the site; collection of small specimens; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; in keeping with character of the area; inessential component of wider landscape.	B (2)
39-40	Ash	12.5m	#T39 310mm est. #T40 2 stems @ 240mm est.	N 6.5m E 4.5m S 6.25m W 5.5m	3m	E 3m	Semi-mature	Average	Poor	Multi-stemmed from base; decay at base; *inonotus hispidus* on trunk; contributes to boundary screening; inessential components of wider landscape.	C (1)
41	English oak	10m	300mm est.	4m	2m	2m	Semi-mature	Average	Indifferent	Off-site tree; small self-seeded specimen; contributes to boundary screening.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
42	Goat willow	9m	4 stems @ 225mm est.	N 7.25m NE 7.25m E 7m SE 7.25m S 7m W 5m	1m	0.5m	Semi-mature	Average	Poor	Small self-seeded specimen; multi-stemmed from base; contributes to boundary screening; inessential component of wider landscape; unremarkable tree of very limited merit.	C (1)
43	English oak	16m	775mm	N 5m E 8.5m S 8m W 4m	2m	E 2.5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots, N and S but not E; within notably waterlogged area; asymmetrical crown as suppressed by adjacent specimens; field boundary tree; significant component of group in which it stands; in keeping with character of the area.	B (12)
44	English oak	16m	700mm	N 8m E 8.5m S 4.5m W 7m	2m	E 2.5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots; single trunk; significant component of group in which it stands; contributes to boundary screening; in keeping with character of the area; meshing crown providing companion shelter.	B (12)
45	English oak	19m	820mm	N 3m E 10.5m SE 10.5m S 10m W 5.5m	2.5m	E 2.5m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands; contributes to boundary screening; field boundary tree; in keeping with character of the area.	B (12)
46	English oak	23m	905mm	N 11m E 10m SE 11.75m S 10m W 12m	3m	5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; asymmetrical crown as suppressed by adjacent specimens; edge tree of wooded copse; in keeping with character of the area.	A (2)
47	English oak	23m	810mm	N 6.75m E 11.75m SE 9.25m S 6.5m SW 8.5m W 8.5m	4m	SW 2m	Mature	Average	Good	Prominent buttress roots; single trunk; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands; edge tree of wooded copse; dominant crown; in keeping with character of the area.	A (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
48	English oak	17.5m	905mm	N 4.25m E 8m SE 8m S 7.25m SW 9.5m W 7.5m	2.5m	S 2m	Mature	Average	Moderate	Prominent buttress roots; depression between buttress roots E side from ground up to 1m; slight differences in tone when lower trunk on E round to SE side tapped with acoustic hammer suggest internal defects; however, isolated on this side; fungal fruiting body S buttress suspected *Ganoderma spp.* ; fungal fruiting bodies x2 to N at approx. 2m on ground; suspected *Podoscypha multizonata;* asymmetrical crown as suppressed by adjacent specimens; in keeping with character of area; set against backdrop of established woodland; of moderate quality and landscape value; of medium-term potential.	B (123)
49	English oak	21m	675mm	N 3m E 9.75m SE 9.75m S 12m SW 10.75m W 11m	3.5m	S 2.5m	Mature	Average	Indifferent	Off-site tree; asymmetrical one-sided crown as suppressed by adjacent specimens; edge tree of wooded copse; significant component of group in which it stands; in keeping with character of the area.	B (12)
50	English oak	22m	930mm	N 2.75m E 8m SE 10m S 10.75m SW 10.5m W 6.75m	4m	S 3m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands; edge tree of wooded copse; visible across field to S; in keeping with character of the area. Oct 2025: Fungal fruiting bodies of *Collybia fusipes* at base; no differences in tone when sounded with an acoustic mallet.	B (12)
51	English oak	22m	690mm	N 6m E 8m SE 7.5m S 7m SW 9.25m W 8.5m	3m	S 6m	Mature	Average	Moderate	Off-site tree; dominant crown; edge tree of wooded copse; in keeping with character of the area.	B (12)
52	English oak	18m	515mm	N 3m E 3m S 8.25m SW 8.75m W 5.75m	4m	SW 2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; one-sided crown as suppressed by adjacent specimens; edge tree of wooded copse; inessential component of group in which it stands.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
53	English oak	19m	445mm	N 3.25m E 3m S 3.5m W 3m	4m	5m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; tall drawn-up and suppressed; edge tree of wooded copse; inessential component of group in which it stands.	C (12)
54	English oak	22m	680mm	7.5m	5m	6m	Mature	Average	Moderate	Off-site tree; dominant crown; edge tree of wooded copse; in keeping with character of the area.	B (12)
55	English oak	18m	695mm	N 5.5m E 5.5m SE 8.25m S 9.25m SW 7.5m W 5.5m	3m	S 2.5m	Mature	Average	Indifferent	Prominent buttress roots N, with mechanical wounding; single trunk; asymmetrical crown as suppressed by adjacent specimens; edge tree of wooded copse; significant component of the group in which it stands; in keeping with character of the area.	B (12)
56	English oak	19m	430mm	N 2m E 4.5m S 4m W 2.75m	4m	3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; tall drawn-up and suppressed; inessential component of group in which it stands.	C (12)
57	English oak	18m	505mm	N 2.5m E 3.25m SE 7m S 8.25m W 3m	3.5m	S 3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; edge tree of wooded copse; in keeping with character of the area; significant component of group in which it stands.	B (2)
58	English oak	21m	535mm	N 3.5m NE 6m E 5m SE 9m S 7.5m SW 5.5m W 3m	3m	SE 2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; edge tree of wooded copse; significant component of group in which it stands.	B (2)
59	English oak	20m	480mm	N 6m E 5m S 4.25m W 7m	6m	6m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; high crown; asymmetrical canopy as suppressed by adjacent trees; component within offsite woodland; moribund oak located 1m S of tree.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
60	English oak	18m	340mm	3.5m	4m	4m	Semi-mature	Below average	Indifferent	Self-seeded specimen; tall drawn-up and suppressed; inessential component of group in which it stands.	C (12)
61	English oak	19m	440mm	N 2.75m NE 3.25m E 3m SE 3.5m S 5m SW 6m W 4.5m	4m	4m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; aerodynamic meshing crown providing companion shelter; edge tree of wooded copse; inessential component of wider landscape.	C (12)
62	English oak	17m	425mm	N 1.5m E 2.25m SE 6.75m S 8m SW 7m W 1m	3m	S 3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; aerodynamic group with meshing crowns providing companion shelter; edge tree of wooded copse; inessential component of wider landscape.	C (12)
63	English oak	19m	490mm	N 4m E 3m S 5.25m W 6.5m	4m	4m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; edge tree of wooded copse; in keeping with character of the area.	B (2)
64	English oak	17m	510mm	N 0.5m E 1.5m SE 5.5m S 8.25m SW 7.25m W 2m	4m	S 2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; one-sided crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands.	C (12)
65	English oak	21m	520mm	N 2m E 2.75m SE 8.5m S 9m W 2m	4m	S 3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; edge tree of wooded copse; significant component of group in which it stands; in keeping with character of the area.	B (2)
66	English oak	19m	490mm	N 4m E 7m S 6.5m W 5.5m	4m	3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands; edge tree of wooded copse; in keeping with character of the area.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
67	English oak	18m	420mm	N 0.5m E 2m SE 7m S 9.75m SW 8m W 2m	3m	3.5m	Semi-mature	Average	Indifferent	Canopy entirely offset from base; suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands.	C (1)
68	English oak	17.5m	590mm	N 3m E 3m SE 6.75m S 9.75m SW 8.5m W 5m	3.5m	S 2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; significant component of the group in which it stands; edge tree of wooded copse; in keeping with character of the area.	B (2)
69	English oak	22m	580mm	N 6.75m E 5.75m S 5.5m W 6.5m	6m	3m	Semi-mature	Average	Moderate	Prominent buttress roots; single trunk; high crown, typical of species and location; significant component of group in which it stands; in keeping with character of the area.	B (12)
70	English oak	18m	425mm	N 2m E 7.25m SE 7m S 5.75m W 2.5m	3.5m	2m	Semi-mature	Average	Indifferent	Prominent buttress root; single trunk; asymmetrical crown as suppressed by adjacent specimens; edge tree of wooded copse; in keeping with character of the area.	C (12)
71	English oak	18.5m	405mm	N 3m E 8m S 2m W 2m	4m	4m	Semi-mature	Average	Indifferent	Prominent buttress root; single trunk; asymmetrical crown as suppressed by adjacent specimens; edge tree of wooded copse; in keeping with character of the area.	B (2)
73	English oak	15m	575mm est.	N 7m NE 8.5m E 7.5m S 6m W 7.25m	2.5m	S 2.25m	Mature	Average	Indifferent	Off-site tree; full basal inspection prevented by boundary fence; evidence of regular pruning or management; makes a significant contribution to the character of the area; readily visible from Road.	B (12)
74	English oak	12m	325mm est.	N 6m E 2.5m S 3m W 6.25m	3.5m	N3.5m	Semi-mature	Below average	Indifferent	Off-site tree; full basal inspection prevented by boundary fence; one-sided crown as suppressed by adjacent specimens; notably reduced shoot extension growths; contributes to boundary screening; unremarkable tree of very limited merit; readily visible from Reeds Lane.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
75	English oak	13m	485mm est.	5.5m	4m	4m	Mature	Average	Indifferent	Off-site tree; set back from road; small ornamental tree; crown has been heavily reduced or "topped" in past; in keeping with the character of the area; readily visible from Reeds Lane.	B (12)
76	English oak	10.5m	705mm	3m	5m	3m	Mature	Low	Indifferent	Prominent buttress roots; no differences in tone when buttress roots or trunk tapped with acoustic hammer; crown has been heavily reduced or "topped" in past; sparsely foliated; inessential component of the landscape.	C (12)
77	English oak	15m	805mm	N 4m E 6.25m S 6.75m W 5.5m	3.5m	5m	Mature	Below average	Indifferent	Prominent buttress roots; more stilt like roots on S side of trunk; some developing epicormic growth on trunk at 2m-3m; slightly sparsely foliated in upper canopy; crown has been reduced in past; significant component of group in which it stands; readily visible from road; in keeping with the character of the area.	B (12)
78	English oak	9m	520mm	N 3.75m E 3.5m S 6.5m W 5.75m	2.75m	S2m	Semi-mature	Average	Indifferent	Some epicormic growth on trunk; congested inner canopy; crown has been reduced in past; slightly sparsely foliated in apical extents; small squat individual contributing to business park landscaping scheme.	B (2)
G1	English oak	9m	Max 280mm Avg 180mm	4m	1m	1.5m	Young	Average	Moderate	Collection of small planted specimens; inessential component of wider landscape; unremarkable trees of very limited merit.	C (1)
G3	Various	4m	Max 85mm	3m	0.2m	0.2m	Semi-mature	Average	Indifferent	Species include, field maple, dog rose, bramble, hawthorn, myrobalan plum and English oak saplings; row of closely growing specimens, forming a hedge or screen; suppressed crowns as overtopped by adjacent specimens; contributes to boundary screening; inessential component of wider landscape.	C (1)
G4	Grey poplar	25m	Max 500mm est.	7.75m	6m	6m	Semi-mature	Average	Indifferent	Off-site group of trees; collection of trees planted to form a windbreak; area very waterlogged; drawn-up and mutually suppressed; readily visible from PROW; not in keeping with character of the area.	B (2)
G5	Hazel	6m	Max 3 stems @ 100mm	4m	1m	1.5m	Semi-mature	Average	Indifferent	Off-site group of trees; field boundary trees; edge trees of wooded copse; inessential component of wider landscape; as set against backdrop of taller, established woodland.	C (1)
G6	Ash	21m	Max 550mm est.	8m	5m	5m	Semi-mature	Average	Indifferent	Off-site group of trees; collection of tall specimens; edge trees of wooded copse; first trunk set back from barbed wire fence 8.5m; in keeping with character of the area.	B (12)
H1	Hornbeam	Up to 3.5m	Up to est. 40mm	0.5m N 0.5m E 0.5m S 0.5m W	0.25m	0.25m	Young	Average	Indifferent	Off-site tree; row of closely planted specimens, designed to form a hedge or screen; appears to be regularly managed; of only low-level screening value; of moderate quality and landscape value; of long-term potential.	C (1)
H2	Various	Up to 2m	45mm est.	1m	0.1m	0.1m	Semi-mature	Average	Indifferent	Off-site low level hedgerow; ditch located on N side; appears regularly managed; provides screening of PROW to S; spp. include field maple, hawthorn, myrobalan; of low landscape value; unremarkable specimens of limited merit.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio -logy	Structure	Comments	Cate gory
H3	Various	Max 6m Avg 4m	Max 100mm Avg 10 stems @ 45mm	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Row of closely growing specimens, forming a hedge or screen; species include, hazel, hawthorn, field maple, myrobalan plum and bramble; contributes to boundary screening; inessential component of wider landscape.	C (12)
W1	Various	Max 22m Avg 19m	Min 400mm Max 600mm est.	6.5m	3m	4m	Semi-mature	Average	Moderate	Species include English oak, hazel, holly, goat willow and ash; large area of woodland which extends beyond site boundaries; principal overstorey species is English oak; occasional ash specimens throughout; provides a dense backdrop to the site; essential component of the immediate landscape; of moderate quality and high landscape value; of long-term potential.	A (2)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	*Species*	*RPA*	*RPA Radius*
1	English oak	699.8m^2	11.4m
2	English oak	247.7m²	8.9m
3	Ash	91.6m²	5.4m
4	English oak	282.3m²	9.5m
5	English oak	237.8m²	8.7m
6	English oak	552.4m²	13.2m
7	English oak	334.6m²	10.3m
8	English oak	264.7m²	9.2m
9	English oak	706.9m^2	9.2m
10	English oak	68.8m²	4.7m
11	Ash	62.6m²	4.5m
12	English oak	234.5m²	8.6m
13	English oak	215.1m²	8.3m
14	Field maple	119.5m²	6.2m
15	Crab apple	22.9m²	2.7m
16	English oak	261.1m²	9.1m
Tree Survey Schedule	Ash	50.8m²	4.0m
18	English oak	144.3m²	6.8m
19	English oak	249.4m²	
20	Ash	44.9m²	3.8m
21	English oak	134.9m²	6.5m
22	English oak	74.2m²	4.9m
23	English oak	108.6m²	5.9m
24	Ash	59.0m²	4.3m
25	English oak	176.7m²	7.5m
26	English oak	212.1m²	8.2m
27	Goat willow	26.1m²	2.9m
28	English oak	174.8m²	7.5m
29	English oak	304.2m²	9.8m
30	English oak	108.6m²	5.9m
31	English oak	81.7m²	5.1m
32	English oak	330.9m²	10.3m
33-38	English oak	30.6m² 43.5m² 72.4m² 113.1m² 58.6m² 43.5m²	3.1m 3.7m 4.8m 6.0m 4.3m 3.7m
39-40	Ash	43.5m² 52.1m²	3.7m 4.1m
41	English oak	40.7m²	3.6m
42	Goat willow	91.6m²	5.4m

43	English oak	271.1m²	9.3m
44	English oak	221.4m²	8.4m
45	English oak	304.5m²	9.8m
46	English oak	370.5m²	10.9m
47	English oak	297.8m²	9.7m
48	English oak	370.4m²	10.8m
49	English oak	206.1m²	8.1m
50	English oak	598.3m^2	11.1m
51	English oak	215.4m²	8.3m
52	English oak	120.0m²	6.2m
53	English oak	89.6m²	5.3m
54	English oak	209.2m²	8.2m
55	English oak	218.2m²	8.3m
56	English oak	83.6m²	5.2m
57	English oak	115.4m²	6.1m
58	English oak	129.3m²	6.4m
59	English oak	104.2m²	5.8m
60	English oak	52.3m²	4.1m
61	English oak	87.6m²	5.3m
62	English oak	81.7m²	5.1m
63	English oak	108.6m²	5.9m
64	English oak	117.1m²	6.1m
65	English oak	122.1m²	6.2m
66	English oak	108.6m²	5.9m
67	English oak	79.8m²	5.0m
68	English oak	157.0m²	7m
69	English oak	152.2m²	7.0m
70	English oak	81.7m²	5.1m
71	English oak	74.2m²	4.9m
73	English oak	149.6m²	6.9m
74	English oak	47.8m²	3.9m
75	English oak	106.4m²	5.8m
76	English oak	224.8m²	8.5m
77	English oak	293.2m²	9.7m
78	English oak	122.3m²	6.2m
G1	English oak	35.5m²	3.4m
G2	Various	4.5m²	1.2m
G3	Various	3.3m²	1.0m
G4	Grey poplar	113.1m²	6.0m
G5	Hazel	4.5m² 2.5m²	1.2m 0.9m
G6	Ash	136.8m²	6.6m
H1	Hornbeam	7.1m2	1.5m
H2	Various	7.1m2	1.5m
W1	Various	162.9m²	7.2m

APPENDIX 4

Tree Protection Plan