SJA trees
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Arboricultural Implications Report

Proposed re-development at

75 Folders Lane

Burgess Hill

West Sussex

November 2025

Ref. SJA air 25387-01

SUMMARY

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

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

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

S4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1,** no significant or long-term damage to their root systems or rooting environments will occur.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers. Those trees which may conceivably attract requests for pruning are covered by TPOs, and as such the Local Planning Authority retains control of the nature and extent of any works carried out in the future.

S6. As the proposed development will not result in the removal of **"existing important trees"** and takes into account **"the contribution of the trees to the character and visual amenity of the local area"**, it complies with Policy DP37 of the Mid Sussex District Council District Plan.

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APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Talbot Developments (Sussex) Ltd. to visit 75 Folders Lane, Burgess Hill, West Sussex and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed re-development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Mid Sussex District Council ("the LPA") and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it "**should not be quoted as if it were a specification**[1]"; it is a set of recommendations intended to "**assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction**[2]". It doesn't form part of planning policy; and it is neither mentioned nor referenced in Policy DP37 of the Mid Sussex District Council District Plan (2018) or the accompanying text, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the construction of four two-storey

[1] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

[2] Ibid., p.1, Introduction.

dwellings with attached garages, associated parking and shared driveway.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). Arboricultural benefits of the proposed scheme are outlined in Section 8, and a summary and conclusions, with regard to local planning policy, are presented in Section 9.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Tom Hovell of SJAtrees on Wednesday the 17th of September 2025. Weather conditions at the time were overcast but dry. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is 0.16ha in size and is located on the north side of Folders Lane (B2113), as shown at ***Figure 1*** below. The west boundary adjoins another residence on Folders Lane. The north and east boundaries adjoin the rear gardens of residential properties on Wheelwright Lane and the south boundary fronts Folders Lane.

Figure 1: Site location shown on Google aerial image

1.4.2. The site is on predominantly flat ground and currently comprises a single storey dwelling which has been converted for use as a residential care home, with a large area of hard standing at the front of the building and a rear garden area.

1.4.3. Historical maps and aerial photographs indicate that the site was undeveloped agricultural land until the mid-twentieth century, when it was developed as an area of residential housing, with detached properties within spacious gardens.

1.4.4. The earliest Ordnance Survey map, dated 1879, shows several trees growing along the south boundary of the site; however, none of the extant trees are of sufficient size to consider them to be those shown on the map.

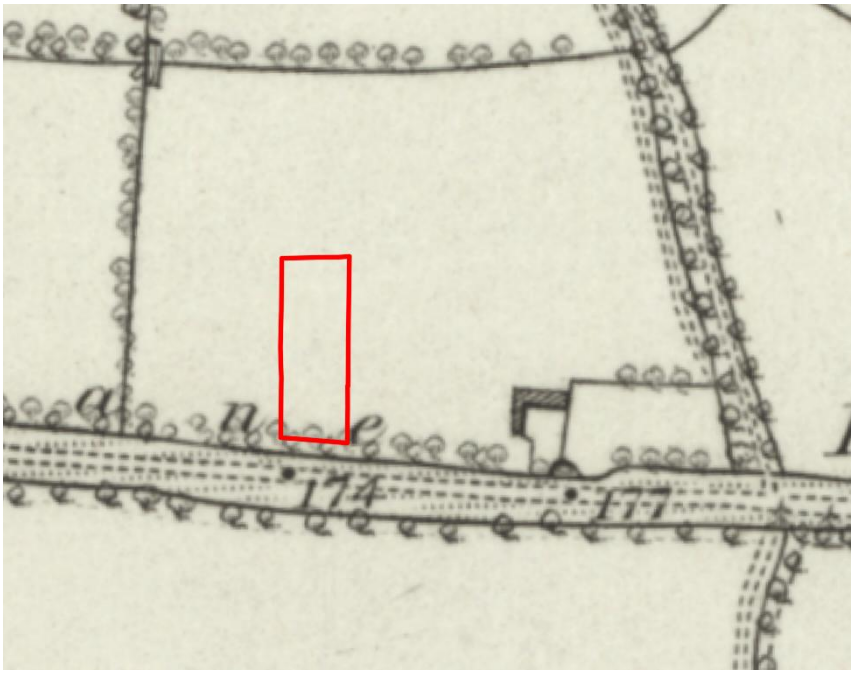

Figure 2: Extract from OS map of 1879, showing some of the trees present at that time

1.5. Soil type

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

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable seasonally wet acid loamy and clayey soil.

1.6. Statutory controls

1.6.1. Five of these trees are covered by tree preservation orders (TPO). These are TPO nos. BH/01/TPO/02, BH/04/TPO/78 and BH/01/TPO/85 made by Mid Sussex District Council . The map showing these TPOs is reproduced at ***Figure 3*** below and the trees protected by it are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.

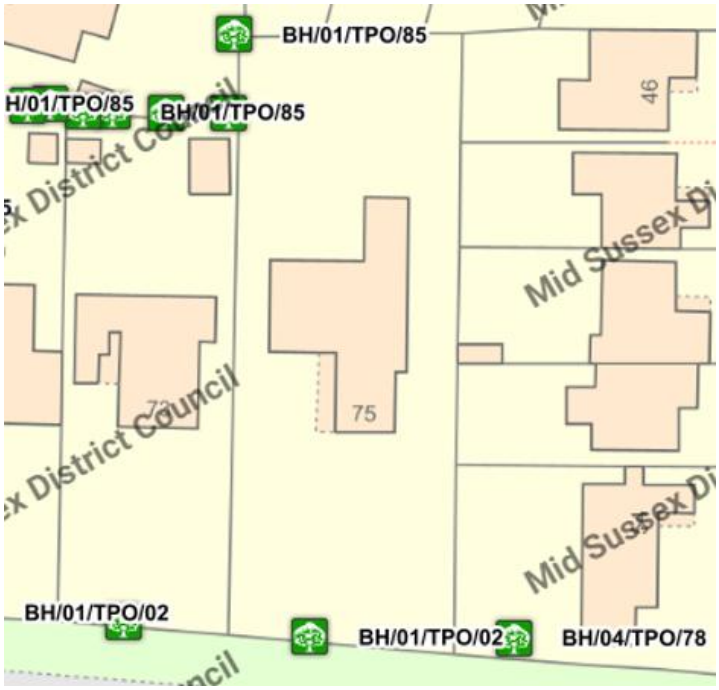

Figure 3: Extract from the TPO map, showing area of trees covered by the Order

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

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals no previous applications for its re-development.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')[3] sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that "**Plans and decisions should apply a presumption in favour of sustainable development.**"

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed places" the NPPF states: "**Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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

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

innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.2.4. Paragraph 136 in this section states: "**Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.**"

2.2.5. The section titled "**Meeting the challenge of climate change, flooding and coastal change"** states at paragraph 162: **"Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."**

2.2.6. In paragraph 187, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[…] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; […]

2.2.7. In paragraph 193, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists…."

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Mid Sussex District Council District Plan 2018.

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

2.3.3. **"Trees, woodland and hedgerows will be protected and enhanced by ensuring development:**

- **incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme.."**

2.3.4. In regard to tree works, Policy DP37 states, *inter alia*:

2.3.5. **"Proposals for works to trees will be considered taking into account:..**

- **the contribution of the trees to the character and visual amenity of the local area.."**

2.3.6. The LPA has prepared a Supplementary Planning Document (SPD) dealing with the protection of trees on development sites - the Mid Sussex Design Guide (November 2020). The guidance presented in this document has been closely followed in the preparation of this report.

2.4. Neighbourhood planning policy

2.4.1. The Burgess Hill Neighbourhood Plan 2015-2031 (January 2016) identifies Folders Lane as an area of townscape value, and goes on to state at Policy H3: Protect Areas of Townscape Value:

2.4.2. **"Proposals for development and redevelopment within Areas of Townscape Value will require special attention to be paid to preserving and enhancing the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping.**"

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 16 individual trees, three groups of trees and two hedges growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural character of the site is a mixture of native and exotic species, with the majority of specimens situated close to the boundaries. Screening hedges of Lawson cypress line the north and east boundaries, and small ornamental specimens such as apple and purple plum are scattered within the garden areas.

3.1.3. The largest specimens are the English oaks situated on the south boundary, along Folders Lane. These trees, along with the group of smaller specimens growing along this frontage, constitute a belt of predominantly native trees which both screens the front of the property and is consistent with the arboricultural character of the area.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as **"any area that's been wooded continuously since at least 1600 AD**" and is considered an important and irreplaceable habitat.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

3.5. Trees that contribute to the character of the local landscape

3.5.1. As noted above in Section 2.3, local planning policies require the retention of "**existing important trees**" The individuals within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the three English oak trees (nos. 1, 2 and 3) growing along the southern boundary of the site.

3.6. Other trees

3.6.1. One individual tree (no. 15) is unsuitable for retention, irrespective of the proposals, in that it is in such a condition that it cannot realistically be retained as a living tree in the context of the current land use for longer than 10 years. This tree has been assessed as category 'U' and is indicated on the accompanying tree protection plan by a **bracketed red** number.

3.6.2. There are five mature trees growing on or immediately adjacent to the site; but two of these (nos. 14 and 16) are of species that are of small ultimate size. The remaining 3 mature trees are of large ultimate size and long-term potential, and are readily visible in views from public viewpoints and so make a significant contribution to the landscape.

3.6.3. There are no category 'A' trees and four category 'B' specimens. The remaining 11 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these.

3.6.4. Of the groups of trees, hedges, hedgerows and woodlands, none have been assessed as category 'A', one as category 'B', and the remaining four as category 'C'.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout by Datum Architects, drawing no. DA2509-P-05 have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

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

3.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 6 below.

3.7.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in ***Table 1*** below.

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

Table 1: Magnitude of impacts[4]

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

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, six individual trees (nos. 6, 9, 11, 12, 15 and 16) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at ***Table 2*** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
6	Purple plum	5m	75mm ivy	Young	C (1)
9	Lawson cypress	5m	230mm	Semi-mature	C (1)
11	Apple	5.5m	220mm	Semi-mature	C (1)
12	English oak	9m	300mm est.	Semi-mature	B (1)
15	Snowy Mespilus	5m	8 stems @ 30mm 4 stems @ 75mm all est.	Semi-mature	U
16	Purple plum	6.5m	510mm ivy	Mature	C (1)

Table 2: Trees to be removed

4.1.3. One group of trees (G3) and one hedge (H1) are to be removed as part of the proposals.

4.2. Assessment

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

4.2.2. All those trees that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.5.1), will be retained.

4.2.3. The English oak no. 12 is a semi-mature specimen of which only the top of the crown is visible from public view, and this only in narrow views from Folders Lane, as shown in ***Figure 2*** below. This tree, being of a species of large ultimate size, will grow

in the future to dominate the rear gardens of the proposed dwellings in plot nos. 3 and 4. This is particularly the case in plot no. 3, where in combination with the large off-site cypress no. 14 which already encroaches over the boundary fence, it would come to dominate the proposed rear garden to an extent that may lead to future pressure from incoming occupants to prune or fell that the council may find difficult to resist.

Figure 2: View of oak tree (no. 12) from Folders Lane to the south. Note only top of crown visible over existing building and obscured by roadside specimens

4.2.4. None of the trees to be removed are mature specimens of species of large ultimate size: all the trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequestrate and store carbon[5]. Accordingly, the removal of no large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees

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

provide in relation to smaller ones.

4.2.5. One of the trees to be removed (the purple plum no. 6) is a young specimen, which BS 5837 states "**need not necessarily be a significant constraint on the site's potential**".

4.2.6. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above).

4.2.7. Three of the four category 'B' trees are to be retained, but one category 'B' tree is to be removed, as shown in ***Table 2***. This is the English oak (no. 12), detailed above.

4.2.8. The categorisation method outlined in British Standard Recommendations 5837:2012 provides a straightforward way to classify trees based on their quality and on their landscape or cultural value. This system helps inform decisions about which trees might be retained or removed as part of a proposed development. However, a tree's category alone does not determine whether it should be kept or be removed. The Standard does not recommend that planning decisions on tree removal should rely solely on these categories; nor does it recommend that all trees of a specific category be treated the same way. More properly, such decisions should be guided by planning policy.

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

4.2.10. The one category 'U' tree to be removed (the snowy mespilus no. 15) is unsuitable for retention, irrespective of the proposed development, in that it cannot realistically be retained for longer than 10 years.

4.2.11. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent only a very minor alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. One tree to be retained is to be pruned to facilitate implementation of the proposals. This is shown at ***Table 3*** below.

Tree no.	Species	Age class	Proposed works
4	Field maple	Semi-mature	Crown lift to clear all foliage to a minimum of 5.5m above ground level on east side, above site access.

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. The proposed crown lifting to field maple no. 4 will allow access for construction vehicles into the site and create a reasonable clearance for access to the proposed dwellings well into occupancy. Pruning will comprise the removal and the shortening of only secondary branches and will not require the removal back to the trunk of any primary branches, which will avoid making pruning wounds to the trunk, and will minimise any impact on the 'damping' of trunk movement that the lower branches provide. Moreover, this will mean that less than 15% of live crown height will be removed and that the remaining live crown will continue to form at least two thirds of the height of the tree and the pruning will comply with the recommendations at paragraph 7.6 of British Standard BS 3998:2010, Tree work – Recommendations.

5.2.2. The extent of pruning proposed to field maple no. 4 is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from this tree are few in number and small in size and will result in a maximum wound size no greater than 50mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations at paragraph 7.2.4 and at Table 1 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.3. The field maple no. 4 is semi-mature and is of average physiological condition.

Accordingly, it should be able to tolerate the number and sizes of the proposed pruning wounds, and to compartmentalise these effectively.

5.2.4. As none of the proposed dwellings will be within 2.5m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

5.2.5. These trees will continue to grow; but an analysis of the ultimate genetic crown spreads of these specimens shows that none of them are likely to ever need pruning to keep them clear of the proposed dwellings as they are at a greater distance from them than the spread they are capable of achieving.

5.2.6. In terms of impact upon the landscape, the proposed pruning is minor in extent. It will have a negligible effect on the appearance of the tree when viewed from outside the site itself and accordingly will not detract from the character or appearance of the local area.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837: 2012. The RPA is defined in this document as a "**layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority**".[6]

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear[7], some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Parts of the proposed dwellings and hard surfacing will encroach within the RPAs of three of the trees to be retained. These are shown in ***Table 4*** below.

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

[7] Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA	Area of 'EUG'[8] in RPA	Extent of incursion into EUG	% of EUG
2	English oak	Proposed replacement driveway	391.3m^2	53.0m^2	13.5%	256.3m^2	0.0m^2	00.0%
4	Field maple	Proposed replacement driveway	34.2m^2	13.2m^2	38.6%	20.9m^2	0.0m^2	00.0%
5	Holly	Proposed replacement driveway	44.7m^2	11.1m^2	24.8%	35.4m^2	0.0m^2	00.0%
10	Box elder	Proposed garage foundations	28.3m^2	3.7m^2	13.1%	28.1m^2	3.5m^2	12.5%
		Proposed hard surfacing	28.3m^2	2.1m^2	7.4%	28.1m^2	2.1m^2	7.5%
14	Leyland cypress	Proposed dwelling and garage foundations	221.7m^2	3.1m^2	1.4%	221.7m^2	3.1m^2	1.4%
G1	Various	Proposed replacement driveway	158.6m^2	5.9m^2	n/a	152.7m^2	0.0m^2	n/a
G2	Various	Proposed private foul drain	102.4m^2	6.4m^2	n/a	78.7m^2	0.0m^2	n/a
		Proposed replacement driveway	102.4m^2	23.7m^2	n/a	78.7m^2	0.0m^2	n/a

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions into the RPAs of the two groups listed in ***Table 4*** are not calculated as a percentage; as the groups are comprised of multiple trees, the RPAs of individual specimens will be affected to varying degrees according to their position within the group.

6.2.2. The incursions into existing unsurfaced ground by parts of the proposed dwellings, underground services and hard surfacing into the RPAs of the five trees and two groups listed at ***Table 4*** equate to no more than 12.5% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at ***Table 5***.

[8] 'EUG' – acronym for 'existing unsurfaced ground', as per BS5837: 2012, para. 7.4.2.3: "New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

Tree no.	Species	Incursion	Proposed mitigation
2	English oak	Proposed replacement driveway	Proposed hard surfacing to be founded no deeper than base of existing; soil beneath not to be disturbed
4	Field maple	Proposed replacement driveway	Proposed hard surfacing to be founded no deeper than base of existing; soil beneath not to be disturbed
5	Holly	Proposed replacement driveway	Proposed hard surfacing to be founded no deeper than base of existing; soil beneath not to be disturbed
10	Box elder	Proposed garage foundations	Excavation for proposed foundations to be undertaken manually, under on-site supervision of an arboricultural consultant
		Proposed hard surfacing	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
14	Leyland cypress	Proposed dwelling and garage foundations	Excavation for proposed foundations to be undertaken manually, under on-site supervision of an arboricultural consultant
G1	Various	Proposed replacement driveway	Proposed hard surfacing to be founded no deeper than base of existing; soil beneath not to be disturbed
G2	Various	Proposed private foul drain	Excavation for proposed drains to be undertaken manually, under on-site supervision of an arboricultural consultant
		Proposed replacement driveway	Proposed hard surfacing to be founded no deeper than base of existing; soil beneath not to be disturbed

Table 5: Proposed mitigation of RPA incursions

6.2.3. The incursions into the RPAs of trees nos. 10 and 14 and group G2 are by proposed foundations and drainage routes, and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.4. The remainder of the incursions into RPAs are by proposed hard surfacing, the majority of which shall be replacing existing hard surfacing, and shall be founded no deeper than this. There is one specimen for which proposed hard surfacing overlies existing soft ground (the box elder no. 10). This surfacing shall utilise an appropriate ground covering, such as ‘geogrid’ and be installed above the existing soil level to avoid any damage to the roots underneath.

6.2.5. The largest incursion which will require excavation below the existing soil surface is by proposed foundations, and equates to 12.5% of the RPA of box elder no.

10. Box elder has been identified as good at tolerating root pruning and disturbance[9]. As this specimen is of average physiological condition, there is no reason to suggest that it will not be able to tolerate the cutting of roots within this small section of its RPA.

6.2.6. The area lost to encroachment within the RPA of box elder no. 10 can be compensated for in the area to the east of the tree, where there is an extensive area of soft landscaping suitable for root growth, contiguous to the RPA. At present, there is likely to be significant rooting within this area, and as it is likely to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that it will not be able to tolerate the cutting of roots within this small section of its RPA or that it will not remain viable.

6.2.7. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during demolition and construction can be assured by the erection of appropriate protective fencing and the installation of ground protection, as shown on the TPP at **Appendix 4**.

6.2.8. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

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

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. The fenestration of the main habitable rooms (in this instance living rooms) of two proposed dwellings exclusively and directly face trees to be retained within whose shadow patterns they are located. That is, they are sited in an arc between the north-west and the east of these trees and are closer to them than the current heights of these specimens.

7.1.2. This includes the southern elevations of proposed dwellings within plot nos. 1 and 2, which are within the shadow patterns of trees nos. 1, 2 and 8. The proposed gardens of these two plots are also shaded by these trees, as well as tree no. 5 and those specimens within group G1.

7.1.3. The question of whether trees should be included in calculations of daylighting is addressed in the Building Research Establishment guide[10], which states that normally, "**trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building.**"

7.1.4. Despite this, the proposed living rooms have been designed with bi-fold doors, which will allow added light to access the interior.

7.1.5. In this case, the majority of the trees in question, apart from holly no. 5 and some small specimens within G1 are deciduous and so the shading will be reduced in winter when they are not in leaf, and when this reduction might be most appreciated.

7.1.6. It would be possible to reduce some of the low-level shading by removing some of the on-site elements within group G1, thereby reducing the density of foliage and allowing increased light to filter through to the proposed gardens. Incoming occupants may wish to weigh the benefits of this approach against the visual screening

[10] Littlefair, P. J., *op. cit.*

these specimens provide from Folders Lane.

7.1.7. In addition, subject to consent, some sympathetic pruning of the larger specimens (particularly the English oak no. 2) may help to allow increased light through to the proposed dwellings and gardens without detracting from the character of the local area. As this tree, as well as the other large oaks on this boundary, is covered by a TPO, the LPA would have full control of any proposed pruning works.

7.1.8. For these reasons, despite the relative proximity of proposed plots nos. 1 and 2 to trees nos. 1, 2 and 8 and group G1 on the south boundary, none of the proposed dwellings or gardens are likely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of these units. The presence of TPOs on the larger specimens mean that any requests for pruning works to alleviate shading would be done in conversation with the LPA as opposed to unilaterally by any incoming occupants.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result.

7.2.3. In the case of the off-site Leyland cypress no. 14, the tree is situated to the north-west of the proposed dwellings. Consequently, the prevailing south-westerlies would cause falling leaves and twigs will blow away from the dwellings, making it reasonably foreseeable that if the tree were to fall, it would also fall away from them.

7.2.4. In regard to the English oak no. 2 on the southern boundary, this tree is currently 16.5m in height, and is located 15m from the proposed dwellings in plot nos. 1 and 2. This would make it unlikely to cause undue concern with an incoming occupant, as would be the case with a tree whose height is much greater than its distance to a nearby dwelling. This tree is also sheltered from prevailing south-westerly winds by other large mature specimens along the south side of Folders Lane, reducing the likelihood of falling branches and subsequent apprehension from occupants.

7.2.5. The proximity of the trees to the proposed dwellings will require regular monitoring and maintenance of the trees, so that any defects or decay are noted and acted on to prevent failures; however, this is no different to the monitoring and maintenance required of most urban trees. Indeed, its use until recently as an NHS residential care home makes it likely that a regular monitoring schedule has been observed at the site in the recent past. Subject to this occurring, there is no evidence to suggest that requests to fell any of these trees because of apprehension will be likely, or that they will be inevitable; or that, if such circumstances did occur, the LPA would not be able to resist any such requests.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR "Blue Book"[11], stated at paragraph 5.11 (1) (ii) that **"incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell."**[12]

7.3.2. Whilst this document was superseded in March 2014 by online government guidance on 'Tree Preservation Orders and trees in conservation areas' (www.gov.uk), this is sound advice. This suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

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[11] (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

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

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. The two trees which may be considered most likely to be subject to requests for pruning (the off-site English oak no. 2 and Leyland cypress no. 14), due to their proximity to proposed gardens, are covered by Tree Preservation Orders, and so the LPA would have to give consent to any application of any intention to prune branches which overhang the site boundary. Then if the extent of the pruning proposed appears to the LPA to be excessive or harmful to the health, appearance or long-term potential of the trees, it could prevent this by refusing consent. For the remaining trees, the LPA could make a TPO prior to occupation so that any intention to prune would require a Regulation 14 tree work application[13] to be submitted; this would ensure control over the extent of pruning.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.[14]

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

[14] BS 5837:2012, 5.3.4.

8. MITIGATION AND BENEFITS

8.1. Replacement planting

8.1.1. Apart from the absence of alteration to the main arboricultural features of the site as set out above, the proposals incorporate replacement tree planting, specifically in the proposed front gardens of each dwelling, around the shared driveway area.

8.1.2. The establishment of the replacement planting will progressively reduce the magnitude of the impact of the proposed removals on the character and internal appearance of the site.

8.1.3. The large area of hard surfacing in the southern portion of the site currently covers 16.4% of the RPA of English oak no. 2. The proposed removal of this surface and its subsequent replacement with soft landscaping will significantly improve the rooting environment for this tree, which is the largest specimen on or adjacent to the site and contributes significantly to the character of the local area.

9. CONCLUSIONS

9.1. Summary

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

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

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

9.1.4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

9.1.5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers. Those trees which may conceivably attract requests for pruning are covered by TPOs, and as such the Local Planning Authority retains control of the nature and extent of any works which may be carried out in the future.

9.1.6. The proposed mitigation and arboricultural benefits of the proposals are significant; and provide more than adequate restitution for the proposed removals, given the lack of alteration to the main arboricultural features of the site.

9.2. Compliance with national planning policy

9.2.1. As the proposals will retain all the trees that make an important contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

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

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

9.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

9.3. Compliance with local planning policy

9.3.1. As the proposed development will not result in the removal of **"existing important trees"** and takes into account **"the contribution of the trees to the character and visual amenity of the local area"**, it complies with Policy DP37 of the Mid Sussex District Council District Plan.

9.4. Compliance with neighbourhood planning policy

9.4.1. As the proposed development pays attention to "**preserving and enhancing**

the existing character of the area in terms of…trees", it complies with Policy H3 of the Burgess Hill Neighbourhood Plan 2015-2031.

9.5. Conclusion

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

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above[15], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[16] growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally[17]. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

15 BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

16 Ibid., 4.4.2.7

17 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;[18]

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are important to the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy DP37 of the Mid Sussex District Council District Plan, as set out above; and

A1.2.5. our assessment of the trees’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature “**need not necessarily be a significant constraint on the site’s potential**”[19].

A1.2.9. Moreover, BS 5837 states that “**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal**”[20].

A1.2.10. The ‘Root Protection Areas’ (RPAs)[21] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the

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

19 BS 5837, 4.5.10.

20 Ibid., 5.1.1.

21 Ibid., paragraph 3.7. “The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.”

RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with any proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day[22].

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

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

a). avoidance of unacceptable root damage;

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

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

A1.2.14. The TCP was then used to inform the siting of the proposed dwellings, underground services and areas of hard surfacing, about which we were consulted during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

22 Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

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

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

A2.4. Ground preparation

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

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

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in ***Figure 3*** of that document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Trunk wrapping

A2.6.1. Protective wrappings shall be fitted to the trunks of trees nos. 2, 4, 5 and 7 to prevent accidental damage being caused by impacts from materials or machinery during construction. The trunk wrappings (shown by the bold blue circles on the TPP) will consist of not less than three thicknesses of hessian around each trunk, surmounted by an outer layer of either two rounds of chestnut paling fencing, or 50mm X 25mm sawn battens arranged vertically around the trunk at intervals of no greater than 100mm, and held in place with galvanised staples and tightened 5mm multi-strand fencing wire.

A2.6.2. The trunk wrappings shall extend from as close as possible to ground level, up to a minimum height of 2m. They shall be retained in place for the duration of demolition and construction operations and shall not be removed until all works are completed, and all equipment and materials have been removed from the site.

A2.6.3. The hessian sacking will be extended beneath the chestnut paling where necessary, to cover and protect protruding buttress roots. The three thicknesses of sacking will entirely cover all parts of the buttress root that are above ground and will be pinned to the adjacent soil with tent pegs (or similar) to prevent movement.

A2.7. Ground protection

A2.7.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.7.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.7.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A2.8. Manual excavation within RPAs

A2.8.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being

caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.9. Proposed hard surfaces within RPAs

A2.9.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by **cyan hatching** on the TPP. Those areas where existing hard surfacing is to be replaced are shown by **orange hatching**.

APPENDIX 3

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

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

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

Tree Survey Schedule

75 Folders Lane, Burgess Hill

September 2025

SJA tss 25387-01

Tree Survey Schedule: Explanatory Notes

75 Folders Lane, Burgess Hill

This schedule is based on a tree inspection undertaken by Tom Hovell of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 17th September 2025. Weather conditions at the time were overcast but dry. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.
Given in sequential order, commencing at "1".

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

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

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

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

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

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

8. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.
Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.
Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.
Mature: Apical dominance lost, tree close to ultimate height.
Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.
Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

10. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

13. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
(1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

75 Folders Lane, Burgess Hill

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	BH/04/ TPO/78 T1	English oak	18m	735mm ivy	N 8.5m E 6.5m S 8.5m W 8m	W 9.5m	NW 12m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; single straight trunk; heavily ivy-covered; established epicormic growth forms lower crown, concentrated on N and E sides; slightly sparsely foliated; significant component of group in which it stands; readily visible from Folders Lane and contributing to character of the area.	B (12)
2	BH/01/ TPO/02 T89	English oak	16.5m	930mm	N 8m NE 9m E 8.5m S 8m W 8.5m	S 2.5m	NE 3m	Mature	Average	Moderate	Off-site tree; no apparent surface rooting activity in tarmac area on N side of tree; no significant defects observed at base; single straight trunk; tensile unions throughout crown, where visible; minor epicormic growth throughout structure; multiple pruning wounds of up to 100mm diameter on S side, over road; above average dead wood in top of crown; foliage of average size, density and colour; significant component of group in which it stands; readily visible from Folders Lane and contributing to character of the area.	B (12)
3	BH/01/ TPO/02 T90	English oak	16m	700mm est.	N 7.5m E 11m S 9m W 8m	S 4.5m	E 11.5m	Mature	Low	Moderate	Off-site tree; unable to access base, survey conducted from a distance; single straight trunk; ivy-covered near ground; epicormic growth throughout crown; large amount of deadwood throughout crown, with N portion almost entirely dead; significant component of group in which it stands; readily visible from Folders Lane and contributing to character of the area.	B (2)
4		Field maple	7.5m	180mm est. 3 stems @ 120mm est.	N 4.5m E 4.5m S 4.5m W 3.5m	N 3.5m	E 3.5m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; unable to inspect unions due to ivy cover; stems crossing and rubbing at multiple points; foliage of average size, density and colour; inessential component of the group in which it stands; visible from Folders Lane but dominated by surrounding larger specimens.	C (12)
5		Holly	7m	80mm 3 stems @ 150mm 2 stems @ 120mm all est.	N 4m E 2m S 3.5m W 2.5m	S 2.5m	N 3.5m W 2.5m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base, unable to inspect unions due to ivy cover; slightly sparsely foliated; inessential component of the group in which it stands; visible from Folders Lane but dominated by surrounding larger specimens.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
6-7		Purple plum	#6 5m #7 5.5m	#6 75mm ivy #7 90mm ivy	N 3m E 3.5m S 0.5m W 2.5m	SE 0.5m	N 2m W 2.5m	Young	Average	Moderate	Two small ornamental specimens; single trunks with slight lean to the N; ivy-covered; inessential components of the group in which they stand; #6 glimpsed in narrow views from Folders Lane, otherwise not visible from the public realm.	C (1)
8		Wild cherry	16m	320mm 350mm	N 5.5m E 5m S 4.5m W 4.5m NW 7.5m	N 7m	N 2m W 13m NW 7m	Semi-mature	Average	Indifferent	Twin stemmed from base with acute union but no external evidence of included bark; asymmetrical crown as suppressed by adjacent oak tree no. 1; slightly sparsely foliated; visible from internal views and adjacent residences to the E but obscured in views from Folders Lane by roadside specimens.	C (1)
9		Lawson cypress	5m	230mm	N 2m E 1.5m S 2m W 2.5m	W 1m	W 2m	Semi-mature	Average	Indifferent	No significant defects observed at base; multi-stemmed from 1.8m with acute unions showing external evidence of included bark; topped at 5m above ground; visible from adjacent residences to the E but not visible from the public realm.	C (1)
10		Box elder	5m	250mm est.	N 4m E 2m S 1.5m W 1m	2m	W 2.5m	Semi-mature	Average	Indifferent	Off-site tree; small ornamental specimen; historically heavily crown reduced, with regenerative growth forming crown; foliage of average size, density and colour; visible from adjacent residences to the E but not visible from the public realm.	C (1)
11		Apple	5.5m	220mm	N 1m E 5m S 5.5m W 5.5m	S 2m	S 1.5m W 1.5m	Semi-mature	Average	Indifferent	No significant defects observed at base; single trunk with moderate lean to the S such that canopy almost entirely offset from base; foliage of average size, density and colour; significant component of the group in which it stands; visible from adjacent residences to the E but not visible from the public realm.	C (1)
12		English oak	9m	300mm est.	N 4m E 5m S 4m W 4m	SE 4.5m	S 2.5m	Semi-mature	Average	Moderate	Specimen growing within cypress hedge H1; single straight trunk; tensile unions throughout crown, where visible; foliage of average size, density and colour; suppressed by surrounding lower quality specimens; significant component of group in which it stands; visible from adjacent residences but only top of crown visible in narrow views from public realm.	B (1)
13	BH/01/ TPO/85 T17	Lawson cypress	9.5m	150mm 200mm est.	3.5m	1.5m	SE 4m	Semi-mature	Average	Indifferent	Off-site tree; survey conducted at a distance, all measurement estimated; twin stemmed, unable to inspect union due to boundary fence; foliage of average size, density and colour; contributes to boundary screening; visible from adjacent residences but not visible from the public realm.	C (1)
14	BH/01/ TPO/85 T18	Leyland cypress	12m	4 stems @ 350mm est.	N 5.5m E 5.5m S 6m W 5m	0.5m	E 2m	Mature	Average	Indifferent	Multi-stemmed from base, unable to inspect unions due to boundary fence; multiple acute unions throughout crown; foliage of average size, density and colour; significant component of group in which it stands; contributes to boundary screening; prominent from views within site and adjacent residences; visible in narrow views from Folders Lane.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
15		Snowy mespilus	5m	8 stems @ 30mm est. 4 stems @ 75mm est.	N 2m E 3m S 2m W 2m	0.5m	E 3m	Semi-mature	Low	Indifferent	Multi-stemmed from base with multiple acute unions; large amount of deadwood throughout crown; in significant, immediate & irreversible overall decline; not visible from the public realm.	U
16		Purple plum	6.5m	510mm @ 1m ivy	N 1.5m E 3m S 3m W 2m	E 1.5m	E 3.5m S 3m	Mature	Below average	Indifferent	Specimen growing within group G3; twin-stemmed from 2m, unable to inspect union due to heavy ivy cover over entirety of structure; historically heavily crown reduced or 'topped', with limited regenerative growth forming crown; crown density reduction of 70%; E extent of crown glimpsed from Folders Lane but only within silhouette of Leyland cypress no. 14 to the N.	C (1)
G1		Various	Max 7m Avg 5.5m	Max 175mm Avg 80mm	N 3m E 3m S 3m W 3m	0.5m	N 0.1m	Semi-mature	Average	Indifferent	Group of trees situated on- and off-site along drainage ditch parallel to S boundary; species include holly, which dominates, cherry laurel, small sycamore saplings and field maple, which represents the largest specimen within group; readily visible from Folders Lane and provides boundary screening for the site.	B (2)
G2		Various	Max 7m Avg 4m	Max 120mm Avg 70mm	N 1m E 1m S 1m W 1m	0.5m	E 0.1m	Semi-mature	Average	Indifferent	Off-site group of trees; species include holly, which dominates, hazel, blackthorn, hawthorn and bramble cover throughout; majority of specimens ivy-covered; partially smothered in bramble; provides screening with adjacent property to the W; glimpsed in narrow views from Folders Lane but dominated by larger roadside specimens.	C (1)
G3		Various	Max 6m Avg 5m	Max 75mm Avg 40mm	N 2m E 3.5m S 2m W 2m	0.5m	E 0.1m	Semi-mature	Average	Indifferent	Group of trees situated on W site boundary; species include cherry laurel, bay, holly, cotoneaster and some small horse chestnut saplings; contributes to boundary screening with adjacent property to the W; glimpsed in narrow views from Folders Lane	C (1)
H1		Lawson cypress	5m	Max 250mm est. Avg 200mm	N 1.5m E 1.5m S 1.5m W 1.5m	0.5m	W 0.5m	Semi-mature	Average	Indifferent	Group of specimens planted as a hedge on E boundary; multiple specimens showing acute unions throughout structures; foliage of average size, density and colour; provides boundary screening with adjacent residences to the E; not visible from the public realm.	C (1)
H2		Lawson cypress	5.5m	Max 250mm est. Avg 200mm	N 1.5m E 1.5m S 2m W 1.5m	0.5m	S 0.5m	Semi-mature	Average	Indifferent	Group of specimens planted as a hedge on N boundary; multiple specimens showing acute unions throughout structures; foliage of average size, density and colour; provides boundary screening with adjacent residences to the N; not visible from the public realm.	C (1)

Root Protection Areas (RPAs)

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

Tree No.	***Species***	***RPA***	***RPA Radius***
1	English oak	244.4m²	8.8m
2	English oak	391.3m²	11.2m
3	English oak	221.7m²	8.4m
4	Field maple	34.2m²	3.3m
5	Holly	44.7m²	3.8m
6-7	Purple plum	2.5m² 3.7m²	0.9m 1.1m
8	Wild cherry	101.7m²	5.7m
9	Lawson cypress	23.9m²	2.8m
10	Box elder	28.3m²	3.0m
11	Apple	21.9m²	2.6m
12	English oak	40.7m²	3.6m
13	Lawson cypress	28.3m²	3.0m
14	Leyland cypress	221.7m²	8.4m
15	Snowy mespilus	11.0m²	1.9m
16	Purple plum	117.7m²	6.1m
G1	Various	13.9m²	2.1m
G2	Various	6.5m²	1.4m
G3	Various	2.5m²	0.9m
H1	Lawson cypress	28.3m²	3.0m
H2	Lawson cypress	28.3m²	3.0m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	6
Groups of trees/hedges to be removed	2
TPO trees to be removed	0
Trees to be pruned	1
Trees where manual excavation needed within RPAs	3
Trees where above soil surfacing needed within RPAs	6
Trees with proposed underground services within RPAs	1

Trees to be Removed

No	Species	Category
6	Purple plum	C (1)
9	Lawson cypress	C (1)
11	Apple	C (1)
12	English oak	B (1)
15	Snowy mespilus	U
16	Purple plum	C (1)
G3	Various	C (1)
H1	Lawson cypress	C (1)

Trees that require manual excavation within RPAs

No.	Species	Type of structure
10	Box elder	Proposed garage foundations
14	Leyland cypress	Proposed dwelling and garage foundations
G2	Various	Proposed private foul drain

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
2	English oak	Proposed hard surfacing
4	Field maple	Proposed hard surfacing
5	Holly	Proposed hard surfacing
10	Box elder	Proposed hard surfacing
G1	Various	Proposed hard surfacing
G2	Various	Proposed hard surfacing

Trees to be pruned

No.	Species	Works (Outline only)
4	Field maple	East side of canopy to be crown raised to a height of 5.5m above ground level

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

SJA Protective fencing as per BS5837; see inset panel

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

SJA Excavation for proposed private foul drain and inspection chamber to be undertaken manually, under arboricultural supervision; see inset panel

SJA Proposed hard surfacing to be founded no deeper than base of existing; soil beneath not to be disturbed

SJA Trees to be removed

SJA Ground protection for the off-site box elder no. 10 to remain until excavation for proposed garage foundations ready to take place

SJA Existing hard surfacing to remain in place for the duration of construction before being removed during landscaping phase; see inset panel

SJA Shape of Root Protection Area modified to reflect restriction to root growth

N

English oak 12

Lawson cypress H2

BH/01/ TPO/85 T17

13 Lawson cypress

11 Apple

BH/01/ TPO/85 T18

14 Leyland cypress

[15] Snowy mespilus

G3 Various

Purple plum 16

H1 Lawson cypress

G2 Various

Box elder 10

9 Lawson cypress

Purple plum 7

Purple plum 6

Refuse kerbside collection point

The service vehicle

3 English oak BH/01/ TPO/02 T90

4 Field maple

2 English oak BH/01/ TPO/02 T89

1 English oak BH/04/ TPO/78 T1

8 Wild cherry

G1 Various

5 Holly

Folders Lane

0 2m 4m 6m 8m 10m

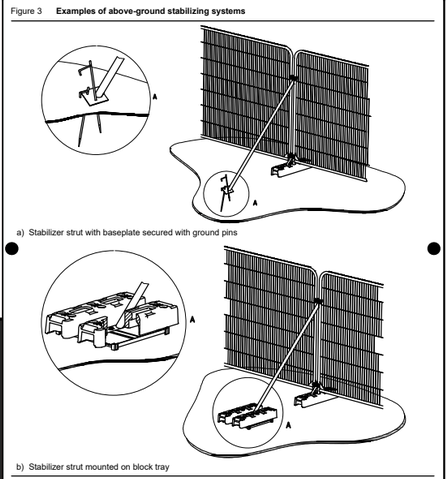
METRES

1 : 200 @A2

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with baseplate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.

Manual Excavation

Within the RPAs of trees nos. 10 and 14 and group G2 the first 750mm depth of excavation for the proposed foundations and underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees 2, 4, 5, 7, 10 and group G2 to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level (**cyan hatch** - tree no.10), or no deeper than the base of any existing surfacing it is replacing (**orange hatch** - all other trees), so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Ground Protection

Ground protection to protect the RPAs of trees nos. 10 and 14 to be installed prior to commencement of demolition or construction works at same time as erection of protective fencing, and removed as required for installation or new hard surfaces. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - "Tensar" or similar) and pinned to the ground with steel pins to prevent movement.
For wheeled or tracked traffic: temporary aluminium roadway ("Trakway" or similar), interlocking polyethelene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Retention of existing hard surfacing

Within root protection area ('RPA') of English oak tree no. 2, the surface of the existing driveway will be retained undisturbed during the construction period to act as temporary ground protection. Following completion of construction, the area to be reinstated to soft landscaping shall be removed with care. Surfaces will be broken up with handheld breakers, and then removed by hand, wheelbarrow, or in the bucket of an excavator standing outside the RPA. An excavator positioned outside the RPA and using an appropriately sized toothless bucket may be used in some instances. Once completed, the base of the excavation and/or the edge closest to the trees will be covered immediately with hessian sacking to prevent drying out of the soil, and where necessary be shuttered to prevent soil collapse.

Protective trunk wrapping

Protective wrappings shall be fitted to the trunks of trees nos. 2, 4, 5 and 7, to prevent accidental damage by impacts from materials or machinery during demolition/construction. The trunk wrappings (shown by **blue circles**) shall consist of not less than three thicknesses of hessian around each trunk, surmounted by an outer layer of either two rounds of chestnut paling fencing, or 50mm X 25mm sawn battens arranged vertically around the trunk at intervals of no greater than 100mm, and held in place with galvanised staples and tightened 5mm multi-strand fencing wire. The trunk wrappings shall extend from as close as possible to ground level, up to a minimum height of 2m above ground on each tree. They shall be retained in place for the duration of demolition and construction operations, and shall not be removed until all works are completed, and all equipment and materials are removed from site.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	75 Folders Lane, Burgess Hill
Client:	Talbot Developments (Sussex) Ltd.
Drawing:	TREE PROTECTION PLAN
Drawing No:	SJA TPP 25387-041
Revision No:	n/a
Based On:	DA2509-P-05
Drawn By:	TSH
Date:	Nov 2025
Scale:	1:200 @ A2
Checked by:	FPS
Tel:	(01737) 813058
Email:	sja@sjatrees.co.uk

Tree nos.:	● 14	Category 'U' trees:	● [15]	Canopies of trees to be retained:	
Category 'B' RPA:		Category 'C' RPA:		Trees to be removed:	16
Above soil surfacing:		Manual excavation:		Ground protection:	
Removal of hard surfacing:		Protective fencing:		Protective trunk wrapping:	
Pruning works:		TPO numbers:	BH/01/ TPO/02 T89		

For further information refer to the SJAtrees Tree Survey Schedule

Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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