



THE ARBORICULTURAL
CONSULTANCY LTD

Tree Constraints Plan Information and Tree Schedule

Land at Mill Lane, Sayers Common

Report Reference Number: TS.ML.1085.V1

Version: One

Date: 06 May 2026

Site address:
Land At Mill Lane
Sayers Common
West Sussex
BN6 9HA

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Qualifications			
Foundation degree in Arboriculture (level 5), Lantra Professional Tree Inspection.			

Details:

Purpose of the report:

To inform of tree stock in proposed area for property development.

Included within the contents of this report is:

- Information regarding the Tree Constraints Plan (TCP)
- Tree Schedule

Client: Chris Harris

Date: 06 May 2026

Report prepared by: Mr B Tidey FdSc (arb) of The Arboricultural Consultancy Ltd

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Site Details:

Site Address:

Land At Mill Lane
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BN6 9HA

Use of Report:

This report is to give information on tree stock and is to be used in conjunction with; Tree Constraints Plan – TCP.ML.1085.V1

This report must not be processed using any editing software that may affect the integrity of this document, such as for redaction purposes.

Should this document be shared with a local authority then the client or planning consultant should check the original unedited document appears within the application.

Report Outline Information

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur but is not limited to biological and non-biological factors as well as mechanical/physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. The Arboricultural Consultancy can provide further information on this matter if required. Where tree surgery works have been identified these should only be undertaken after checks with the relevant authority have been made, it is necessary to ensure that works may lawfully be undertaken. Up to date checks should be made as to the possible protection status of trees/vegetation or land they are located within, these checks should cover, but are not limited to; Tree Preservation Orders (TPOs), Conservation Area, planning conditions, Areas of Outstanding Natural Beauty (AONBs), Ramsar, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI). Locations of designation can be found at <http://magic.defra.gov.uk/MagicMap.aspx> and further advice on designations can be found at <http://jncc.defra.gov.uk>. Further advice on TPOs, Conservation Areas or planning condition can be found with the local governing organisation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species. Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the site we would advise you to instruct us to contact the third party and undertake further inspection work.

The trees have been surveyed in accordance with the criteria set in the BS: 5837: Trees in Relation to Design, Demolition and Construction - 2012. A full hazard assessment of the trees (including assessment of decay or their defects and their implications) has not been undertaken as this is considered beyond the scope of this report. Any obvious hazards and defects have been identified where relevant in the Tree Survey Schedule and appropriate relating works have been recommended. Where relevant, trees not located within the legal property of the owner have been included and any works would be subject (where relevant by law, Statue and Common) to the owner's permission. Where appropriate further investigative works to be undertaken have been detailed and recommended. This may include climbing inspections, below ground exploratory investigations and the use of specialist decay detection equipment. Detailed ecological considerations are also beyond the scope of this report. UK and European Wildlife Legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 & updated 1994. This includes information of wild birds, bats, badgers and some insects. Bats in particular are afforded particular protection, and a specialist is required to determine if bats are present or may be affected when carrying out tree works. Further information is available from Natural England.

This survey and reports have been undertaken and produced by The Arboricultural Consultancy Ltd. All information within this report was correct at time of assessment.



Ben Tidey FdSc
Consultant Arboriculturist
Wednesday, 06 May 2026

1.0 Introduction

- 1.1. The Arboricultural Consultancy have been appointed to provide information regarding the impact to trees from a proposal of 8 new dwellings.
- 1.2. The survey was undertaken to standards set out in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2.0 Site Inspection Details

- 2.1. The site was inspected by Ben Tidey FdSc arb on Tuesday 21st April 2026, the weather was clear and still. Mr Tidey was alone for the inspection.
- 2.2. The trees were assessed to standards set out in BS 5837:2012: Trees in relation to design, demolition and construction – Recommendations.
- 2.3. Tree location was recorded with the use of topographical plan and land features, tree location is presumed correct where features are correctly recorded.

3.0 Tree Constraints Plan Information

- 3.1. The Tree Constraints Plan – TCP.ML.1085.V1 is to be used at the development and planning stage to inform of the constraints that are posed to the development by the tree stock as well as to help with decisions on how to mitigate against potential tree loss or damage.
- 3.2. The proposal is for 8no new dwellings.
- 3.3. The Tree Constraints Plan - TCP.ML.1085.V1, as well as information within this tree schedule informs; the location of trees, their crowns, root protection areas as well as crown heights and tree quality. Any development or development works phase should be planned with consideration as to the impact on the trees. There are many things to consider but typically these are: the footprint of the development with footings, service ways, site access for people and plant, required construction space (e.g. scaffolding) equipment and materials storage, access as well as the future impact from the trees' growth or attributes.
- 3.4. Block plans indicate that there will be a requirement for trees to be incorporated into the project design, these are located around the site boundary.
- 3.5. There are trees around the access driveway, these have been pruned back to allow open access to the site. The driveway is formed of a concrete hard surface.

4.0 Planning Considerations

- 4.1. It is important to note that trees are a material consideration in the UK planning system (National Planning Policy Framework) and existing trees are an important factor. They require forethought when assessing the development potential of a site, whether trees are within the working area, or within such proximity to it, that they may be affected by construction operations.
- 4.2. Development plans should consider the constraints posed by both their above and below ground tree parts and be planned for accordingly both for the development itself and for the construction phase.

- 4.3. Guidance with the British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations states that the default position should be that structures are located outside of Root Protection Areas (RPSs) of trees to be retained. However, where there is an overriding justification for construction within the RPA, a technical solution might be available that prevents damage to trees.

5.0 Tree Constraints

- 5.1. The proposal comprises 8no new dwellings.
- 5.2. The primary arboricultural consideration for the project is the boundary trees.
- 5.3. There are no trees protected by a Tree Preservation Order and no part of the site is within a conservation area.

6.0 Recommendations

- 6.1. The site offers an opportunity for development that can incorporate existing trees as well as to plant and establish new trees.
- 6.2. The project layout should take into account:
- Any Tree protection orders or conservation areas – not applicable at this time
 - Conflicts between trees and design both above and below ground tree parts
 - Design incompatibilities with trees such as shading or access
 - Development space including access and site logistic requirements
 - The referment of infostructure and utilities
 - Space for new tree establishment.

7.0 Tree Schedule

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T1#	Field Maple/ <i>Acer campestre</i>	B/ 2 Landscape Values	>40 yrs	Mature	8	320	46.3/3.8	5;5;4;4	3;5;4;4	N2	Fair	Fair	On access of site	No management requirements
T2#	Field Maple/ <i>Acer campestre</i>	B/ 2 Landscape Values	>40 yrs	Mature	9	200; 280	53.6/4.1	4;4;3;3	2;4;3;3	N1	Fair	Fair	Set back from boundary, tight unions between stems	No management requirements
T3#	Norway Maple/ <i>Acer platanoides</i>	B/ 2 Landscape Values	>40 yrs	Mature	11	350	55.4/4.2	5;5;5;4	4;5;5;4	W3	Fair	Fair	Set back from boundary	No management requirements
T4	Sycamore/ <i>Acer pseudoplatanus</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	8	210; 50	21.1/2.6	1;2;4;4	4;2;4;4	S2	Fair	Fair	Tight unions between stems, barbed wire grown into trunk	No management requirements
T5#	Field Maple/ <i>Acer campestre</i>	B/ 2 Landscape Values	>40 yrs	Mature	12	200; 320	64.4/4.5	5;3;3;5	2;3;3;5	W1	Fair	Fair	Tight unions between stems, set back from boundary	No management requirements
T6#	Wild Cherry/ <i>Prunus avium</i>	C/ 2 Landscape Values	>40 yrs	Mature	7	100; 160	16.1/2.3	0;3;3;2	5;3;3;2	N1	Fair	Fair	Set back from boundary, tight unions between stems	No management requirements
T7#	Field Maple/ <i>Acer campestre</i>	B/ 2 Landscape Values	20 to 40 yrs	Mature	7	120; 170	19.6/2.5	2;2;4;4	3;2;4;4	W1	Fair	Fair	Set back from boundary, tight unions between stems	No management requirements
T8#	Field Maple/ <i>Acer campestre</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	250	28.3/3	3;2;3;4	0;2;3;4	N1	Fair	Fair	Set back from boundary, excessive lvy in crown	No management requirements
T9#	Common Oak/ <i>Quercus robur</i>	A/ 2 Landscape Values	>40 yrs	Mature	13	320	46.3/3.8	4;4;4;4	5;4;4;4	W1.5	Good	Fair	Deadwood in crown, set back from boundary	No management requirements

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T10	Sycamore/ <i>Acer pseudoplatanus</i>	B/ 2 Landscape Values	<10 yrs	Semi-mature	6	160	11.6/1.9	3;2;3;4.5	2;2;3;4.5	W0.3	Fair	Fair	Deadwood in crown, set back from boundary, excessive Ivy in crown, asymmetric form	No management requirements
T11#	Crack Willow/ <i>Salix fragilis</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	11	150; 280; 300	86.4/5.2	1;3;3;4.5	5;3;3;4.5	W2	Fair	Poor	Deadwood in crown, excessive Ivy in crown, tight unions between stems, set back from boundary, large broken stems at lower trunk	No management requirements
T12#	Crack Willow/ <i>Salix fragilis</i>	B/ 2 Landscape Values	20 to 40 yrs	Mature	8	300	40.7/3.6	0;2;4;2	5;2;4;2	S1	Fair	Fair	Deadwood in crown, set back from boundary, asymmetric form	No management requirements
T13	Wild Cherry/ <i>Prunus avium</i>	C/ 2 Landscape Values	20 to 40 yrs	Semi-mature	9	120; 190	22.8/2.7	3;2;3;3	5;2;3;3	S2	Fair	Poor	Deadwood in crown, damage to trunk at 1.5m	No management requirements
T14	Wild Cherry/ <i>Prunus avium</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	210	20/2.5	1;1;3;3	3;1;3;3	W2.5	Fair	Fair	Asymmetric form, deadwood in crown	No management requirements
T15#	Common Lime/ <i>Tilia europaea</i>	B/ 2 Landscape Values	>40 yrs	Mature	12	600	162.9/7.2	2;4;4;5	3;4;4;5	S1	Fair	Fair	Tight unions between stems, set back from boundary, asymmetric form,	No management requirements
T16#	Wild Cherry/ <i>Prunus avium</i>	A/ 2 Landscape Values	>40 yrs	Mature	13	400; 450	164/7.2	5;5;4;3	5;5;4;3	N3	Good	Fair	Tight unions between stems,	No management requirements
T17#	Crack Willow/ <i>Salix fragilis</i>	B/ 2 Landscape Values	20 to 40 yrs	Mature	9	180; 210; 300	75.3/4.9	5;4;5;5	4;4;5;5	S2	Fair	Fair	Deadwood in crown, tight unions between stems, set back from boundary,	No management requirements
T18	Wild Cherry/ <i>Prunus avium</i>	B/ 2 Landscape Values	>40 yrs	Mature	9	180	14.7/2.2	1;3;5;4	4;3;5;4	S2.5	Fair	Fair	Deadwood in crown	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T19#	Common Oak/ <i>Quercus robur</i>	A/ 2 Landscape Values	>40 yrs	Mature	8	350	55.4/4.2	5;5;4;4	2;5;4;4	N2	Good	Good	Set back from boundary	No management requirements
T20#	Crack Willow/ <i>Salix fragilis</i>	B/ 2 Landscape Values	20 to 40 yrs	Mature	10	300; 300	81.5/5.1	4;4;5;4	3;4;5;4	S2	Fair	Fair	Set back from boundary, tight unions between stems, damage to lower southern stem	No management requirements
T21#	Crack Willow/ <i>Salix fragilis</i>	C/ 2 Landscape Values	10 to 20 yrs	Mature	7	250; 250	56.6/4.2	4;3;4;4	5;3;4;4	W2	Fair	Poor	Deadwood in crown, set back from boundary, tight unions between stems, damage to stems, broken branching in crown	No management requirements
T22#	Common Lime/ <i>Tilia europaea</i>	B/ 2 Landscape Values	20 to 40 yrs	Mature	10	270; 270	66/4.6	3;4;5;5	4;4;5;5	S1	Fair	Fair	Deadwood in crown, set back from boundary, tight unions between stems	No management requirements
T23#	Common Ash/ <i>Fraxinus excelsior</i>	A/ 2 Landscape Values	>40 yrs	Mature	13	300	40.7/3.6	3;3;3;3	6;3;3;3	W3	Good	Fair	Deadwood in crown, tight unions between stems, set back from boundary	No management requirements
T24#	Common Ash/ <i>Fraxinus excelsior</i>	B/ 2 Landscape Values	20 to 40 yrs	Mature	13	380	65.3/4.6	2;4;4;3	5;4;4;3	W3	Fair	Fair	Excessive Ivy in crown, deadwood in crown, set back from boundary, tight unions between stems	No management requirements
T25#	Crack Willow/ <i>Salix fragilis</i>	C/ 2 Landscape Values	10 to 20 yrs	Mature	10	200; 210; 210; 150;	68.2/4.7	7;3;3;3	5;3;3;3	W2	Fair	Poor	Excessive Ivy in crown, deadwood in crown, tight unions between stems, set back from boundary,	No management requirements
T26	Common Oak/ <i>Quercus robur</i>	C/ 2 Landscape Values	>40 yrs	Mature	8	180	14.7/2.2	2;0;2;2	3;0;2;2	S3	Fair	Fair	Deadwood in crown, asymmetric form	No management requirements

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T27#	Common Ash/ <i>Fraxinus excelsior</i>	C/ 2 Landscape Values	10 to 20 yrs	Mature	8	250	28.3/3	2;4;4;3	5;4;4;3	W3	Poor	Decline	Deadwood in crown, likely Ash dieback, set back from boundary	No management requirements
T28#	Crack Willow/ <i>Salix fragilis</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	10	350	55.4/4.2	3;3;2;4	5;3;2;4	W4	Fair	Poor	Deadwood in crown, large broken stem from lower trunk	No management requirements
T29	Common Oak/ <i>Quercus robur</i>	C/ 2 Landscape Values	>40 yrs	Semi-mature	7	110	5.5/3.1	1;1;3;1	3;1;3;1	W1	Fair	Poor	Deadwood in crown, damage to branching	No management requirements
T30#	Common Oak/ <i>Quercus robur</i>	B/ 2 Landscape Values	>40 yrs	Mature	9	250	28.3/3	4;5;5;5	4;5;5;5	W1	Fair	Fair	Set back from boundary, asymmetric form	No management requirements
T31#	Common Ash/ <i>Fraxinus excelsior</i>	B/ 2 Landscape Values	>40 yrs	Mature	12	400	72.4/4.8	3;4;5;4	5;4;5;4	W5	Fair	Fair	Deadwood in crown, set back from boundary	No management requirements
T32#	Crack Willow/ <i>Salix fragilis</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	7	150; 190; 210	46.5/3.8	4;2;2;4	2;2;2;4	W1	Fair	Poor	Deadwood in crown, set back from boundary, damage to lower trunk with heartwood exposed	No management requirements
T33#	Crack Willow/ <i>Salix fragilis</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	10	210; 220	41.8/3.6	3;3;3;4	4;3;3;4	N3	Fair	Poor	Deadwood in crown, set back from boundary, tight unions between stems	No management requirements
T34#	Sessile Oak/ <i>Quercus petraea</i>	B/ 2 Landscape Values	>40 yrs	Mature	15	460	95.7/5.5	5;5;5;5	5;5;5;5	W2	Fair	Fair	Set back from boundary, deadwood in crown	No management requirements
T35#	Sessile Oak/ <i>Quercus petraea</i>	B/ 2 Landscape Values	>40 yrs	Mature	13	290	38.1/3.5	3;5;3;3	5;5;3;3	N2	Fair	Fair	Deadwood in crown, set back from boundary,	No management requirements

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T36#	Sessile Oak/ <i>Quercus petraea</i>	A/ 2 Landscape Values	>40 yrs	Mature	14	600	162.9/7.2	7;6;6;7	2;6;6;7	N1	Good	Good	Deadwood in crown, set back from boundary	No management requirements
T37#	Sessile Oak/ <i>Quercus petraea</i>	C/ 2 Landscape Values	>40 yrs	Semi-mature	9	270	33/3.2	4;2;3;4	4;2;3;4	W1.5	Fair	Fair	Deadwood in crown, set back from boundary, asymmetric form,	No management requirements
T38	Sessile Oak/ <i>Quercus petraea</i>	B/ 2 Landscape Values	>40 yrs	Mature	8	130	7.6/1.6	2;1;1;2	4;1;1;2	E2	Fair	Fair	Deadwood in crown	No management requirements
T39	Common Oak/ <i>Quercus robur</i>	C/ 2 Landscape Values	>40 yrs	Semi-mature	5	80	2.9/1	1;1;1;1	3;1;1;1	E3	Decline	Poor	Deadwood in crown, branch pruning to lower crown, tree stressed	No management requirements
T40	Sessile Oak/ <i>Quercus petraea</i>	C/ 2 Landscape Values	>40 yrs	Young	5	80	2.9/1	1;1;2;1	3;1;2;1	S2	Fair	Fair	Deadwood in crown, branch pruning to lower crown	No management requirements
T41#	Sessile Oak/ <i>Quercus petraea</i>	B/ 2 Landscape Values	>40 yrs	Mature	11	240	26.1/2.9	4;2;3;3	5;2;3;3	N2	Fair	Fair	Deadwood in crown	No management requirements
T42	Sessile Oak/ <i>Quercus petraea</i>	B/ 2 Landscape Values	>40 yrs	Semi-mature	8	110	5.5/3.1	0;2;3;2	5;2;3;2	S1	Fair	Fair	Asymmetric form, deadwood in crown	No management requirements
T43#	Sessile Oak/ <i>Quercus petraea</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	240	26.1/2.9	3;4;4;4	4;4;4;4	S2	Fair	Fair	Deadwood in crown	No management requirements
T44	Sessile Oak/ <i>Quercus petraea</i>	C/ 2 Landscape Values	>40 yrs	Semi-mature	8	120	6.5/1.4	2;3;4;4	3;3;4;4	W1	Fair	Fair	Deadwood in crown, asymmetric form	No management requirements
T45#	Sessile Oak/ <i>Quercus petraea</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	210	20/2.5	1;2;3;3	4;2;3;3	N1	Fair	Fair	Deadwood in crown, asymmetric form	No management requirements

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T46	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T47	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T48	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T49	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T50	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T51	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T52	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T53	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T54	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T55	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T56	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T57	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T58	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T59	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T60	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T61	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T62	Unknown/	U/ Stump	NA	NA	NA	NA	NA	NA	NA	NA	Poor	Stump	Only stump remains	No management requirements
T63	Common Oak/ <i>Quercus robur</i>	B/ 2 Landscape Values	>40 yrs	Mature	7	240	26.1/2.9	4;5;5;3	2;5;5;3	E2	Fair	Fair	Asymmetric form	No management requirements
T64	White Poplar/ <i>Populus alba</i>	B/ 2 Landscape Values	20 to 40 yrs	Mature	11	240	26.1/2.9	5;5;3;3	2;5;3;3	S3	Fair	Fair	Asymmetric form	No management requirements
T65	White Poplar/ <i>Populus alba</i>	B/ 2 Landscape Values	>40 yrs	Mature	12	350	55.4/4.2	6;6;5;5	3;6;5;5	S3	Fair	Fair	Asymmetric form	No management requirements
T66	White Poplar/ <i>Populus alba</i>	B/ 2 Landscape Values	>40 yrs	Mature	12	200	18.1/2.4	2;3;4;2	3;3;4;2	S3	Fair	Fair	Asymmetric form	No management requirements
T67	White Poplar/ <i>Populus alba</i>	B/ 2 Landscape Values	>40 yrs	Mature	13	250	28.3/3	5;5;3;4	2;5;3;4	N3	Fair	Fair	Deadwood in crown, asymmetric form	No management requirements
T68	White Poplar/ <i>Populus alba</i>	B/ 2 Landscape Values	>40 yrs	Mature	13	300	40.7/3.6	4;4;5;5	5;4;5;5	N4	Fair	Fair	Asymmetric form, deadwood in crown	No management requirements
T69	White Poplar/ <i>Populus alba</i>	B/ 2 Landscape Values	>40 yrs	Mature	14	160; 420	91.4/5.4	5;7;5;4	5;7;5;4	S5	Fair	Fair	Asymmetric form, deadwood in crown	No management requirements
T70#	White Poplar/ <i>Populus alba</i>	A/ 2 Landscape Values	>40 yrs	Mature	25	1000	452.4/12	9;9;9;9	6;9;9;9	S6	Good	Fair	Deadwood in crown	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T71	White Poplar/ <i>Populus alba</i>	B/ 2 Landscape Values	>40 yrs	Mature	9	260	30.6/3.1	5;4;2;3	2;4;2;3	S3	Fair	Fair	Asymmetric form	No management requirements
T72#	Silver Birch/ <i>Betula pendula</i>	C/ 2 Landscape Values	20 to 40 yrs	Semi-mature	8	200	18.1/2.4	5;2;2;2	3;2;2;2	N2	Fair	Poor	Excessive Ivy in crown, asymmetric form	No management requirements
T73#	Blackthorn/ <i>Prunus spinosa</i>	C/ 2 Landscape Values	10 to 20 yrs	Mature	6	200	18.1/2.4	1;5;5;3	3;5;5;3	S1	Fair	Poor	Excessive Ivy in crown, asymmetric form	No management requirements
T74	Common Oak/ <i>Quercus robur</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	350	55.4/4.2	8;8;7;3	2;8;7;3	S2	Fair	Fair	Deadwood in crown, suspended broken parts	Remove suspended broken parts
T75	Blackthorn/ <i>Prunus spinosa</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	5	110	5.5/3.1	5;3;2;2	0;3;2;2	N2	Fair	Fair	Asymmetric form	No management requirements
T76#	Common Ash/ <i>Fraxinus excelsior</i>	C/ 2 Landscape Values	>40 yrs	Mature	13	240; 380	91.4/5.4	6;5;6;5	3;5;6;5	N2	Decline	Poor	Likely Ash dieback, deadwood in crown, branch pruning to lower crown, tree stressed with epicormic growth from secondary scaffold	No management requirements
T77#	Corsican Pine/ <i>Pinus nigra var.maritima</i>	A/ 2 Landscape Values	>40 yrs	Mature	28	750	254/5/9	8;8;8;8	20;8;8;8	E6	Fair	Fair	Excessive Ivy in crown, tight unions between stems, set back from boundary,	No management requirements
T78#	Austrian Pine/ <i>Pinus nigra ssp. Nigra</i>	A/ 2 Landscape Values	>40 yrs	Mature	27	700	221.7/8.4	6;4;4;4	6;4;4;4	N6	Fair	Fair	Deadwood in crown, excessive Ivy in crown, set back from boundary	No management requirements
T79#	Common Hawthorn/ <i>Crataegus monogyna</i>	C/ 2 Landscape Values	20 to 40 yrs	Mature	6	230; 120	52.9/4.1	5;3;2;2	2;3;2;2	N2	Fair	Fair	Deadwood in crown, excessive Ivy in crown, asymmetric form	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T80#	Common Oak/ <i>Quercus robur</i>	A/ 2 Landscape Values;3 Cultural	>40 yrs	Mature	13	900	366.5/10.8	8;9;8;8	2;9;8;8	E2	Good	Fair	Deadwood in crown	No management requirements
T81#	Sycamore/ <i>Acer pseudoplatanus</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	220; 220; 260	74.4/4.9	5;7;5;7	4;7;5;7	E2	Fair	Fair	Excessive Ivy in crown, deadwood in crown	No management requirements
T82#	Sycamore/ <i>Acer pseudoplatanus</i>	C/ 2 Landscape Values	>40 yrs	Mature	10	250	28.3/3	2;2;2;2	5;2;2;2	S4	Fair	Fair	Excessive Ivy in crown, deadwood in crown	No management requirements
T83#	Sycamore/ <i>Acer pseudoplatanus</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	200; 200; 220	58.1/4.3	5;7;5;7	3;7;5;7	E2	Fair	Fair	Excessive Ivy in crown, deadwood in crown, tight unions between stems	No management requirements
T84#	Sycamore/ <i>Acer pseudoplatanus</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	280	35.5/3.4	5;6;5;6	3;6;5;6	E4	Fair	Fair	Excessive Ivy in crown, deadwood in crown, asymmetric form	No management requirements
T85#	Sycamore/ <i>Acer pseudoplatanus</i>	B/ 2 Landscape Values	>40 yrs	Mature	15	600	162.9/7.2	6;8;6;8	4;8;6;8	E2	Fair	Fair	Set back from boundary, deadwood in crown	No management requirements
T86	Sycamore/ <i>Acer pseudoplatanus</i>	U/	<10 yrs	Mature	10	300	40.7/3.6	5;6;5;6	3;6;5;6	E1	Decline	Poor	Deadwood in crown, asymmetric form, major damage to upper crown with large areas of decaying heartwood, upper crown dead	No management requirements
T87	Sycamore/ <i>Acer pseudoplatanus</i>	B/ 2 Landscape Values	>40 yrs	Mature	8	180	14.7/2.2	4;4;4;3	3;4;4;3	E2	Fair	Fair	Deadwood in crown, asymmetric form	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
T88#	Common Horse Chestnut/ <i>Aesculus hippocastanum</i>	A/ 2 Landscape Values;1 Arboricultural Values	>40 yrs	Mature	21	950	408.3/11.4	10;8;7;8	2;8;7;8	E4	Good	Fair	Damage from branch failure in mid-crown with decay	No management requirements
T89#	Common Horse Chestnut/ <i>Aesculus hippocastanum</i>	B/ 2 Landscape Values	>40 yrs	Mature	7	190	16.3/2.3	5;4;4;1	1;4;4;1	W2	Fair	Fair	Asymmetric form	No management requirements
T90#	Common Ash/ <i>Fraxinus excelsior</i>	B/ 2 Landscape Values	>40 yrs	Mature	10	190	16.3/2.3	4;2;2;3	3;2;2;3	N3	Fair	Fair	Asymmetric form, close to adjacent tree	No management requirements
T91	Sycamore/ <i>Acer pseudoplatanus</i>	B/ 2 Landscape Values	>40 yrs	Mature	7	240	26.1/2.9	6;5;3;3	2;5;3;3	N2	Fair	Fair	Asymmetric form	No management requirements
T92	Sycamore/ <i>Acer pseudoplatanus</i>	U/	<10 yrs	Mature	6	160	11.6/1.9	5;5;4;1	2;5;4;1	S2	Poor	Poor	Major damage to branching and stem, stem top lost in past	No management requirements
T93#	Common Oak/ <i>Quercus robur</i>	B/ 2 Landscape Values	>40 yrs	Mature	11	450	91.6/5.4	7;7;7;7	3;7;7;7	W3	Fair	Fair	Set back from boundary, deadwood in crown	No management requirements
T94#	Corsican Pine/ <i>Pinus nigra var.maritima</i>	C/ 2 Landscape Values	>40 yrs	Mature	10	620	173.9/7.4	6;6;6;6	4;6;6;6	S4	Fair	Fair	Asymmetric form, set back from boundary, branch pruning to lower crown, excessive Ivy in crown	No management requirements
T95#	Common Ash/ <i>Fraxinus excelsior</i>	U/	<10 yrs	Mature	7	120	6.5/1.4	2;1;1;1	4;1;1;1	S1	Decline	Poor	Likely Ash dieback, deadwood in crown	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
TG1#	Vegetation area – Hazel, Yew/ <i>Corylus avellana</i> , <i>Taxus baccata</i>	C/ 2 Landscape Values	10 to 20 yrs	Mixed	5-10	150 Max	1.8 from trunks	Group Area	Group Area	Group Area	Fair	Fair	Group area, set back from fence, individual trees of merit recorded, trees on driveway edge hardstanding	No management requirements
TG2#	Vegetation area - Field maple, Hawthorn/ <i>Acer campestre</i> , <i>Crataegus monogyna</i>	B/ 2 Landscape Values	>40 yrs	Mixed	8-11	280 Max	3.4 from trunks	Group Area	Group Area	Group Area	Fair	Fair	Set back from fence, group area Low crown over driveway	No management requirements
TG3#	Hedge - Lawson Cypress/ <i>Chamaecyparis lawsoniana</i>	C/ 2 Landscape Values	10 to 20 yrs	Mature	10-12	350 Max	4.2 from trunks	Group Area	Group Area	Group Area	Fair	Decline	Group area, set back from fence, snapped out parts, high pruning over driveway, on driveway edge	No management requirements
TG4#	Woodland – Ash/ <i>Fraxinus excelsior</i>	U/	n/a	Dead	12	300 Max	3.6 from trunks	Group Area	Group Area	Group Area	Dead	Dead	Group of dead Ash	No management requirements
TG5#	Woodland – Ash, Hazel, Hawthorn, Maple, Oak, Willow/ <i>Fraxinus excelsior</i> , <i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Acer sp.</i> , <i>Salix sp.</i>	C/ 2 Landscape Values	10 to 20 yrs	Mature	5-13	300 Max	3.6 from trunks	Group Area	Group Area	Group Area	Decline	Decline	Individual trees of merit recorded, group with large amount of Ash Dieback	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
TG6	Vegetation area – Hawthorn, <i>Prunus/Crataegus monogyna</i> , <i>Prunus sp.</i>	C/ 2 Landscape Values	20 to 40 yrs	Semi-mature	7	150 Max	1.8 from trunks	Group Area	Group Area	Group Area	Fair	Fair	Deadwood in crown, group area	No management requirements
TG7#	Woodland – Ash, Elder, Hazel, Hawthorn, Lime, Maple, Oak, Willow/ <i>Fraxinus excelsior</i> , <i>Sambucus nigra</i> , <i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Tilia × europaea</i> , <i>Acer sp.</i> , <i>Quercus robur</i> , <i>Salix sp.</i>	B/ 2 Landscape Values	>40 yrs	Mature	5-13	350 Av	4.2 from trunks	Group Area	Group Area	Group Area	Fair	Fair	Group area, individual trees of merit recorded, areas of Ash dieback, broken parts, ditch between site and tree group	No management requirements

Tree ID	Common Name/ Latin Name	Category/ Subcategory	Life Expectancy	Maturity	Height (m)	Stem(s) diameter (DBH)	Root Protection Area (m ²)/ Circle Radius (m)	Spread (m) N;E;S;W	Height and Direction of first significant branch (m)	Crown Height (m) N;E;S;W	Physiological Condition	Physical Condition	General Observations	Management Recommendations
TG8#	Hedgerow – Yew, Ash, Lawson Cypress, Maple, Hawthorn/ <i>Taxus baccata</i> , <i>Fraxinus excelsior</i> , <i>Chamaecyparis lawsoniana</i> , <i>Acer sp.</i> , <i>Crataegus monogyna</i>	C/ 2 Landscape Values	>40 yrs	Mature	5-11	250 Av	3 from trunks	Group Area	Group Area	Group Area	Fair	Fair	Along boundary behind boundary ditch	No management requirements

T= Tree

TG = Tree Group

= Measurements estimated due to inaccessible parts

Root protection area calculations

Single stemmed trees	$\text{RPA(m}^2\text{)} = \frac{(\text{stem diameter (mm)} @ 1.5\text{m} \times 12)^2 \times 3.142}{1000}$
Trees with two to five stems, this is then treated as a single stem diameter	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 + (\text{stem diameter } 3)^2 + (\text{stem diameter } 4)^2 + (\text{stem diameter } 5)^2}$
Trees with more than five stems, this is then treated as a single stem diameter	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations**Cascade chart for tree quality assessment**

Trees to be considered for retention				Identification on Plan
Category U Those 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 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) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline 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 NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.				Dark red RGB Code: 127-000-000
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Identification on Plan
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green RGB Code: 000-255-000
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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 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	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue RGB Code: 000-000-255
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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/transient landscape benefits	Trees with no material conservation or other cultural value	Grey RGB Code: 091-091-091

End of Report



The Arboricultural Consultancy is based in Sussex, covering the South East of England. We specialise in comprehensive tree management surveys, reports, and advice. Our expertise is invaluable in ensuring compliance with health and safety regulations, meeting development requirements, and fulfilling Tree Preservation Order (TPO) and Conservation Area obligations.

We take pride in offering professional and reliable services that prioritise the health and longevity of trees. Our team is dedicated to providing expert guidance and recommendations that align with your objectives and environmental stewardship.

With our extensive knowledge in arboricultural science, we deliver accurate and detailed assessments that inform sound decision-making. Trust us to be your trusted partner in responsible tree management.

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