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Arboricultural Implications Report

Proposed development at

Phase 1c

Brookleigh

Burgess Hill

July 2025

Ref. SJA air 23500-01

SUMMARY

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

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed removal of four individuals and two groups of trees of fully; and two groups of trees and three hedges partially will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. The incursions 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.

S5. None of the proposed dwellings or private gardens and amenity space are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which 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 it complies with Policy DP37 of the 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 Hill Group Ltd and Homes England to visit Phase 1c of the Brookleigh (strategic allocation), Burgess Hill 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 reserved matters 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 doesn't form part of planning policy; and it is neither mentioned nor referenced in Policy DP37 of the Mid Sussex District Council District Plan 2014-2031 (adopted 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 proposals consist of the reserved matters application pursuant to Condition 2 attached to outline application ref. DM/18/5144 as amended by (DM/21/3279)(dated 09/12/2022) to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising:

a) Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure.

b) Eastern Parkland comprising open space incorporating the multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees 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). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Edward Janes and Anthony Harte of SJAtrees on Wednesday the 14th of February 2024, and a walkover update by Edward Janes on the 8th of July 2025. Weather conditions at the time were overcast with persistent rain to dry and overcast. Deciduous trees were both in and out of leaf.

1.4. Site description

1.4.1. The site forms a parcel (Phase 1c) of the wider Northern Arc (Brookleigh) strategic allocation within Burgess Hill; and is located on the east side of Isaac's Lane (A273), as shown at ***Figure 1*** below. The north boundary abuts an area of new residential housing currently under construction as part of the overall Phase 1 development; the east boundary is formed by an adjacent waterway; whilst the south

boundary lies adjacent to Fairbridge Way, a minor road which connects to the A273 via a roundabout located immediately south-west of the site.

Figure 1: Site location shown on aerial satellite image

1.4.2. The site is on gently undulating ground and currently comprises open grassland. The site boundary also encompasses part of a woodland growing along the banks of the existing waterway adjacent to the east boundary.

1.4.3. Historical maps indicate that the site has remained undeveloped agricultural land from at least the time of the first edition OS plan of the area published in 1879. The same map shows the presence of trees along internal field boundaries and the woodland adjacent to the east boundary, and along Isaac's Lane, located in the same locations as the existing trees; some of which are of sufficient age and size such that they may reasonably be considered to be the same specimens (see ***Figure 2*** below).

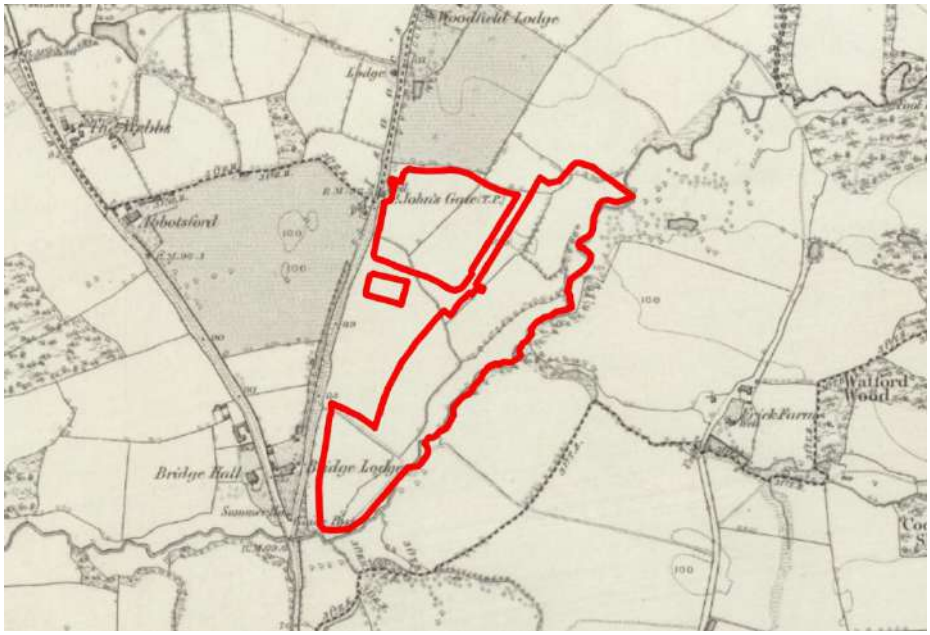

Figure 2: Extract from OS map of 1879, showing some of the trees present at that time

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of Weald Clay Formation- Mudstone.

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.

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that trees may be deep rooted and that the soil is likely to be susceptible to compaction.

1.6. Statutory controls

1.6.1. Twenty-eight of these trees are covered by an area tree preservation order (TPO). This is TPO no. 16/0008 G1 made by Mid Sussex District Council which protects those oak trees growing within an area immediately adjacent to the west site boundary and along Isaac's Lane.

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

1.6.3. There are no hedgerows on site that could meet the criteria to be deemed "Important" in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997[3].

1.7. Non-statutory designations

1.7.1. 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.

1.7.2. The unnamed woodland growing within and adjacent to the east site boundary is shown as 'Deciduous Woodland' on the Natural England 'Priority Habitats Inventory (England)', updated 08 December 2023 (see ***Figure 3*** below). This means it is a habitat "of principal importance" in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006). However, this does not by itself prohibit the removal of parts or all of this woodland; or the management of the woodland: the weight accorded to any proposals for that include full or partial removal depends on whether it is ancient, whether it is protected by means of a TPO or being within a conservation area, and on regional and local planning policies.

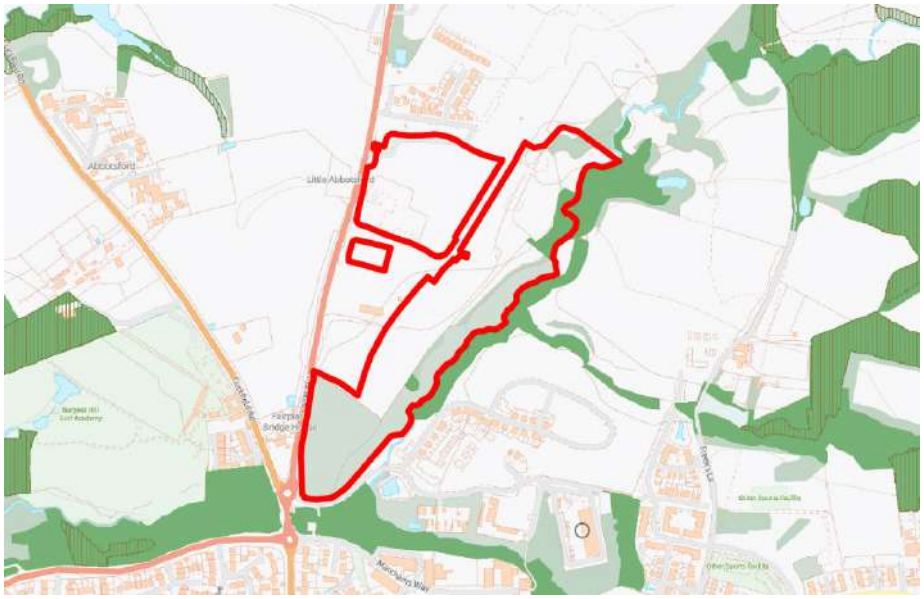

Figure 3: 'Magic' map image showing 'deciduous woodland' within and adjacent to the site

[3] The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

1.7.3. 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 below) 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.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. As noted above, the reserved matters application is pursuant to the outline application ref. DM/18/5144 (amended to DM/21/3279 dated 09/12/2022). A review of the relevant outline permissions and associated documents highlights several documents that are relevant to the arboricultural strategy of the reserved matters application, these are listed below:

- Green Infrastructure Parameter Plan
- Land Use and Movement Parameter Plan
- AECOM Arboricultural Impact Report
- Consultee comments: No objections raised by Natural England, Forestry Commission or the LPA Tree Team.
- Reserved Matters application DM/24/0222 pursuant to the outline application (ref. DM/21/3279) for the construction and operation of a regional SUDs pond (pond 22) and associated drainage infrastructure.

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')[4] 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

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

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 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. The relevant section of Policy DP37 of the District Plan states, *inter alia*:

"DP37: Trees, Woodland and Hedgerows

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.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

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. Neighbourhood planning policy

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 136 individual trees, and seven groups of trees and five hedgerows growing within and directly adjacent to the site application boundaries. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The site is predominantly formed by agricultural fields with established field boundary hedgerows which contain established mature native broadleaf specimens. Along the eastern boundary of the site is an established tree belt forming a distinct native tree lined backdrop in glimpsed views from Issacs' Lane to the west of the site.

3.1.3. The most commonly found and dominant species across the application site is English oak, which makes the most significant contribution to the main arboricultural features of the site. Over half (90 individuals) of the surveyed trees are mature oak specimens, with an average trunk diameter of 750mm but extending up to a maximum of 1205mm in diameter. Other species located across the site along the field boundaries and within the woodland belt along the east boundary include ash, hawthorn, field maple and holly. The distribution of which and components of the wooded tree belt are in keeping with the semi-rural agricultural setting of the site and wider area.

3.2. Assessment of suitability for retention

3.2.1. 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 row of English oak trees along the western boundary of the site adjacent to the A273 (nos. 11 – 17, 20 and 21);

- The group of trees (G201) and the individual trees situated within it (English oaks nos. 65 - 68, 71, 74, 274, 275, 277, 321 – 328 & 1000, and ash no. 320) to the east of

the site and forming the significant components of the belt of trees along the boundary;

- The row of English oak trees along the northern boundary of the site (nos. 40, 42, 43, 47, 307, 308, 310 – 315) including Turkey oak (no. 43) and ash (no. 41);

- The internal field boundary trees within the north-eastern section of the application site, including English oak (nos. 31 – 39, 96 – 100, 186 – 197, 301 – 305);

- Individual English oak trees (nos. 278 and 279) situated within a hawthorn hedgerow (H11) in the southern section of the site.

3.2.2. Four individual trees (nos. 70, 75, 198, 503) are unsuitable for retention, irrespective of the proposals, in that they are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category ‘U’ and are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

3.2.3. There are 90 mature trees growing on or immediately adjacent to the site; two of these (nos. 6 and 492) are of species that are of small ultimate size; of the remaining 88 mature trees, these are 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.

3.2.4. There are no category ‘A’ trees and 80 category 'B' specimens. The remaining 52 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.

3.2.5. Of the groups of trees and hedgerows, none have been assessed as category ’A’, one (G201) as category ‘B’, and the remaining 11 as category ‘C’.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed site layout JTP Studios, drawing

02119 SK01 Proposed site plan D37 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**.

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

3.3.3. 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.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in ***Table 1*** below.

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

Table 1: Magnitude of impacts[5]

[5] 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. 267 - 270) 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.

4.1.2. Four groups of trees (G16, G17, G104 & G201) and three hedges (H1, H2 & H11) are to be either partially or fully removed as part of the proposals.

4.1.3. Details of the trees and groups 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.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
267 – 268	n/a	Ash	10m	160mm est.	Young	C (2)
269	n/a	Ash	8m	250mm est.	Semi-mature	C (1)
270	n/a	Ash	14m	260mm 450mm 520mm ivy	Semi-mature	C (2)
G16	n/a	Various	Up to 5m	Max 150mm est.	Young	C (12)
G17 – Partial	n/a	Various	Up to 12m	Max 215mm	Young	C (1)
G104	n/a	Various	5m to 10m	90mm to 160mm	Young	C (1)
G201 – Partial	n/a	Various	Up to 20m	Max 700mm est.	Mature	B (12)
H1 – Partial	n/a	Hawthorn	Up to 3m	Max 75mm est.	Young	C (12)
H2 – Partial	n/a	Hawthorn	Up to 3m	Max 75mm est.	Young	C (12)
H11 - Partial	n/a	Hawthorn	Up to 3m	Max 75mm est.	Young	C (12)

Table 2: Trees/Groups to be removed

4.2. Assessment

4.2.1. All those trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local

landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

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

4.2.3. None three of the trees to be removed are mature specimens of species of large ultimate size: all the 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].

4.2.4. Two of the individual trees (nos. 267 – 268) to be removed are young specimens, which BS 5837 states "**need not necessarily be a significant constraint on the site's potential**".

4.2.5. None of the individual trees or groups to be fully or partially removed are covered by a TPO (see 1.6.1 above).

4.2.6. All of the category 'A' and 'B' trees are to be retained, but one group of category 'B' trees (G201) is to be partially removed, as shown in ***Table 2*** above. The extent of removals of group G201 extend to four areas equating to 75m^2 , 96m^2 , 179m^2 & 720m^2 in area. The two smaller areas of 75m^2 & 96m^2 respectively are to facilitate the proposed Green link footpath cycleway and drainage connections to the SUDs attenuation basins.

4.2.7. The routes of both these areas have been targeted to avoid the significant individual specimens, seeking to remove the smaller overtopped and suppressed individuals which make up the understory of this belt of trees and will not result in a detrimental impact upon the feature, or green infrastructure this row of trees provide.

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

4.2.8. The remaining two areas equate to a one small protrusion (179m^2) on the eastern side of the row of trees, hidden from all external views; and the southwestern edge of the group running for a length of approximately 90m and with an approximate depth from its western canopy edge of approximately 11m.

4.2.9. Both areas noted above are on the edges of the group and comprised of pioneer and young specimens, being partially overtopped and suppressed by the more established and dominant specimens, centrally within the group and which make the greatest contribution to the group in which they stand. Whilst the partial removal of these elements within the group will require some removal of smaller, younger and less established specimens, this will not lead to a detrimental impact upon the structure of the group or its contribution to the character of the site or local area.

4.2.10. Furthermore, the removals are also required to facilitate the approved Green link footpath cycleway that links with the wider parcels of the Burgess Hill Phase 1 infrastructure network, approved as part of the outline application. As such, it is considered the that benefits of the scheme, outweigh the limited removals required to implement the proposal.

4.2.11. It should be noted at this stage that a further two trees (nos. 305 & 530) and one group (G101 – partial removal) to are to be removed within the application site. However, their removal has been approved as part of a separate reserved matters application (ref. DM/24/0222) pursuant to the outline application (ref. DM/21/3279) for the construction and operation of regional SUDs pond (pond 22) and associated drainage infrastructure. These individuals have been 'Greyed' out on the TPP but have not been included in the total number of tree removals within the site and are not discussed further as part of this application.

4.2.12. 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[7]. 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 on the basis of category. More properly, such considerations should be based on planning policy.

4.2.13. Four of the forty-eight category 'C' trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.14. No hedgerows deemed to be "important" according to the criteria in the Hedgerows Regulations 1997 are to be removed. However, three hedges (H1, H2 & H11) are to have sections ranging from 1m x 1m to up to 1m x 39m removed within their total lengths to facilitate access between the development parcels and to provide connectivity to the wider Green link footpath cycle way; but in arboricultural terms, the removals will not have a detrimental impact on the character of the site or local area.

4.2.15. Furthermore, the proposals incorporate considerable replacement tree planting; this is shown on the Planting Plan(s) submitted with the application (12112-FPCR-ZZ-ZZ-DR-L-0001-P10). This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term tree'd character of the site.

4.2.16. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups both fully and partially as identified for removal will represent no alteration to the main arboricultural features of the site.

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

5. TREES TO BE PRUNED

5.1. Details

5.1.1. Five trees to be retained are to be pruned to facilitate implementation of the proposals. These are shown at ***Table 3*** below.

Tree no.	Species	Age class	Proposed works
13	English oak	Mature	Crown reduce East lateral canopy extents only, by up to 2m leaving it 10m from the trunk and wounds no greater than approx.100mm dia. to provide clearance from proposed dwellings
14	English oak	Mature	Crown reduce East lateral canopy extents only, by up to 2.5m leaving it 10.5m from the trunk and wounds no greater than approx.120mm dia. to provide clearance from proposed dwellings
277	English oak	Mature	Crown lift North canopy extent only, to 2.5m above ground by reduction of pendulous branches, no greater than 80mm dia. to provide clearance above Green link footpath cycleway
279	English oak	Mature	Crown lift South canopy extent only, to 2.5m above ground by reduction of pendulous branches, no greater than 80mm dia. to provide clearance above Green link footpath cycleway
323	English oak	Mature	Crown reduce West lateral canopy extents only, by up to 2.5m leaving it 8.5m from the trunk and wounds no greater than 80mm dia. to provide clearance above Green link footpath cycleway

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. None of the trees to which pruning is required are of species that are intolerant of this because they are poor at compartmentalising wounds or because their wood decays quickly; so pruning is unlikely to lead to significant dieback or the formation of columns of decay.

5.2.2. Whilst all five of the trees to be pruned are mature, these and all the other specimens to be pruned are of average physiological condition. Accordingly, they should all be able to tolerate the number and sizes of the proposed pruning wounds, and to compartmentalise these effectively.

5.2.3. The extent of pruning proposed to the trees listed in ***Table 3*** is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from each tree are mostly few in number and small

in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations at paragraph 7.2.4 and at ***Table 1*** of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.4. The proposed crown lifting will comprise the removal and the shortening of only secondary branches and will not require the removal back to the trunk of any primary branches, which will avoid making pruning wounds to the trunk, and will minimise any impact on the 'damping' of trunk movement that the lower branches provide. Moreover, this will mean that less than 15% of live crown height will be removed and that the remaining live crown will continue to form at least two thirds of the height of the tree and the pruning will comply with the recommendations at paragraph 7.6 of British Standard BS 3998:2010, Tree work – Recommendations.

5.2.5. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the local area.

5.2.6. Following the pruning specified, none of the proposed dwellings will lie within 4m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

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 the root protection areas ('RPAs') of these specimens, in accordance with the criteria set out in section 6 of the British Standard 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".[8]

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[9], 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 dwellings and hard surfacing will encroach within the RPAs of twenty-eight of the trees to be retained. These are shown in ***Table 4*** below.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
6	Field maple	Proposed access road	209.2m2	3.9m^2	1.9%
8	Ash	Proposed footpath	42.1m2	1m^2	2%

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

[9] Ibid., para 5.3.1.

11	English oak	Proposed foundations and footpath	513.1m²	Manual excavation (MX) 8m² Above soil surfacing (ABSS) 51.6m²	MX – 1.5% ABSS – 10%
12	English oak	Proposed foundations and footpath	346.4m²	35.5m²	n/a
13	English oak	Proposed foundations and footpath	547.4m²	MX - 3m² ABSS – 50.5m²	MX - <1% ABSS – 9.2%
14	English oak	Proposed foundations and footpath	452.4m²	MX - 2m² ABSS – 43.2m²	MX - <1% ABSS – 9.5%
15	English oak	Proposed foundations and footpath	706.9m²	MX - 6m² ABSS – 68.6m²	MX - <1% ABSS – 9.7%
16	English oak	Proposed footpath	346.4m²	19m²	5.5%
17	English oak	Proposed footpath	191.1m²	56.7m²	17.3%
18	Field maple	Proposed footpath	110.8m2	16.6m²	14.5%
41	Ash	Proposed footpath	229.2m²	6.6m²	2.9%
47	English oak	Proposed access road	452.4m2	42.9m²	9.4%
54	English oak	Proposed footpath	141.9m²	8m²	5.6%
55	English oak	Proposed foundations and footpath	408.3m²	MX - 1m² ABSS – 38.2m²	MX - <1% ABSS – 9.3%
65	English oak	Proposed foundations, drainage and footpath / cycleway	311.7m²	MX – 20.2m² ABSS – 28.4m²	MX – 6.4% ABSS – 9.1%
66	English oak	Proposed foundations, drainage and footpath / cycleway	231.3m²	MX – 7.8m² ABSS – 8.8m²	MX – 3.3% ABSS – 3.8%
67	English oak	Proposed foundations, drainage and footpath / cycleway	261.3m²	15.9m²	6%
155	English oak	Proposed drainage and vehicle parking	221.7m²	MX – 18.2m² ABSS – 4.8m²	MX – 8.2% ABSS – 2.1%
190	English oak	Proposed footpath / cycleway	629.9m²	21.9m²	3.5%
277	English oak	Proposed drainage	326.9m²	35.7m²	10.9%
279	English oak	Proposed footpath / cycleway	334.6m²	50m²	14.9%
310	English oak	Proposed footpath and access driveway	434.5m²	MX – 13.1m² ABSS – 13.3m²	MX – 3% ABSS – 3.1%
311	English oak	Proposed access driveway	221.7m²	4.5m²	2%
321	English oak	Proposed drainage and footpath / cycleway	261.3m2	MX – 15.5m² ABSS – 10.4m²	MX – 5.9% ABSS – 4%

322	English oak	Proposed drainage and footpath / cycleway	370.5m²	30.2m²	8.1%
323	English oak	Proposed drainage and footpath / cycleway	203.1m²	18.6m²	9.1%
1000	English oak	Proposed drainage and footpath / cycleway	656.9m²	33.7m²	5.1%
1001	English oak	Proposed drainage and footpath / cycleway	489.3m²	39.7m²	8.1%

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by parts of the proposed buildings, dwellings or other structures into the RPAs of the twenty-eight trees listed at ***Table 4*** extend no closer than 5.8m to the trunks, which equates to no more than 17.3% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at ***Table 5***.

Tree no.	Species	Incursion	Proposed mitigation
8,11 – 18, 47, 54 – 55, 65 – 66, 155, 190, 279, 310, 321	English oak (x17), Ash (x1), Field maple (x1)	Proposed hard surfaces including access roads, footpaths and Green link footpath/cycleway	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
6, 11, 13 – 15, 41, 55, 65 – 67, 155, 277, 310 – 311, 321 – 323, 1000 -1001	English oak (x17), Ash (x1), Field maple (x1)	Proposed foundations, drainage services and some hard surfacing	Excavation for foundations to be undertaken under direct on-site supervision of arboricultural consultant

Table 5: Proposed mitigation of RPA incursions

6.2.2. The incursions into the RPAs of trees nos. 6, 11, 13 – 15, 41, 55, 65 – 67, 155, 277, 310 – 311, 321 – 323, 1000 -1001 are by proposed foundations, drainage routes, services, roads, footpaths, and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, 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.

6.2.3. The tree species impacted by incursions into their RPAs have been identified

as good to moderate at tolerating root pruning and disturbance[10], as shown in ***Table 6***. As these specimens are of average physiological condition, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

Species	Tolerance
English oak	Moderate
Ash	Moderate
Field maple	Good

Table 6: Species tolerance to root pruning and disturbance

6.2.4. The areas lost to encroachment within the RPAs of these trees can be compensated for in the areas to the north, east, south and west of the trees, where applicable, where there are areas of soft landscaping suitable for root growth, contiguous to the RPAs. At present, there is likely to be significant rooting within this these areas, and as these are to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

6.2.5. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.6. The incursions into the RPAs of trees nos. 8,11 – 18, 47, 54 – 55, 65 – 66, 155, 190, 279, 310, 321 are by areas of proposed hard surfacing. These areas extend

[10] MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

to no more than 17.3% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837[11].

6.2.7. Taking account of existing ground levels and the likely proposed levels of these areas, these will allow for design and construction of the new or replacement surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new or replacement 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.

6.2.8. Moreover, Ash, and in our experience English oak and Field maple, have demonstrated to be more tolerant of soil compaction than other tree species, based on their effectiveness in reacting to mechanical damage quickly, in surviving anaerobic soil conditions, and in adjusting their root systems to new conditions. Coupled with the small areas of the RPAs to be surfaced, the semi-mature to mature age of the trees and their average physiological condition there is no evidence to suggest that they will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

6.2.9. 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**.

6.2.10. 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.

[11] BS 5837, paragraph 7.4.2.3.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. In none of the proposed new dwellings does the fenestration of their main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns[12] of which they are situated; that is, where proposed dwellings or apartments sited in an arc between the north-west and the east of retained trees are closer to them than the current heights of these specimens.

7.1.2. The sizes and dispositions of the proposed private gardens are such that in our assessment they will not be unduly shaded and will receive reasonable sunlight and daylight. Their use is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

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 house 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 force the LPA to accede to requests to fell any of these trees as a result. Whilst some trees (nos. 11 – 15) are within a closer proximity to proposed dwellings

[12] BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

than their current heights by up to 3m, the trees face the western elevations of the dwellings and as such are less likely to be perceived as causing apprehension or overdominance. Furthermore, in the unlikely event a tree was to fail then the extent of impact by the trees would only equate to the maximum upper 3m of the apical extents of the tree and thus is unlikely to result in serious damage to the dwellings.

7.2.3. The proximity of the trees to the houses on Plots 237, 244, 245 & 247 will require regular monitoring and maintenance of the trees, so that any defects or decay are noted and acted on to prevent failures; but this is no different to the monitoring and maintenance required of most urban trees. Subject to this occurring, there is no evidence to suggest that requests to fell any of these trees because of apprehension will be likely, or that they will be inevitable; or that, if such circumstances did occur, the LPA would not be able to resist any such requests.

7.2.4. In addition, the remaining trees across the site are predominantly to the north-east of the proposed dwellings; that is, on the leeward side of the prevailing south-westerlies. Consequently, in windy conditions falling leaves and twigs will blow away from the dwellings, making it reasonably foreseeable that if a tree was to fall, it would also fall away from the dwellings.

7.3. Future requests for consent to fell

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

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

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

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

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. All the trees along Issac's Lane (A273) are covered by a Tree Preservation Order and so the LPA would have to give consent to any application to prune these trees which includes individuals nos. 11 – 21, 50 – 55 & 156 – 155 on the western edges of the development parcels. Then if the extent of the pruning proposed appears to the LPA to be excessive or harmful to the health, appearance or long-term potential of the trees, it could prevent this by refusing consent. Alternatively, the LPA could make a TPO of the site's wider trees, prior to occupation so that any intention to prune would require a Regulation 14 tree work application[15] to be submitted. Whichever approach is taken; the LPA will have control over the extent of pruning.

7.3.4. The existing trees will continue to grow in the future; and in time, in common with all trees in urban and suburban areas, it is possible that some pruning will be required to keep them clear of buildings.

7.3.5. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.[16]

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[15] The Town and Country Planning (Tree Preservation)(England) Regulations 2012. Statutory Instrument 2012 No. 605.

[16] BS 5837:2012, 5.3.4.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed removal of four individuals and two groups of trees of fully; and two groups of trees and three hedges partially will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

8.1.3. The incursions 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.

8.1.4. None of the proposed dwellings or private gardens and amenity space are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 135 of the National Planning Policy Framework.

8.2.2. 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.

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

8.2.4. 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.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which 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 it complies with Policy DP37 of the Mid Sussex District Council District Plan 2014 - 2031.

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible 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[17], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[18] 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[19]. 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 / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

17 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.

18 Ibid., 4.4.2.7

19 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;[20]

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 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 to the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy DP37 of the Mid Sussex District Council District Plan, as set out above;

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**”[21].

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**”[22].

A1.2.10. The ‘Root Protection Areas’ (RPAs)[23] 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

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

21 BS 5837, 4.5.10.

22 Ibid., 5.1.1.

23 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.”

type, topography and drainage. Where considered appropriate, the shapes of the 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. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed 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[24].

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

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

a). avoidance of unacceptable root damage;

b). avoidance of the necessity for unacceptable pruning works; and

c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

24 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 as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

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

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

A2.4. Ground preparation

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

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

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 **yellow cross-hatching** 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 **orange hexagonal-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
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Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
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Preliminary Tree Survey Schedule

Burgess Hill, Northern Arc Phase 1c

February 2024

SJA ref: tss 23500-01

Tree Survey Schedule: Explanatory Notes

Burgess Hill, Northern Arc Phase 1c

This schedule is based on a tree inspection undertaken by Edward Janes and Anthony Hart of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 14th February 2024. Weather conditions at the time were overcast with persistent rain. Deciduous trees were not in 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 "11"

2. TPO no.
Number assigned to trees in the Mid Sussex District Council Tree Preservation Order no. G1, as shown in the TPO schedule and plan.

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

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

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

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

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

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

Burgess Hill, Northern Arc Phase 1c

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	G1	English oak	11m	460mm ivy	N 5m E 6m S 6m W 7m	2m	4m	Semi-mature	Average	Moderate	Off-site tree; slightly leaning trunk; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and high landscape value; of long-term potential.	C (2)
2	G1	English oak	9m	110mm	N 2.5m E 5m S 1.5m W 1m	2.5m	4m	Young	Average	Indifferent	Off-site tree; slightly leaning trunk; ivy-covered; one-sided crown as suppressed by adjacent specimens; drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; of moderate quality and high landscape value; of long-term potential.	C (12)
5		Holly	9m	330mm	N 3m E 5m S 4m W 4m	1.5m	0m	Semi-mature	Average	Moderate	Off-site tree; twin-stemmed from 2m; much epicormic growth on trunk; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of long-term potential.	B (12)
6		Field maple	9m	680mm ivy	N 6m E 7m S 5m SW 7m W 5m	1.5m	3m	Mature	Average	Moderate	Off-site tree; twin-stemmed from 2m; heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of medium-term potential.	B (12)
7		Holly	9m	305mm ivy	N 2.5m E 3m S 3m W 2.5m	2m	0m	Semi-mature	Average	Moderate	Off-site tree; twin-stemmed from base; bifurcates again from 2m; asymmetrical crown as suppressed by adjacent specimens; ivy-covered; of moderate quality and landscape value; of medium-term potential.	B (12)
8-9		Ash	10m 7m	#8 110mm 285mm #9 110mm 120mm	N 2m E 4m S 5m W 6m	2m	2m	Semi-mature	Average	Indifferent	Off-site trees; twin-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of medium-term potential.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
11		English oak	19m	1065mm ivy	N 13m E 12m S 10m W 10m	N 4m	E 1m	Mature	Average	Moderate	Off-site tree; N-side of trunk partially ivy-covered to 2m; dominant crown with tensile main unions; minor deadwood throughout crown consistent with age and species; essential component of the group in which it stands.	B (2)
12		English oak	17m	875mm ivy	N 8m E 7.5m S 12m W 9m	W 2m	E 1.5m	Mature	Below average	Moderate	Off-site tree; trunk partially ivy-covered to 5m; co-dominant crown; upper 4m of crown shows dieback, with above average dead wood up to 100mm diameter scattered throughout; crown density reduction of 15%; significant component of group in which it stands but of reduced physiology and somewhat impaired form.	B (2)
13		English oak	19m	1100mm est.	N 4.5m E 13m S 13m W 8m	E 3.5m	E 4m	Mature	Average	Moderate	Off-site tree; trunk and base inaccessible: surrounded by dense vegetation; trunk partially ivy-covered to 4m; co-dominant crown, mutually suppressed by tree no. 14 with which it forms companion shelter; tensile main unions; asymmetrical crown; minor deadwood throughout, consistent with age and species; essential component of the group in which it stands.	B (2)
14		English oak	18m	1000mm est.	N 9.5m E 13m S 7.5m W 11m	E 4m	E 2.5m	Mature	Average	Moderate	Off-site tree; trunk and base inaccessible: surrounded by dense vegetation; trunk partially ivy-covered to 4m; co-dominant crown mutually suppressed by tree no. 13 with which it forms companion shelter; tensile main unions; where main stem bifurcates at 12m, S-most stem shows significant tear-out wound at 15m, measuring up to 200mm width x 1.2m length: exposed wood solid but with incipient cavity formation; minor deadwood throughout, consistent with age and species; essential component of the group in which it stands.	B (2)
15		English oak	18m	1385mm ivy	N 12.5m E 12m S 12m W 11m	SW 3.5m	E 4m	Mature	Average	Indifferent	Off-site tree; trunk ivy-covered to 4m; dominant crown with tensile main unions; minor deadwood throughout, consistent with age and species; essential component of the group in which it stands.	B (2)
16		English oak	16m	875mm	N 10m E 12m S 12m W 9m	S 2.5m	E 4m S 1.5m	Mature	Average	Indifferent	Dominant crown with tensile unions; minor deadwood throughout, consistent with age and species; essential component of the group in which it stands.	B (2)
17		English oak	18m	650mm est.	N 9m E 9m S 9m W 7.5m	SE 2.75m	S 2.75m	Mature	Average	Indifferent	Trunk and base inaccessible: surrounded by dense vegetation; trunk partially ivy-covered; co-dominant crown with tensile main unions; mutually suppressed by tree no. 16: lowest 9m on W-side of trunk clear of branches as a result; significant component of the group in which it stands.	B (2)
18		Field maple	13m	495mm ivy	N 4m E 6m S 6m W 5m	4m	3m	Semi-mature	Below average	Moderate	Off-site tree; ivy-covered; suppressed crown as overtopped by adjacent specimens; suppressed specimen; of moderate quality and landscape value; of long-term potential.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
20		English oak	15m	960mm est.	N 5.5m E 12.5m S 10.5m W 8m	E 4.5m	E 4m	Mature	Average	Indifferent	Trunk and base inaccessible: surrounded by dense vegetation; trunk partially covered in dead ivy; co-dominant, asymmetrical crown; minor deadwood throughout, consistent with age and species; essential component of group in which it stands.	B (2)
21		English oak	15m	950mm est.	N 9m E 10.5m S 6.5m W 7m	E 3m	E 4m	Mature	Below average	Indifferent	Trunk and base inaccessible: surrounded by dense vegetation; trunk partially covered in dead ivy; co-dominant crown; upper 3m of crown shows moderate dieback; above average dead wood throughout; crown density reduction of 30%; significant component of group in which it stands but of reduced physiology.	B (2)
31		English oak	19m	1015mm ivy	N 11.8m E 7.3m S 11m W 5.5m	2.5m	2.5m	Mature	Average	Moderate	Prominent buttress roots; tensile, well formed main unions; partially ivy-covered trunk; minor deadwood throughout crown, consistent with age and species; dominant crown; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpses from Isaacs Way; contributes to boundary screening.	B (1)
32		English oak	17m	790mm	N 7.8m E 3.2m S 10.6m W 7.6m	2m	1m	Mature	Average	Moderate	Prominent buttress roots; bat box present on SW side of trunk at 4m; tensile, well formed main unions; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; minor deadwood throughout crown, consistent with age and species; significant component of group in which it stands; visible in glimpses from Isaacs Way.	B (1)
33		English oak	14m	505mm	N 6.2m E 5.5m S 5.9m W 2.3m	4m	1m	Mature	Average	Indifferent	One-sided crown as suppressed by adjacent specimens; of moderate quality and landscape value; of long-term potential.	B (1)
34		English oak	16.5m	795mm	N 8.3m E 8m S 6.6m W 5.4m	3m	1m	Mature	Average	Moderate	Prominent buttress roots; limb failure on N side if trunk leaving 275mm wound at 4.5m; deadwood up to 150mm in diameter, est.; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown; part of aerodynamic group with meshing crowns providing companion shelter; significant component of the group in which it stands; visible in glimpses from Isaacs Way.	B (1)
35		English oak	9.5m	630mm	N 5.8m E 7.2m S 6.6m W 6.3m	2m	1m	Mature	Average	Indifferent	Much epicormic growth on trunk; one-sided and suppressed crown as overtopped by adjacent specimens; above average dead wood in crown; of moderate quality and landscape value; of long-term potential.	B (1)
36		Ash	18m	640mm	N 8.1m E 5.6m S 8.1m W 6.9m	4m	4.5m	Mature	Average	Moderate	Prominent buttress roots, with mechanical wounding; trunk on slight lean to N but corrects itself at 2.5m; tensile main unions; tensile unions throughout crown; dominant spreading crown; significant component of the group in which it stands; visible in glimpses from Isaacs Way.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
37		English oak	16m	810mm	N 4.7m E 5.7m S 7.2m W 7.3m	3m	1.5m	Mature	Below average	Indifferent	Above average dead wood in crown; notably reduced shoot extension growths; significant dieback at branch tips.	C (1)
38		English oak	16.5m	675mm	N 8.3m E 7m S 5.9m W 5.8m	3m	1m	Mature	Average	Moderate	Prominent buttress roots; trunk bifurcation at 3.5m; well formed, tensile main unions; tensile unions throughout crown; minor deadwood throughout crown, consistent with age and species; dominant spreading crown; no significant defects observed; significant component of the group in which it stands; readily visible from Isaacs Way; contributes to boundary screening.	B (1)
39		English oak		615mm	N 3.2m E 3.1m S 3.1m W 2.2m	4m	2m	Mature	Low	Indifferent	Established epicormic growth forms crown.	C (1)
40		English oak	16m	835mm ivy	N 10.2m E 9m S 7.8m W 4.6m	3m	2m	Mature	Average	Moderate	Prominent buttress roots; ivy covered trunk and main scaffolds; tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; crossing and rubbing branches on S side at 7m; dominant crown; provides wind protection to T41; essential component of the group in which it stands; of moderate quality and landscape value.	B (1)
41		Ash	16m	650mm ivy est. 290mm	N 9m E 4.8m S 6.7m W 7.5m	3m	1.5m	Mature	Below average	Indifferent	Side limb emanating from trunk at base; access to tree restricted by waterway; cavity on W side of base with evidence of extensive hollowing; many basal suckers; ivy covered near base; asymmetrical crown as suppressed by adjacent specimens; minor deadwood throughout crown, consistent with age and species; inessential component of the group in which it stands; contributes to boundary screening.	B (1)
42		English oak	17m	780mm ivy est.	N 5.2m E 9.9m S 8.6m W 10.1m	3m	5m	Mature	Average	Moderate	Access to tree restricted by building materials, vegetation and protective fencing; ivy covered trunk; dominant crown; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown; essential component of the group in which it stands; contributes to boundary screening.	B (1)
43		Turkey oak	17.5m	600mm ivy est.	N 10.3m E 9.5m S 5m W 9.1m	5m	2m	Mature	Average	Indifferent	Access to tree restricted by building materials, protective fencing and dense vegetation; full basal inspection prevented by dense ivy cover and previously mentioned obstacles; ivy covered trunk and main scaffolds; asymmetrical crown as suppressed by adjacent specimens; historically heavily reduced on N side leaving wounds 300mm in diameter; contributes to boundary screening; significant component of the group in which it stands.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
44		English oak	9m	215mm	N 5.5m E 3m S 5.5m W 1m	4m	4m	Semi-mature	Average	Indifferent	Significant tear-out wound on trunk; abnormal swelling or 'Bottle-butt' at base; mechanical wounding on trunk; suppressed crown as overtopped by adjacent specimens; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
45		English oak	12m	375mm	N 6.5m E 3m S 7.5m W 2m	3m	3m	Semi-mature	Average	Indifferent	Cavity at base; narrow crown; asymmetrical crown as suppressed by adjacent specimens; member of an aerodynamic group with meshing crowns providing companion shelter; of moderate quality and landscape value; of long-term potential.	B (12)
46		English oak	13m	480mm ivy	N 7m E 2m S 8m W 4m	2m	3m	Semi-mature	Average	Indifferent	Many surface roots; prominent buttress roots; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; member of an aerodynamic group with meshing crowns providing companion shelter; of moderate quality and landscape value; of long-term potential.	B (12)
47		English oak	14m	1000mm ivy est.	N 9m E 9.5m S 8m W 8.5m	6m	6m	Mature	Average	Poor	Heavily ivy-covered; canopy fully wind exposed; slightly leaning trunk; above average dead wood in crown; notably reduced shoot extension growths; stag-headed; of low quality; of moderate landscape value; of medium-term potential.	C (2)
48		English oak	16m	590mm ivy est.	N 7.8m E 9m S 11.4m W 4.5m	3m	3m	Mature	Average	Moderate	Access to tree restricted by fencing; full basal inspection prevented by dense ivy cover and boundary fence; ivy covered trunk and main scaffolds; asymmetrical crown as suppressed by adjacent specimens; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown, where visible; visible in glimpses from Isaacs Way; contributes to boundary screening.	B (2)
49	G1	English oak	19m	385mm	N 5m E 5m S 4m W 4m	4m	4m	Semi-mature	Average	Moderate	Prominent buttress root; drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; some epicormic on trunk; of moderate quality and landscape value; of long-term potential.	B (12)
50	G1	English oak	19m	300mm	N 0.5m E 2.5m S 5m W 1m	3m	3m	Semi-mature	Below average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; some epicormic on trunk; canopy entirely offset from base; sparsely foliated; notably reduced shoot extension growths; of low quality; of moderate landscape value; of long-term potential.	C (2)
51	G1	English oak	20m	390mm ivy	N 1.5m E 3m SE 8.5m S 6m W 5m	8m	8m	Semi-mature	Average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; some epicormic on trunk; slightly leaning trunk; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; of low quality; of moderate landscape value; of long-term potential.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
52	G1	English oak	19m	280mm 345mm	N 4m E 5m S 2m W 2m	3m	3m	Semi-mature	Average	Poor	Prominent buttress roots; twin-stemmed from base; trunk exudations consistent with bacterial bleeding canker; much epicormic growth on trunk; narrow crown; asymmetrical crown as suppressed by adjacent specimens; of low quality; of moderate landscape value and of short-term potential only.	C (2)
53	G1	English oak	19m	565mm ivy	N 5m E 8.5m S 5m W 3m	5m	5m	Semi-mature	Below average	Indifferent	Slightly leaning trunk; ivy-covered; one-sided crown as suppressed by adjacent specimens; slightly sparsely foliated; notably reduced shoot extension growths; of moderate quality and landscape value; of medium-term potential.	B (12)
54		English oak	15.5m	560mm est.	N 4.9m E 7m S 6.5m W 4.8m	2.5m	2m	Mature	Average	Moderate	Base inaccessible due to flooding and boundary fence; single trunk; tensile unions throughout crown; minor deadwood throughout crown, consistent with age and species; significant component of group in which it stands; part of aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; readily visible from Isaacs Way.	B (2)
55		English oak	16.5m	950mm ivy est.	N 5.1m E 7.8m S 8.4m W 10.2m	4m	2m	Mature	Average	Moderate	Base inaccessible due to flooding; prominent buttress roots; historic limb failure on N side of trunk at 5m; dominant crown slightly asymmetrical due to suppression from adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown, where visible; essential component of the group in which it stands; contributes to boundary screening; readily visible from Isaacs Way.	B (12)
65		English oak	18.5m	830mm ivy	N 5.8m E 8.3m S 7.9m W 8.3m	4m	3m	Mature	Average	Moderate	Prominent buttress roots; partially ivy covered trunk and main scaffolds; full inspection of main unions impeded by dense ivy cover; tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; significant component of the group in which it stands; visible in glimpses from Isaacs Way; contributes to boundary screening.	B (1)
66		English oak	18m	715mm ivy	N 7.1m E 7.1m S 6.9m W 7.9m	3.5m	3m	Mature	Average	Moderate	Prominent buttress roots; ivy covered trunk; minor deadwood throughout crown, consistent with age and species; part of aerodynamic group with meshing crowns providing companion shelter; tensile unions throughout crown; visible in glimpses from Isaacs Way; significant component of the group in which it stands; contributes to boundary screening.	B (1)
67		English oak	19m	760mm ivy	NE 4m SE 9m SW 10.5m NW 11m	NW 4m	NW 3.5m	Mature	Average	Indifferent	Trunk and stems ivy-covered to 12m; co-dominant, asymmetrical crown; significant component of group in which it stands.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
68		English oak	20m	580mm 700mm both est.	NE 8m SE 8m SW 11m NW 12m	NW 5m	NW 3m	Mature	Average	Moderate	Trunk and stems partially ivy-covered to tree's full height: impedes full inspection; twin-stemmed from base with tight compression fork and evidence of included bark to 3m height: represents potential weak point in tree's structure; dominant crown; essential component of the group in which it stands but of impaired structure	B (2)
69		English oak	10m	450mm ivy	N 11m E 4m S 0m W 2m	4m	2m	Semi-mature	Average	Poor	Heavily ivy-covered; heavily leaning trunk; main stem horizontal from 5m; one-sided crown as suppressed by adjacent specimens; tree of significantly impaired condition; of low quality; of moderate landscape value; of medium-term potential.	C (2)
70		Ash	20m	215mm 320mm 380mm 560mm	N 9m E 11m S 4m W 2m	2m	2m	Mature	Average	Hazardous	Former coppice; four-stemmed from base; suppressed crown as overtopped by adjacent specimens; heavily ivy-covered; moderate dieback of branch tips consistent with infection by 'ash dieback disease'; of low quality; of moderate landscape value and of short-term potential only.	U
71		English oak	23m	1165mm	13m	3m	4m	Mature	Average	Moderate	Ground to E within tree's RPA shows significant waterlogging; spreading, balanced, dominant crown with tensile main unions; minor deadwood throughout, consistent with age and species; essential component of the group in which it stands.	B (2)
72		English oak	20m	820mm	NE 7.5m SE 8.5m SW 9m NW 10.5m	NW 5m	NW 3m	Mature	Average	Indifferent	Twin-stemmed from 1.5m with tight compression fork and evidence of included bark; co-dominant crown with tensile main unions; significant component of group in which it stands but of impaired structure.	C (2)
73		Field maple	15m	410mm	N 6m E 7m S 5m W 5m	3m	3m	Semi-mature	Average	Moderate	Prominent buttress roots; twin-stemmed from 3m with acute but tensile union; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; sub-dominant crown; of moderate quality and landscape value; of medium-term potential.	C (1)
74		English oak	23m	935mm ivy	NE 9m SE 5m SW 10.5m NW 10.5m	NW 4.5m	NW 3m	Mature	Average	Moderate	Trunk and stems partially ivy-covered to 15m; co-dominant but asymmetrical crown as suppressed by adjacent specimens; tensile main unions; essential component of group in which it stands.	B (2)
75		Ash	18m	950mm ivy est.	N 6m NE 9m E 9m S 13m W 12m	4m	4m	Over-mature	Low	Hazardous	Prominent buttress roots; evidence of root plate movement; differences in tone when buttress roots tapped with acoustic hammer suggest internal defects; cavity at base; heavily leaning trunk; asymmetrical crown as suppressed by adjacent specimens; sparsely foliated; significant dieback at branch tips consistent with infection by 'ash dieback disease'; broken branches hung up in crown; stag-headed; above average dead wood in crown; of low quality; of moderate landscape value; of little potential.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
76		English oak	16m	730mm	NE 8.5m SE 7m SW 7m W 10m NW 9m	W 3m	W 2m	Mature	Average	Indifferent	Co-dominant but asymmetrical crown as suppressed by adjacent specimens; tensile main unions; significant component of group in which it stands.	C (2)
77		Ash	20m	280mm 385mm 380mm all est.	N 9m E 7m S 11m W 6m	4m	3m	Mature	Average	Poor	Former coppice; three-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; many tight branch union points; above average risk of failure; of low quality; of moderate landscape value; of medium-term potential.	C (2)
78		Ash	20m	685mm ivy 500mm	N 12m E 11m S 7m W 7m	3m	4m	Mature	Average	Poor	Many surface roots; prominent buttress roots; slightly leaning trunk; heavily leaning trunk; heavily ivy-covered; exudations on trunk; twin-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; of low quality; of moderate landscape value; of medium-term potential.	C (2)
79		Ash	20m	420mm 555mm 375mm	N 8m E 10m S 9m W 11m	4m	5m	Mature	Average	Poor	Prominent buttress roots; three-stemmed from base; ivy-covered; slightly leaning trunk; asymmetrical crown as suppressed by adjacent specimens; above average dead wood in crown; many tight branch union points; above average risk of failure; significant tear-out wound in upper crown; of low quality; of moderate landscape value; of medium-term potential.	C (2)
80-81		Field maple	18m	x15 stems 110mm x15 stems 350mm	N 12m E 12m S 12m W 12m	0m	0.5m	Semi-mature	Average	Poor	Multi-stemmed from base; above average dead wood in crown; many tight branch union points; above average risk of failure; cavity at base; in significant, immediate & irreversible overall decline; of low quality, of low landscape value, but of medium-term potential.	C (123)
82		English oak	20m	750mm	N 10m E 8m S 6m W 13m	6m	4m	Mature	Average	Moderate	Prominent buttress roots; significant tear-out wound on trunk; above average dead wood in crown; broken branches hung up in crown; storm damage in crown; significant tear-out wound in upper crown; of moderate quality and landscape value; of long-term potential.	B (12)
96		English oak	18m	700mm	N 7.5m E 5m S 10m W 10m	7m	6m	Mature	Average	Poor	Ivy-covered; suppressed crown as overtopped by adjacent specimens; above average dead wood in crown; slightly sparsely foliated; storm damage in crown; of low quality; of moderate landscape value; of long-term potential.	C (2)
97		English oak	19m	735mm	NE 13m SE 9m SW 5m NW 13.5m	NW 4.5m	NW 1m	Mature	Average	Indifferent	Trunk partially ivy-covered; drawn-up and mutually suppressed with asymmetrical crown; upper 9m crown comprises drawn-up regrowth; significant component of group in which it stands.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
98		English oak	20m	635mm	N 10m NE 3m SE 4m SW 8m NW 12.5m	NW 2m	NW 0.75m	Mature	Average	Indifferent	Drawn-up and mutually supressed; asymmetrical crown; tensile main unions; significant component of group in which it stands.	C (2)
99		English oak	21m	520mm	N 3.5m E 7m S 4.5m W 10.5m	S 6.5m	W 9m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed; asymmetrical crown; inessential component of group in which it stands.	C (2)
100		English oak	20m	655mm	N 6m E 3.5m S 5m W 11m	W 4.5m	W 1m	Mature	Average	Indifferent	Twin-stemmed from 3.5m with compression fork; S stem sub-dominant; drawn-up and mutually suppressed; asymmetrical crown; significant component of group in which it stands.	C (2)
155		English oak	16m	700mm est.	N 8.9m E 9.8m S 10.5m W 7.5m	4m	2m	Mature	Average	Moderate	Access to tree restricted by protective fencing; prominent buttress roots, with mechanical wounding; co-dominant crown; historic flush cut wound on SE of trunk at 3m 250mm in height and 100mm across, occluding well; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; tensile unions throughout crown; significant feature of the landscape; provides companion shelter to T56; readily visible from Isaacs Way.	B (12)
156		English oak	16m	680mm est.	N 8.3m E 4.1m S 10.8m W 7.7m	3.5m	2.5m	Mature	Average	Moderate	Access to tree restricted by protective fencing; prominent buttress roots, with mechanical wounding; co-dominant crown; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; tensile unions throughout crown; significant feature of the landscape; provides companion shelter to T55; readily visible from Isaacs Way.	B (12)
186		English oak	19m	915mm ivy	N 10m E 9m S 9m W 8m	2m	2m	Mature	Average	Moderate	Co-dominant crown with tensile main unions; essential component of group in which it stands.	B (2)
187		English oak	20m	1100mm	N 10m E 9.5m S 9m W 10m	2m	2m	Mature	Average	Moderate	Trunk and base inaccessible: growing on steep bank; degraded fungal bracket on NE side of trunk base: unable to identify fungal species but suggestive of wood decay fungus *Ganoderma spp* .; co-dominant crown with tensile main unions; essential component of group in which it stands.	B (2)
188		English oak	17m	985mm	N 12m E 12m S 12m W 9m	E 2m	E 1.5m	Mature	Average	Moderate	Open-grown, dominant crown with tensile main unions; essential component of the group in which it stands.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
189		English oak	15m	625mm	N 2.5m E 9.5m S 9.5m W 8m	4m	3m	Mature	Average	Moderate	Asymmetrical crown as suppressed by adjacent specimens; growing on the edge of a stream between two fields; of moderate visual importance in the landscape; of moderate quality and landscape value; of long-term potential.	B (1)
190		English oak	20m	1180mm	N 8m E 12.5m S 10m W 9.5m	4m	4m	Mature	Average	Good	Large dominant specimen; growing on the edge of a stream between two fields; significant feature of the landscape; of high quality and high landscape value; of long-term potential.	B (1)
191		English oak	17m	940mm	N 6m E 8m S 12m W 8m	5.5m S	1m	Mature	Average	Good	Broken branch stub in crown, but not significant; large dominant specimen; significant feature of the landscape; of high quality and high landscape value; of long-term potential.	B (1)
192		English oak	14m	610mm	N 6.5m E 1m S 6.5m W 7.5m	6m	6m	Semi-mature	Average	Moderate	Asymmetrical crown as suppressed by adjacent specimens; of moderate visual importance in the landscape; of moderate quality and landscape value; of long-term potential.	B (1)
193		English oak	19m	805mm	N 10.9m E 10.5m S 4.9m W 8.7m	4m	1m	Mature	Average	Moderate	No significant defects observed at base; tensile unions throughout crown; dominant crown; no significant defects observed; significant component of the group in which it stands; visible in glimpses from Isaacs Way; contributes to boundary screening.	B (1)
194		English oak	17m	650mm	N 7m E 5.5m S 5m W 3m	6m	5m	Mature	Average	Moderate	Asymmetrical crown as suppressed by adjacent specimens; field boundary specimen; essential component of the group within which it stands; significant feature of the landscape; of moderate quality and cultural value; of high landscape value and of long-term potential.	B (2)
195		English oak	17.5m	895mm	N 6.1m E 4.1m S 3.7m W 6.9m	5.5m	4m	Mature	Average	Moderate	No significant defects observed at base; trunk bifurcation at 3.5m; well formed main unions; tensile unions throughout crown; minor epicormic growth throughout structure; drawn up and mutually supressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of the group in which it stands; visible in glimpses from Isaacs Way; contributes to boundary screening.	B (1)
196		English oak	19m	815mm	N 6.7m E 7.8m S 4.4m W 4.7m	3.5m	2m	Mature	Average	Moderate	Prominent buttress roots; well formed main unions; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; essential component of the group in which it stands; readily visible from Isaacs Way; contributes to boundary screening.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
197		English oak	17.5m	545mm	N 2.6m E 9.1m S 4.6m W 6.1m	3m	1.5m	Mature	Average	Moderate	No significant defects observed at base; established epicormic growth forms lower crown; single trunk; tensile unions; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; drawn up and mutually supressed; part of aerodynamic group with meshing crowns providing companion shelter; readily visible from Isaacs Way; significant component of the group in which it stands.	B (1)
198		English oak	14m	725mm	N 6m E 3m S 3m W 4.5m	4m	4m	Mature	Low	Poor	Moribund.	U
199		English oak	14.5m	515mm	N 3.7m E 4.3m S 6.8m W 4.4m	3m	1m	Mature	Average	Indifferent	Canopy entirely offset from base.	C (1)
200		English oak	11m	625mm	N 2.3m E 3m S 3.1m W 3.4m	2.5m	2m	Mature	Low	Indifferent	Established epicormic growth forms crown.	C (1)
267-268		Ash	10m	160mm est.	N 5m E 5m S 7m W 5m	4m	2.5m N	Young	Average	Poor	Aerodynamic group with meshing crowns providing companion shelter; former coppice; tight compression fork with evidence of included bark; of low quality; of moderate landscape value and of short-term potential only.	C (2)
269		Ash	8m	250mm est.	N 3m E 3m S 3m W 3m	2.5m	4m	Semi-mature	Average	Moderate	Tree conferring no significantly greater value on group in which it stands; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value.	C (1)
270		Ash	14m	260mm 450mm 520mm ivy	N 7m E 7m S 7m W 8m	SW 2.5m	1m	Semi-mature	Average	Poor	Three-stemmed from base; tight compression fork with evidence of included bark; significant reaction wood forming either side of compression forks; of low quality; of moderate landscape value and of short-term potential only.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
271-273		Ash	12m 16m 16m	#271 440mm #272 440mm #273 340mm 290mm 325mm 355mm all ivy est.	N 10.5m E 10m S 8m W 9m from #272	NE 5m	NE 2m	Semi-mature	Average	Poor	Four-stemmed from base; ivy-covered; tight compression fork with evidence of included bark; infected with canker of ash; of low quality but high landscape value; of medium-term potential.	C (2)
274		Ash	20m	500mm est.	NE 8m SE 5m SW 7m NW 8m	SW 4.5m	4m	Semi-mature	Average	Indifferent	Twin-stemmed from 7m; trunk and stems ivy-covered to 10m; drawn-up and mutually suppressed; co-dominant crown; significant component of group in which it stands.	B (2)
275		English oak	22m	920mm ivy	NE 12m SE 12m SW 12m NW 12.5m	S 4m	NW 2.5m	Mature	Average	Indifferent	Trunk partially ivy-covered to 15m; dominant crown with tensile main unions; minor deadwood throughout, consistent with age and species; essential component of the group in which it stands.	B (2)
276		Ash	17m	655mm ivy	N 10m E 9m S 10m W 8m	S 5m	S 2.5m	Mature	Average	Moderate	Twin-stemmed from 5m with tensile union; trunk and stems partially ivy-covered to 12m; obscured in views from outside site by surrounding trees; significant component of group in which it stands.	C (2)
277		English oak	18m	850mm ivy	NE 8.5m SE 9.5m SW 9m NW 9.5m	NE 3m	SE 1m	Mature	Average	Moderate	Trunk and stems heavily ivy-covered to tree's full height: impedes full inspection; co-dominant crown; minor deadwood throughout, consistent with age and species; significant component of group in which it stands.	B (1)
278		English oak	21m	925mm ivy	NE 11m SE 12m SW 13m NW 10.5m	SW 3.5m	SW 3m	Mature	Average	Indifferent	Trunk ivy-covered to 16m: impedes full inspection; dominant crown; minor deadwood throughout, consistent with age and species; essential component of the group in which it stands.	B (2)
279		English oak	17m	860mm	N 9m E 10m S 11m W 9.5m	W 4m	S 1m	Mature	Average	Moderate	Open-grown, dominant crown; tensile main unions; minor deadwood throughout, consistent with age and species; significant component of group in which it stands.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
301		English oak	20m	460mm est.	N 4.5m E 3.5m S 2.5m SW 7m W 7.5m	W 3.5m	W 1m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed; significant component of group in which it stands.	C (2)
302		English oak	18m	625mm	N 4m E 5m S 6m SW 11.5m W 13m	W 2.5m	W 2.5m	Mature	Average	Indifferent	Drawn-up and mutually suppressed; asymmetrical crown; significant component of group in which it stands.	C (2)
303		English oak	20m	855mm ivy	N 12.5m E 3.5m S 7.5m W 12m	W 4m	W 1m	Mature	Average	Moderate	Trunk and stems partially ivy-covered to tree's full height; asymmetrical crown as suppressed by adjacent specimens; essential component of the group in which it stands.	C (2)
304		English oak	20m	800mm est.	N 12m E 9m S 5m W 5m	NW 3.5m	N 8m	Mature	Average	Indifferent	Inaccessible: growing on steep bank; co-dominant crown; tensile main unions; one-sided crown as suppressed by adjacent specimens; essential component of the group in which it stands.	B (1)
305		English oak	18m	500mm est.	N 6.5m E 5m S 0m W 5m	N 3.5m	N 5m	Semi-mature	Average	Indifferent	Trunk and base inaccessible: surrounded by dense vegetation; twin-stemmed from 2m with acute but tensile union; sub-dominant, one-sided crown as overtopped and suppressed by adjacent specimens; significant component of group in which it stands but of impaired form.	C (2)
307		English oak	16.1m	790mm ivy est.	N 9.8m E 6.1m S 7.4m W 6.9m	5.5m	4.5m	Mature	Average	Moderate	Access to tree restricted by protective fencing; no significant defects observed at base; heavily ivy covered; part of aerodynamic pair with meshing crowns providing companion shelter; tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; of moderate quality and landscape value; essential component of the group in which it stands.	B (1)
308		English oak	15.5m	830mm ivy est.	N 9.9m E 5.1m S 8.5m W 7.9m	2.5m	2m	Mature	Average	Moderate	Access to tree restricted by protective fencing; no significant defects observed at base; ivy-covered; part of aerodynamic pair with meshing crowns providing companion shelter; tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; of moderate quality and landscape value; significant component of the group in which it stands.	B (1)
309		English oak	11m	260mm 490mm 290mm	N 8m E 3m S 8m W 7m	0.5m	2m	Semi-mature	Average	Poor	Three-stemmed from base; twin-stemmed from 2m; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; of low quality; of moderate landscape value; of long-term potential.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
310		English oak	17m	980mm ivy est.	N 10.3m E 9.5m S 9.2m W 7.9m	3m	2.5m	Mature	Average	Moderate	Access to tree restricted by protective fencing; full basal inspection prevented by dense ivy cover and fence; dominant crown; tensile unions throughout crown, where visible; ivy covered trunk and main scaffolds; minor deadwood throughout crown, consistent with age and species; provides wind protection to T311; inessential component of the group in which it stands; contributes to boundary screening.	B (1)
311		English oak	16m	700mm ivy est.	N 8.9m E 4.5m S 9.1m W 9.3m	3m	2.5m	Mature	Average	Moderate	Access to tree restricted by protective fencing; full basal inspection prevented by dense ivy cover and protective fencing; ivy covered trunk and main scaffolds; asymmetrical crown as suppressed by adjacent specimens; tensile unions throughout crown, where visible; significant component of the group in which it stands; contributes to boundary screening.	B (1)
312		English oak	16.5m	650mm ivy est.	N 8.7m E 10.2m S 10.1m W 9m	3m	2m	Mature	Average	Moderate	Access to tree restricted by protective fencing; full basal inspection prevented by dense ivy cover and protective fence; ivy covered trunk; well occluded sheer crack on S side of central leader 4m in length at 6.5m; tensile unions throughout crown, where visible; dominant crown; essential component of the group in which it stands; contributes to boundary screening.	B (1)
315		English oak	16.5m	590mm ivy est.	N 8.5m E 8.9m S 8.1m W 8m	3m	3m	Mature	Average	Moderate	Access to tree restricted by protective fencing; full basal inspection prevented by dense ivy cover and fence; ivy covered trunk and main scaffolds; evenly spread dominant crown; tensile unions throughout crown, where visible; full inspection of main unions impeded by dense ivy cover; essential component of the group in which it stands; contributes to boundary screening.	B (1)
318		English oak	15m	685mm ivy	N 2m E 6m S 9m W 8m	2.5m	0.5m	Mature	Average	Poor	Originally a twin-stem from base yet historic failure to the SE has left half of the tree failed and on the ground, the remaining standing upright; significant wound at the base yet no decay and sufficient wound wood occluded; poor physiology, much epicormic along branches; storm damage in the crown and at some point has lost its main leader; suppressed as over-topped by species to the north-east; of low quality; of moderate landscape value; of medium-term potential.	C (2)
319		English oak	21m	615mm ivy	N 1.5m E 8m S 11.5m W 11m	W 6m	W 2m	Mature	Average	Indifferent	Trunk partially ivy-covered to 6m; drawn-up and mutually supressed; one-sided crown; significant component of group in which it stands.	C (2)
320		Ash	21m	935mm ivy	N 13m E 8m S 6m SW 3m W 13m	W 5m	W 2m	Mature	Average	Moderate	Drawn-up and mutually suppressed; co-dominant, asymmetrical crown with tensile main unions; essential component of the group in which it stands.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
321		English oak	20m	760mm	N 8m E 5m S 10m W 9m	5m	3m	Mature	Average	Good	Prominent buttress roots to the east as on a bank; dead wood in crown; structure is good; slight Ivy covering on the trunk; asymmetrical crown as suppressed by adjacent species; small mammal hole between buttress roots to the east; of high quality and high landscape value; of long-term potential.	B (2)
322		English oak	18m	905mm ivy	N 8.9m E 11.1m S 4.2m W 10.2m	4m	3.5m	Mature	Average	Moderate	Prominent buttress roots; partially ivy covered trunk; asymmetrical crown as suppressed by adjacent specimens; provides companion shelter to T323; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown; contributes to boundary screening; visible in glimpses from Isaacs Way.	B (1)
323		English oak	18m	670mm ivy	N 5.5m E 5m SE 3m S 6m W 11m	W 3.5m	W 3m	Mature	Average	Indifferent	Trunk partially ivy-covered to 8m; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands.	B (2)
324		English oak	18m	585mm ivy	N 2m E 8m S 9m W 7.5m	E 4m	E 4m	Semi-mature	Average	Indifferent	Trunk partially ivy-covered to 9m; mutually suppressed, one-sided crown; significant component of group in which it stands.	C (2)
325		English oak	15m	815mm ivy	N 3.5m E 7m S 9m W 9m	3.5m	W 2.5m	Mature	Average	Indifferent	Trunk and stems ivy-covered to tree's full height; sub-dominant, one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands.	C (2)
326		English oak	25m	930mm ivy	NE 11m SE 7m S 3m SW 7m NW 12.5m	NW 6m	NW 2m	Mature	Average	Moderate	Trunk and stems ivy-covered to tree's full height; drawn-up and mutually suppressed with tree no. 327; co-dominant, one-sided crown; tensile main unions; essential component of the group in which it stands.	B (1)
327		English oak	25m	1075mm	N 5m NE 14m SE 14m SW 14.5m NW 10m	SE 4m	SE 1m	Mature	Below average	Moderate	Trunk partially ivy-covered to 7m; co-dominant, asymmetrical crown, mutually suppressed with tree no. 326; crown density reduction of 20% consistent with suppression; essential component of the group in which it stands.	B (2)
328		English oak	23m	840mm ivy	NE 3m SE 0m SW 12m NW 12.5m	W 3m	NW 1m	Mature	Average	Moderate	Trunk and stems ivy-covered to tree's full height; sub-dominant to tree no. 327; one-sided crown; trunk leans moderately W consistent with suppression; significant component of group in which it stands.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
329		Ash	18m	525mm	N 10m E 9m S 8m W 10m	2m	2m	Semi-mature	Average	Good	Prominent buttress roots as in the lowland, probably due to requiring extra structural soundness; slight lean to the north-east; bifurcates at 2m to the north and then again bifurcates at 4m to the south-east; particularly good example of species; of high quality and moderate landscape value; of long-term potential.	B (1)
492		Hawthorn	5m	120mm 150mm 180mm	N 2m E 2m S 4m SW 6m W 3m	0m	2m	Mature	Average	Poor	Off-site tree; three-stemmed from base; heavily leaning trunk; heavily ivy-covered; suppressed crown as overtopped by adjacent specimens; of low quality; of moderate landscape value and of short-term potential only.	C (2)
493	G1	English oak	7.5m	350mm	N 3m E 0m S 3m SW 7m W 8m NW 7m	2.5m	3m	Semi-mature	Average	Poor	Off-site tree; evidence of recent trenching close to trunk; twin-stemmed from 2m; significant tear-out wound on trunk; heavily leaning trunk; much epicormic growth on trunk; suppressed crown as overtopped by adjacent specimens; one-sided crown as suppressed by adjacent specimens; of low quality; of moderate landscape value; of medium-term potential.	C (2)
494		Field maple	11m	x3 stems 90mm x2 stems 200mm x2 stems 120mm	N 3.5m E 4m S 6m W 5m	0m	3m	Semi-mature	Average	Poor	Off-site tree; multi-stemmed from base; tight compression forks with evidence of included bark; asymmetrical crown as suppressed by adjacent specimens; above average dead wood in crown; of low quality; of moderate landscape value and of short-term potential only.	C (2)
495		Ash	18m	420mm 350mm	N 5m E 7m S 9m W 4.5m	6.5m	8m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from base; heavily leaning trunk; tight compression fork with evidence of included bark; high crown; of moderate quality and landscape value; but of short-term potential only.	C (12)
497	G1	English oak	19m	275mm 300mm	N 5m E 4m S 6m W 3.5m	6m	4m	Semi-mature	Average	Poor	Twin-stemmed from base; cavity at base; tight compression fork beginning to split apart; suppressed crown as overtopped by adjacent specimens; of low quality, of low landscape value, but of medium-term potential.	C (123)
498	G1	English oak	17m	270mm 290mm	N 3m NE 4m E 3m S 2m W 6m	1.5m	6m	Semi-mature	Below average	Indifferent	Twin-stemmed from base; tight compression fork with evidence of included bark; narrow crown; asymmetrical crown as suppressed by adjacent specimens; above average dead wood in crown; slightly sparsely foliated; of moderate quality and landscape value; of medium-term potential.	B (12)
499		Field maple	8m	200mm 270mm	N 3m E 2.5m S 1m SW 6m W 6m NW 5m	2m	3m	Semi-mature	Average	Indifferent	Twin-stemmed from base; slightly leaning trunk; tight compression fork with evidence of included bark; one-sided crown as suppressed by adjacent specimens; of moderate quality and landscape value; but of short-term potential only.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
502	G1	English oak	20m	435mm	N 2.5m E 3m S 4.5m SW 7m W 8m	4m	3m	Semi-mature	Average	Moderate	Single vertical stem; one-sided crown as suppressed by adjacent specimens; of moderate quality and landscape value; of medium-term potential.	B (12)
503		Ash	16m	170mm 270mm 105mm	N 3m E 0m S 2m W 8m	4m	3m	Semi-mature	Below average	Poor	Three-stemmed from base; slightly leaning trunk; tight compression forks with evidence of included bark; one-sided crown as suppressed by adjacent specimens; many tight branch union points; above average risk of failure; storm damage in crown; of low quality; of moderate landscape value; of little potential.	U
504	G1	English oak	20m	400mm ivy	N 2m E 5m S 6m W 4m	6m	6m	Semi-mature	Average	Indifferent	Single vertical stem; heavily ivy-covered; much epicormic growth on trunk; high crown; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of medium-term potential.	B (12)
505		Ash	21m	380mm 305mm 420mm	N 9m E 7m S 7m W 10m	5m	5.5m	Mature	Average	Poor	Three-stemmed from base; cavity at base; slightly leaning trunk; heavily ivy-covered; tight compression fork with evidence of included bark; asymmetrical crown as suppressed by adjacent specimens; above average dead wood in crown; of low quality; of moderate landscape value and of short-term potential only.	C (2)
509	G1	English oak	9m	270mm	N 3.5m E 1m S 2.5m W 4m	4m	4m	Semi-mature	Average	Moderate	Single vertical stem; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; small suppressed specimen; of moderate quality and landscape value; of medium-term potential.	B (12)
510	G1	English oak	12m	320mm	N 4.5m E 6m S 4.5m W 3m	5.5m	5m	Semi-mature	Average	Moderate	Single vertical stem; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of medium-term potential.	B (12)
530		English oak	19m	500mm est.	N 6m E 6m S 7m W 11m	W 5m	W 3.5m	Semi-mature	Average	Moderate	Trunk and base inaccessible: surrounded by dense vegetation; co-dominant crown; essential component of the group in which it stands.	B (1)
531		English oak	20m	655mm	N 9m E 9m S 3m W 4.5m	E 7m	E 10m	Mature	Average	Indifferent	Drawn-up and mutually suppressed; co-dominant, one-sided crown; tensile main unions; essential component of group in which it stands.	C (2)
532		English oak	16m	780mm ivy	N8m E8.5m S9.5m W1m	2m	2m	Mature	Average	Indifferent	Mutually suppressed by tree no. 186 with which it forms companion shelter; co-dominant, one-sided crown; significant component of group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1000		English oak	17.5m	1205mm ivy	N 7.9m E 11.8m S 9.2m W 11m	2m	1m	Mature	Average	Moderate	Prominent buttress roots; cavity on E side of trunk with internal decay at 1m, 275mm across and 450mm in height.	B (1)
1001		English oak	18m	1040mm	N 6.1m E 5.5m S 5.4m W 7.5m	4m	3m	Mature	Average	Moderate	Heavily ivy covered; prominent buttress; large ivy 'trunk' adds 225mm to DBH.	B (1)
G1		Various	Up to 5m	Max 150mm est.	N 2m E 2m S 2m W 2m	0.1m	0m	Young	Average	Indifferent	Species include blackthorn, English oak hawthorn and ash; of only low-level screening value; of moderate quality and landscape and cultural value; of long-term potential.	C (12)
G16		Various	Up to 5m	Max 150mm est.	N 2m E 2m S 2m W 2m	0.1m	0m	Young	Average	Indifferent	Species include blackthorn, hawthorn and ash dilapidated hedgerow; of only low-level screening value; of moderate quality and landscape and cultural value; of long-term potential.	C (12)
G17		Various	Up to 12m	Max 215mm	N 3m E 3m S 3m W 3m	0.1m	0m	Young	Average	Indifferent	Species include ash and hawthorn dilapidated hedgerow; of only low-level screening value; of moderate quality and landscape value; of long-term potential.	C (1)
G100		Holly	5m to 10m	Max 320mm est.	N 4m E 4m S 4m W 4m	0m	0m	Semi-mature	Average	Moderate	Group of small self-seeded specimens; no evidence of recent pruning or management; suppressed specimen; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G101		Various	4m to 12m	Max 220mm est.	N 3m E 3m S 3m W 3m	0m	0m	Semi-mature	Average	Indifferent	Species include ash, hawthorn and hazel. group of small self-seeded specimens; no evidence of recent pruning or management; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G104		Various	5m to 10m	90mm to 160mm	N 3m E 3m S 3m W 3m	1m	0.5m	Young	Average	Indifferent	Species include ash, blackthorn, goat willow and hawthorn with an understorey of brambles, unploughed area in the corner of the field left to dilapidate; south-west of the blackthorn/hawthorn hedge dividing the 2 fields; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G201		Various	Up to 20m	Max 700mm est.	7m	1m	0.5m	Mature	Average	Indifferent	Species include English oak, ash, hawthorn, holly, goat willow, field maple and blackthorn; row of closely growing specimens forming a screen; failed and dead specimens scattered throughout group; mostly lower quality individuals conferring significantly greater value collectively as a group; of long term potential and moderate landscape value; significant component of the wider landscape; visible from Isaacs Way.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
H1		Hawthorn	Up to 3m	Max 75mm est.	N 2m E 2m S 2m W 2m	0m	0m	Young	Average	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; of moderate quality and landscape value; of medium-term potential.	C (12)
H2		Hawthorn	Up to 3m	Max 75mm est.	N 2m E 2m S 2m W 2m	0m	0m	Young	Average	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; of moderate quality and landscape value; of medium-term potential.	C (12)
H11		Hawthorn	Up to 3m	Max 75mm est.	N 2m E 2m S 2m W 2m	0m	0m	Young	Average	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; of moderate quality and landscape value; of medium-term potential.	C (12)
H13		Hawthorn	Up to 3m	Max 75mm est.	N 2m E 2m S 2m W 2m	0m	0m	Young	Average	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; of moderate quality and landscape value; of medium-term potential.	C (12)
H14		Hawthorn	4m to 5m	Max 75mm est.	N 2m E 2m S 2m W 2m	0m	0m	Young	Average	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; of moderate quality and landscape value; of medium-term potential.	C (12)

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	95.7m^2	5.52m
2	English oak	7.1m^2	1.5m
5	Holly	49.3m^2	3.96m
6	Field maple	209.2m^2	8.16m
7	Holly	42.1m^2	3.66m
8-9	Ash	42.1m^2	3.66m
11	English oak	513.1m²	12.8m
12	English oak	346.4m²	10.5m
13	English oak	547.4m²	13.2m
14	English oak	452.4m²	12.0m
15	English oak	706.9m²	15.0m
16	English oak	346.4m²	10.5m
17	English oak	191.1m²	7.8m
18	Field maple	110.8m^2	5.94m
20	English oak	366.4m²	10.8m
21	English oak	408.3m²	11.4m
31	English oak	466.1m²	12.2m
32	English oak	282.3m²	9.5m
33	English oak	115.4m²	6.1m
34	English oak	285.9m²	9.5m
35	English oak	179.6m²	7.6m
36	Ash	185.3m²	7.7m
37	English oak	296.8m²	9.7m
38	English oak	206.1m²	8.1m
39	English oak	171.1m²	7.4m
40	English oak	315.4m²	10.0m
41	Ash	229.2m²	8.5m
42	English oak	275.2m²	9.4m
43	Turkey oak	162.9m²	7.2m
44	English oak	20.9m^2	2.58m
45	English oak	63.6m^2	4.5m
46	English oak	104.2m^2	5.76m
47	English oak	452.4m^2	12.0m
48	English oak	157.5m²	7.1m
49	English oak	67.1m^2	4.62m
50	English oak	40.7m^2	3.6m
51	English oak	68.8m^2	4.68m
52	English oak	89.3m^2	5.33m
53	English oak	144.4m^2	6.78m
54	English oak	141.9m²	6.7m
55	English oak	408.3m²	11.4m
65	English oak	311.7m²	10.0m
66	English oak	231.3m²	8.6m

67	English oak	261.3m²	9.1m
68	English oak	373.9m²	10.9m
69	English oak	91.6m²	5.4m
70	Ash	274.4m²	9.35m
71	English oak	614.0m²	14.0m
72	English oak	304.2m²	9.8m
73	Field maple	76m²	4.93m
74	English oak	395.5m²	11.2m
75	Ash	408.3m²	11.4m
76	English oak	241.1m²	8.8m
77	Ash	167.8m²	7.31m
78	Ash	325.4m²	10.18m
79	Ash	282.8m²	9.49m
80-81	Field maple	82.1m² 831.3m²	5.11m 16.27m
82	English oak	254.5m²	9.0m
96	English oak	221.7m²	8.4m
97	English oak	244.4m²	8.8m
98	English oak	182.4m²	7.6m
99	English oak	122.3m²	6.2m
100	English oak	194.1m²	7.9m
155	English oak	221.7m²	8.4m
156	English oak	209.2m²	8.2m
186	English oak	378.8m²	11.0m
187	English oak	547.4m²	13.2m
188	English oak	438.9m²	11.8m
189	English oak	176.7m²	7.5m
190	English oak	629.9m²	14.2m
191	English oak	399.7m²	11.3m
192	English oak	168.3m²	7.3m
193	English oak	293.2m²	9.7m
194	English oak	191.1m²	7.8m
195	English oak	362.4m²	10.7m
196	English oak	300.5m²	9.8m
197	English oak	134.4m²	6.5m
198	English oak	237.8m²	8.7m
199	English oak	120.0m²	6.2m
200	English oak	176.7m²	7.5m
267-268	Ash	57.9m² 57.9m²	4.29m 4.29m
269	Ash	28.3m²	3.0m
270	Ash	244.5m²	8.82m
271-273	Ash	87.6m² 87.6m² 195.1m²	5.28m 5.28m 7.88m
274	Ash	113.1m²	6.0m
275	English oak	382.9m²	11.0m
276	Ash	194.1m²	7.9m
277	English oak	326.9m²	10.2m
278	English oak	387.1m²	11.1m
279	English oak	334.6m²	10.3m
301	English oak	95.7m²	5.5m
302	English oak	176.7m²	7.5m
303	English oak	330.7m²	10.3m
304	English oak	289.5m²	9.6m

305	English oak	113.1m²	6.0m
307	English oak	282.3m²	9.5m
308	English oak	311.7m²	10.0m
309	English oak	177.2m²	7.51m
310	English oak	434.5m²	11.8m
311	English oak	221.7m²	8.4m
312	English oak	191.1m²	7.8m
315	English oak	157.5m²	7.1m
318	English oak	212.3m²	8.2m
319	English oak	171.1m²	7.4m
320	Ash	395.5m²	11.2m
321	English oak	261.3m²	9.12m
322	English oak	370.5m²	10.9m
323	English oak	203.1m²	8.0m
324	English oak	154.8m²	7.0m
325	English oak	300.5m²	9.8m
326	English oak	391.3m²	11.2m
327	English oak	522.8m²	12.9m
328	English oak	319.2m²	10.1m
329	Ash	124.7m²	6.3m
492	Hawthorn	31.4m²	3.16m
493	English oak	55.4m²	4.2m
494	Field maple	60.2m²	4.38m
495	Ash	135.2m²	6.56m
497	English oak	74.9m²	4.88m
498	English oak	71.0m²	4.75m
499	Field maple	51.1m²	4.03m
502	English oak	85.6m²	5.22m
503	Ash	51.0m²	4.03m
504	English oak	72.4m²	4.8m
505	Ash	187.2m²	7.72m
509	English oak	33.0m²	3.24m
510	English oak	46.3m²	3.84m
530	English oak	113.1m²	6.0m
531	English oak	194.1m²	7.9m
532	English oak	275.2m²	9.4m
1000	English oak	656.9m²	14.5m
1001	English oak	489.3m²	12.5m
G1	Various	10.2m²	1.8m
G16	Various	10.2m²	1.8m
G17	Various	20.9m²	2.58m
G100	Holly	46.3m²	3.84m
G101	Various	21.9m²	2.64m
G104	Various	11.6m²	1.92m
G201	Various	221.7m²	8.4m
H1	Hawthorn	7.1m²	1.5m
H2	Hawthorn	7.1m²	1.5m
H11	Hawthorn	7.1m²	1.5m
H13	Hawthorn	7.1m²	1.5m
H14	Hawthorn	7.1m²	1.5m

APPENDIX 4

Tree Protection Plans

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	4
Groups to be removed	2
Groups to be partially removed	2
Hedges to be partially removed	3
TPO trees to be removed	0
Trees to be pruned	5
Trees where manual excavation needed within RPAs	19
Trees where above soil surfacing needed within RPAs	19

Trees/Groups to be Removed

No	Species	Category
267 - 270	Ash	C (12)
G16	Various - full removal	C (12)
G104	Various - full removal	C (1)
G17	Various - partial	C (1)
G201	Various - partial	B (12)
H1	Hawthorn - partial	C (12)
H2	Hawthorn - partial	C (12)
H11	Hawthorn - partial	C (12)

Individual trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	0
C	4	U	0

Trees to be pruned

No.	Species	Works (Outline only*)
13	English oak	Crown reduce East lateral canopy extents only, by up to 2m leaving it 10m from the trunk and wounds no greater than approx.100mm dia.
14	English oak	Crown reduce East lateral canopy extents only, by up to 2.5m leaving it 10.5m from the trunk and wounds no greater than approx.120mm dia.
277	English oak	Crown lift North canopy extent only, to 2.5m above ground by reduction of pendulous branches, no greater than 80mm dia.
279	English oak	Crown lift South canopy extent only, to 2.5m above ground by reduction of pendulous branches, no greater than 80mm dia.
323	English oak	Crown reduce West lateral canopy extents only, by up to 2.5m leaving it 8.5m from the trunk and wounds no greater than 80mm dia.

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010.
Climbing irons or spikes are not to be used whilst pruning trees.

Trees that require manual excavation within RPAs

No.	Species	Type of structure
6	Field maple	Proposed access road
11	English oak	Proposed foundations
13 - 15	English oak	Proposed foundations
41	Ash	Proposed foundations
55	English oak	Proposed foundations
65 - 67	English oak	Proposed foundation and drainage services
155	English oak	Proposed drainage services
277	English oak	Proposed drainage services
310 - 311	English oak	Proposed access driveway and parking
321 - 323	English oak	Proposed drainage services
1000 -1001	English oak	Proposed drainage services

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
8	Ash	Proposed footpath
11 - 17	English oak	Proposed footpath
18	Field maple	Proposed footpath
47	English oak	Proposed access road
54 - 55	English oak	Proposed footpath
65 - 66	English oak	Proposed footpath/cycleway
155	English oak	Proposed vehicle parking
190	English oak	Proposed footpath/cycleway
279	English oak	Proposed footpath/cycleway
310	English oak	Proposed footpath and access driveway
321	English oak	Proposed footpath/cycleway

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

1. Location of protective fencing and ground protection.
2. Lifting/excavation of existing hard surfaces.
3. Excavation/demolition of existing foundations.
4. Construction of above-ground hard surfacing.
5. All excavations, whether for proposed foundations, hard surfacing, or underground services.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

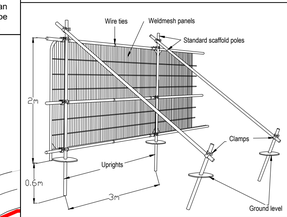
Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - "Tensar" or similar) and pinned to the ground with steel pins to prevent movement.
For wheeled or tracked traffic: temporary aluminium roadway ("Trakway" or similar), interlocking polyethelene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

SJA Proposed hard surfacing to be installed above existing soil level; see inset panel

SJA Fencing to only be removed immediately prior to installation of above soil surface footpath

SJA Mid Sussex District Tree Preservation Order (TP/16/0008) (G1) of June 2016

SJA Proposed parking spaces to be installed above existing soil level; see inset panel

SJA Dashed fencing to only be removed immediately prior to installation of underground services

SJA Proposed footpath to be installed above existing soil level; see inset panel

SJA Protective fencing as per BS5837; see inset panel

SJA 'Grayed' out trees and groups approved for removal as part of RM application **DM/24/0222** for regional Suds Pond (Pond 22)

0 10m 20m 30m 40m 50m
METRES
1 : 500 @A1

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Burgess Hill, Northern Arc, Phase 1c
Client:	Hill Residential Ltd.
Drawing:	TREE PROTECTION PLAN - North
Drawing no:	SJA TPP 23500-041
Based on:	02119_SK01_Proposed site plan_D37 12112-FPCR-ZZ-ZZ-DR-L-0001 P09 2025.06.02 - ENGINEERING PLANS
Drawn by: TH, NHK	Date of Issue: July 2025 — Scale: 1: 500 @ A1
Checked by: TBA	Tel:(01737) 813058 — sja@sjatrees.co.uk

Tree nos.:	● 97	Category 'U' trees:	●[198]	Canopies of trees to be retained:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Trees to be removed:	270	Protective fencing:		Ground protection:	
Above soil surfacing:		Manual excavation:		Trees to be pruned:	

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	4
Groups to be removed	2
Groups to be partially removed	2
Hedges to be partially removed	3
TPO trees to be removed	0
Trees to be pruned	5
Trees where manual excavation needed within RPAs	19
Trees where above soil surfacing needed within RPAs	19

Trees/Groups to be Removed

No	Species	Category
267 - 270	Ash	C (12)
G16	Various - full removal	C (12)
G104	Various - full removal	C (1)
G17	Various - partial	C (1)
G201	Various - partial	B (12)
H1	Hawthorn - partial	C (12)
H2	Hawthorn - partial	C (12)
H11	Hawthorn - partial	C (12)

Individual trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	0
C	4	U	0

Trees to be pruned

No.	Species	Works (Outline only*)
13	English oak	Crown reduce East lateral canopy extents only, by up to 2m leaving it 10m from the trunk and wounds no greater than approx.100mm dia.
14	English oak	Crown reduce East lateral canopy extents only, by up to 2.5m leaving it 10.5m from the trunk and wounds no greater than approx.120mm dia.
277	English oak	Crown lift North canopy extent only, to 2.5m above ground by reduction of pendulous branches, no greater than 80mm dia.
279	English oak	Crown lift South canopy extent only, to 2.5m above ground by reduction of pendulous branches, no greater than 80mm dia.
323	English oak	Crown reduce West lateral canopy extents only, by up to 2.5m leaving it 8.5m from the trunk and wounds no greater than 80mm dia.

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010.
Climbing irons or spikes are not to be used whilst pruning trees.

Trees that require manual excavation within RPAs

No.	Species	Type of structure
6	Field maple	Proposed access road
11	English oak	Proposed foundations
13 - 15	English oak	Proposed foundations
41	Ash	Proposed foundations
55	English oak	Proposed foundations
65 - 67	English oak	Proposed foundation and drainage services
155	English oak	Proposed drainage services
277	English oak	Proposed drainage services
310 - 311	English oak	Proposed access driveway and parking
321 - 323	English oak	Proposed drainage services
1000 -1001	English oak	Proposed drainage services

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
8	Ash	Proposed footpath
11 - 17	English oak	Proposed footpath
18	Field maple	Proposed footpath
47	English oak	Proposed access road
54 - 55	English oak	Proposed footpath
65 - 66	English oak	Proposed footpath/cycleway
155	English oak	Proposed vehicle parking
190	English oak	Proposed footpath/cycleway
279	English oak	Proposed footpath/cycleway
310	English oak	Proposed footpath and access driveway
321	English oak	Proposed footpath/cycleway

Proposed parking spaces to be installed above existing soil level; see inset panel

Dashed fencing to only be removed immediately prior to installation of underground services

Protective fencing as per BS5837; see inset panel

Excavation of proposed drainage services to be undertaken manually, under on-site supervision of arboricultural consultant

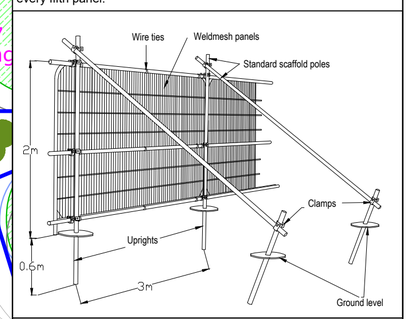
Proposed footpath to be installed above existing soil level; see inset panel

Temporary ground protection suitable for wheeled or tracked construction traffic; see inset panel

Excavation of proposed headwall and SUDs drainage connection to be undertaken manually, under on-site supervision of arboricultural consultant

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - "Tensar" or similar) and pinned to the ground with steel pins to prevent movement.
For wheeled or tracked traffic: temporary aluminium roadway ("Trakway" or similar), interlocking polyethelene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:
1. Location of protective fencing and ground protection.
2. Lifting/excavation of existing hard surfaces.
3. Excavation/demolition of existing foundations.
4. Construction of above-ground hard surfacing.
5. All excavations, whether for proposed foundations, hard surfacing, or underground services.

SJA trees — ARBORICULTURAL PLANNING CONSULTANTS

Project:	Burgess Hill, Northern Arc, Phase 1c
Client:	Hill Residential Ltd.
Drawing:	TREE PROTECTION PLAN - Central
Drawing no:	SJA TPP 23500-041
Based on:	02119_SK01_Proposed site plan_D37 12112-FPCR-ZZ-ZZ-DR-L-0001 P09 2025.06.02 - ENGINEERING PLANS

Drawn by: TH, NHK	Date of Issue: July 2025	Scale: 1: 500 @ A1
Checked by: TBA	Tel:(01737) 813058	sja@sjatrees.co.uk

Tree nos.:	● 97	Category 'U' trees:	●[198]	Canopies of trees to be retained:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Trees to be removed:	270	Protective fencing:		Ground protection:	
Above soil surfacing:		Manual excavation:		Trees to be pruned:	

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	4
Groups to be removed	2
Groups to be partially removed	2
Hedges to be partially removed	3
TPO trees to be removed	0
Trees to be pruned	5
Trees where manual excavation needed within RPAs	19
Trees where above soil surfacing needed within RPAs	19

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H2	Hawthorn - partial	C (12)
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Category	No. of trees	Category	No. of trees
A	0	B	0
C	4	U	0

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155	English oak	Proposed drainage services
277	English oak	Proposed drainage services
310 - 311	English oak	Proposed access driveway and parking
321 - 323	English oak	Proposed drainage services
1000 -1001	English oak	Proposed drainage services

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
8	Ash	Proposed footpath
11 - 17	English oak	Proposed footpath
18	Field maple	Proposed footpath
47	English oak	Proposed access road
54 - 55	English oak	Proposed footpath
65 - 66	English oak	Proposed footpath/cycleway
155	English oak	Proposed vehicle parking
190	English oak	Proposed footpath/cycleway
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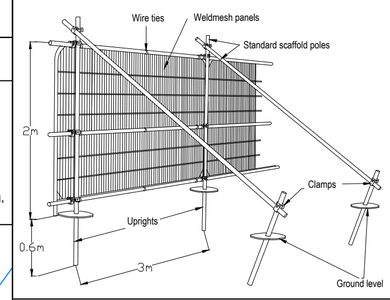

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Issac's Lane A273

Mid Sussex District Tree Preservation Order (TP/16/0008) (G1) of June 2016

Excavation of proposed drainage services to be undertaken manually, under on-site supervision of arboricultural consultant

Proposed footpath to be installed above existing soil level; see inset panel

Dashed fencing to only be removed immediately prior to installation of underground services

Excavation for proposed foundations to be undertaken manually, under arboricultural supervision; see inset panel

Trees to be removed

Temporary ground protection suitable for wheeled or tracked construction traffic; see inset panel

Proposed footpath to be installed above existing soil level; see inset panel

N

0 10m 20m 30m 40m 50m

METRES

1 : 500 @A1

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Burgess Hill, Northern Arc, Phase 1c
Client:	Hill Residential Ltd.
Drawing:	TREE PROTECTION PLAN - South
Drawing no:	SJA TPP 23500-041
Based on:	02119_SK01_Proposed site plan_D37 12112-FPCR-ZZ-ZZ-DR-L-0001 P09 2025.06.02 - ENGINEERING PLANS

Drawn by: TH, NHK	Date of Issue: July 2025	Scale: 1: 500 @ A1
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Trees to be removed:	270	Protective fencing:		Ground protection:	
Above soil surfacing:		Manual excavation:		Trees to be pruned:	

For further information refer to the SJAtrees Tree Survey Schedule

This drawing is based on the proposed layout plan shown and referred to above. SJAtrees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only.

This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.