



**TREE SURVEY,
ARBORICULTURAL IMPACT ASSESSMENT,
TREE PROTECTION PLAN &
ARBORICULTURAL METHOD STATEMENT
Rev:1,**

with regard to proposed development at:

**Land to the East of College Lane,
Hassocks, BN6 9AJ,**

for:

Remmus Designer Homes Ltd.

Job no. MJC-26-0124

10th August 2026.

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1.0 Instruction

- 1.1 MJC Tree Services Limited have been instructed by Remmus Designer Homes Ltd. as follows:

“Re: Development Site Tree Survey & Reports in Accordance With BS5837:2012 at Land to the East of College Lane, Hassocks, BN6 9AJ.

To visit the above site on the 26th February 2026 and carry out the following works:

- *To carry out a ground level and visual survey of trees on and adjacent to the site that are identified for survey and assessment under the criterion given in British Standard 5837:2012 ‘Trees in Relation to Design, demolition and Construction – Recommendations’ (BS5837:2012):*
- *To draw up a Tree Constraints Plan and Tree Survey Schedule in accordance with BS5837:2012, using as a base plan a topographical survey plan (or similar existing site layout plan) of the site showing all tree stems on and immediately adjacent to the site, existing site features and spot levels, that will need to be supplied, via email, as a .dwg (AutoCAD) file to the above office before the survey can be undertaken:*
- *To provide an explanation of the tree constraints to the design team:*
- *To combine these elements into a single report and to supply the completed report in an electronic format as a .pdf file, with the plans available as .dwg (AutoCAD) files.”*

And:

“In response to specific additional instruction from yourself, to carry out the following works:

- *To discuss the proposed development as necessary and remotely (via telephone, email, Teams/Zoom meetings) with the design team in the light of the identified tree constraints with a view to arriving at a proposed layout and design that is acceptable in arboricultural planning terms:*
- *To draw up an Arboricultural Impact Assessment for the proposed development, using the tree constraints information for reference and a proposed site layout plan (including all access and service plan details) that will need to be supplied, via email, as a .dwg file to the above office before the report can be completed:*
- *To draw up a Tree Protection Plan and Arboricultural Method Statement for the proposed development that will provide adequate protection to the retained trees on site. To discuss the content of the Statement as necessary and remotely (via telephone, email, Teams/Zoom meetings) with the design team and/or construction contractors to arrive at a workable solution to the tree protection requirements of the site:*
- *To combine these elements into a single report and to supply the completed report in an electronic format as a .pdf file, with the drawings used in the report also available as .dwg (AutoCAD) files.”*

2.0 Qualifications and Caveats

2.1 The author of this report is a:

- Fellow of the Institute of Chartered Foresters:
- Chartered Arboriculturist:
- Chartered Surveyor:
- Registered Consultant of the Institute of Chartered Foresters.
- Professional Member of the Arboricultural Association:

He also holds the Royal Forestry Society's Professional Diploma in Arboriculture and has over 32 years' experience in UK arboriculture. A full CV and CPD record are available as a .pdf file upon request to the above office.

2.2 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be recommended in this report.

2.3 Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees in high use areas should be checked on a regular basis, preferably at least once every eighteen months. The conclusions and recommendations in this report are based only on the observations made by the author during the tree survey.

2.4 This report is for the sole use of the above-named client and refers only to those trees identified within. It may not be reproduced in whole or in part, or sold, lent, hired out or divulged to any third party not directly involved in the subject matter, without our consent. Use by any other person(s) in attempting to apply its contents for any purpose other than stated in this report renders the report invalid for that purpose.

2.5 This report is supplied subject to our terms and conditions in force at the time of our instruction by the client.

3.0 Documents Supplied & Used in this Report

3.1 The following documents have been supplied and are used in this report:

- Maltby Surveys Ltd. topographical survey drawing no. 24/233/100:
- ECE Architecture drawing no. 7759 PL03 Rev.P02.

4.0 Introduction

- 4.1 This report is presented largely in the form of annotated drawings with a tree survey schedule that are intended to be read in the sequence they are presented in the Appendices section of this report, cross referencing as instructed in the in-drawing texts.
- 4.1.1 The reason for this graphical form of report presentation is to make its interpretation easier by the greater design team and the demolition/construction teams. These teams work in a graphical environment, and if the arboricultural reports involved in the design and development processes are to be easily interpreted and followed by these teams they must also be presented in a graphical format. To do otherwise would create an unhelpful disconnect between the arboricultural information and the design and development teams. It also allows the report and the proposed development to be assessed on site by officers of the Local Planning Authority (LPA) whilst referencing a small number of single page documents, thereby avoiding the need to keep flicking backwards and forwards through a written report whilst holding open a large site drawing.
- 4.1.2 The layout and order of the drawings and schedule are intended to illustrate a logical progression from the existing site (Tree Constraints Plan drawing and Tree Survey Schedule – Appendix 1 and Appendix 2), through the proposed development, its impact on the trees in terms of tree works and losses required, the establishment of conflicts with the trees identified to be retained and how these conflicts are justified and will be resolved in principle (Arboricultural Impact Assessment drawing – Appendix 3), to the specific tree protection measures and construction/demolition methodologies required (Tree Protection Plan and Arboricultural Method Statement drawing – Appendix 4).
- 4.1.3 The in-drawing texts are designed to be large enough to be easily read when the drawings are viewed or printed off at the correct scale. If it is not possible to view or print off these drawings at the correct scale, it may not be possible to read the in drawing texts. In order to address this possibility, the in drawing text for each of the three drawings is reproduced as a separate block of text in italics immediately following the relevant drawing, and these form Appendices 1A, 3A, and 4A of this report.
- 4.2 The tree works recommended on the Tree Survey Schedule are based on the current context of the site, **they are not the tree works or tree felling required as a result of any proposed development.** This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". **Any and all tree works and tree felling required and proposed as a result of the proposed development are detailed in the Arboricultural Impact Assessment drawing.**

5.0 Summary

- 5.1 It is proposed to develop the site for residential use as illustrated in the Arboricultural Impact Assessment drawing forming Appendix 3 of this report.
- 5.2 The proposed development requires the removal of a small number of low grade trees that are not protected by either Tree Preservation Orders or Conservation Areas. The proposed development layout has demonstrated that sufficient space has been allocated within the proposed layout to accommodate more than sufficient new tree and shrub planting to compensate for the identified loss of trees. Therefore, there are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested in the Arboricultural Impact Assessment drawing and detailed in the Tree Protection Plan & Arboricultural Method Statement drawing are undertaken, along with adequate mitigation planting of new trees as suggested in the Arboricultural Impact Assessment drawing. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to an appropriately worded planning condition requiring the following:
- 5.2.1 Compliance with the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0124-03 rev.1 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing):
 - 5.2.2 The pre-commencement drawing up and approval of a comprehensive soft landscaping scheme for the proposed development that includes adequate mitigation planting of new trees and shrubs to compensate for the identified tree losses:
 - 5.2.3 The pre-commencement drawing up and approval of an underground service and drain plan that avoids the RPA of retained trees.
- 5.3 The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.

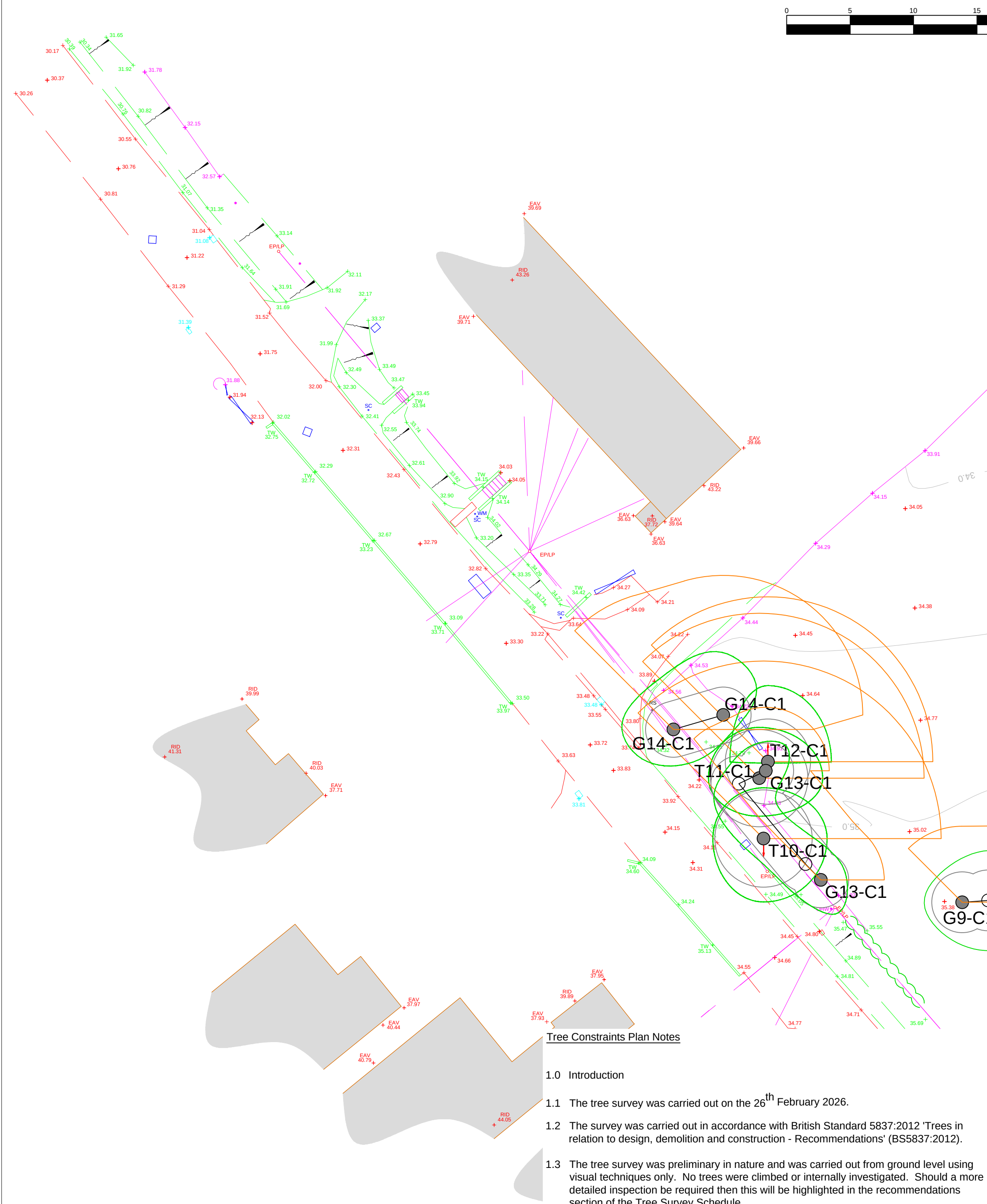
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6.0 Appendices

Appendix 1 Tree Constraints Plan drawing



Tree Constraints Plan Notes

1.0 Introduction

1.1 The tree survey was carried out on the 26th February 2026.

1.2 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837:2012).

1.3 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations section of the Tree Survey Schedule.

1.4 The tree works recommended on the enclosed Tree Survey Schedule are based on the current context of the site, **they are not tree works or tree felling required as a result of any proposed development**. This is to comply with section 4.4.1.1 of BS5837:2012 that states 'the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development'. **Any and all tree works and tree felling required and proposed as a result of the proposed development will be detailed in the Arboricultural Impact Assessment drawing.**

2.0 The Trees

2.1 The details of the individual tree survey are provided in the following Tree Survey Schedule.

2.1.1 Individual trees are pre-fixed with the letter 'T'.

2.1.2 Trees that form cohesive groups are recorded collectively and are pre-fixed with the letter 'G'.

2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012, see the key for details.

2.3 Tree no. T6 was omitted from the supplied topographical survey, and the position of this tree has been estimated by eye while the author was on site. This issue is noted in the Tree Survey Schedule. If the position of this tree becomes critical to any proposed development of the site, its position should be confirmed by a competent land surveyor and this drawing adjusted accordingly.

2.4 Root Protection Areas (RPA)

2.4.1 The indicative and circular RPA of the surveyed trees are based on the trunk diameters recorded in the Tree Survey Schedule, and have been derived using the calculation provided at section 4.6.1 of BS5837:2012.

2.4.2.1 For individual trees, the indicative RPA is illustrated by a grey circle in this drawing.

2.4.2.2 For groups of trees the outermost extent of the RPA of the individual trees making up the group or woodland are illustrated in this drawing as an amalgamated polygon in grey outline. In this way, the group is illustrated with a single and amalgamated RPA, but this is based on the overlapping and circular RPA for the individual trees making up the group.

2.4.2 The RPA's represent the surface area of the **minimum** soil rooting volume required by the tree if it is to remain viable. The actual root spread of the tree will be much larger than the RPA, but BS5837:2012 implicitly accepts that a tree will tolerate a degree of root loss, in much the same way as a tree would tolerate a degree of crown pruning. The existing soil levels and structure in the RPA of retained trees must be protected from the proposed development, and they should not be excavated, graded, compacted or have underground drains and/or services routed through them.

2.4.3 Section 4.6.2 of BS5837:2012 states 'Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.'

2.4.4 It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees had caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.

2.5 The areas of potentially significant shade illustrated in this drawing have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens. If tree shade is considered to have a potentially significant impact on the proposed development, a daylight and shade analysis will need to be carried out by a suitably qualified person.

2.6 Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this drawing. This potential future crown spread is an indicative guide only as there are many variables that influence the future growth of trees and these cannot all be adequately anticipated and/or quantified at this time.

2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 25th February 2026 in order to check on the protected status of the surveyed trees. This check indicated the following.

2.7.1 None of the surveyed trees are protected by a Tree Preservation Order.

2.7.2 The site is not in a Conservation Area.

2.8 The online Multi Agency Graphical Information for the Countryside (MAGIC) mapping system provided by DEFRA was consulted on the 25th February 2026 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that an Ancient Replanted woodland abuts the south eastern corner of the site. However, there was no evidence of a replanted woodland in this area, and the area seemed to be part of the open garden of the nearby dwelling to the south of the site. Therefore, it is reasonable to conclude that this indicated Ancient Replanted woodland poses no particular development constraint on the site because it clearly no longer exists.

2.9 The tree survey has not identified any ancient and/or veteran trees on or close to the site.

2.10 The trees on site will be protected by the Forestry Act 1967. Therefore, it will be necessary to obtain a Felling Licence from the Forestry Commission prior to felling any trees onsite unless one or more of the following exemptions apply.

2.10.1 In any one calendar quarter it is permitted to fell up to 5 cubic metres of licensable timber in the form of growing trees on any one holding without a Felling Licence, as long as no more than 2 cubic metres are sold.

2.10.1.1 Calendar quarters are defined as: 1 January to 31 March, 1 April to 30 June, 1 July to 30 September, and 1 October to 31 December.

2.10.1.2 The volume of timber in a standing tree is assessed by measuring the amount of wood in the main tree stem(s) where this is greater than 8cm in diameter over bark.

2.10.2 An exemption applies for tree works involving tree surgery by way of lopping or topping, for example, pollarding.

2.10.3 An exemption applies for felling trees that, when measured at a height of 1.3 metres from the ground have a diameter over bark of 8cm or less, or if thinning, have a diameter over bark of 10cm or less. N.B. Thinning is defined within the Forestry Act 1967 as 'felling carried out in order to improve the growth of other trees'. The UK Forestry Standard's definition is 'The removal of a proportion of trees in a forest after canopy closure, usually to promote growth and greater value in the remaining trees.' If underwood or existing coppice (i.e. previously managed by cutting to promote multi-stemmed growth arising at or near ground level), individual stems that have a diameter over bark of 15cm or less are also exempted.

2.10.4 An exemption applies to fruit trees, for example, orchard species like apple, pear or plum.

2.10.5 An exemption applies to trees standing or growing in an orchard, garden, churchyard or public open space.

2.10.6 An exemption applies to trees growing in the inner London boroughs.

2.10.7 An exemption applies for the felling of a tree or trees necessary for the prevention of danger or the prevention or abatement of a nuisance.

2.11 Various animal species that use trees and some of their habitats that can be found in trees, including Badgers, Bats, Great Crested Newts, and many bird species, are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. A qualified ecologist should be engaged to check if these species and/or habitats are present in any of the surveyed trees, and their advice followed.

3.0 The Site

3.1 The site comprised an open grassed field that sloped gently down from the south west to the north east.

3.2 Surrounding land use was as follows: to the north and east were grass fields; to the south was a small grass field with residential development beyond; to the west was the public highway with residential development beyond.

3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on the 25th February 2026.

MJC TREE SERVICES LIMITED

Site:
Land to the east of College Lane,
Hassocks, BN6 9AJ.

TREE CONSTRAINTS PLAN

Plan no. MJC-26-0124-01 rev:0

This is based on the Maltby
Surveys Ltd. topographical
survey drawing no. 24/233/100,
amended by MJC on 05/03/2026.

This plan was produced in colour.
A monochrome version must not
be relied upon.

KEY

- Category U 'Tree or 'Group and ref no'
- Category A 'Tree or 'Group and ref no'
- Category B 'Tree or 'Group and ref no'
- Category C 'Tree or 'Group and ref no'
- Trees in a 'Group with ref no' that have been collectively surveyed and recorded.
- Crown spread of surveyed trees, hedges and shrubs, amalgamated for groups
- US = under size tree followed by species where known. A tree below the size criteria in BS5837:2012 for inclusion in the tree survey
- Estimated mature crown spread for trees with significant potential for future growth
- Indicative root protection area (RPA), amalgamated for groups
- Direction of lowest significant branch for individual trees, length of arrow indicates height i.e. the longer the arrow the higher the branch
- Areas of potentially significant shade constraint for A, B & C grade trees, based on surveyed heights and amalgamated for groups

SCALE
1:250 @ A1

The online Multi Agency Graphical Information for the Countryside (MAGIC) mapping system provided by DEFRA states there is an Ancient Replanted woodland in this area. However there is no evidence to support this statement on the ground i.e. there is no woodland.

3.3.1 This check indicated that the soils on site were likely to be made up of the following:

3.3.1.1 **Bedrock Geology:** Weald Clay Formation-Mudstone. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea).

3.3.1.2 **Superficial deposits:** No records available.

3.3.2 These types of soils are likely to be subject to significant and persistent volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be considered and assessed by a suitably qualified and experienced engineer, and accommodated in any proposed development of the site.

3.3.3 The local soils are likely to be neutral in pH terms, and are likely to be prone to drought stress during prolonged periods of low or no rainfall. These factors should be borne in mind when selecting trees and shrubs for planting on this site.

3.3.4 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.

3.3.5 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

Appendix 1A In-drawing text from the Tree Constraints Plan drawing

Tree Constraints Plan Notes

1.0 Introduction

1.1 The tree survey was carried out on the 26th February 2026.

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- 2.7.1 *None of the surveyed trees are protected by a Tree Preservation Order.*
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- 2.9 *The tree survey has not identified any ancient and/or veteran trees on or close to the site.*
- 2.10 *The trees on site will be protected by the Forestry Act 1967. Therefore, it will be necessary to obtain a Felling Licence from the Forestry Commission prior to felling any trees onsite unless one or more of the following exemptions apply.*
- 2.10.1 *In any one calendar quarter it is permitted to fell up to 5 cubic metres of licensable timber in the form of growing trees on any one holding without a Felling Licence, as long as no more than 2 cubic metres are sold.*
- 2.10.1.1 *Calendar quarters are defined as: 1 January to 31 March, 1 April to 30 June, 1 July to 30 September, and 1 October to 31 December.*
- 2.10.1.2 *The volume of timber in a standing tree is assessed by measuring the amount of wood in the main tree stem(s) where this is greater than 8cm in diameter over bark.*
- 2.10.2 *An exemption applies for tree works involving tree surgery by way of lopping or topping, for example, pollarding.*

- 2.10.3 An exemption applies for felling trees that, when measured at a height of 1.3 metres from the ground have a diameter over bark of 8cm or less, or if thinning, have a diameter over bark of 10cm or less. N.B. Thinning is defined within the Forestry Act 1967 as 'felling carried out in order to improve the growth of other trees'. The UK Forestry Standard's definition is 'The removal of a proportion of trees in a forest after canopy closure, usually to promote growth and greater value in the remaining trees.' If underwood or existing coppice (i.e. previously managed by cutting to promote multi-stemmed growth arising at or near ground level), individual stems that have a diameter over bark of 15cm or less are also exempted.
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3.0 The Site

- 3.1 The site comprised an open grassed field that sloped gently down from the south west to the north east.
- 3.2 Surrounding land use was as follows; to the north and east were grass fields; to the south was a small grass field with residential development beyond; to the west was the public highway with residential development beyond.
- 3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on the 25th February 2026.
- 3.3.1 This check indicated that the soils on site were likely to be made up of the following:
- 3.3.1.1 **Bedrock Geology:** Weald Clay Formation-Mudstone. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea).

3.3.1.2 Superficial deposits: No records available.

- 3.3.2 These types of soils are likely to be subject to significant and persistent volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be considered and assessed by a suitably qualified and experienced engineer, and accommodated in any proposed development of the site.*
- 3.3.3 The local soils are likely to be neutral in pH terms, and are likely to prone to drought stress during prolonged periods of low or no rainfall. These factors should be borne in mind when selecting trees and shrubs for planting on this site.*
- 3.3.4 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.*
- 3.3.5 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.*

Appendix 2 Tree Survey Schedule

TREE SURVEY SCHEDULE

Key:

- o **Ht** = Height estimated in metres.
- o **Stem Diam** = Stem or trunk diameter, measured and calculated in accordance with Annex C and section 4.6 of BS5837:2012.
 - o **oi** = Measurement taken over ivy, which is likely to produce an exaggerated figure;
 - o **cmb** = combined stem diameter value for multi stem trees.
- o **Crown Spread** = Crown spread to the cardinal points in metres, measured by pacing.
- o **1st significant branch ht' & direction** = First significant branch height in metres and direction of growth e.g. N = North.
- o **Crown base ht'** = Minimum distance between surrounding ground level at the trunk base and the base of the main crown, estimated by eye in metres.
- o **Life stage** is chosen from the four following categories;
 - Y = Young;
 - SM = Semi mature;
 - EM = Early mature;
 - M = Mature;
 - OM = Over Mature.
- o **General observations** = Particularly of structural and/or physiological condition, significant features and defects, and the effect these may have on the health, stability and safe retention of the tree.
- o **Preliminary management recommendations** = any significant works identified as necessary in the current context, irrespective of any proposed development of the site.
- o **Rem' cont'** = an estimate, in years, of the remaining period over which the tree can be retained at an acceptable level of risk whilst still providing significant amenity benefits with no significant management intervention.
- o **Reten' Cat'** = Desirability for retention category. Refers to BS5837:2012 which categorises trees on development sites into one of four categories – A, B, C or U, A being very good and U meaning that felling is appropriate regardless of any proposals. The suffix 1, 2 or 3 refers to a subcategory relating to tree, landscape or cultural/ecological values respectively.
- o **agl** = Above ground level
- o **#** = Estimated dimension.
- o **typ** = Typical dimension where several are present.
- o **n/a** = Not applicable.
- o **n/k** = Not known.

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Common Oak	7#	180# + 150# + 75# = 246 cmb	3	3#	3#	3#	3#	0.6#	W#	0.3#	Y#	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree had potential for future growth but was set back from any public vantage point and therefore of limited public visual amenity value.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius = 3.0 metres; area = 27 square metres.	40+#	B1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T2	Common Oak	7#	170#	1	3#	3#	3#	3#	1.3#	W#	1.3#	Y#	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree had potential for future growth but was set back from any public vantage point and therefore of limited public visual amenity value.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius = 2.0 metres; area = 13 square metres.	40+#	B1#
T3	Common Oak	8#	200#	1	2#	3#	3#	3#	0.5#	NE#	0.5#	Y#	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree had potential for future growth but was set back from any public vantage point and therefore of limited public visual amenity value.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius = 2.4 metres; area = 18 square metres.	40+#	B1#
T4	Common Oak	6#	100#	1	2#	3#	3#	3#	0.5#	E#	0.5#	Y#	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree had potential for future growth but was set back from any public vantage point and therefore of limited public visual amenity value.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius = 1.2 metres; area = 4.5 square metres.	40+#	C1#
T5	Common Oak	6#	200#	1	4#	4#	4#	4#	1#	SE#	1#	Y#	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree had potential for future growth but was set back from any public vantage point and therefore of limited public visual amenity value.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius = 2.4 metres; area = 18 square metres.	40+#	B1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T6	Common Oak	6#	120#	1	3#	2#	1#	2#	1#	E#	1#	Y#	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree had potential for future growth but was set back from any public vantage point and therefore of limited public visual amenity value.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius = 1.4 metres; area = 6.5 square metres.	40+#	C1#
T7	Common Oak	6#	150#	1	3#	2#	3#	2#	1.2#	SE#	1.2#	Y#	- The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made by eye and from a distance. - The tree had potential for future growth but was set back from any public vantage point and therefore of limited public visual amenity value.	- No works currently identified as the tree is offsite and beyond the control and responsibility of my Client. - RPA: radius = 1.8 metres; area = 10 square metres.	40+#	B1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T8	Sycamore	10	390	1	5	4	5	5	2	W	1.9	EM	- The tree was a distinct individual within the line of the overgrown hedge and had significant potential for future growth. - The tree could be seen from the public highway, therefore was of some public visual amenity value. - However, it was not an overly prominent individual. - However, its public prominence would increase over time as it increased in size.	- No works currently identified. - RPA: radius = 4.7 metres; area = 69 square metres.	40+	B1
G9	Hawthorn	6 typical	200 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0.3 min	M - OM	- The linear group had, in the past, been a Hawthorn hedge. - However, its hedgerow management has lapsed for many decades and the group was evolving into a line of multi stemmed small Hawthorn trees, several of which were beginning to fail as a result of basal trunk failure. - Therefore, the longterm survival of this group in its current form was considered very unlikely.	- Coppice the existing Hawthorns. - Re-plant more Hawthorn whips in the gaps between the existing trees. - Fence off the hedge to prevent rabbit and deer browsing. - Manage as a hedgerow thereafter. - RPA: radius per individual = 2.4 metres; area = 18 square metres.	10+	C1

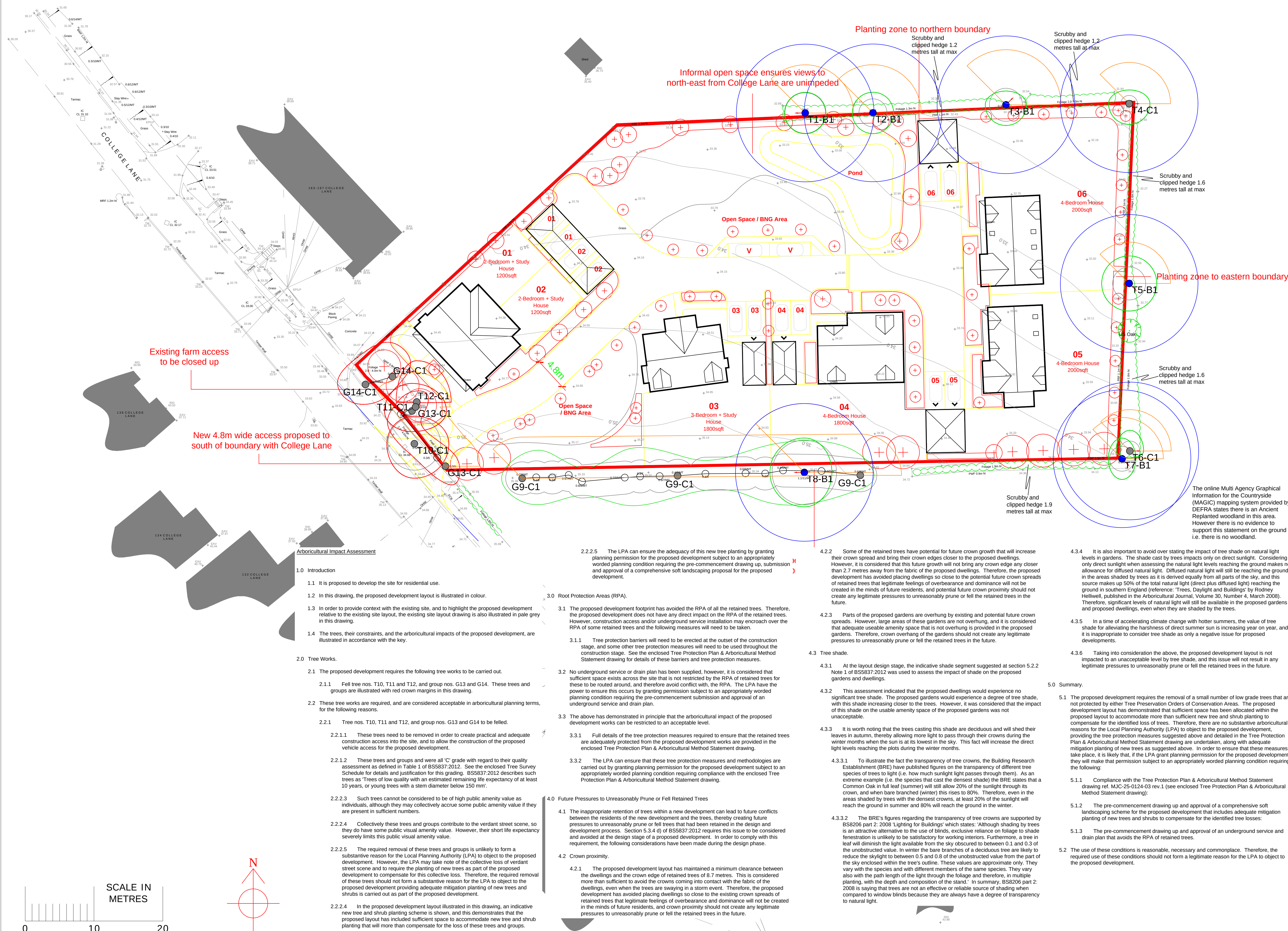
Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T10	Sycamore	14	320	1	4	5	5	4	2	S	2	EM	- The tree was a significant roadside feature of significant public visual amenity value. - The tree had been topped in the past at approximately 4 metres above ground level, most likely to clear the nearby overhead powerlines. - The tree was once again interfering with these nearby overhead powerlines and it was considered inevitable that it will be repeatedly topped in the future in order to maintain adequate clearance against the powerlines. - Therefore, the longterm retention of this tree was considered unlikely.	- Consider felling in order to avoid future conflict with the overhead power lines. - RPA: radius = 3.8 metres; area = 46 square metres.	10+	C1
T11	Sycamore	13	320	1	4	5	3	4	2.7	NE	2.5	EM	- The crown was heavily asymmetric as a result of competition for light and space with nearby trees. - The tree was a significant roadside feature of some public visual amenity value. - The crown was sufficiently close to the nearby overhead powerlines that it was considered inevitable that it would interfere with these powerlines in the future, resulting in pruning and the formation of greater crown asymmetry as a result in order to clear the overhead powerlines. - Therefore, the longterm retention of this tree was considered unlikely.	- Consider felling in order to avoid future conflict with the overhead power lines. - RPA: radius = 3.8 metres; area = 46 square metres.	10+	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T12	Sycamore	13	280 @ 1.3m agl	1	6	5	0	3	1.4	N	1.4	EM	- The crown was heavily asymmetric as a result of competition for light and space with nearby trees. - The tree was a significant roadside feature of some public visual amenity value. - The crown was sufficiently close to the nearby overhead powerlines that it was considered inevitable that it would interfere with these powerlines in the future, resulting in pruning and the formation of greater crown asymmetry as a result in order to clear the overhead powerlines. - Therefore, the longterm retention of this tree was considered unlikely.	- Consider felling in order to avoid future conflict with the overhead power lines. - RPA: radius = 3.4 metres; area = 36 square metres.	10+	C1
G13	Hawthorn and Sycamore	5 typical	180 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0 min	SM - EM	- The linear group was an overgrown hedge whose hedgerow management had lapsed for many years. - The linear group was evolving into a line of small trees that were beginning to interfere with the nearby overhead powerlines, and it was considered inevitable that these trees would be topped in order to clear the powerlines repeatedly in the future. - The continuation of the hedge to the south east had been laid in the past and this is an option for the retention and management of this group in the future.	- Lay the hedge in the traditional manner and maintain as a hedge thereafter. - RPA: radius per individual = 2.2 metres; area = 15 square metres.	10+	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G14	Sycamore	11 typical	180 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0 min	SM	- The group comprised several etiolated stems that were interfering with the overhead powerlines and it was considered inevitable that these trees would be repeatedly topped in the future in order to clear the overhead powerlines. - Therefore, the trees had no room into which to naturally grow. - Therefore, their longterm retention was considered very unlikely.	- Consider felling in order to avoid future conflict with the overhead power lines. - RPA: radius per individual = 2.2 metres; area = 15 square metres.	10+	C1

Appendix 3

Arboricultural Impact Assessment drawing



MJC TREE SERVICES LIMITED

Site:
Land to the east of College Lane,
Hassocks, BN6 9AJ.

ARBORICULTURAL IMPACT
ASSESSMENT

Plan no. MJC-26-0124-02 rev.1

This is based on the Maltby
Surveys Ltd. topographical
survey drawing no. 24/233/100,
and the ECE Architecture drawing
no. 7759 PL03 Rev.P02,
amended by MJC on 10/08/2026.

This plan was produced in colour.
A monochrome version must not
be relied upon.

KEY

Existing site layout
in grey

Proposed site
layout in colour

Proposed and
indicative new tree
and shrub planting

Category U 'Tree
or 'Group and ref'
no'

Category A 'Tree
or 'Group and ref'
no'

Category B 'Tree
or 'Group and ref'
no'

Category C 'Tree
or 'Group and ref'
no'

Trees in a 'Group
with ref' no' that
have been
collectively
surveyed and
recorded.

Crown spread of
surveyed trees,
hedges and
shrubs to be
retained,
amalgamated for
groups

Crown spread of
surveyed trees,
hedges and
shrubs to be
removed,
amalgamated for
groups

US = under size
tree to be retained,
followed by
species where
known. A tree
below the size
criteria in
BS5837:2012 for
inclusion in the
tree survey

Estimated mature
crown spread for
trees to be
retained with
significant
potential for future
growth

Indicative root
protection area
(RPA) of trees to
be retained,
amalgamated for
groups

Direction of lowest
significant branch
for individual trees
to be retained,
length of arrow
indicates height
i.e. the longer the
arrow the higher
the branch

Areas of
potentially
significant shade
constraint for A, B
& C grade trees to
be retained, based
on surveyed
heights and
amalgamated for
groups

SCALE

1:250 @ A1

Appendix 3A In-drawing text from the Arboricultural Impact Assessment drawing

Arboricultural Impact Assessment

1.0 Introduction

- 1.1 *It is proposed to develop the site for residential use.*
- 1.2 *In this drawing, the proposed development layout is illustrated in colour.*
- 1.3 *In order to provide context with the existing site, and to highlight the proposed development relative to the existing site layout, the existing site layout drawing is also illustrated in pale grey in this drawing.*
- 1.4 *The trees, their constraints, and the arboricultural impacts of the proposed development, are illustrated in accordance with the key.*

2.0 Tree Works.

- 2.1 *The proposed development requires the following tree works to be carried out.*
 - 2.1.1 *Fell tree nos. T10, T11 and T12, and group nos. G13 and G14. These trees and groups are illustrated with red crown margins in this drawing.*
- 2.2 *These tree works are required, and are considered acceptable in arboricultural planning terms, for the following reasons.*
 - 2.2.1 *Tree nos. T10, T11 and T12, and group nos. G13 and G14 to be felled.*
 - 2.2.1.1 *These trees need to be removed in order to create practical and adequate construction access into the site, and to allow the construction of the proposed vehicle access for the proposed development.*
 - 2.2.1.2 *These trees and groups and were all 'C' grade with regard to their quality assessment as defined in Table 1 of BS5837:2012. See the enclosed Tree Survey Schedule for details and justification for this grading. BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.*

- 2.2.2.3 *Such trees cannot be considered to be of high public amenity value as individuals, although they may collectively accrue some public amenity value if they are present in sufficient numbers.*
- 2.2.2.4 *Collectively these trees and groups contribute to the verdant street scene, so they do have some public visual amenity value. However, their short life expectancy severely limits this public visual amenity value.*
- 2.2.2.5 *The required removal of these trees and groups is unlikely to form a substantive reason for the Local Planning Authority (LPA) to object to the proposed development. However, the LPA may take note of the collective loss of verdant street scene and to require the planting of new trees as part of the proposed development to compensate for this collective loss. Therefore, the required removal of these trees should not form a substantive reason for the LPA to object to the proposed development providing adequate mitigation planting of new trees and shrubs is carried out as part of the proposed development.*
- 2.2.2.4 *In the proposed development layout illustrated in this drawing, an indicative new tree and shrub planting scheme is shown, and this demonstrates that the proposed layout has included sufficient space to accommodate new tree and shrub planting that will more than compensate for the loss of these trees and groups.*
- 2.2.2.5 *The LPA can ensure the adequacy of this new tree planting by granting planning permission for the proposed development subject to an appropriately worded planning condition requiring the pre-commencement drawing up, submission and approval of a comprehensive soft landscaping proposal for the proposed development.*

3.0 *Root Protection Areas (RPA).*

- 3.1 *The proposed development footprint has avoided the RPA of all the retained trees. Therefore, the proposed development does not have any direct impact on the RPA of the retained trees. However, construction access and/or underground service installation may encroach over the RPA of some retained trees and the following measures will need to be taken.*

- 3.1.1 *Tree protection barriers will need to be erected at the outset of the construction stage, and some other tree protection measures will need to be used throughout the construction stage. See the enclosed Tree Protection Plan & Arboricultural Method Statement drawing for details of these barriers and tree protection measures.*
- 3.2 *No underground service or drain plan has been supplied, however, it is considered that sufficient space exists across the site that is not restricted by the RPA of retained trees for these to be routed around, and therefore avoid conflict with, the RPA. The LPA have the power to ensure this occurs by granting permission subject to an appropriately worded planning condition requiring the pre-commencement submission and approval of an underground service and drain plan.*
- 3.3 *The above has demonstrated in principle that the arboricultural impact of the proposed development works can be restricted to an acceptable level.*
- 3.3.1 *Full details of the tree protection measures required to ensure that the retained trees are adequately protected from the proposed development works are provided in the enclosed Tree Protection Plan & Arboricultural Method Statement drawing.*
- 3.3.2 *The LPA can ensure that these tree protection measures and methodologies are carried out by granting planning permission for the proposed development subject to an appropriately worded planning condition requiring compliance with the enclosed Tree Protection Plan & Arboricultural Method Statement drawing.*

4.0 Future Pressures to Unreasonably Prune or Fell Retained Trees

- 4.1 *The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made during the design phase.*

4.2 Crown proximity.

- 4.2.1 *The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 8.7 metres. This is considered more than sufficient to avoid the crowns coming into contact with the fabric of the dwellings, even when the trees are swaying in a storm event. Therefore, the proposed development has avoided placing dwellings so close to the existing crown spreads of retained trees that legitimate feelings of overbearance and dominance will not be created in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*
- 4.2.2 *Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than 2.7 metres away from the fabric of the proposed dwellings. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearance and dominance will not be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*
- 4.2.3 *Parts of the proposed gardens are overhung by existing and potential future crown spreads. However, large areas of these gardens are not overhung, and it is considered that adequate useable amenity space that is not overhung is provided in the proposed gardens. Therefore, crown overhang of the gardens should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

4.3 Tree shade.

- 4.3.1 *At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.*
- 4.3.2 *This assessment indicated that the proposed dwellings would experience no significant tree shade. The proposed gardens would experience a degree of tree shade, with this shade increasing closer to the trees. However, it was considered that the impact of this shade on the usable amenity space of the proposed gardens was not unacceptable.*

4.3.3 *It is worth noting that the trees casting this shade are deciduous and will shed their leaves in autumn, thereby allowing more light to pass through their crowns during the winter months when the sun is at its lowest in the sky. This fact will increase the direct light levels reaching the plots during the winter months.*

4.3.3.1 *To illustrate the fact the transparency of tree crowns, the Building Research Establishment (BRE) have published figures on the transparency of different tree species of trees to light (i.e. how much sunlight light passes through them). As an extreme example (i.e. the species that cast the densest shade) the BRE states that a Common Oak in full leaf (summer) will still allow 20% of the sunlight through its crown, and when bare branched (winter) this rises to 80%. Therefore, even in the areas shaded by trees with the densest crowns, at least 20% of the sunlight will reach the ground in summer and 80% will reach the ground in the winter.*

4.3.3.2 *The BRE's figures regarding the transparency of tree crowns are supported by BS8206 part 2: 2008 'Lighting for Buildings' which states: "Although shading by trees is an attractive alternative to the use of blinds, exclusive reliance on foliage to shade fenestration is unlikely to be satisfactory for working interiors. Furthermore, a tree in leaf will diminish the light available from the sky obscured to between 0.1 and 0.3 of the unobstructed value. In winter the bare branches of a deciduous tree are likely to reduce the skylight to between 0.5 and 0.8 of the unobstructed value from the part of the sky enclosed within the tree's outline. These values are approximate only. They vary with the species and with different members of the same species. They vary also with the path length of the light through the foliage and therefore, in multiple planting, with the depth and composition of the stand." In summary, BS8206 part 2: 2008 is saying that trees are not an effective or reliable source of shading when compared to window blinds because they are always have a degree of transparency to natural light.*

- 4.3.4 *It is also important to avoid over stating the impact of tree shade on natural light levels in gardens. The shade cast by trees impacts only on direct sunlight. Considering only direct sunlight when assessing the natural light levels reaching the ground makes no allowance for diffused natural light. Diffused natural light will still be reaching the ground in the areas shaded by trees as it is derived equally from all parts of the sky, and this source makes up 50% of the total natural light (direct plus diffused light) reaching the ground in southern England (reference: 'Trees, Daylight and Buildings' by Rodney Helliwell, published in the Arboricultural Journal, Volume 30, Number 4, March 2008). Therefore, significant levels of natural light will still be available in the proposed gardens and proposed dwellings, even when they are shaded by the trees.*
- 4.3.5 *In a time of accelerating climate change with hotter summers, the value of tree shade for alleviating the harshness of direct summer sun is increasing year on year, and it is inappropriate to consider tree shade as only a negative issue for proposed developments.*
- 4.3.6 *Taking into consideration the above, the proposed development layout is not impacted to an unacceptable level by tree shade, and this issue will not result in any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

5.0 Summary.

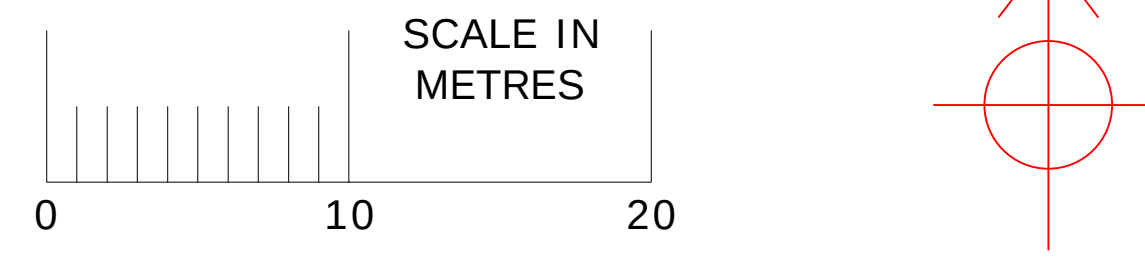
- 5.1 *The proposed development requires the removal of a small number of low grade trees that are not protected by either Tree Preservation Orders or Conservation Areas. The proposed development layout has demonstrated that sufficient space has been allocated within the proposed layout to accommodate more than sufficient new tree and shrub planting to compensate for the identified loss of trees. Therefore, there are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement drawing are undertaken, along with adequate mitigation planting of new trees as suggested above. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to an appropriately worded planning condition requiring the following:*
- 5.1.1 *Compliance with the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0124-03 rev.1 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing):*

- 5.1.2 *The pre-commencement drawing up and approval of a comprehensive soft landscaping scheme for the proposed development that includes adequate mitigation planting of new trees and shrubs to compensate for the identified tree losses:*
- 5.1.3 *The pre-commencement drawing up and approval of an underground service and drain plan that avoids the RPA of retained trees.*
- 5.2 *The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.*

Appendix 4

Tree Protection Plan & Arboricultural Method Statement drawing

33 of 42



between uprisings

Appendix 4A In-drawing text from the Tree Protection Plan & Arboricultural Method Statement drawing

Tree Protection Plan & Arboricultural Method Statement.

1.0 The proposed development will be carried out in strict accordance with the following Tree Protection Plan & Arboricultural Method Statement, and in the following sequence of events. This plan and statement will cover the following heads of terms, see separate notes below for the specific tree protection measures and methodologies for each head of terms:

1.0.1 Appointment of the Responsible Person:

1.0.2 Agreement of the arboricultural monitoring timetable:

1.0.3 Distribution of Tree Protection Plan and Arboricultural Method Statement:

1.0.4 General measures, including access, storage of materials etc.:

1.0.5 Tree works:

1.0.6 Tree protection barrier erection:

1.0.7 Underground service and drain installation:

1.0.8 Fencing works in the RPA of retained trees:

1.0.9 Soft landscaping in the RPA of retained trees.

1.1 Appointment of the Responsible Person.

1.1.1 Before any site works, including site clearance, take place, a person will be made responsible for the correct and full implementation of the plan and statement (the Responsible Person). The Responsible Person will typically be the project manager or site manager, but whoever is appointed they will be responsible for the full and correct implementation of this plan and statement, and will be deemed liable for any failure to correctly and fully implement this plan and statement.

1.1.2 When appointed, the Responsible Person will inform the Local Planning Authority and the project Arboriculturist of their appointment and will supply both with a full set of contact details.

1.2 Agreement of the arboricultural monitoring timetable.

- 1.2.1 If specifically requested by the Local Planning Authority, before any site works, including site clearance, take place, a site meeting will be held with the Responsible Person, the site/project manager, the Local Planning Authority's Tree Officer and the project Arboriculturist. The purpose of this meeting will be to confirm the tree protection measures required by the Tree Protection Plan & Arboricultural Method Statement, a timetable of ongoing site monitoring and reporting to be carried out by the project Arboriculturist.*
- 1.2.2 Further arboricultural monitoring and reporting will be carried out by the project Arboriculturist in accordance with the timetable agreed at the above meeting.*
- 1.2.3 A brief letter report will be produced by the project Arboriculturist following each site visit and a copy of this letter supplied to the Responsible Person and the Local Planning Authority's Tree Officer.*

1.3 Distribution of the Tree Protection Plan & Arboricultural Method Statement drawing.

- 1.3.1 It is the responsibility of the Responsible Person to ensure that all staff and contractors working on the development are aware of and abide by this Tree Protection Plan & Arboricultural Method Statement.*
- 1.3.2 It is the responsibility of the Responsible Person to ensure that a scale copy of this drawing will be attached to the site office notice board, and that copies of this drawing will always be available for taking out on site as necessary.*
- 1.3.3 It is the responsibility of the Responsible Person to ensure that reference to this Tree Protection Plan & Arboricultural Method Statement forms part of the standard induction briefing for all personnel coming onto site.*

1.4 General measures, including access, storage of materials etc..

- 1.4.1 The following measures and restrictions will apply at all times.*
- 1.4.2 Before any construction works commence and before any construction equipment, vehicles and materials are delivered to site, with the exception of those necessary for carrying out the tree works specified below and the installation of tree protection barriers, the tree works will be completed, the tree protection barriers erected, and the temporary ground protection installed.*
- 1.4.3 All construction traffic access will be via the existing and the 'to be built' access off College Road.*

- 1.4.4 *When any large and/or tall and/or jibbed vehicles/equipment are operating or manoeuvring close to the crowns of trees to be retained, a specific banks person will be appointed to supervise the movement and ensure that no damage is caused to the crowns of these trees through impact.*
- 1.4.5 *All activities usually carried out in the compound area, e.g. the storage of materials and equipment, the mixing of concrete and mortar, the siting of rest cabins and the site office etc., will take place outside the construction exclusion zones created by the tree protection barriers.*
- 1.4.6 *Any facilities for the storage of oils and/or fuels and/or chemicals shall be located outside and downslope from the construction exclusion zones created by the tree protection barriers. These substances will be stored in either securely bunded cabinets/lockers/tanks, or secure cabinets/lockers/tanks on impervious bases and surrounded by impervious bund walls. The volume of the bund shall be at least equivalent to the maximum capacity of the cabinet/locker/tank plus 10%.*
- 1.4.7 *All underground services and drains will be carefully routed so as to avoid crossing the RPA of all the retained trees.*
- 1.4.8 *No fires will be permitted on site.*

1.5 Tree Works.

- 1.5.1 *Before any construction works commence, and before any construction vehicles, equipment and materials are delivered to site, the following tree works will be carried out.*
 - 1.5.1.1 *Fell tree nos. T10, T11 and T12, and group nos. G13 and G14. These trees and groups are illustrated with red crown margins in this drawing.*
- 1.5.3 *All tree works will be carried out in accordance with the following stipulations.*
 - 1.5.3.1 *All tree works will be carried out in accordance with BS3998:2010 wherever that Standard is applicable.*
 - 1.5.3.2 *All works will be carried out in accordance with all applicable health & safety and environmental protection legislation.*
 - 1.5.3.3 *All tree works will be carried out in such a way that no unintended collateral harm is caused to trees to be retained.*

1.5.3.4 *All arisings will be disposed of in an approved manner and off site unless otherwise instructed by the Client or site manager.*

1.5.3.5 *The resulting stumps may be mechanically grubbed out, but this grubbing out may only take place after the tree protection hoarding and barriers have been erected.*

1.6 *Tree protection barrier erection*

1.6.1 *After the tree works are completed, but before any stumps are grubbed out, and before any construction works commence, and before any construction vehicles, equipment and materials, other than only those necessary for the erection of the tree protection barriers, are delivered to site, the tree protection barriers will be erected at the positions illustrated in this drawing.*

1.6.2 *This barrier will comply with the recommendations in BS5837:2012 i.e. as a first choice the barrier design illustrated in this drawing will be used. Where this design of barrier is not feasible the barrier will comply with the following specification.*

1.6.2.1 *The barrier will comprise a minimum 2 metres tall welded mesh fence panels on rubber or concrete feet secured with ground pins.*

1.6.2.2 *The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.*

1.6.2.3 *The distance between the fence couplers should be at least 1 metre and should be uniform throughout the fence.*

1.6.2.4 *The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins.*

1.6.2.5 *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 should be mounted on a block tray.*

1.6.3 *The barrier will have an A3 size informative/warning notice attached on the construction site side, at approximately 1.6 metres above ground level, and at no more than 6 metres intervals. An example of a suitable notice follows this drawing.*

1.6.4 *No construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers.*

- 1.6.5 *The tree protection barriers will be retained in place and intact until all construction activities have been completed and all construction materials, equipment and vehicles have been removed from the site.*
- 1.7 *Underground service and drain installation.*
- 1.7.1 *All underground services and drains will be carefully routed so as to avoid crossing the RPA of all the retained trees.*
- 1.8 *Fencing works in the Root Protection Area (RPA) of retained trees.*
- 1.8.1 *Where fences, or above ground timber structures, are to be erected in the RPA of retained trees they will be installed as follows.*
- 1.8.1.1 *The fences will be erected as part of the post construction landscaping works. If the tree protection barriers are still in place, pedestrian access to the Construction Exclusion Zones (CEZ) will be permitted as necessary to carry out this fencing work.*
- 1.8.1.2 *Post and/or upright support holes will be excavated by hand. If a significant root is encountered i.e. a root over 25mm in diameter, the post hole must be re-positioned so that it avoids the root.*
- 1.8.1.3 *Any roots encountered that are less than 25mm in diameter will be carefully cut back to the edge of the excavation using either a sharp pruning saw or a sharp pair of loppers.*
- 1.8.1.4 *The post and/or upright can be secured with either rammed earth or concrete. If concrete is to be used, the post hole must first be lined with an impermeable and continuous membrane to prevent the leaching of toxic compounds into the root zone.*
- 1.8.1.5 *Mechanical augers and excavators will not be used within the RPA's.*
- 1.8.1.6 *No vehicular access across the RPA will be permitted as part of these works beyond the existing or new hard surfaces.*
- 1.9 *Soft landscaping in the Root Protection Area (RPA) of retained trees.*
- 1.9.1 *Where soft landscaping works are to be carried out in the RPA of retained trees, they will be carried out as follows.*

- 1.9.1.1 The soft landscaping works will be carried out as part of the post construction soft landscaping works. If the tree protection barriers are still in place, pedestrian access to the Construction Exclusion Zones (CEZ) will be permitted as necessary to carry out these soft landscaping works.*
- 1.9.1.2 Excavations for landscaping works within the RPA will be carefully carried out with hand tools only, and with no cultivations below 300mm. If significant roots are encountered i.e. roots over 25mm in diameter, these will be dug around and left undamaged.*
- 1.9.1.3 Powered cultivators will not be used in the RPA.*
- 1.9.1.4 No vehicular access across the root protection areas will be permitted as part of these works beyond the existing or new hard surfaces.*

Appendix 5

Tree Protection Barrier Sign

**(used with the kind permission of Christopher Skellern –
<https://www.axciscap.com/>)**



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



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

Appendix 6

References

BS5837:2012	=	British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
BS3998:2010	=	British Standard 3998:2010 'Tree work – Recommendations'.