



**Broad Oak Tree Consultants Limited**  
Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex  
TN21 8SS Tel: 01435 862444 [office@broadoaktrees.co.uk](mailto:office@broadoaktrees.co.uk)



**ARBORICULTURAL IMPLICATIONS ASSESSMENT  
FOR  
PROPOSED EXTENSIONS & REVISIONS  
TO DRIVE LEVELS/PARKING AREA**

**AT**

**8 OCKLEY LANE  
HASOCKS  
BN6 8BA**

**BY**

**Tim Laddiman  
BSc.(Hons) M.I.C.For. M.Arbor.A.  
Chartered Arboriculturist**

**Our ref: J66.83  
13<sup>th</sup> May 2025**

# CONTENTS

Page No.

|     |                                               |   |
|-----|-----------------------------------------------|---|
| 1.  | INTRODUCTION                                  | 1 |
| 2.  | GENERAL SITE DESCRIPTION                      | 1 |
| 3.  | SCOPE OF TREE SURVEY                          | 1 |
| 4.  | DATA COLLECTION                               | 1 |
| 5.  | RISK ASSESSMENT – INFORMATIVES                | 2 |
| 6.  | RESULTS OF TREE INSPECTIONS                   | 3 |
| 7.  | BS CALCULATED ROOT PROTECTION AREAS (RPAs)    | 4 |
|     | <b>ARBORICULTURAL IMPLICATIONS ASSESSMENT</b> |   |
| 8.  | REDEVELOPMENT PROPOSALS                       | 5 |
| 9.  | TREES/SHRUBS FOR REMOVAL – REDEVELOPMENT      | 5 |
| 10. | POTENTIAL IMPACT OF PROPOSALS ON TREES/SHRUBS | 5 |
| 11. | TREE PROTECTION MEASURES - FENCING            | 6 |
| 12. | SITE OPERATIONS AND MATERIALS STORAGE         | 7 |
| 13. | SERVICES/DRAINAGE/SOAKAWAYS                   | 7 |
| 14. | ARBORICULTURAL METHOD STATEMENT               | 7 |
| 15. | SUMMARY                                       | 7 |

## APPENDICES:

1. EXPLANATORY SHEETS, TREE INSPECTION SHEETS
2. TREE CONSTRAINTS PLAN, DRAWING NO. J66.83/01
3. TREE PROTECTION PLAN, DRAWING NO. J66.83/02
4. EXAMPLES OF FENCING SPECIFICATION AND SIGNAGE

## **1. INTRODUCTION**

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr D. Loudon to undertake an inspection of trees located on and immediately adjacent to the site referred to as 8 Ockley Lane, Hassocks, BN6 8BA. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for the construction of a two storey side extension, single storey rear extension and revisions to the levels of the drive and redefinition of the parking area. The proposals also include for an easy access path around the outer perimeter of the revised parking area. Details of the proposals will have been submitted by Catherine Whitby Architects.
- 1.3 The trees were inspected on 6<sup>th</sup> May 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

## **2. GENERAL SITE DESCRIPTION**

- 2.1 No. 8 is a detached two storey residential property located on the east side of Ockley Lane in a rectangular plot with a steeply sloping drive rising to the east. Retaining walls define the drive and parking area with a raised lawn area to the south surrounded by small trees and dense shrubs. Along the northern boundary is a well maintained mixed Beech/Privet hedge located in the adjoining garden.

## **3. SCOPE OF TREE SURVEY**

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

## **4. DATA COLLECTION**

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

- 4.2 The tree survey followed the numbered sequence from T1 to G7 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J66.83/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.
- 4.3 The following categories of information were obtained for each tree. A separate detailed tree survey sheet is attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

## **5. RISK ASSESSMENT - INFORMATIVES**

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

## 6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of six individual trees/shrubs were inspected, together with one well maintained hedge. All have been planted in the last 20 years with some less than 10 years of age.
- 6.2 The planting around the front garden is mainly in borders framing the lawn with numerous smaller shrubs and some bamboo to the west.
- 6.3 All of the small trees and shrubs inspected appear to be in reasonable health.
- 6.4 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS Category.

| BS Category | Tree No.                   | Sub Total |
|-------------|----------------------------|-----------|
| A           | -                          | -         |
| B           | -                          | -         |
| C           | T1, T2, T3, T4, T5, T6, G7 | 7         |
| U           | -                          | -         |
|             | <b>TOTAL</b>               | <b>7</b>  |

### 6.5 *Interpretation of table*

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
- Category U** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

## 7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table below has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

| Tree no. | Species               | BS Category | Stem diameter or calculated equivalent (mm.) | BS calculated radial equivalent root protection area (m.) | BS calculated total RPA (m <sup>2</sup> ) |
|----------|-----------------------|-------------|----------------------------------------------|-----------------------------------------------------------|-------------------------------------------|
| T1       | Purple Smoke Bush     | C2          | 160                                          | 1.9                                                       | 11                                        |
| T2       | Crab Apple var        | C2          | 90                                           | 1.1                                                       | 4                                         |
| T3       | Himalayan Cotoneaster | C2          | 140                                          | 1.7                                                       | 9                                         |
| T4       | Pittisporum           | C2          | 80                                           | 1                                                         | 3                                         |
| T5       | Magnolia              | C1          | 80                                           | 1                                                         | 3                                         |
| T6       | Purple Smoke Bush     | C2          | 120                                          | 1.4                                                       | 6                                         |
| G7       | Privet, Beech         | C2          | 70                                           | 0.8                                                       | 2                                         |

## ARBORICULTURAL IMPLICATIONS ASSESSMENT

### 8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of a two storey side extension, single storey rear extension and revisions to the levels of the drive and redefinition of the parking area. The proposals also include for an easy access path around the outer perimeter of the revised parking area. Details of the proposals will have been submitted by Catherine Whitby Architects.
- 8.2 The supplied "Proposed Ground Floor Plan", drawing no. 003 Rev C, produced by Catherine Whitby Architects, has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J66.83/02 in Appendix 3. This indicates trees/shrubs for removal and measures to protect retained trees/shrubs in accordance with BS5837:2012 requirements.

### 9. TREES/SHRUBS FOR REMOVAL – REDEVELOPMENT

- 9.1 Based on the supplied proposed layout the following trees/shrubs would require removal for the proposed parking layout and access path.

***Table: Trees/Shrubs for removal – redevelopment***

| Tree No. | Species           | BS Category | Comments          |
|----------|-------------------|-------------|-------------------|
| T2       | Crab Apple        | C           | Small young tree. |
| T5       | Magnolia          | C           | Small young tree. |
| T6       | Purple Smoke Bush | C           | Small young tree. |

- 9.2 The secondary stem on T1 that leans north will also require removal.
- 9.3 All of the above are BS Category C and relatively small/ young, having been planted in the last 20 years or so. They have minimal public visual amenity value and no wider landscape context, with adjoining smaller shrubs retained. Replacement planting post construction would readily replace the limited losses proposed.
- 9.4 As no Statutory protection is believed to apply to the trees/shrubs, these could be removed at any time without recourse to the Council and this has to be taken in to account when considering the potential impact of the proposed removals.
- 9.5 The trees/shrubs for removal for the redevelopment are indicated as such with blue dashed crown outlines on the Tree Protection Plan.

### 10. POTENTIAL IMPACT OF PROPOSALS ON TREES/SHRUBS

- 10.1 The proposed extensions will not adversely impact on the neighbours hedge, G7, as the area alongside the house is already surfaced, restricting root presence.

- 10.2 The proposed retaining wall to the access path will affect the outer RPAs of T3 and T4. However these impacts will be limited and of no great planning significance, given their limited dimensions and BS Category C rating. For T4 root presence in the area of works will be very limited due to the presence of other highly competitive vegetation, including bamboo.
- 10.3 To minimise any root impacts up to 1m of soil depth within the RPAs will be excavated by hand tools and any roots encountered neatly cut back to avoid root tearing associated with machinery excavation. This approach accords with BS 5837:2012 recommendations.
- 10.4 For T1 the proposed path is similar or further away than the existing path and the excavation required will be minimal and re-utilise existing sub-base path make-up. These works will also be hand tool only.
- 10.5 These measures are indicated on the Tree Protection Plan and reflect the home owners desire to retain what vegetation they can.
- 10.6 Overall the proposals should not adversely impact on the retained trees and shrubs due to their generally small size, limited foliar areas and youth, being able to adapt to limited levels of disturbance.

## **11. TREE PROTECTION MEASURES – FENCING**

### **11.1 *Location of fencing***

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available. For the elevated areas adjoining the retaining wall no protective fencing would be necessary, as the height difference removes the risk of contact damage.

### **11.2 *Design of fencing***

- 11.2.1 Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5<sup>th</sup> panel declaring “TREE ROOT PROTECTION ZONE – KEEP OUT” or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

- 11.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

### **11.3 *Timing of fencing***

- 11.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons’ vehicles will be kept outside the indicated protection zones utilising existing areas of hard standing and drive.

#### **11.4 Additional precautions**

- 11.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

### **12. SITE OPERATIONS AND MATERIALS STORAGE**

- 12.1 Details of site zoning cannot be specified by an Arboriculturalist as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing will define the remaining site space available for storage and operations.
- 12.2 The various areas of parking provide ample storage space for machinery, materials and temporary welfare/office units.
- 12.3 As this is a small scale development the requirement for storage space is minimal and materials will be delivered on an “as and when” needed basis in appropriate quantities for the space available.

### **13. SERVICES/DRAINAGE/SOAKAWAYS**

- 13.1 Based on the supplied layout, any new services, drainage or soakaway alignments should be located outside root protection areas. If incursion into the protective areas of retained trees is unavoidable, then the routing should be obtained either by hand tool excavation or air spade, supervised by an arboricultural consultant. Any works within the protective areas will need to be undertaken to the requirements of NJUG Volume 4 “Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees”.

### **14. ARBORICULTURAL METHOD STATEMENT**

- 14.1 A separate Arboricultural Method Statement is not considered necessary for this site. Details of the protective fencing specification, timing and location are indicated on the Tree Protection Plan, which can be referred to in a specifically worded condition.

### **15. SUMMARY**

- 15.1 The proposals will require the removal of three small/young tree/shrubs, all classified as BS Category C and of no significant public visual amenity value or wider landscape context. As such their removal should not represent a planning constraint and all other shrubs are retained where practical.
- 15.2 Impacts on retained trees/shrubs are limited and measures have been proposed to minimise root disturbance and to protect retained vegetation.

- 15.3 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained trees are appropriately protected during the works.

Tim Laddiman  
Chartered Arboriculturist  
Broad Oak Tree Consultants Ltd.

# APPENDIX 1

## TREE SURVEY EXPLANATORY SHEET

|                                               |                                                                                                                                                                                                                           |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Height</b>                                 | in metres (estimated where ground uneven or access restricted).                                                                                                                                                           |
| <b>Stem count</b>                             | number of stems                                                                                                                                                                                                           |
| <b>Stem diameter</b>                          | in mm. at 1.5m. above ground level.                                                                                                                                                                                       |
| <b>Branch spread</b>                          | radial spread in metres at four main compass points (estimated where no access).                                                                                                                                          |
| <b>Age class</b>                              | Young - Y<br>Semi Mature - SM<br>Mature - M<br>Over mature - OM<br>Veteran - V                                                                                                                                            |
| <b>Height of crown clearance</b>              | in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.                                                                                                                                     |
| <b>Physiological condition</b>                | Good, Fair, Poor, Dead, Variable                                                                                                                                                                                          |
| <b>Estimated remaining contribution</b>       | in years<br>e.g. less than 10, 10-20, 20-40, 40+                                                                                                                                                                          |
| <b>Category grading</b>                       | see attached sheet                                                                                                                                                                                                        |
| <b>Structural condition</b>                   | comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note.<br>N.B. If trees are ivy clad, no full structural assessment will have been possible.                        |
| <b>Preliminary management recommendations</b> | requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access.<br>NB: Works that may be necessary in relation to development are not included here |

## CASCADE CHART FOR TREE QUALITY ASSESSMENT

| TREES FOR REMOVAL                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Category and definition                                                                                                                                                                                                        | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       | Identification on plan |
| <b>Category U</b><br>Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management                       | <ul style="list-style-type: none"><li>• 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 R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>• Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.</li><li>• Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality</li></ul> <p>NOTE   Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       | DARK RED               |
| TREES TO BE CONSIDERED FOR RETENTION                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       |                        |
| Category and definition                                                                                                                                                                                                        | Criteria - Subcategories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       | Identification on plan |
|                                                                                                                                                                                                                                | 1. Mainly arboricultural values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2. Mainly landscape values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3. Mainly cultural values, including conservation                                                                                     |                        |
| <b>Category A</b><br>Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)                                                                | Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)                                                                                                                                                                                                                                                           | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | LIGHT GREEN            |
| <b>Category B</b><br>Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)                                                                 | Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality | Trees with clearly identifiable conservation or other cultural benefits                                                               | MID BLUE               |
| <b>Category C</b><br>Those of low quality and value: currently in adequate condition to remain until new planting could be established ( a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. | Trees not qualifying in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.                                                                                                                                                                                                                                                                                                                                        | Trees with very limited conservation or other cultural benefits                                                                       | GREY                   |
| NOTE   Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       |                        |

| Tree ref. no. | Species               | Height (m.) | Stem Count | Stem diameter or equivalent (mm.) | Branch spread (m.) |     |     |     | Age class | Ht. of crown clearance (m.) | Physiological condition | Estimated remaining contribution (years) | Category grading | Structural condition and Notes                                    | Preliminary management recommendations |
|---------------|-----------------------|-------------|------------|-----------------------------------|--------------------|-----|-----|-----|-----------|-----------------------------|-------------------------|------------------------------------------|------------------|-------------------------------------------------------------------|----------------------------------------|
|               |                       |             |            |                                   | N                  | E   | S   | W   |           |                             |                         |                                          |                  |                                                                   |                                        |
| T1            | Purple Smoke Bush     | 5           | 2          | 160                               | 2.5                | 3   | 1.5 | 3   | M         | 0+                          | Fair                    | 20-40                                    | C2               | Two stems from ground level. Smaller stem leaning NW              |                                        |
| T2            | Crab Apple var        | 2.5         | 1          | 90                                | 2                  | 1.5 | 2   | 1.5 | SM        | 1.3+                        | Good                    | 40+                                      | C2               | Multi-stemmed at 1.6m. Flat topped crown. Pendular outer foliage  |                                        |
| T3            | Himalayan Cotoneaster | 4           | 1          | 140                               | 3.5                | 3   | c2  | 2   | SM        | 1.6+                        | Good                    | 40+                                      | C2               | Multi-stemmed from 1.8m. Spreading crown. Pruned in past          |                                        |
| T4            | Pittisporum           | 4           | 1          | 80                                | 1                  | 1   | 2   | 2   | Y         | 1.5+                        | Fair                    | 40+                                      | C2               | Crowded. Drawn up crown                                           |                                        |
| T5            | Magnolia              | 4           | Multi      | 80                                | 0.5                | 1.5 | 1.5 | 1   | Y         | 1+                          | Fair                    | 10-20                                    | C1               | Multi-stemmed near ground level. Ascending crown. Slight thinning |                                        |
| T6            | Purple Smoke Bush     | 4.5         | Multi      | 120                               | 2.5                | 1.5 | 1   | 2   | SM        | 2+                          | Fair                    | 20-40                                    | C2               |                                                                   |                                        |
| G7            | Privet, Beech         | <3          | Multi      | 70                                | 1                  | 1   | 0.5 | 1   | SM        | 0+                          | Good                    | 40+                                      | C2               | Compact maintained hedge                                          |                                        |

# APPENDIX 2

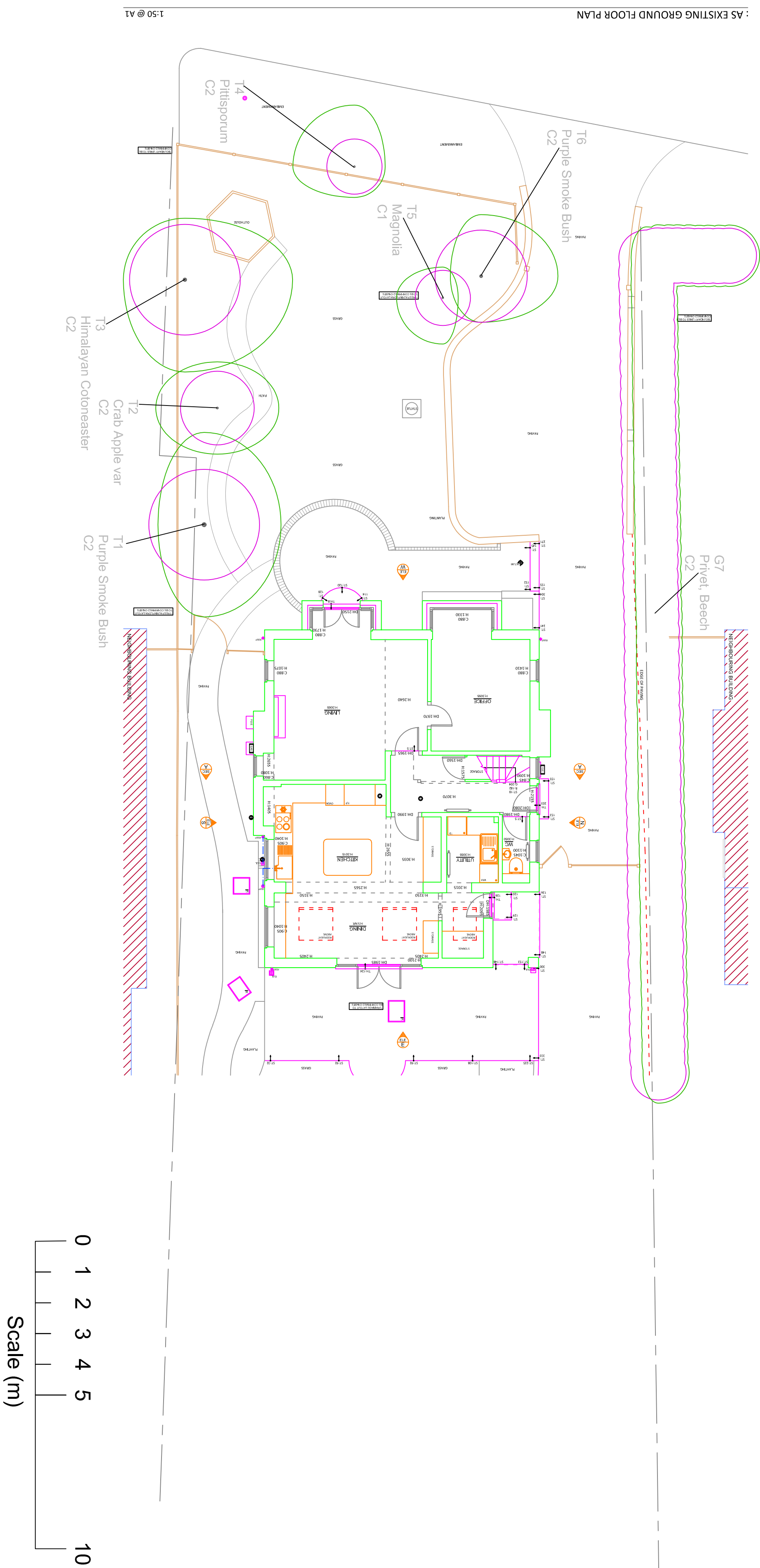
8 ROCKLEY LANE  
HASSOCKS

## TREE CONSTRAINTS PL

- T1 - C7 Tree numbers
- BS Category of Condition
- BS Condition A
- BS Condition B
- BS Condition C
- BS Condition U
- Crown spread
- BS Calculated to protection areas

The root protection areas have been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS5837:2012. These are represented as basic circles on the Constraints Plan. Where buildings, walls, services and hard surfacing exist within indicated RPAs, it is likely that the architecture of root systems will have affected. Foundations to walls and bu-

can completely obstruct root development depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations, the indicated RPAs should be used for guidance only within any redevelopment proposals.



# APPENDIX 3

8 OCKLEY LANE  
HASSOCKS

## TREE PROTECTION PLAN

T1 - G7 Tree numbers

BS Category of Condition

|    |                |
|----|----------------|
| 0  | BS Condition A |
| 0  | BS Condition B |
| T1 | BS Condition C |
| 0  | BS Condition U |

The diagram illustrates the five stages of tree removal, each represented by a square box with a specific feature:

- Crown spread:** A green circle around the box, representing the tree's canopy.
- BS Calculated for protection areas:** A purple circle around the box, representing the Basic Spacing (BS) area.
- Tree to be removed for safety/short lifespan:** A red circle around the box, indicating trees that are unsafe or have a short lifespan.
- Tree to be removed for development:** A blue circle around the box, indicating trees that are in the way of development.
- Protective fencing/ground protection:** A blue line with a circle around the box, representing the protective fencing or ground protection area.
- Ground protection:** A yellow and black checkered pattern inside the box, representing the ground protection area.

### TREE PROTECTION INFORMATION

Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any demolition works.

Protective fencing to comprise wellmesh panels securely fixed together with scaffold legs set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars with road pins/short scaffold bars panel joints back braced. Waterproof signs to be attached to every 5th decalating 'TREE ROOT PROTECTION - KEEP OUT' or similar wet weather sign. Fencing to be constructed in accordance with fig. 2 or fig. 3 of section 6.2 of BS5837:2012.

Ground protection measures to comprise a single thickness of steel plate, or a 100mm thick reinforced concrete slab, or a 100mm thick compressible layer laid onto a geotextile. For machinery access, interlocking metal/plastic road plates will need to be used.

Buildings in proximity to protective fencing areas to be demolished that machinery pulling wires inwards the building footprint.

The fenced protection zones around retained trees, hedgess and shrubland are to be regarded as sacrosanct and none of the following are to occur within these areas.

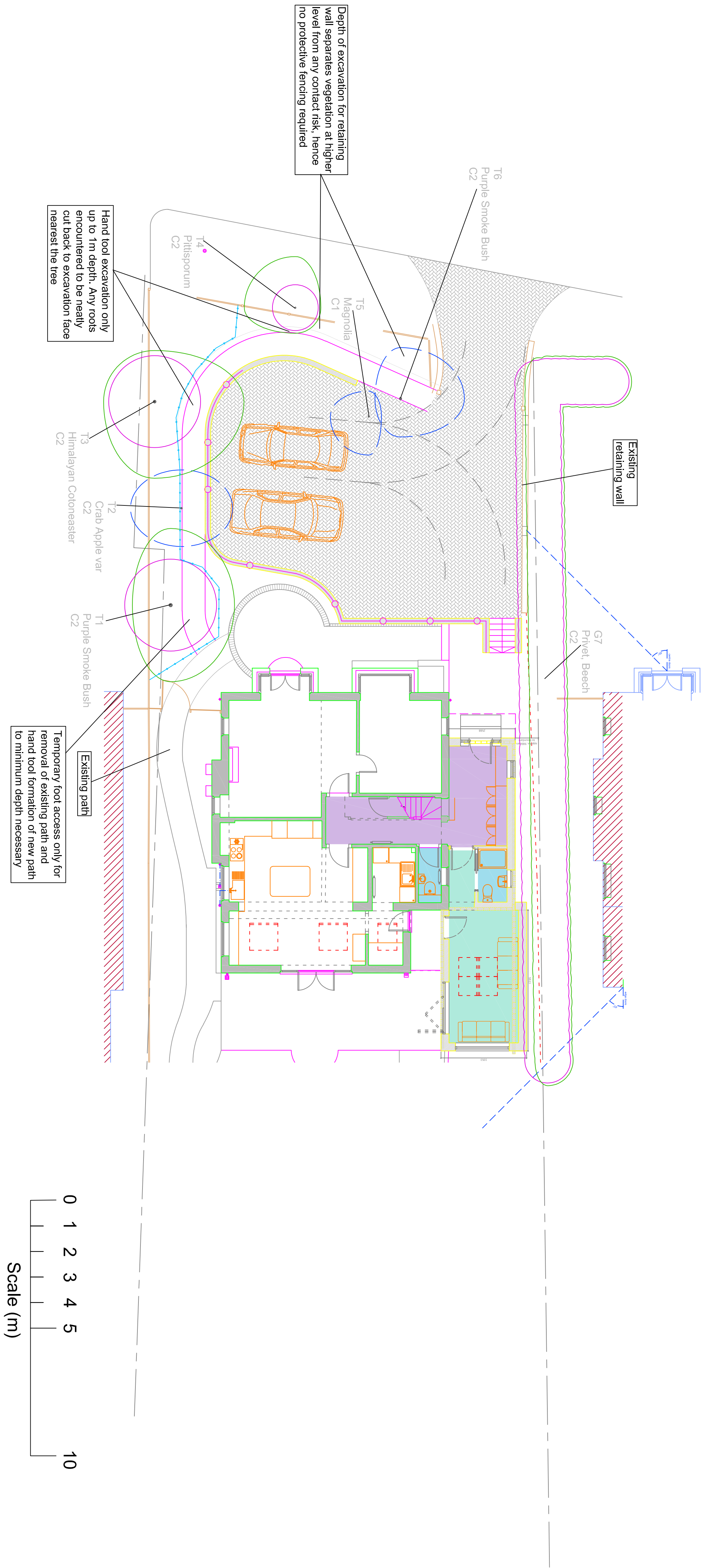
- Storage or disposal of any soil, building materials, machinery, fuel, waste residues of any description
- Siting of any temporary structure any description including site office/sales buildings, temporary parking facilities, porta-loos, storage compounds or temporary hard standing areas.

- Excavations, soil/turf stripping, raising/flowering of existing levels

alterations to the existing natural surfaces/ground conditions of any other description.

- Location of temporary drainage supplies or any other temporary underground services.
- No use, movement or parking of machinery or vehicles of any description.
- Additionally, no fires shall be lit within 20m of the trunks of any trees or the centre line of any hedgerow to be retained.

All services to be installed to the requirements of NUJG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Urban Apparatus in Proximity to Trees".



# APPENDIX 4

# BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

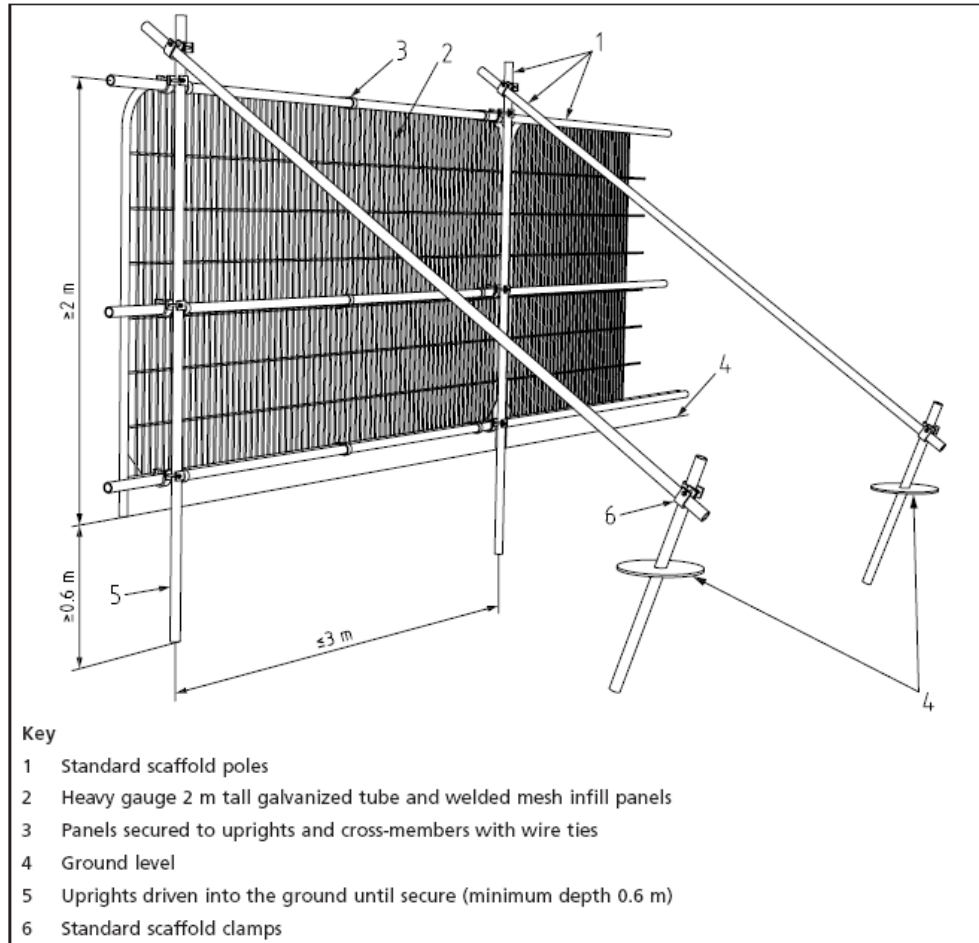
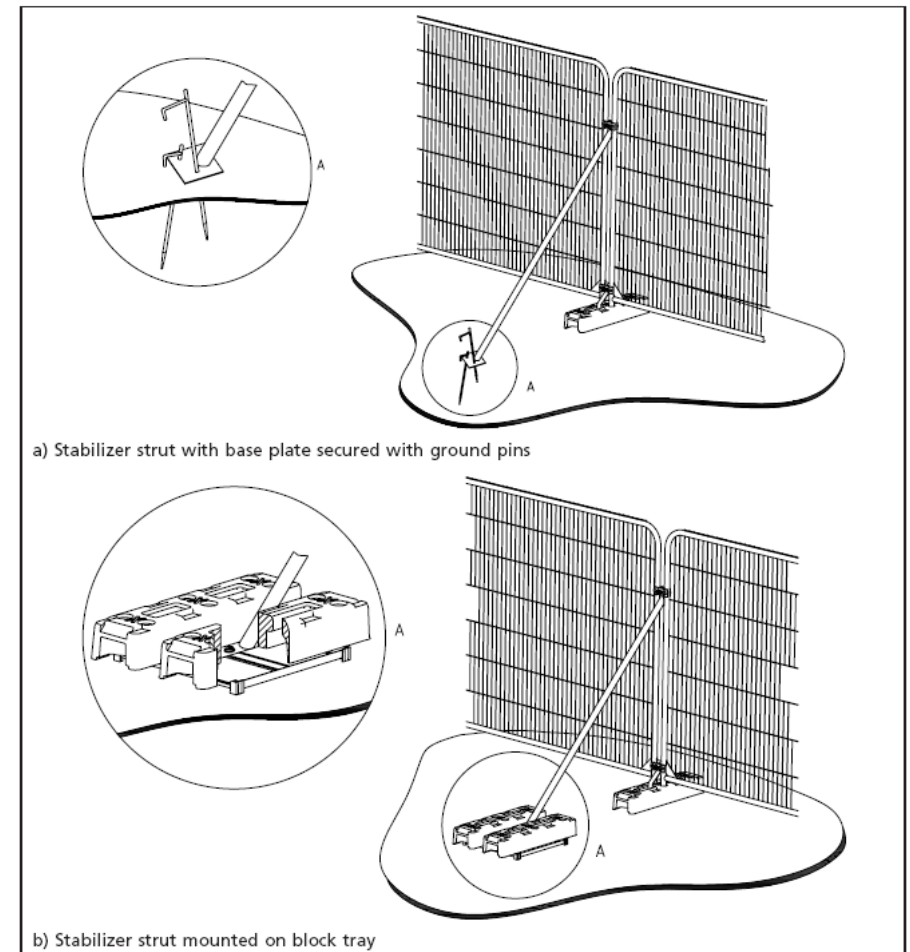


Figure 3 Examples of above-ground stabilizing systems





**PROTECTIVE FENCING.  
THIS FENCING MUST BE  
MAINTAINED IN ACCORDANCE  
WITH THE APPROVED PLANS  
AND DRAWINGS FOR THIS  
DEVELOPMENT**



**TREE PROTECTION AREA  
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)  
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY  
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A  
TREE PRESERVATION ORDER.  
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY  
LEAD TO CRIMINAL PROSECUTION  
ANY INCURSION INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF THE LOCAL  
PLANNING AUTHORITY