

**Tree Survey and Arboricultural Impact Assessment
In Accordance with BS 5837:2012**

Project No 11612	Ockley Park S5 - 16d, Hassocks, RH15 9HR		
Client:		Circet UK Wireless	
Date of Report:	24/04/2025	Revision:	Original

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Summary

In this circumstance it is intended to erect a telecommunications mast. The arboricultural related implications of the proposal are summarised in Table 1 below and detailed where necessary within the report.

All trees and landscape features that are to remain as part of the development should suffer no structural damage provided that the findings within this report are complied with in full.

Table 1 - Construction and ongoing constraints from an arboricultural perspective (subject to necessary tree surgery being completed):

Potential Design/ Build Constraints	Arboricultural Impact?	Comments/Solution
Construction Access	Yes	Existing compacted gravel track considered sufficient for construction access, as per item 4.1
Demolition	No	No demolition proposed, as per item 4.2
New Structures	No	Telecommunications mast to be erected outside of RPA of retained trees, as per item 4.3
Compound	No	Compound and crane set down area to be located outside of RPA of retained trees, as per item 4.4
Services	Yes	Services to be located outside of RPA of retained trees wherever possible, as per item 4.5
Protective Measures	Yes	Protective barriers to be installed, as per item 4.6

Given the above, there are no overt or overwhelming arboricultural constraints that can be reasonably cited to preclude the proposed construction.



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1.0 Introduction

1.1 Purpose

1.1.1 As part of the United Kingdom planning process, applicants are required to supply Local Planning Authorities (LPA) with a detailed evaluation of how their proposals will impact trees. The nationally recognised procedure for doing this is laid out in *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*. In summary, this must include the following information as a minimum:

- A Tree Survey and Tree Constraints Plan
- An Arboricultural Impact Assessment of sufficient detail to confirm the feasibility of the design from a tree perspective
- A scaled Tree Retention and Removal drawing showing retained trees and their root protection area on the proposed layout

1.1.2 This report has been prepared to ensure that this information is provided to the LPA in a straightforward and clear way so that they can make an informed decision about how (if at all) trees are affected.

1.1.3 When planning permission is granted it is typically the case that the LPA will require specific conditions to be fulfilled. This means that a subsequent detailed Arboricultural Method Statement and Tree Protection Plan may be required. This will be detailed on the LPA's decision notice.

1.2 Scope

1.2.1 In accordance with the above, Circet UK Wireless have commissioned Hayden's Arboricultural Consultants to prepare a Tree Survey and Constraints Plan, Arboricultural Impact Assessment and scaled Tree Retention and Removal drawing for the existing trees at Ockley Park S5 - 16d, Hassocks, RH15 9HR.

1.2.2 Unless stated within the survey, all trees were inspected from ground level with no climbing inspections undertaken. As such, the findings are of a preliminary nature. It is not always possible to access every tree and therefore some measurements may have to be estimated.

1.2.3 The trees were inspected on the basis of "*Visual Tree Assessment*" (Mattheck & Breloer - 1994) and "*Common Sense Risk Management of Trees*" National Tree Safety Group guidance – 2011.

1.2.4 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.



1.3 Documentation

1.3.1 The following documentation was provided prior to the commencement of the production of this report:

- Email of instruction from Sophie Reeves dated 20th March 2025
- Proposed site layout – drawing pack ref: S5-16d_MD 02.04.25

2.0 The Site

2.1 Overview

2.1.1 The site is Ockley Park S5 - 16d, Hassocks, RH15 9HR. The trees surveyed display reasonable form and condition and are considered to make a positive contribution to the wider landscape.

2.2 Soils

2.2.1 The soil type commonly associated with this site are slowly permeable and seasonally wet, slightly acid but base-rich loams and clays. They are of moderate fertility and mainly support seasonally wet pastures and woodlands type habitats. This soil type constitutes approximately 19.9% the total English land mass.

2.2.2 The data given was obtained from a desktop study which provides indications of likely soil types. By definition, this information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.

2.2.3 Further to item 2.2.2, this report provides no information on soil plasticity. It may be necessary for practitioners in other disciplines (e.g. engineers considering foundation design) to obtain this data as required.

2.3 Statutory Tree Protection

2.3.1 Information on any LPA or Forestry Commission controlled statutory tree protection (Tree Preservation Orders, Conservation Areas and Felling Licenses etc) is recorded on the attached drawing no. 11612-D-AIA.

2.3.2 Further details regarding any existing Statutory Tree Protection is recorded at Appendix B.

3.0 Tree Survey

3.1 The tree survey was carried out on 01/04/2025 in accordance with BS5837:2012 *"Trees in relation to design, demolition and construction – Recommendations"*. The relevant qualitative and quantitative tree data was recorded to assess the condition of the existing trees and their constraints upon the proposed development.



- 3.2 An accurate topographical survey was not available at the time of inspection. The position of each tree shown on the attached drawing no. 11612-D-AIA has therefore been fixed by use of a hand-held GPS surveying unit. Given this, the position of the trees must be considered indicative, although drawing no. 11612-D-AIA provides a fair representation of the relationship of the trees as distributed across the site.
- 3.3 To provide a systematic, consistent and transparent evaluation of the trees included within this survey, they have been assessed and categorised in accordance with the method detailed in item 4.3 of *BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations"*. For further information, please see the attached Explanatory Notes.
- 3.4 The detailed assessment of each tree and its work requirements with priorities are listed in the attached Schedule of Trees.
- 3.5 In accordance with item 4.2.4 (c) of BS5837:2012, the items inspected and detailed within this report have been selected for inclusion due to the likely influence of any proposed development on the trees, rather than strictly adhering to the curtilage of the site. However, it must be understood that there may be trees beyond the site and not included in this survey which may exert an influence on the development. Where works for cultural, health and safety, quality of life or development purposes have been recommended on trees outside the ownership of the site, these can only progress with the agreement of the owner except where it involves portions of the trees overhanging the boundary.

4.0 Arboricultural Impact Assessment (Additional or Specific Comments)

4.1 Construction Access

- 4.1.1 Site access is proposed from Wingle Tye Road and across the Network Rail bridge, as shown on the attached drawing no. 11612-D-AIA and drawing no. S5-16d-00-006-MD001 rev. 1.A prepared by Cellnex UK, a copy of which are included at Appendix F and G, respectively.
- 4.1.2 The proposed access is partially encumbered by the Root Protection Area (RPA) of W001. In this case the RPA is safeguarded by existing hard surfaces. From a purely arboricultural perspective, it will therefore not be necessary to install a temporary load bearing surface to protect tree roots.
- 4.1.3 To facilitate construction access a small section of H002 requires felling. However, the removal of this section of hedge is not allied to this proposal and is required to install the proposed Taylor Wimpey bridleway that finishes north of the site and at the Network Rail bridge. This is shown for reference on the attached drawing no. 11612-D-AIA.

4.2 Demolition

- 4.2.1 There is no demolition associated with this proposal.



4.3 New Structures

- 4.3.1 Construction of the compound and telecommunication mast's foundations do not encroach RPA of any trees to be retained, as shown on the attached drawing no. 11612-D-AIA. From an arboricultural perspective, no specialised construction or foundation techniques will therefore be required to protect tree roots. However, dependent on the soil type, species and topography, trees may have an influence on the soil beyond their calculated RPA. Given the proximity of the proposed construction to the trees to be retained, it is recommended that a Structural Engineer is consulted to assess the implications of the tree retention on the required foundation design.

4.4 Compound

- 4.4.1 The site provides adequate internal space to locate a construction compound outside the RPA of any trees and landscape features that are to be retained.
- 4.4.2 The proposed crane set down area is shown on drawing no. S5-16d-00-006-MD001 rev. 1.A, prepared by Cellnex UK. It is located outside the RPA of any trees that are to be retained shown on the attached drawing no. 11612-D-AIA. No adverse arboricultural implications are therefore expected.

4.5 Services

- 4.5.1 Wherever possible, all underground service runs will be placed outside the RPA of the trees on or adjacent to the site. Where it is not possible to do this, any infringement must be agreed with the LPA and addressed by hand digging or trenchless technology.
- 4.5.2 Should it be necessary to prune any roots during the works, only those 25mm in diameter or less can be severed. Any roots that are cut must be cleanly severed with a pair of secateurs, or handsaw, ensuring that the final wound is as small as possible and free from ragged, torn ends. For all roots exceeding this size, prior approval will be required by the Project Arboriculturalist and LPA.

4.6 Protective Measures

- 4.6.1 Protective fencing will be erected at the location shown on the attached drawing no. 11612-D-AIA prior to the commencement of construction. It will not be removed until completion of the development.



5.0 Limitations & Qualifications

Tree inspection reports are subject to the following limitations and qualifications.

General exclusions

Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Hayden's Arboricultural Consultants Limited will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.

This report will remain valid for one year from the date of inspection subject to the recommendations specified within being adhered to. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.

Tree surgery should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.

Tree surgery works may also be proposed as part of this Survey to mitigate any identified problems that may be caused by trees in close proximity to the proposed development. To this end, should these recommendations be overruled, this Survey stands as the opinion of Hayden's Arboricultural Consultants Limited, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the Local Planning Authority, cannot be the responsibility of this practice.

Moreover, if any additional alterations to the property or soil levels are carried out and/or further tree works undertaken other than specified within the report, it will become invalid and a new tree inspection required.

It will be appreciated, and deemed to be accepted by the client and their insurers, that the formulation of the recommendations for the management of trees will be guided by the following: -

1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations - tree safety, good arboricultural practice (tree work) and aesthetics.

The client and their insurers are deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where sources are limited by time constraints or the client, this may lead to an incomplete quantification of the risk.

Signed:

April 2025

For and on Behalf of Hayden's Arboricultural Consultants Limited



6.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS3998:2010* BSI, London.

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012* BSI, London.

Mattheck & Breloer, H. (1994). *Research for Amenity Trees No.4: The Body Language of Trees*, HMSO, London.

NHBC Standards (2007) *Chapter 4.2 'Building Near Trees'*. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

Forestry Commission (2007). *Tree Felling – Getting Permission*. Country Services Division, Forestry Commission, Edinburgh.

Lonsdale, D. (1999). *Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management*, HMSO, London.

National Tree Safety Group (2011). *Common Sense Risk Management of Trees*. Forestry Commission.



7.0 Appendices

Appendix	A	Species List & Tree Problems
Appendix	B	Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response
Appendix	C	Schedule of Trees
Appendix	D	Explanatory Notes
Appendix	E	Advisory Information & Sample Specifications
	1.	BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care
	2.	European Protected Species and Woodland Operations Checklist (v.4)
	3.	BS 5837:2012 Figure 2 - Default specification for protective barrier
	4.	BS 5837:2012 Figure 3 - Examples of above-ground stabilising systems
Appendix	F	Drawing no. 11612-D-AIA
Appendix	G	Drawing pack ref: S5-16d_MD 02.04.25



Appendix A - Species List & Tree Problems

Species List:

Ash	<i>Fraxinus sp</i>
Blackthorn	<i>Prunus sp</i>
Damson	<i>Prunus sp</i>
Field Maple	<i>Acer sp</i>
Hawthorn	<i>Crataegus sp</i>
Oak	<i>Quercus sp</i>

Tree Problems:

This gives a brief description of the problems identified in the attached Tree Survey.

Name: Deadwood	
Symptoms/damage type and cause:	This relates to dead branches in the crown of the tree. In most of cases, this is caused by the natural ageing process of the tree or shading due to its close proximity to neighbouring trees. However, in some situations, it may be related to fungal, bacterial or viral infection.
Consequence:	Depending upon the location and mass of dead wood removal of the affected tissue may be necessary to prevent harm to persons or property as the wood will become unstable as it decays and in some circumstances is likely to fall from the tree with little or no warning.
Control:	Detailed monitoring should be undertaken on those trees showing signs of excessive deadwood production to identify the underlying cause.
Species affected:	Most tree species.
Images:	 



Appendix B - Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response

Statutory Tree Protection Advice

Hayden's Arboricultural Consultants Limited have been informed that at the *date of the tree inspection* the trees concerned were not located within a Conservation Area or the subject of a Tree Preservation Order. As such, no written permission would be required from the LPA prior to commencing tree works. However, it should be noted that the LPA have the power to serve Tree Preservation Orders very rapidly and it is therefore incumbent upon anyone wishing to undertake tree works to contact the LPA prior to commencing works to ensure that the situation has not changed.

This information was sourced using the LPA's Online Mapping System (as instructed by them) and to our best knowledge was current and accurate at the time the information was accessed. We would advise it prudent that before any tree work commences, this is checked directly with the LPA to confirm that their online mapping system is definitive.

Felling Licence

All trees within the United Kingdom are protected under the Forestry Acts. In general, anyone felling more than 5 cubic metres of timber in any calendar quarter requires a Felling Licence from the Forestry Commission. There are exemptions however and these are as follows:

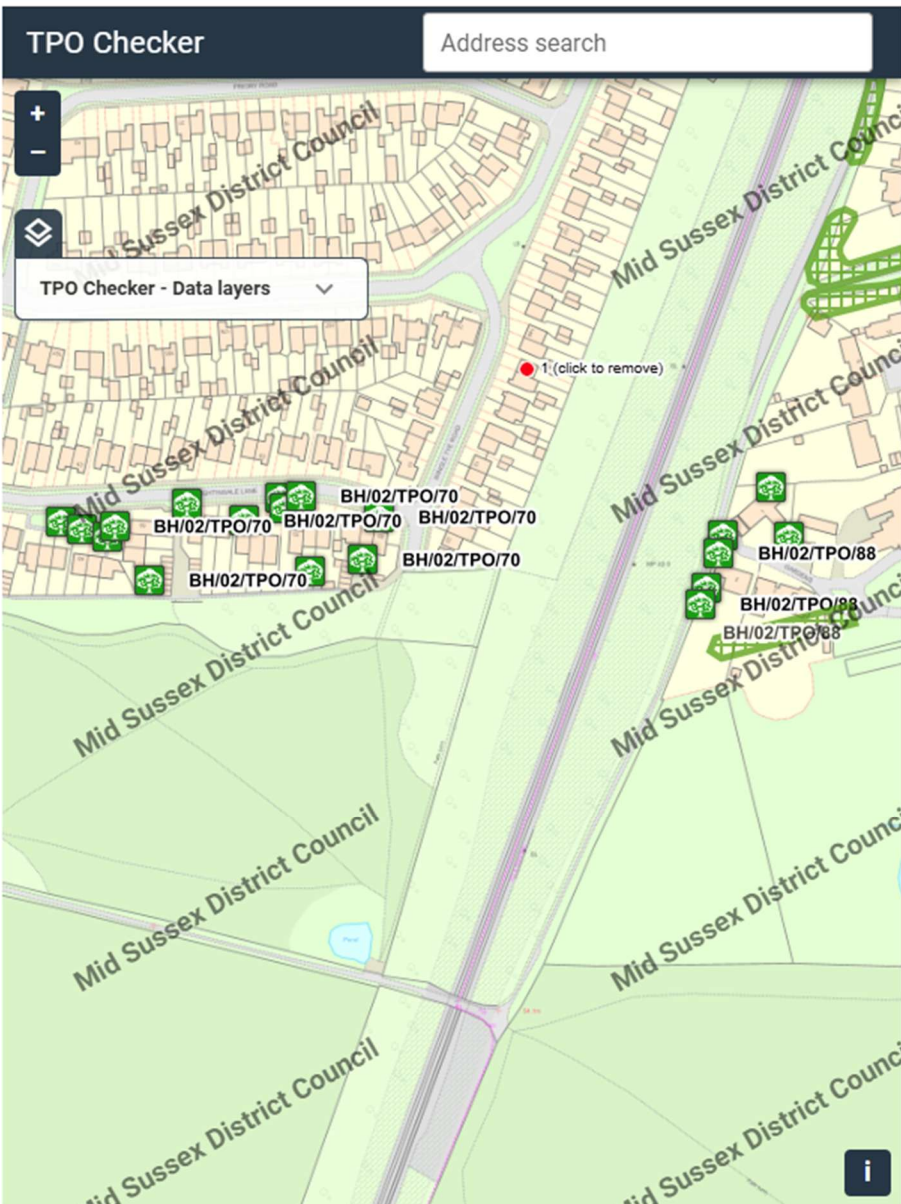
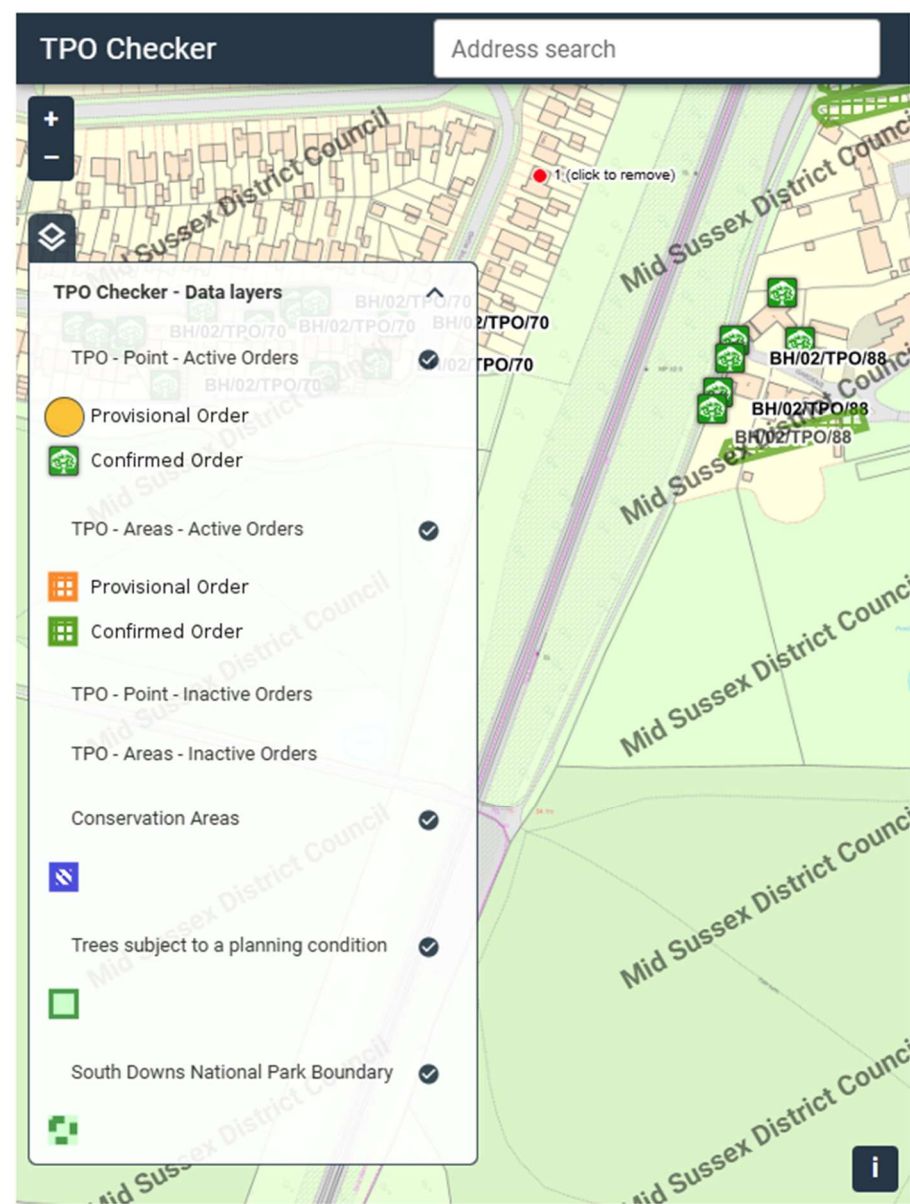
A Felling Licence is not required in the following instances:

- To fell trees in a garden, an orchard, a churchyard or a designated open space (Commons Act 1899).
- To carry out surgery operations such as pruning, reduction, deadwooding or pollarding.
- To fell less than 5 cubic metres in a calendar quarter. (Please note that not more than 2 cubic metres in a calendar quarter may be sold).
- To fell trees that are 8 centimetres or less in diameter when measured 1.3 metres from the ground. Trees removed for thinning may have a diameter of up to 10 centimetres and trees managed under a coppice regime may have a diameter of up to 15 centimetres.
- To fell trees previously approved for removal under a Dedication Scheme, or where Detailed Planning Permission has been granted.

Substantial fines exist for not complying with the requirements of a Felling Licence.



Tree Preservation Order / Conservation Area Online Mapping Extract



Appendix C

Schedule of Trees

SCHEDULE OF TREES (AIA) Ockley Park S5 - 16d, Hassocks, Burgess Hill, West Sussex

Surveyed By: Nick Hayden Date: 01/04/2025

Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
A001	Ash, Hawthorn, Oak	400	13		Moderate	N4, E4, S4, W4	Area of trees located at apex of railway bankside. Restricted access impeded a detailed inspection. Bark inclusions. Dead stems. Reasonable vigour. Low risk.	B2	No work required.	4		
		4.8	0-2m		SM	High						
No		72.4			20+ years	Dense undergrowth						
A002	Ash, Blackthorn, Damson, Field Maple, Hawthorn, Oak	250	9		Moderate	N3, E3, S3, W3	Semi and early mature mixed species area adjacent to public footpath. Trees at a sufficient distance from field access to ensure they would not be adversely impacted by the proposal.	B2	No work required.	4		
		3	0-2m		SM	High						
No		28.3			20+ years	Dense undergrowth						
A003	Blackthorn, Hawthorn, Oak	400	10		Moderate	N3, E3, S3, W3	Semi and early mature mixed species area adjacent to public footpath. Trees at a sufficient distance from field access to ensure they would not be adversely impacted by the proposal.	B2	No work required.	4		
		4.8	0-2m		EM	High						
No		72.4			20+ years	Dense undergrowth						
G001	4x Field Maple	400	8		Moderate	N4.5, E7.5, S4.5, W7.5	Hedgerow trees. Dense hedging, undergrowth and electric fencing restricted access so detailed inspection impeded. Multi-stemmed. Leaning stems. Minor deadwood. Reasonable vigour.	B2	No work required.	4		
		4.8	0-2m		M	Moderate						
No		72.4			20+ years	Dense undergrowth, Grass						
H001	Blackthorn, Hawthorn	150	3		Moderate	N2, E2, S2, W2	Partially maintained hedge at apex of railway bankside. Reasonable vigour.	B2	No work required.	4		
		1.8	0-2m		SM	High						
No		10.2			20+ years	Light undergrowth, Grass						
H002	Blackthorn, Field Maple, Hawthorn	200	5		Moderate	N2, E2, S2, W2	Mature hedgerow. Dead stems. Reasonable vigour.	B2	No work required.	4		
		2.4	0-2m		M	High						
No		18.1			20+ years	Dense undergrowth, Grass						
H003	Blackthorn, Hawthorn	200	5		Moderate	N2.5, E2, S2.5, W2.5	Mature hedgerow. Reasonable vigour.	B2	No work required.	4		
		2.4	0-2m		M	High						
		18.1			20+ years	Dense undergrowth						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T001	Oak	700	14		Moderate	N9, E8.5, S8, W6	Exposed root bole. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Occluded stem wounds. Cavities with potential nests on east aspect of second lowest primary branch extending north east (over bench). Multiple branch wounds. Failed branches. Deadwood (major diameter). Reasonable vigour.	B1	No work required.	4		
		8.4	2.1-4m		EM	High						
No		221.7			20+ years	Grass						
T002	Oak	430	11		Moderate	N6.5, E7, S7.5, W2.5	Hedgerow tree. Companion tree. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Asymmetric crown. Deadwood (moderate diameter). Reasonable vigour. Livestock in field to south.	B2	No work required.	4		
		5.16	2.1-4m		SM	High						
No		83.6			20+ years	Dense undergrowth, Grass						
T003	Oak	400	11		Moderate	N5, E1.5, S6.5, W5.5	Hedgerow tree. Companion tree. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Asymmetric crown. Deadwood (moderate diameter). Reasonable vigour. Livestock in field to south.	B2	No work required.	4		
		4.8	2.1-4m		SM	High						
No		72.4			20+ years	Dense undergrowth, Grass						
T004	Oak	450	11		Moderate	N5, E5, S5, W5	Located at apex of railway bankside. Restricted access and dense undergrowth impeded a detailed inspection. Reasonable vigour.	B2	No work required.	4		
		5.4	2.1-4m		EM	High						
No		91.6			20+ years	Dense undergrowth						
T005	Oak	700	14		Moderate	N7.5, E8, S8, W8	Area of trees located at apex of railway bankside. Restricted access impeded a detailed inspection. Deadwood (moderate size). Reasonable vigour.	B2	No work required.	4		
		8.4	2.1-4m		EM	High						
No		221.7			20+ years	Dense undergrowth						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
W001	Ash, Blackthorn, Hawthorn, Oak	350	16		Moderate	N5, E5, S5, W5	Woodland belt to west of railway either side of footpath. Area fenced off. Trees adjacent to path unlikely to be affected by site access. Prominent backdrop. Mature trees throughout. Reasonable vigour.	A2	No work required.	4		
		4.2	2.1-4m		M	High						
No		55.4			40+ years	Dense undergrowth						

Appendix D

Explanatory Notes

Explanatory Notes

Categories

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
BS 5837 Main Category	Using this assessment (BWS 5837:2012, table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing. Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub Category 1 - Mainly arboricultural qualities; Sub Category 2 - Mainly landscape qualities; Sub Category 3 - Mainly cultural values, including conservation. Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.
DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
Height	Recorded in metres, measured from the base of the tree.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.

Age

Recorded as one of seven categories:

Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.

S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.

E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.

M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.

O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V Veteran. A tree considered a 'survivor' having endured injury, disease and/or decay, developing important habitat features such as decay, trunk hollowing, deadwood, fungal fruiting bodies (plus others) not solely as a consequence of time. Veteran trees are afforded additional protection within the planning system where they may be influenced by change.

A Ancient. A tree that has the features of a Veteran tree but has also surpassed the typical lifespan for its species. These trees may differ in appearance from a Veteran tree, such as having a thick/wide trunk and a small crown. Ancient trees are usually considered to have exceptional cultural significance. Ancient trees are afforded additional protection within the planning system where they may be influenced by change.

Safe Useful Life Expectancy (SULE)

Relates to the prospective life expectancy of the tree and is given as 4 categories:

1 = 40 years+;

2 = 20 years+;

3 = 10 years+;

4 = less than 10 years.

Crown Spread

Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.

Minimum Distance

This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).

RPA

This is the Root Protection Area, measured in square metres and defined in BS5837:2012 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". The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority's tree officer.

Water Demand

This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 "Building Near Trees".

Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: Low An inconsequential landscape feature. Moderate Of some note within the immediate vicinity, but not significant in the wider context. High Item of high visual importance.
Problems/ Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.
Works Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the “Problems/comments” category.
Work Required (AIA)	Identifies the tree work specifically necessary to allow a proposed development to proceed.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months, 0 Remedial works as part of implementation of planning consent.

BS 5837:2012 Terms and Definitions

Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	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.
Service	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.

Veteran/Ancient Tree Buffer

A diagrammatic representation of the additional protection measures afforded to Veteran and Ancient Trees by the imposing of a geographical 'buffer' space between the Veteran/Ancient Trees and any potential activity such as construction, that may affect the trees. The buffer zones are calculated as follows:

For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.

For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.

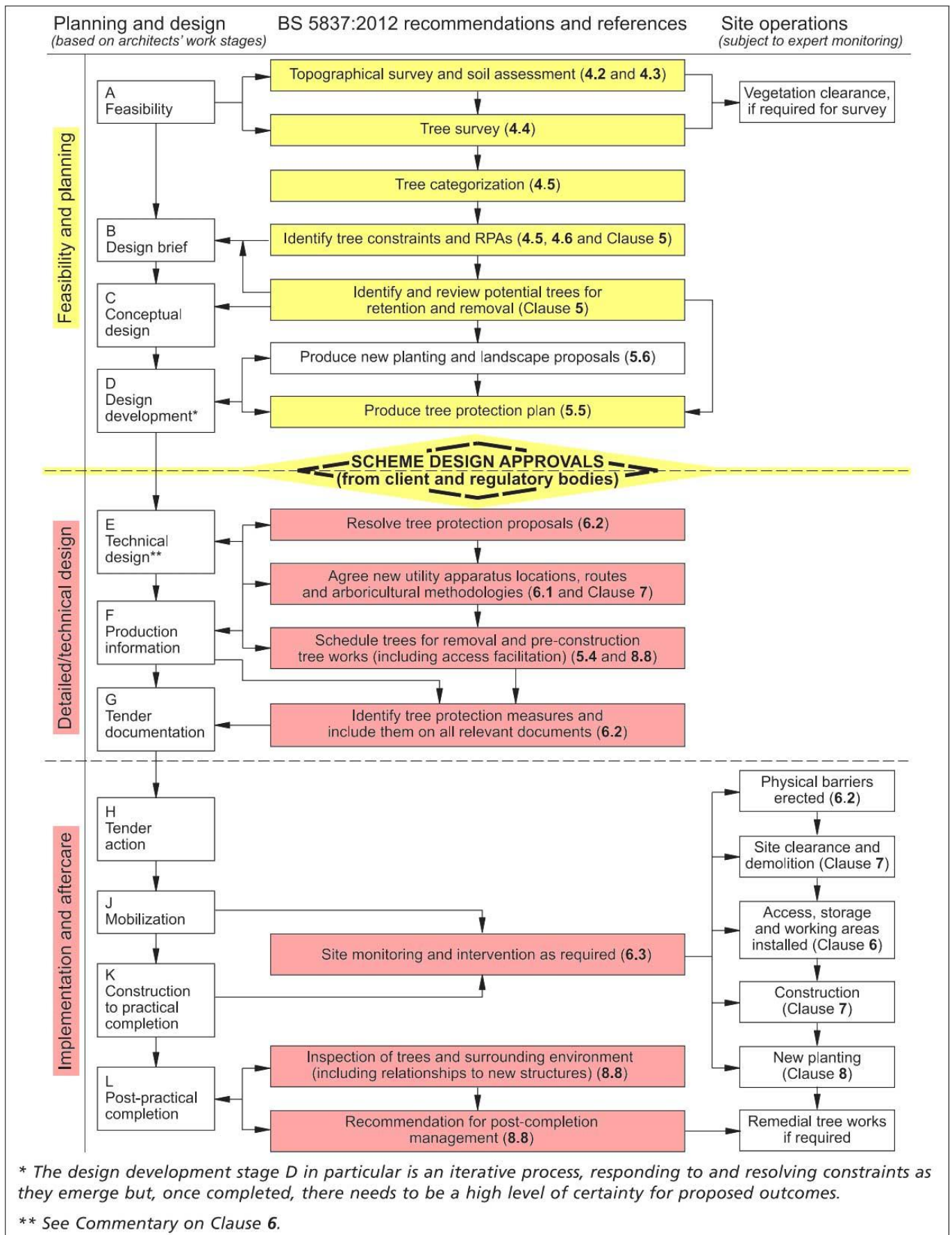
Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.

Source: Natural England; The Forestry Commission; The UK Government Dept. for The Environment.

Appendix E

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist



Checklist

1	Are you within, or close to, the known mapped range of any of the protected species OTHER THAN BATS which are potentially everywhere? Tick any that apply. See distribution maps in the Good Practice Guidance for each species - ☐ Dormice ☐ Otters ☐ Great crested newts ☐ Sand lizards ☐ Smooth snakes	YES NO
----------	---	--

2	Does your wood contain any of the following habitats? Tick any that apply. ☐ Old trees with holes and crevices which might be used bats ☐ Species rich scrub/coppice, early growth stage plantations and forest interfaces ☐ Rivers on which otters might be found ☐ Ponds which might be occupied by great crested newts ☐ Open areas on heathy soils	YES NO
----------	--	--

3	Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply. Indicate which sources of information you have checked: ☐ National Biodiversity Network (www.nbn.org.uk) ☐ Local Biological Records Centre ☐ Local Wildlife Trust ☐ Other <i>Specify Other:</i>	YES NO
----------	---	--

4	Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply. ☐ Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts) ☐ Sightings (or echo-location) ☐ Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood) ☐ Confirmed breeding or roosting sites (i.e. evidence of sites actually being used) <i>Details:</i>	YES NO
----------	---	--

CHECK POINT

If you have answered NO to ALL of the above then only bats need to be considered in your operations.

If you have answered YES to any of the above then the species concerned must be considered as well as bats.

Details

Name of Wood:
Grid Reference:
Area: (ha)
Date of Assessment:
Name of Assessor:

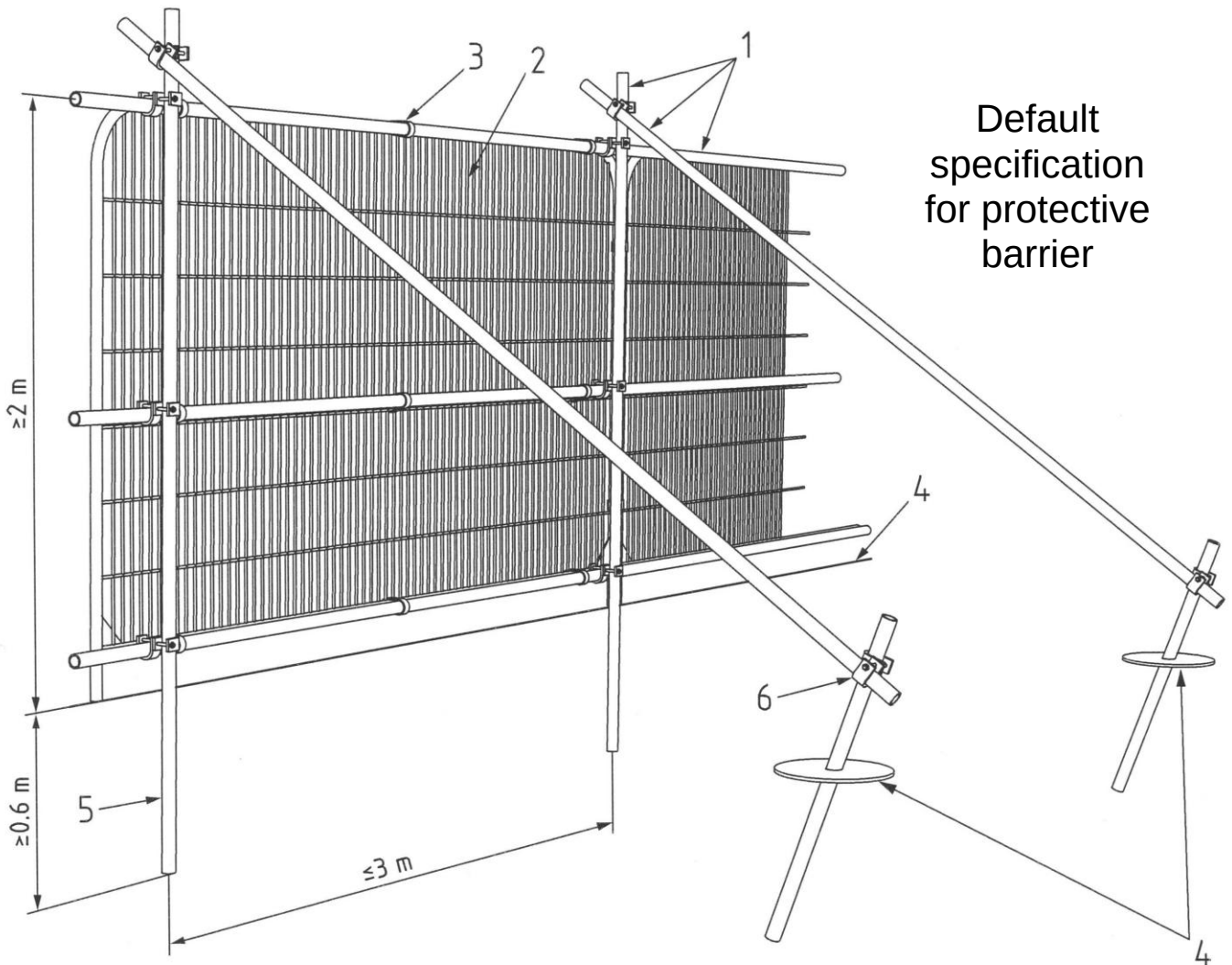
Notes

5	Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so? <i>Details: Use reverse of form to expand as required:</i>	YES NO	A licence is not required but continue to sections 6 and 7 below You will need to obtain a licence BEFORE carrying out the work (see EPS Licence Application Forms and Notes)
----------	---	--	---

6	<u>Whether or not a licence is required...</u> Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply. ☐ Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan) ☐ Shown to operators and/or their supervisor ☐ Marked with paint or hazard tape ☐ Shown on the site plan <i>Other means:</i>	YES NO	You may commit an offence if you do not tell your operators about the protected species in your wood.
----------	---	--	--

7	Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations? <i>Details:</i>	YES NO	You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.
----------	---	--	---

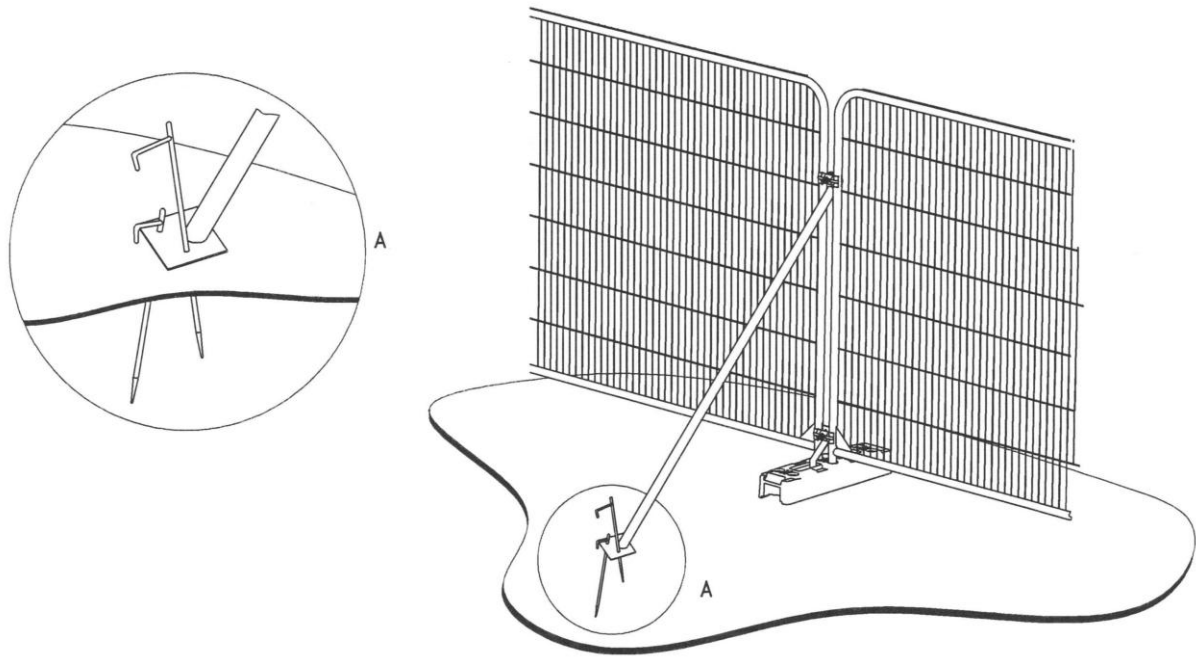
3. BS 5837:2012 Figure 2: Default specification for protective barrier



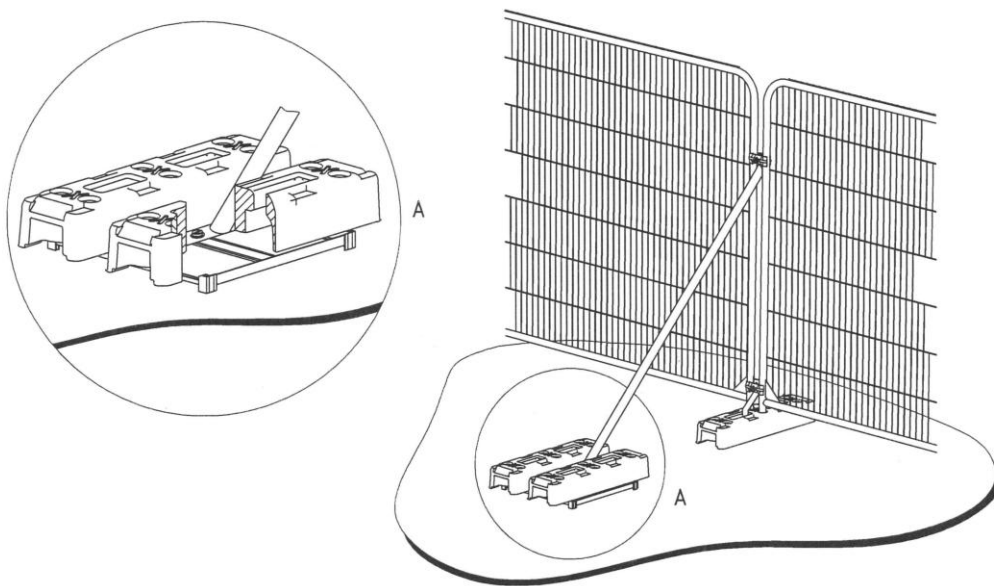
Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

4. BS 5837:2012 Figure 3: Examples of above-ground stabilizing systems



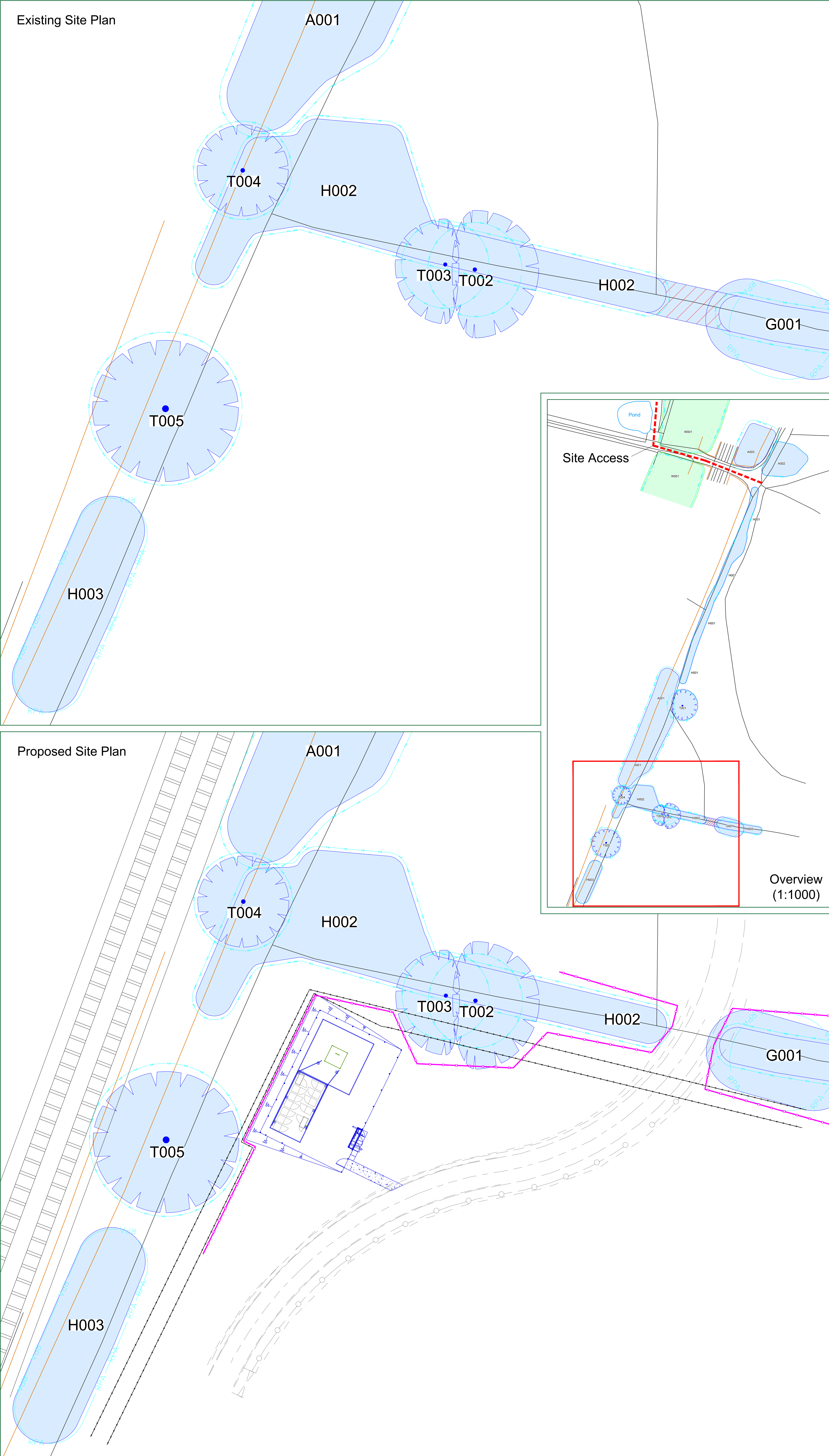
a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix F

Haydens Drawing



TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 08/04/2025.

We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

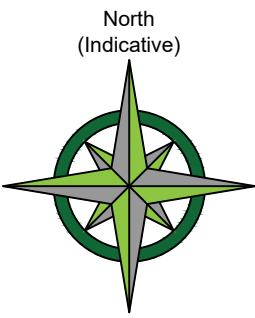
We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
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

NOTE:

Hayden's Arboricultural Consultants were not provided with a Topographical Survey or Base Plan showing the positions of the trees/landscape features on this site, so their locations have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.



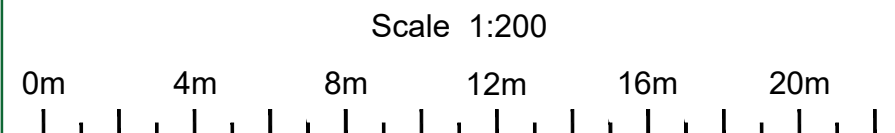
LEGEND

	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Line of proposed temporary protective barrier

-	24/04/25	JF	Based on OS Map & S5-16d, MD 02.04.25
Rev:	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 01/04/25

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



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Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY

Head Office: 01284 765391

Southern Office: 01722 657423

www.treesurveys.co.uk

Email: info@treesurveys.co.uk

Client:	Circet UK Wireless		Drawing Title:	AIA
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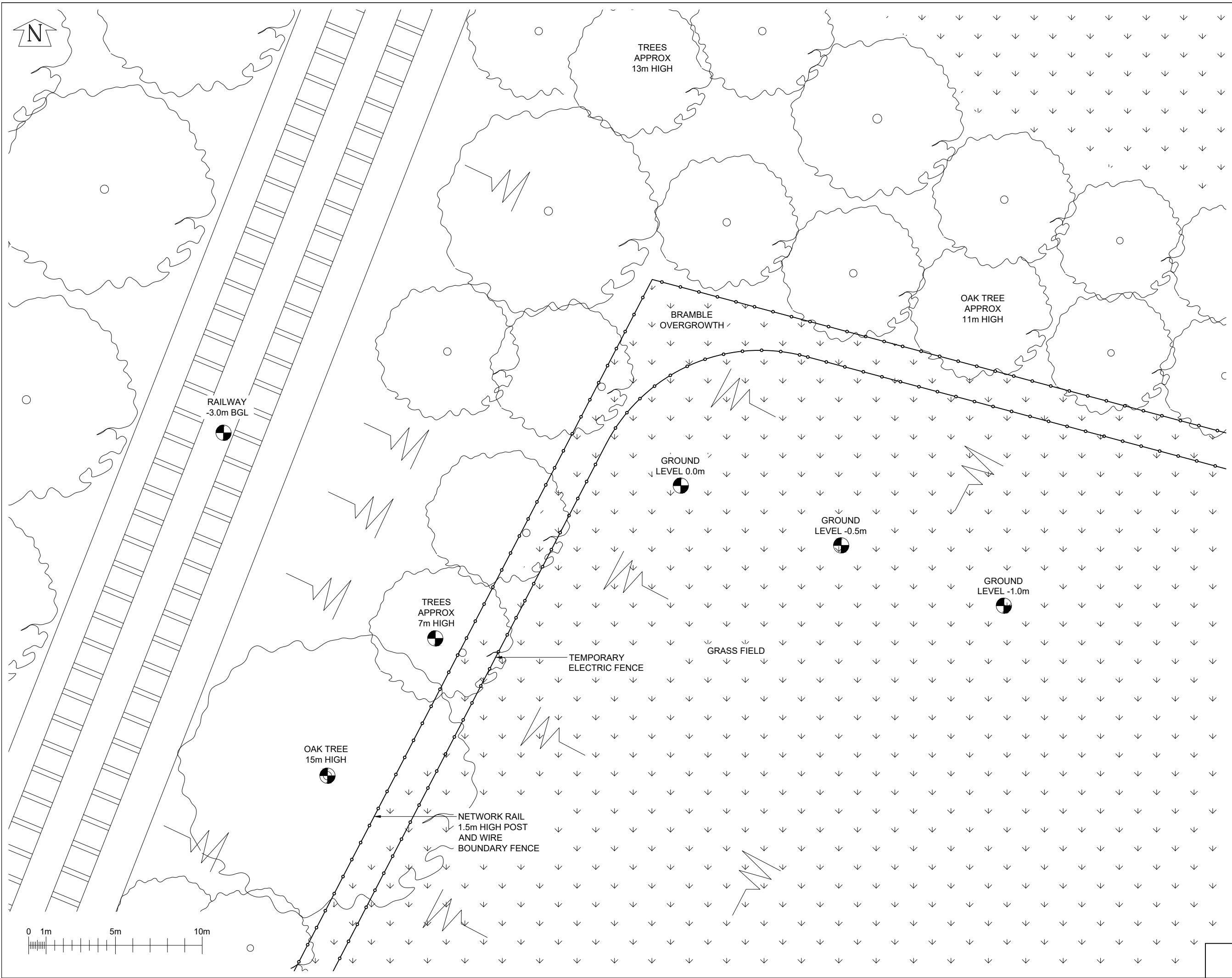
Site:	Ockley Park S5 - 16d, Hassocks, Burgess Hill, West Sussex, RH15 9HR		
-------	---	--	--

Date:	24/04/25	Drawn By:	JF	Cad File Ref:	C:\Pro\11612-D-AIA.dwg
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Scale:	1:200 (A1)	Checked By:	NH	Drawing No:	11612-D-AIA	Rev:	-
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Appendix G

Drawing pack ref: S5-16d_MD 02.04.25



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NOTES
UNDERGROUND SERVICES
UNDERGROUND SERVICES ARE INDICATIVE ONLY. POSITIONS SHOULD BE CONFIRMED ON SITE PRIOR TO ANY DEVELOPMENT

ACCESS ARRANGEMENTS
KEYS:-

ARQIVA GATE KEY	▲
B KEY	▲
C KEY	▲
LEGGE KEY	▲

SURVEY REQUIRED TO CONFIRM ACCESS KEYS FOR REMAINING ROOMS AND SITE ENTRANCE

CELL No. S5_16D

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1		06/03/23	KG	MK
ISS	REVISION	DATE	DRN	APP

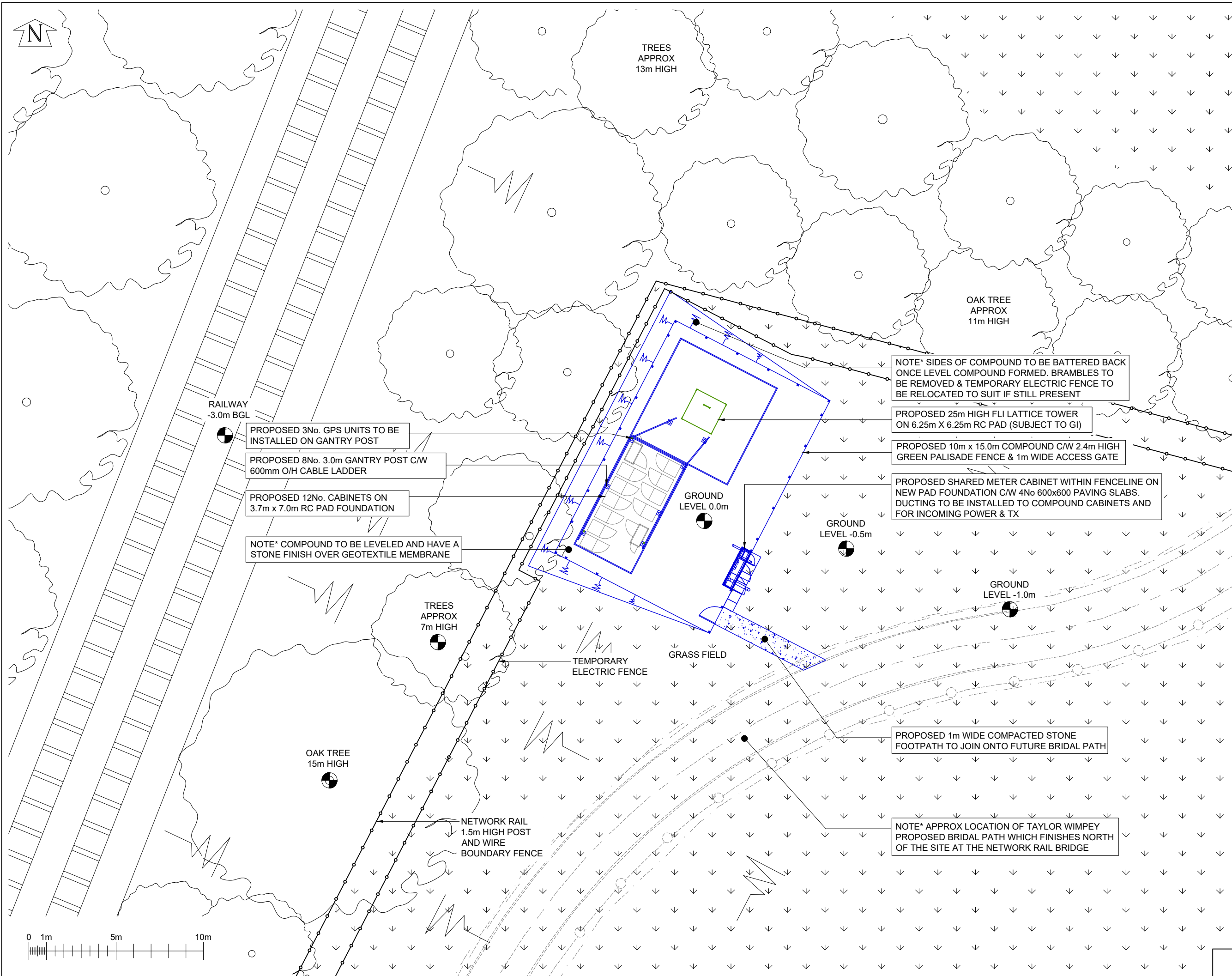
CELLNEX UK
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Tel. 020 4526 8553

SITE No S5-16d
OCKLEY PARK
OCKLEY PARK, OCKLEY HILL
HASSOCKS
RH15 9HR

NGR	TQ 31170 17513
OS GRID	531170, 117513
TITLE SITE PLAN EXISTING	
SCALE 1:200	
DRAWN	KG 17/11/22
APPROVED	MK 06/03/23

DRG No. **Sheet 1 of 1** **Rev**

S5-16d-00-000-MD001	1.A
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LEGEND
DRAINAGE
DUCTS
FEEDERS
FENCE PLAN
GAS
LIGHTNING PROTECTION - EARTHING
POWER
SERVICES UNKNOWN
TELECOMS
WATER

ACCESS ARRANGEMENTS
KEYS:-
ARQIVA GATE KEY
B KEY
C KEY
LEGGE KEY

SURVEY REQUIRED TO CONFIRM ACCESS KEYS FOR REMAINING ROOMS AND SITE ENTRANCE

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NGR **TQ 31170 17513**
OS GRID **531170, 117513**

TITLE
SITE PLAN
PROPOSED

SCALE **1:200**

DRAWN	KG	17/11/22
APPROVED	MK	06/03/23

DRG No. **S5-16d-00-001-MD001** Sheet 1 of 1 Rev **1.A**

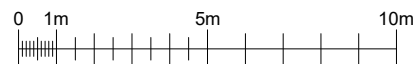
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TITLE	
WEST ELEVATION	
EXISTING	

DRAWN	KG	17/11/22
APPROVED	MK	06/03/23

A3



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CELL No. S5_16D

1.A				CIR
1		06/03/23	KG	MK
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HASSOCKS
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NGR TQ 31170 17513

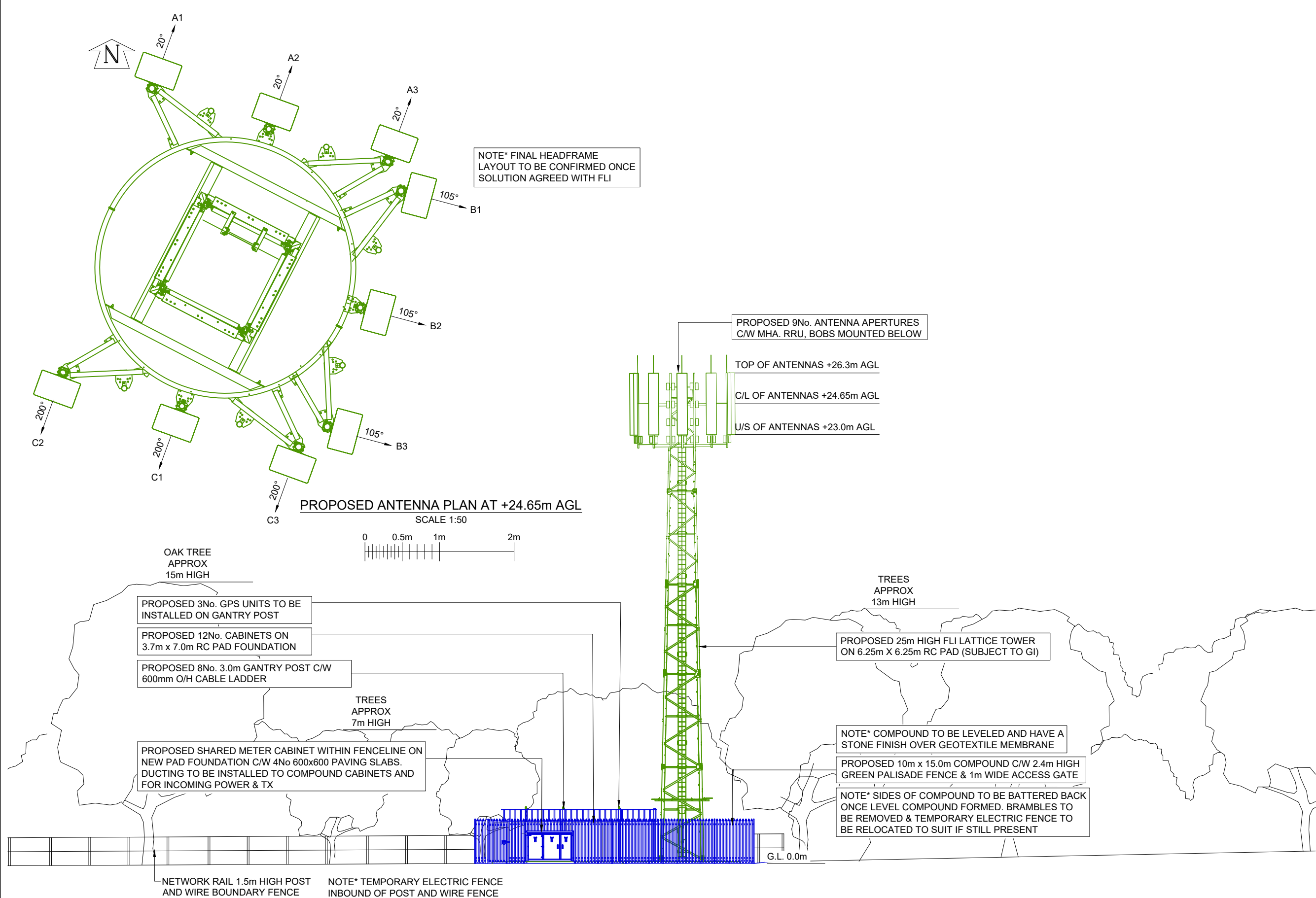
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PROPOSED

SCALE 1:200 UNO

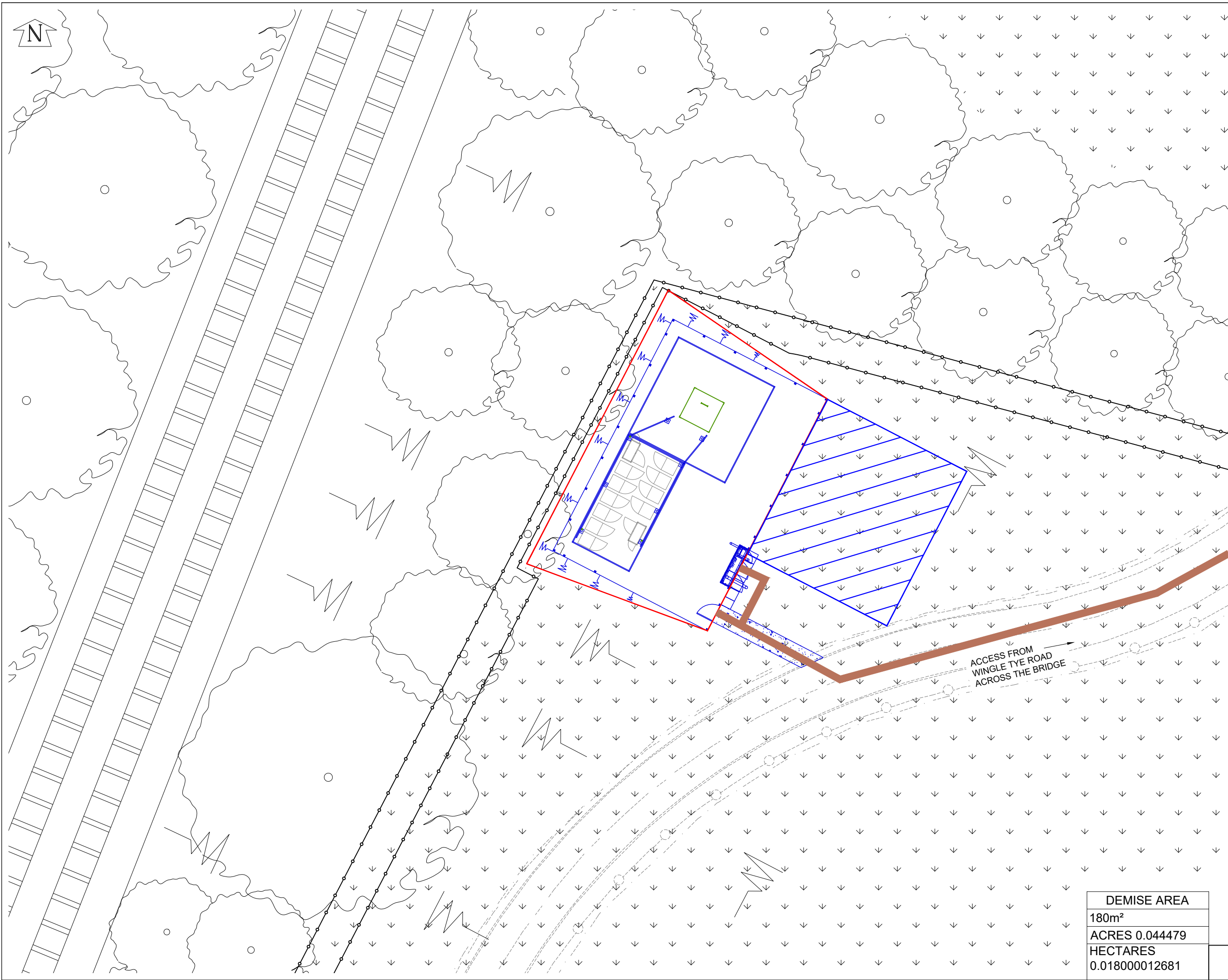
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APPROVED	MK	06/03/23

DRG No. Sheet 1 of 1 Rev
S5-16d-00-003-MD001 1.A



EQUIPMENT CABINET SCHEDULE

ID No	EQUIPMENT	MANUFACTURER	DIMENSIONS (WxDxH) mm	COLOUR	LOCATION	STATUS	COMMENTS
CAB 1	PSU CABINET (x2)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	PROPOSED	
CAB 2	TX CABINET (x2)	TBC	1500x600x1200	RAL 6009	PAD FOUNDATION	PROPOSED	
CAB 3	RADIO CABINET (x7)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	PROPOSED	
CAB 4	POWER & TX CAB (x1)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	PROPOSED	
CAB 5	SMC (x1)	TBC	1873x560x588	RAL 6009	PAD FOUNDATION	PROPOSED	



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NOTES

CRANE SET DOWN AREA

ACCESS ROUTE

DEMISE AREA

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1		06/03/23	KG	MK
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NGR TQ 31170 17513
OS GRID 531170, 117513
TITLE
LEASE PLAN

SCALE 1:200

DRAWN	KG	17/11/22
APPROVED	MK	06/03/23

DRG No. Sheet 1 of 1 Rev
S5-16d-00-006-MD001 1.A

DEMISE AREA

180m²

ACRES 0.044479

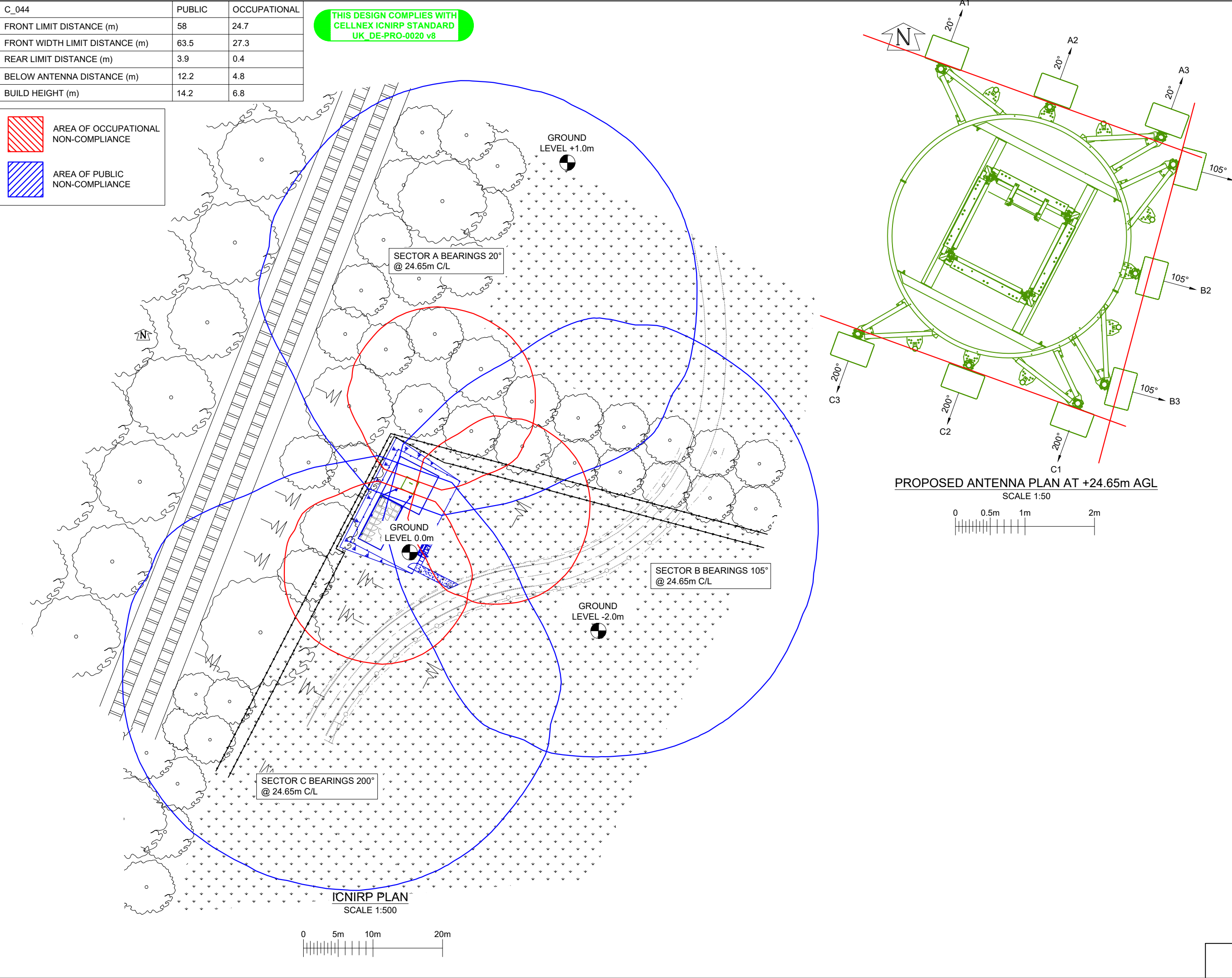
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FRONT WIDTH LIMIT DISTANCE (m)	63.5	27.3
REAR LIMIT DISTANCE (m)	3.9	0.4
BELOW ANTENNA DISTANCE (m)	12.2	4.8
BUILD HEIGHT (m)	14.2	6.8

THIS DESIGN COMPLIES WITH
CELLNEX ICNIRP STANDARD
UK_DE-PRO-0020 v8

AREA OF OCCUPATIONAL
NON-COMPLIANCE

AREA OF PUBLIC
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NGR	TQ 31170 17513		
OS GRID	531170, 117513		
TITLE ICNIRP PLAN (SHEET 1 OF 2)			
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DRAWN	KG	17/11/22	
APPROVED	MK	06/03/23	

DRG No.	Sheet 1 of 2	Rev
S5-16d-00-018-MD001		1.A

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
Woodland Management Plans ●
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Ecological Surveys ●



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