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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED RESIDENTIAL REDEVELOPMENT**

AT

**HOLLYTREE HOUSE
CUCKFIELD ROAD
BURGESS HILL
RH15 8RE**

BY

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2. TREE CONSTRAINTS PLAN, DRAWING NO. J63.52/01
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4. TREE PROTECTION PLAN, DRAWING NO. J63.52/04
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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr & Mrs C Jones to undertake an inspection of trees located on and immediately adjacent to the site referred to as Hollytree House, Cuckfield Road, Burgess Hill, RH15 8RE. 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 demolition of the existing dwelling and its replacement, together with a new access point and garage. The existing access point will be widened, leading to parking for two pairs of semi-detached houses. Details of the proposals will have been submitted by Architectural Jones.
- 1.3 Permission has previously been granted (Application No. DM/23/2023) for the replacement dwelling proposals, together with a second dwelling.
- 1.4 The trees were inspected 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 Hollytree House is a detached residential property located on the east side of Cuckfield Road in a large, rectangular, relatively level plot. A gated entrance drive leads to an area of parking with a further drive looping around the property to its north side to a large timber framed garage structure.
- 2.2 Extensive areas of lawn surround the property to the east, south and west with boundary hedgerows and trees of varying dimensions and species within hedge lines.

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 G29 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J63.52/01 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. Separate detailed tree survey sheets are 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 29 individual trees and groups were inspected, ranging from young Beech trees and hedging of less than 15 years of age, through to large, mature Oaks of up to 200+ years of age. The large Oaks represent old field boundary components with all of the other trees having been planted, mostly as boundary screening, since the house was extended in the 1980s.
- 6.2 Tree health varies, as with any diverse age structure population, with most being in reasonable health and many of the younger trees displaying rapid growth. The Cypress forming G16 to the east were planted for screening but have not been topped in the past and are beyond reasonable maintenance levels. They still have considerable growth potential, though due to inter tree crowding slender stems will become prone to wind snap.
- 6.3 T12 Wild Cherry was noted to be heavily decayed and at risk of collapse into the garden. This tree should be removed on safety grounds relating to the current use of the site.
- 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	T18	1
B	T4, T13, T20, T25, T28	5
C	T1, G2, G3, T5, G6, T7, T8, T9, G10, T11, T14, T15, G16, G19, T21, T22, G23, T24, G26, G27, G29	21
U	T12, T17	2
	TOTAL	29

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 in Appendix 3 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.

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the demolition of the existing dwelling and its replacement, together with a new access point and garage. The existing access point will be widened, leading to parking for two pairs of semi-detached houses. Details of the proposals will have been submitted by Architectural Jones.
- 8.2 Permission has previously been granted (Application No. DM/23/2023) for the replacement dwelling proposals, together with a second dwelling.
- 8.3 The supplied proposed site layout, produced by Architectural Jones, has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J63.52/04 in Appendix 4. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL – REDEVELOPMENT

- 9.1 Based on the supplied proposed site layout the following trees would require removal.

Table: Trees for removal – redevelopment

Tree No.	Species	BS Category	Comments
T1	Variegated Holly	C	Small tree.
T5	Holly	C	Small tree. Thin upper crown. Limited lifespan.
T7	Norway Spruce	C	Dieback in crown. Limited lifespan.
T9	Rowan	C	Leaning N. Asymmetric crown. Small tree.
G29 (part)	Hawthorn, occ. Oak, Holly	C	Short sections of compact hedge.

- 9.2 All of the above are relatively small/low quality BS category C trees with several in declining condition. None of the key trees or boundary features are lost and the visual impacts of the removals will be minimal.
- 9.3 All of the above trees have been permissioned for removal within the Grant of Consent of Application No. DM/23/2023. As such there is no difference in tree loss between the current proposals and the approved scheme.
- 9.4 The trees for removal for the redevelopment are indicated as such with blue dashed crown outlines on the Tree Protection Plan.

10. TREE REMOVAL – SAFETY

- 10.1 T12 Wild Cherry has been identified as being in a potentially dangerous condition for current users of the garden. This tree is recommended for removal on safety grounds whether or not the proposed redevelopment goes ahead.
- 10.2 T12 is indicated for removal on safety grounds with a red dashed crown outline on the Tree Protection Plan.

11. TREE SURGERY REQUIREMENTS

- 11.1 The following represent basic maintenance requirements relevant to the site as existing as well as if the proposed redevelopment takes place. As such these should not represent a constraint to the proposals.

Table: Tree surgery requirements

Tree No.	Species	Works recommended
G2	Hawthorn	Reprune to previous dimensions.
G6	Beech	Reprune to 2m height and 1m radial spread.
T25	Common Oak	Prune back outer fine branches to south to give 2m clearance from building footprint.
G26	Beech	Reprune to 2m height and 1m radial spread.
G29	Hawthorn, occ. Oak, Holly	Reprune to previous dimensions.

- 11.2 All tree work should be carried out by a competent tree surgeon to comply with BS3998:2010 "Tree Work - Recommendations".
- 11.3 All trees recommended for felling or tree surgery works should be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981 and result in prosecution.
- 11.4 All of the above tree works are the same as for the approved scheme and as such do not represent a constraint to the current proposals.

12. POTENTIAL IMPACT OF PROPOSALS ON TREES

- 12.1 None of the proposed semi-detached houses or parking areas will impact on retained tree RPAs.
- 12.2 Where the corner of the replacement dwelling incurs on a small area of the RPA of T20 Common Oak, this is similar to the existing building footprint. Therefore, there will be no additional impact on tree roots, the extent of which will have been restricted by the existing building foundations. Caution is recommended in removing the existing foundations and no excavation beyond the footprint of the foundations should occur in case roots are present. This cautionary approach is indicated on the Tree Protection Plan.
- 12.3 The existing load bearing surfacing to the south of T25 Common Oak leading to the retained timber framed garage is to be retained within the scheme. This will provide load bearing access during demolition and construction of Plot 2 without causing any compaction or damage to underlying roots. The retention of this surfacing is indicated on the Tree Protection Plan.
- 12.4 The positioning of the proposed buildings has taken into account the tree constraints information and as such there are nominal potential impacts on retained trees, provided they are appropriately protected during the demolition and construction phases. These should not represent a planning constraint.

- 12.5 The replacement dwelling has not changed from the approved scheme, therefore any limited potential impacts on trees have already been accepted by the Council and are not a constraint to this scheme.

13. TREE PROTECTION MEASURES – FENCING

13.1 *Location of fencing*

- 13.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

13.2 *Design of fencing*

- 13.2.1 The protective fencing is to be constructed of scaffold uprights driven into the ground to a minimum depth of 0.6m and at no greater than 3m spacing. Uprights to be braced with angled scaffold poles and anchors. On to the uprights weldmesh panels such as “Heras” or a similar product will be securely mounted with all weather notices attached to every 5th panel reading “Keep Out – Protected Area”. The fencing will form enclosed areas to which no access will be allowed. This design of fencing is considered appropriate to the site and scale of redevelopment proposed.

- 13.2.2 Examples of the fencing specification and signage required are included in Appendix 5.

13.3 *Timing of fencing*

- 13.3.1 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.

13.4 *Additional precautions*

- 13.4.1 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.

14. GROUND PROTECTION MEASURES

- 14.1 The existing load bearing tarmac surface between T25 Common Oak and the existing building leading to the retained timber frame garage is to be retained during the demolition and construction process. This provides load bearing access and protects any underlying roots from compaction. It is indicated on the Tree Protection Plan.

- 14.2 In areas within root protection zones where access around the new garage footprint to the replacement dwelling and along the south side of the semi-detached houses, will be required during construction, specific ground protection measures will be necessary. For machinery access these should comprise interlocking, specifically designed load bearing temporary roadway plates, commonly made of steel or specialised plastics. They will minimise any risk of compaction whilst providing a running platform for machinery.
- 14.3 Where foot access only is required, ground protection measures should comprise a base layer of geotextile, over which 100mm of woodchip will be laid, topped by side butting scaffold boards or non-slip surfaced minimum 12mm thick OSB/plywood.
- 14.4 Installation of the ground protection measures should take place at the same time as the protective fencing, prior to demolition, and remain in place until completion of construction. The area requiring ground protection measures is indicated by cross hatching on the Tree Protection Plan.

15. SITE OPERATIONS AND MATERIALS STORAGE

- 15.1 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.
- 15.2 The various areas of existing hard surfacing and proposed parking provide ample storage space for machinery, materials and temporary welfare/office units.

16. SERVICES/DRAINAGE/SOAKAWAYS

- 16.1 Where possible, existing services should be utilised. If this is not practical, then new service runs will need to enter the site outside indicated RPAs for traditional trenching installation.
- 16.2 If it is necessary for services/drainage to be brought in within a tree RPA, the trench will need to be hand excavated or air spaded to avoid damaging tree roots. Any excavations within indicated tree RPAs will be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees" and supervised by an Arboricultural Consultant.

17. ARBORICULTURAL METHOD STATEMENT

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

18. SUMMARY

- 18.1 The proposed redevelopment would only require the removal of four small/declining individual trees and two sections of a low hedge. All are BS category C and have previously been approved for removal under Application No. DM/23/2023. All the key trees and boundary features are retained and the proposals will not impact significantly on the visual amenity of the setting.
- 18.2 Potential impacts on retained trees have been minimised through design and positioning relative to tree constraints information with no greater impacts on trees than the approved scheme. As such there are no grounds for a refusal based on arboricultural impacts.
- 18.3 Robust tree protection measures are proposed in accordance with BS5837:2012 recommendations.
- 18.4 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 demolition and construction works.

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Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. 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
Category U 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	- 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) - 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			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	
Category A 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
Category B 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
Category C 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	Variegated Holly	3.5	3	320	2.5	2	2.5	2	SM	0+	Good	20-40	C2	Three stems from near ground level. Topped in past.	
G2	Hawthorn	<2	Multi	<70	1	1	1	1	M	0+	Fair	20-40	C2	Maintained hedge.	
G3	2 No. Beech	<14	1	<250	5	4	3	5.5	Y	1+	Good	40+	C2	Crowded to S. W stem ivy clad.	
T4	Common Oak	16	1	c800	3	9	9	3.5	M	2+	Unconfirmed	20-40	B2	Previously crowded to N. Ivy clad. Deadwood.	
T5	Holly	7	1	250	2.5	3.5	3.5	2.5	M	1.5+	Poor	10-20	C1	Twin stemmed at 2.2m. Topped at current height. Thin upper foliage.	
G6	Beech	<3	Multi	<90	<1.5	<1	<2.5	<1	Y	0+	Good	20-40	C2	Ownership unclear. Variable height previously maintained hedge.	
T7	Norway Spruce	13	1	340	3	3.5	4	3.5	SM	1+	Poor	10-20	C1	Becoming ivy clad. Dieback in upper crown. Poor growth.	
T8	Fruit	7	2	310	2	3.5	3.5	2	SM	2+	Fair	10-20	C1	Twin stemmed from ground level. Minor dieback. Lean to SE.	

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							
T9	Rowan	7	Multi	280	5	1.5	1	4.5	SM	1.7+	Fair	20-40	C2	Multi stemmed from ground level. Ivy clad. Previously crowded. Leaning N.	
G10	2 No. Beech	<8	1	<150	1	4	4	2	Y	0+	Good	40+	C2	Overgrown hedge elements. Crowded.	
T11	Fruit	7	1	220	1	3.5	3.5	3	SM	2+	Poor	10-20	C1	Previously crowded to N. Tear wound at 1m down stem. Tear wound at 3.5-4m.	
T12	Wild Cherry	15	1	c650	4.5	2.5	c7	3	M	6+	Poor	<10	U	Crowded. Drawn up crown. Past lower limb removal. Heavily ivy clad. Pollarded in past at circa 8m with decay in several limbs. Twin stemmed at 3m. <i>Laetiporus</i> decay fungi to S at base.	Fell.
T13	Common Oak	17	1	c850	5	8	c9	7	M	2.5+	Unconfirmed	20-40	B2	Twin stemmed at 2.2m. Heavily ivy clad in canopy. Limb to N removed at 2.2m.	

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							
T14	Walnut	8	1	150	3.5	3.5	1.5	0	Y	4.5+	Fair	20-40	C2	Crowded. Leaning NE.	
T15	Beech	9	2	500	5	c6	c8	4	SM	1+	Good	40+	C2	Twin stemmed from ground level. Leaning E. Becoming ivy clad.	
G16	Lawson Cypress	<13	Multi	<400	<3	<4	<3	<4.5	SM	0+	Fair	10-40	C2	Multi stemmed near ground level. Overgrown screen. Variable height.	
T17	Common Oak	5	1	700	1	c6	4	0	SM	0+	Dead	-	U	Dead. Suppressed. Snapped at 2.5m and broken section leaning E.	
T18	Common Oak	21	1	c1200	c10	c12	11	8	M	4+	Good	40+	A2	Several snapped/dead limbs. Open crown.	Deadwood crown.
G19	3 No. Norway Spruce	<9	1	<150	<3	<3.5	<3	<2	Y	0+	Poor	10-20	C1	Planted as screening. Overtopped. Thin crowns.	
T20	Common Oak	17	1	930	c9	6.5	9	6	M	3+	Fair	20-40	B2	Open crown. Deadwood.	Deadwood crown.
T21	Holly	8	Multi	300	3.5	3.5	2.5	3.5	SM	0+	Good	20-40	C2	Multi stemmed near ground level. Topped at circa 4m in past.	

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							
T22	Holly	6	Multi	260	2.5	2.5	2.5	2.5	SM	0+	Good	20-40	C2	Multi stemmed near ground level. Topped at circa 4m in past.	
G23	Hawthorn, occ. Sycamore	<5	Multi	<150	<2	<1	<2	<2.5	M	0+	Good	20-40	C2	Previously maintained hedge. Ivy clad.	
T24	Common Oak	14	1	840	c9	7	7.5	2.5	M	2+	Fair	20-40	C2	Suppressed. Squat crown. Multi stemmed under 5m. Cut back in past to build garage. Deadwood.	
T25	Common Oak	16	1	1060	c9	8	10	9	M	3+	Good	40+	B2	Multi stemmed under 7m. Crowded to E. Deadwood.	Deadwood crown.
G26	Beech	<3.5	Multi	<90	<2	<2	<2	<2	SM	0+	Good	40+	C2	Maintained hedge.	
G27	Sycamore, occ. Holly, Beech	<8	1	<130	<2.5	<3.5	<3.5	<3	Y	0+	Variable	10-40	C2	Overgrown hedge elements to north and self seeded trees.	
T28	Common Oak	17	1	1070	c8	8	9.5	c9	M	4+	Fair	20-40	B2	Part ivy clad. Deadwood and dieback. Several limb tearouts. Decay in tear in large limb to NW.	Deadwood crown. Reduce large limb to NW with tear back to sound wood.

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							
G29	Hawthorn, occ. Oak, Holly	<2.5	Multi	<80	<1	<1	<1	<1	M	0+	Good	40+	C2	Maintained hedge.	

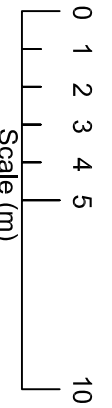
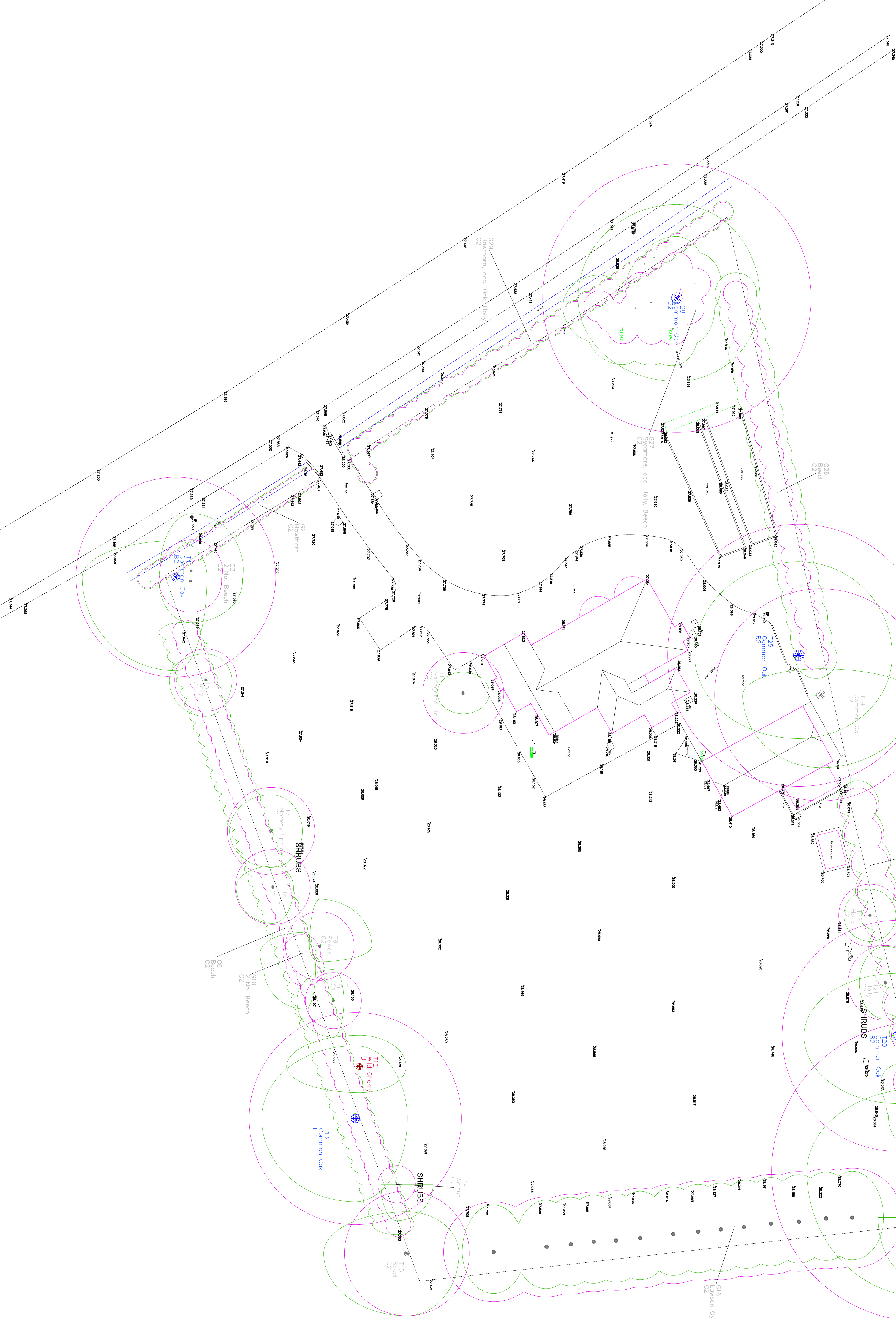
APPENDIX 2

HOLLYTREE HOUSE
CUCKFIELD ROAD
BURGESS HILL
RH15 8RE

TREE CONSTRAINTS PLAN

- T1 - G29 Tree numbers
BS Category of Condition
T18 BS Condition A
T4 BS Condition B
T1 BS Condition C
T12 BS Condition U
Crown spread
BS Calculated root protection areas

The root protection areas have been calculated using the measured stem diameters and the formula as specified in BS5822:2012. The formula is based on the assumption that the tree is a 'standard' tree. If the tree is a 'non-standard' tree, the formula may not be applicable. The formula is based on the assumption that the tree is a 'standard' tree. If the tree is a 'non-standard' tree, the formula may not be applicable. The formula is based on the assumption that the tree is a 'standard' tree. If the tree is a 'non-standard' tree, the formula may not be applicable.



APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREAS (RPAS)
AT
HOLLYTREE HOUSE, CUCKFIELD ROAD, BURGESS HILL, RH15 8RE

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calculated radial equivalent root protection area (m.)	BS calculated total RPA (m²)
T1	Variegated Holly	C2	320	3.8	45
G2	Hawthorn	C2	<70	<0.8	<2
G3	2 No. Beech	C2	<250	<3	<28
T4	Common Oak	B2	c.800	c.9.6	c.290
T5	Holly	C1	250	3	28
G6	Beech	C2	<90	<1.1	<4
T7	Norway Spruce	C1	340	4.1	53
T8	Fruit	C1	310	3.7	43
T9	Rowan	C2	280	3.4	36
G10	2 No. Beech	C2	<150	<1.8	<10
T11	Fruit	C1	220	2.6	21
T12	Wild Cherry	U	-	-	-
T13	Common Oak	B2	c.850	c.10.2	c.327
T14	Walnut	C2	150	1.8	10
T15	Beech	C2	500	6	113
G16	Lawson Cypress	C2	<400	<4.8	<72
T17	Common Oak	U	-	-	-
T18	Common Oak	A2	c.1200	c.14.4	c.652
G19	3 No. Norway Spruce	C1	<150	<1.8	<10
T20	Common Oak	B2	930	11.2	394
T21	Holly	C2	300	3.6	41
T22	Holly	C2	260	3.1	30
G23	Hawthorn, occ. Sycamore	C2	<150	<1.8	<10
T24	Common Oak	C2	840	10.1	321
T25	Common Oak	B2	1060	12.7	507
G26	Beech	C2	<90	<1.1	<4
G27	Sycamore, occ. Holly, Beech	C2	<130	<1.6	<8
T28	Common Oak	B2	1070	12.8	515
G29	Hawthorn, occ. Oak, Holly	C2	<80	<1	<3

APPENDIX 4

APPENDIX 5

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

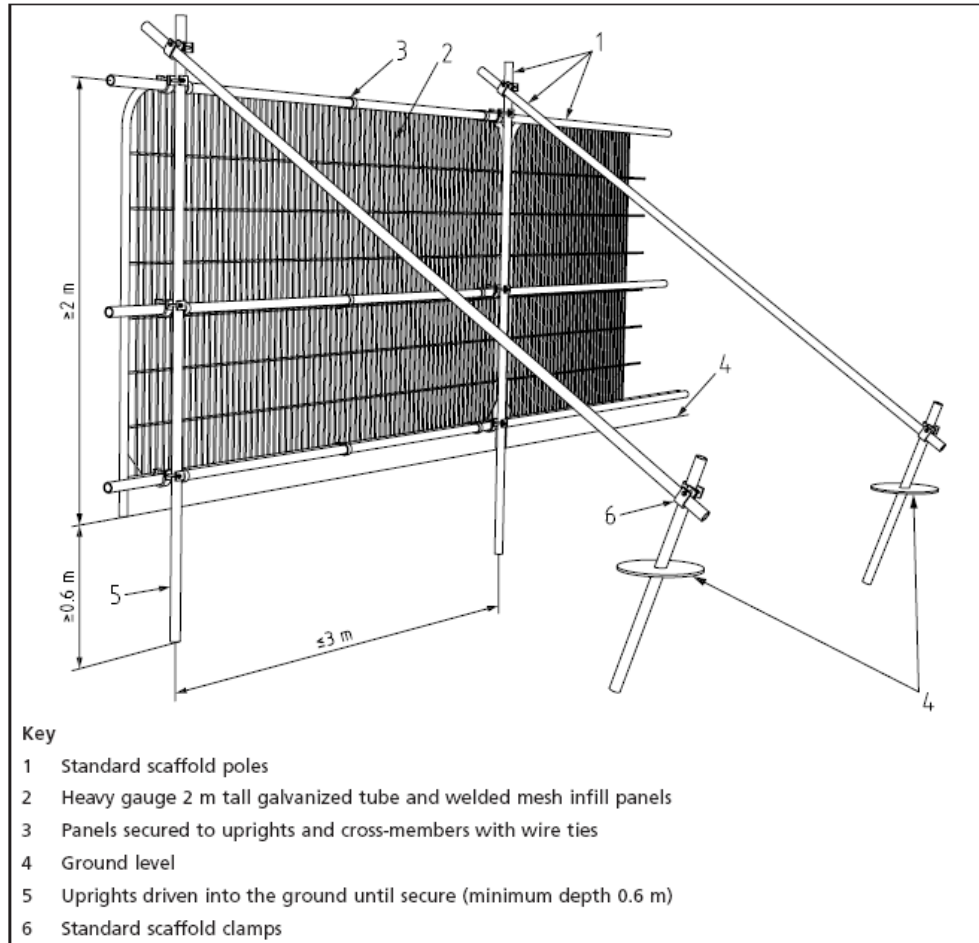
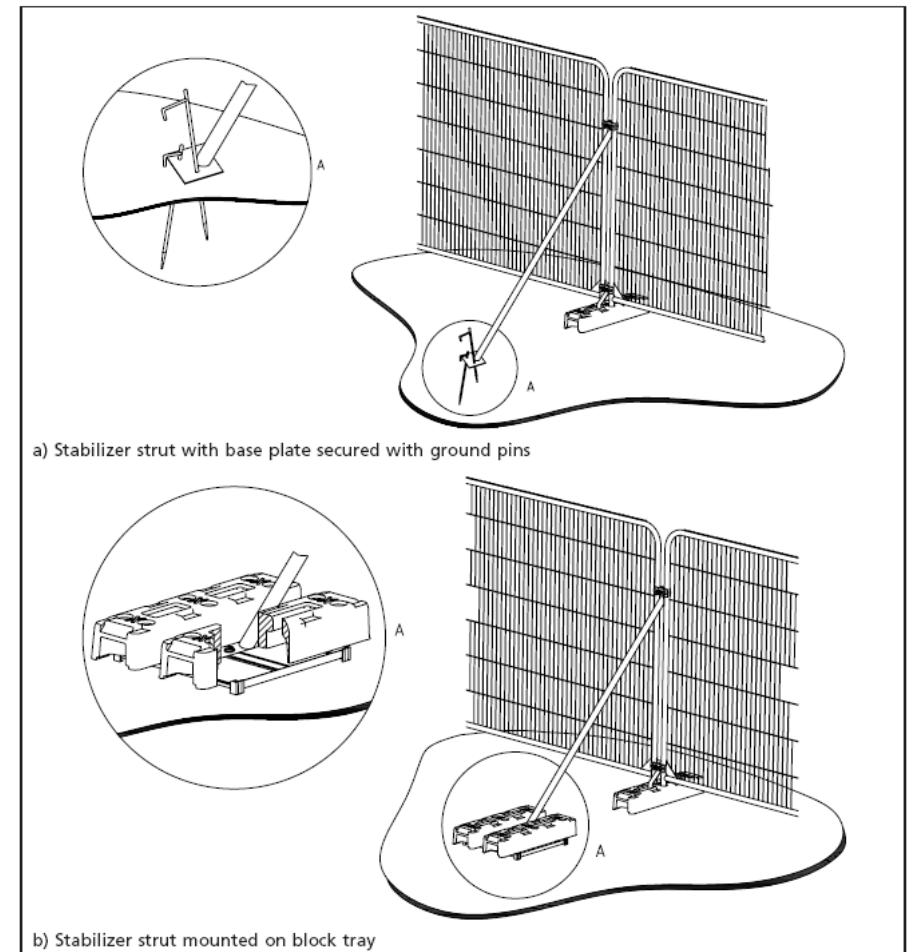


Figure 3 Examples of above-ground stabilizing systems



EXAMPLE OF FENCING SIGNAGE

