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Arboricultural Impact Assessment

& Method Statement:

Land North of Balcombe Road
Haywards Heath

REPORT PREPARED FOR:

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Ref:
jwmb/rpt2/landnorthofbalcomberd/AIAAMS

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1.0 Introduction

1.1 Purpose & Use of the Impact Assessment & Method Statement

- 1.1.1 This updated arboricultural impact assessment & method statement report has been prepared for submission to Mid Sussex District Council (MSDC) to accompany an outline application for a residential development at Land North of Balcombe Road, Haywards Heath. The proposed outline development is for the erection of up to 117 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. This statement is intended to demonstrate the feasibility of construction without harm to the retained tree resource on and adjoining the site. See the material accompanying this report for full scheme details.
- 1.1.2 This document lays down the methodology for any proposed works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this method statement is observed and adhered to. It is recommended that this document form part of the work schedule and specification issued to the building contractors and can be used to form part of the contract.
- 1.1.3 Copies of this document should be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the designated arboriculturist is replaced.

1.2 Terms of Reference

- 1.2.1 I am instructed by Fairfax Acquisitions Ltd. to prepare an arboricultural impact assessment & method statement report to accompany an outline application for a residential development at Land North of Balcombe Road, Haywards Heath. The proposed outline development is for the erection of up to 117 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road with reference to British Standards publication: Trees in relation to design, demolition & construction - Recommendations (BS5837:2012).
- 1.2.2 The tree protection plan at Appendix A is based on Location Plan drawing reference 2508-PL01 Rev A and Illustrative Coloured Masterplan drawing reference 2508-PL08 Rev W from Paul J. Hewett, R.I.B.A. Chartered Architect, 51 Foxdale Drive, The Dell, Angmering, West Sussex, BN16 4HF.

1.3 Tree Survey

- 1.3.1 A BS5837:2012 survey of the trees near the proposals was conducted on 23rd August 2023 by James Bell of Arbortrack Systems Ltd. Full tree survey data is provided at Appendix B.
- 1.3.2 Data from the iGeology app from the British Geological Survey suggests that it is likely that the site has a bedrock geology of Wadhurst Clay Formation – Mudstone, Cuckfield Stone Bed - Sandstone, calcareous, Lower Tunbridge Wells Sand - Sandstone, siltstone and mudstone and a superficial geology of Head - Clay, silt, sand and gravel. The prevailing soil conditions evidently provide a reasonable medium for tree growth. Any potential for soil compaction (highly deleterious to root function) during development will depend on the proportion of clay present in the upper profile. The presence of clay in this location would appear to be possible, but cannot be confirmed. Further to confirmation of the precise soil type present, a structural engineer may be able to advise further on the local geology and its implications, if any, for development.
- 1.3.3 An area of Ancient Semi-Natural Woodland (ASNW) and Priority Habitat Inventory Woodland is present around 50m to the north of the site. Its location has been marked on the plan at Appendix A. See the Department for Environment Fisheries & Rural Affairs (DEFRA) MAGIC website for details at <http://magic.defra.gov.uk/MagicMap.aspx>.

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- 1.3.4 The status of surveyed trees has not been established with MSDC; however, their online mapping service suggests that none of the trees on site are subject to a Tree Preservation Order (TPO) and that the site does not stand within a Conservation Area (CA).

1.4 Development Proposals & Impact Assessment

- 1.4.1 The outline proposals are for the erection of up to 117 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. See proposals at Appendix A and accompanying material for full details.
- 1.4.2 Trees W43 (partial (p)), 44, 45a, 45, 46, 47, 48, 49, 50, 51, H67(p) & 78 will be removed to allow or facilitate development. The loss of these trees is a low and acceptable impact in the context of this site and these proposals and is likely to have a low & acceptable amenity impact on the surrounding area. A small section of G53, low quality sycamore saplings, may need to be cut back for clearance for the footpath/emergency vehicle access, where the existing access will be slightly widened. Trees 32 & 47a should also be removed for reasons of arboricultural best practice.
- 1.4.3 The loss of trees 50 & 51, two mature English oaks (*Quercus robur*), is regrettable but unavoidable, given new levels required to achieve the new access (reconfiguration of the existing roundabout). These trees were shown for removal under application reference 13/03472/OUT for the Penland Farm scheme and the then tree officer (Mr Dom Newling) made no objection to their removal.
- 1.4.4 The new access and associated level changes require the loss of a section of W43, including trees 44-48. This same age woodland parcel/copse will be reduced in size by the proposals but not reduced (unacceptably) in character and amenity value. There is also good scope for new landscape planting, details of which can be agreed at the Reserved Matters (RM) stage of the application.
- 1.4.5 The impact on tree 52 from the new roadway is very low and acceptable, given the location of the original road. No mitigation is possible (or necessary). There is scope for a sensitive crown reduction of this tree, should this be considered appropriate, and it should be inspected periodically hereafter.
- 1.4.6 There is good provision of new planting throughout the site, which will ensure that the landscape impact of the proposals has the scope to be positive.
- 1.4.7 Proposed attenuation ponds have been carefully located in order to avoid the root protection areas (RPAs) of retained trees wherever possible, barring marginal and acceptable encroachments into the RPAs of trees 68, 71, 74, 75 & 84-87. Final details can be agreed at RM stage of the application.
- 1.4.8 Sections of footpath within the RPAs of trees 54 & 57 will be constructed to a 'No Dig' specification to mitigate for minor RPA encroachments, subject to the relevant authority being prepared to adopt the new treatment.
- 1.4.9 The great majority of site works will take place beyond the RPAs of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012 - see Appendix C for details.

1.5 Sequence of Works

1.5.1 The sequence of works should be as follows:

- tree works required to allow or facilitate development – see Appendix B
- erection of tree protection barrier (TPB) on advised line(s) and laying of ground protection as indicated – see Appendix A
- laying of service runs
- main construction phase, including sections of ‘No Dig’ footpath
- removal of TPB & ground protection
- soft landscaping

1.6 Site Supervision

1.6.1 An individual, e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

- be present on-site for the majority of the time
- be aware of the arboricultural responsibilities
- have the authority to stop any work that is causing, or has the potential to cause, harm to any retained tree
- be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities
- make immediate contact with the local authority and/or the designated arboriculturist in the event of any tree-related problems occurring, whether actual or potential

1.7 Site Monitoring

1.7.1 The site agent will be responsible for monitoring all arboricultural works, inspecting protective fencing and monitoring all on-site works in the context of tree protection. The designated arboriculturist will be available for site visits on a basis to be agreed upon between the client and planning authority when/if appropriate or required, i.e. if required by condition. It is recommended that a record of site visits is maintained for inspection on-site and copies forwarded to the developer/agent and to the local planning authority. A certificate of practical completion can be produced for sites deemed by all parties to merit this.

1.7.2 It is the responsibility of the client to advise Arbortrack when the project begins and to forward on the approval notice when published on the planning portal, should supervision requirements be stipulated.

1.7.3 Principal contact information: 1/. Mr James Bell. Arbortrack Systems Ltd. Arboricultural Consultant. 07986 122074. 2/. Ms Emma Rivett. MSDC Assistant Tree Officer (Development Management). 01444 477067. emma.rivett@midsussex.gov.uk. 3/. Site agent. Details to be advised. 4/. Mr Paul Hewett. Project Architect. 07792 363270. hewett439@btinternet.com.

1.8 Statement Adoption

- 1.8.1 It is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in the execution of the contract and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.
- 1.8.2 If conflicts between any part of a tree and the proposals arise during the course of development, these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly, and the decline and death of such trees can spoil design aims and can, of course, affect saleability, as well as reflecting poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

2.0 Pre-Development Site Preparation

2.1 Arboricultural Works

- 2.1.1 See Appendix B for full details of tree works required to allow or facilitate development, or for arboricultural best practice.

2.2 Preparation of Surfaces

- 2.2.1 Areas within RPAs potentially requiring ground protection are shown in Appendix A, i.e. ground within the RPA of tree 66. Ground protection should be fit for purpose as per the guidance in BS5837:2012 section 6.2.3.3. The preferred specification is provided by products such as Trak Mat; see www.multimatts.co.uk. Alternatively, many other treatments are available, e.g. those provided by InfraGreen Solutions: see www.infragreen-solutions.com.
- 2.2.2 If the areas of 'No Dig' footpaths within the RPAs of trees 54 & 57 are constructed at the end of the build, then ground protection should be used to protect RPAs throughout the course of the build until final surfaces can be laid.

2.3 Installation of Tree Protective Barrier

- 2.3.1 The tree protection barrier (TPB) must be comprised of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels should be securely fixed with wire scaffold clamps: see section 6.2.2 and Figure 2 of BS5837:2012 (Appendix C). The suggested location(s) of the TPB is shown in Appendix A.
- 2.3.2 This TPB is to be erected before any construction work commences on site, is to remain 'in situ' and undamaged for the duration of all work or each phase and is only to be removed once all work is completed. If any work other than preparatory tree work is deemed necessary prior to the erection of fencing, the designated arboriculturist should be informed to enable his/her presence to oversee the work being carried out.
- 2.3.3 The only other exception is the completion of soft landscaping, but if any excavations, however minor, are to be carried out as part of soft landscaping within RPAs, an arboricultural assessment must be carried out beforehand, and any arboricultural protection measures incorporated. The TPB should carry waterproof warning notices denying access within RPAs.
- 2.3.4 The Tree Protection Plan in Appendix A illustrates where the protective fencing should be located to form the boundary of the Tree Protection Zone (TPZ). The TPZ is an exclusion zone, and suitable steps should be taken to prevent access by pedestrians and vehicles and the storage of any works materials and equipment should be located outside of the TPZ.

2.4 Pre-Development Site Inspection

- 2.4.1 At the instigation of the client/site agent or MSDC, upon the erection of the fencing, the designated arboriculturist will meet the relevant local authority member on-site to check the standard of the work(s). If there are any amendments required to the protective fencing, these will be agreed upon at this meeting, confirmed in writing, and undertaken thereafter.

3.0 Development Phase

3.1 General Precautions

- 3.1.1 No fires shall be made on any part of the site or within 10m of the furthest extent of the canopy of any tree or group of trees to be retained on-site or on land adjoining.
- 3.1.2 No spilling or pouring of fuels, oils, solvents, or tar shall be made on any part of the site.
- 3.1.3 No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement, will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- 3.1.4 No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- 3.1.5 No storage of materials shall be made within the protective fences.
- 3.1.6 No breaching or moving of the protective fences shall occur without the approval of the designated arboriculturist.
- 3.1.7 Alterations in levels within the tree protection fence areas shall be avoided.

3.2 Root Protection Areas

- 3.2.1 The RPA is a desirable zone of protection around the trees' rooting system, and these have been marked on the plan in Appendix A. The RPAs will lie within the TPZ and, therefore, be fully fenced off (see Appendix A) unless appropriate ground protection is offered or if the impact on the RPA is deemed very low and acceptable.

3.3 Site Access, Accommodation & Storage

- 3.3.1 Many site activities are potentially damaging to trees, e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use or while accessing the site.

3.4 Routing & Installation of Services

- 3.4.1 Service runs should avoid RPAs of retained trees where possible. If unavoidable, any trenches within the RPAs of site trees should be hand-dug and kept as narrow as possible. They should not extend to within 1m from the base of any retained tree trunk. Exposed roots larger than 25mm in diameter should be retained with their bark intact and, when exposed, wrapped in dry hessian sacking. Full details of services can be agreed at the RM stage of the application.
- 3.4.2 Where crown interference with mature trees is a possibility, over-ground services will be routed in an alternative direction. In relation to this, any landscaping taking place should accommodate the presence of over-ground services and take mature tree size into account.

3.5 Demolition Measures – n/a

3.6 Changes in Grade

- 3.6.1 The upper layer of topsoil (top 60cm) contains the majority of a tree's roots, and if this is disturbed by a change in ground level, serious damage can be caused. On this basis, as a minimum, level changes to soil should be avoided within RPAs.
- 3.6.2 If any significant section of ground level requires raising within RPAs, this should be achieved using coarse, granular material such as pebbles. See section 7.4.4.4 of BS5837:2012.
- 3.6.3 If ground levels need to be altered within 1.5 metres of any tree trunk, prior agreement must be sought from and given by the local authority tree officer.

3.7 Construction Measures

- 3.7.1 Minimum areas of footpath within the RPAs of trees 54 & 57 should be constructed to a 'No Dig' specification as shown on the Tree Protection Plan at Appendix A. Surfaces should be porous to allow water infiltration & gaseous exchange. Various products are available with warranty & guarantees: contact providers for full details. If 'No Dig' surfaces are laid at the end of the build, then ground protection will be required throughout the course of the build. See Appendix E for further guidance.

3.8 Removal of Tree Protective Barrier

- 3.8.1 The protective fencing may be removed only upon completion of the development phase when all drainage and service runs have been installed and any site machinery has been removed.

3.9 Post-Construction Landscaping

- 3.9.1 Following the development phase, retained trees may be subject to either landscaping or seeding beneath their canopies.
- 3.9.2 Any approved landscaping works should avoid the changing of ground levels or deep digging in the vicinity of trees except where already approved. Mechanised cultivation, such as tractor-mounted rotovation, must not be used within the RPA of retained trees.
- 3.9.3 Heavy machinery should not be used in the vicinity of any retained trees unless adequate ground protection is in place.
- 3.9.4 If herbicides are to be used, they should be appropriate to their purpose and not used in such a way as to damage any retained trees or vegetation.
- 3.9.5 Ideally, retained trees should be within a shrub area as this reduces the chances of compaction and disturbance of root systems.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

- 4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

<u>Impact</u>	<u>Mitigation</u>	<u>Reference</u>	<u>Trees Affected</u>
Passage of machinery and storage of materials over RPAs	Construction of protective fencing to acceptable standards	Sections 2.3. Fencing spec Appendix C, Tree Protection Plan Appendix A	See Appendix A
Works within RPAs of retained trees	Ground protection	Section 2.2.1	66
New hard standing within RPA	Footpath installed to specialist 'No Dig' construction specification	Section 3.7.2 & Appendix E	54 & 57

5.0 Completion

5.1 Completion Meeting

- 5.1.1 Following completion of the approved works on site, the designated arboriculturist can meet with a local authority representative and agree upon any remedial works deemed necessary (if any).
- 5.1.2 Any works agreed upon in the above meeting will be confirmed in writing and should be performed to BS3998:2010.
- 5.1.3 Any work proposed post-development should be checked to avoid a penalty for performing illegal work on a protected tree.

APPENDIX A



Arbortrack Systems Ltd

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Site: Land North of Balcombe Road, Haywards Heath

Drawing Title: Tree Protection Plan

Appendix: A

Key:

1:1000@A1

Rev I,

April 2026

Category A

Category B

Category C

Category U

Category

Root Protection Area

NOTE: Tree/group numbers marked with an * have approximate locations.

Crown Spread

Tree Number

Species

Category

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No Dig Construction or Ground Protection and No Dig Thereafter (minimum area required)

Ground Protection

10m 20m 30m 40m 50m

10m 20m 30m 40m 50m

Do not scale from this drawing. Please check all dimensions on site and notify us of any discrepancies.

This drawing was produced in colour. Do not rely on monochrome copies or those reduced in size.

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APPENDIX B

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
1	Sycamore	18	6	6	6	6	2.5	560 #	6.7	Mature	Normal	Good	B	2	20+	Tagged 1689 Highways tree Stands on lip of deep culvert; ivy severed
G2	Sycamore	11	3	3	3	3	2	270 #	3.2	Early Mature	Normal	Good	C	2	20+	All stand on western flank of culvert
3	Oak, English	21	10	8	7	7	2	1000 #	12.0	Mature	Normal	Good	B	2	>40	Slightly sparse crown Deadwood Tippy deadwood in N crown; stands on lip of deep culvert to N
G3a	Sycamore	13	3	6	4	4	2.5	407 #	4.9	Early Mature	Normal	Good	C	2	20+	One EM ash in with the sycamore
4	Sycamore	14	7	7	5	5	3	620	7.4	Mature	Normal	Fair	B	2	20+	Ivy clad Deadwood (minor) throughout crown Growing on S lip of culvert: ownership unclear; stub to NE @ 4m
5	Ash, Common	21	6	9	7	9	6	950	11.4	Mature	Poor	Poor	U		<10	Advanced chalara Pseudomonas canker On N lip of culvert
6	Sycamore	15	7	8	6	6	2	740	8.9	Mature	Normal	Good	B	2	20+	Ivy severed Suckering from base

Site: Land North of Balcombe Road

Date: 23rd August 2023

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Arbortrack Systems Ltd

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Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
7	Ash, Common	20	6	7	7	9	6	670	8.0	Mature	Moderate	Fair	C	2	10+	Advancing chalara symptoms but still reasonable leaf volume
8	Sycamore	12	8	5	7	4	1	670	8.0	Mature	Normal	Good	C	2	20+	Ivy smothered Minor deadwood Asymmetry major; suppressed by neighbour
9	Sycamore	12	5	5	3	7	1	448	5.4	Early Mature	Normal	Good	C	2	10+	Asymmetry (major) Suppressed by nearby tree Wire absorbed into trunk; failing fork-included bark
10	Sycamore	18	6	6	7	4	1.5	570	6.8	Mature	Normal	Good	B	2	20+	Asymmetry (minor) Suckering from base Bifurcation @ 5m; wire absorbed into trunk; minor deadwood; borderline 'C' category
11	Oak, English	14	4.5	4.5	4.5	4.5	2.5	350 #	4.2	Early Mature	Normal	Good	B	1,2	>40	Remote survey [RS] Private tree
H11a	Privet	2	.75	.75	.75	.75	0	40 #	0.5	Early Mature	Normal	Good	C	2	20+	Small amounts of sycamore & ash
12	Hawthorn, Common	7.5	2	3	3.5	2.5	2	460	5.5	Mature	Normal	Fair	C	2	10+	Ivy smothered On Borde Hill Lane

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
13	Oak, English	22	9	10	10	7	2	920		11.0	Mature	Normal	Good	A	2	>40	Asymmetry (major) Deadwood (minor) throughout crown On Borde Hill Lane; tagged 35190
13a	Beech, Common	4.5	2	2	2	2	1.75	184 #		2.2	Young	Normal	Good	C	2	20+	Growing with an old apple
H14	Mixed Broadleaves	4.5	1.75	1.75	1.75	1.75	0	120 #		1.4	Early Mature	Normal	Good	C	2	20+	Mostly sycamore; manage a hedge
G15	Mixed Broadleaves	8	3	3	3	3	0.5	300 #		3.6	Early Mature	Normal	Good	C	2	20+	No view of bases; oak & goat willow: long useful life expectancy for the oak
16	Oak, English	13.5	5	5	2.5	7	1	410		4.9	Early Mature	Normal	Good	B	2	>40	Asymmetry (minor)
17	Oak, English	18	8	8	8	8	4.5	850		10.2	Mature	Normal	Good	B	2	>40	Holly & hawthorn growing around base
18	Cherry, Wild (Gean)	13	5	6	6	4.5	0.5	483		5.8	Early Mature	Normal	Good	C	2	20+	Better vigour in '23 compared to '20

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Arbortrack Systems Ltd

07986 122074

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Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
19	Walnut, Common	4.5	2.5	3	4	4	1.5	240 #	2.9	Semi-mature	Poor	Fair	C	2	10+	A sparser than normal canopy In marked decline
20a	Walnut, Common	11	5	5	5	5	2	372 #	4.5	Early Mature	Normal	Good	B	2	>40	RS No view of base
20b	Walnut, Common	15	7	6	7	9	2.5	650 #	7.8	Mature	Poor	Fair	U		<10	RS Dying back (uniform) No view of base; offsite; nearly dead
20	Sycamore	11	3	1.5	3.5	4	2.5	240	2.9	Early Mature	Normal	Fair	C	2	20+	Suckering from base Holly @ base Ownership unclear: probably just onsite; removed as of 230823
20c	Sycamore	16	3	3	2.5	6	1.5	354 #	4.2	Early Mature	Normal	Good	C	2	20+	Asymmetry (major) RS Suppressed by now removed tree
21	Oak, English	16	7	10	12	8	0.5	740	8.9	Mature	Normal	Good	B	1,2	>40	Deadwood (minor) throughout crown
22	Hawthorn, Common	8	2	4	4	1.5	1	630 #	7.6	Mature	Moderate	Fair	C	2	10+	Ivy smothered Partially collapsed

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
23	Oak, English	12	7	1.5	2	2	3	240	2.9	Semi-mature	Normal	Good	C	2	20+	Asymmetry (major) 2 similar trees to W within W27
24	Ash, Common	9	2.5	4	3	5	1.5	310	3.7	Early Mature	Poor	Poor	U		<10	Advanced chalara Nearly dead
25	Pine, Scots	13	2.5	2.5	2	3	7.5	650	7.8	Mature	Normal	Fair	B	2	20+	A sparser than normal canopy Needle browning; drought stress
26	Oak, English	15	1	7	4	2.5	1.5	360	4.3	Early Mature	Moderate	Good	B	2	>40	Asymmetry (major)
W27	Mixed Broadleaves	13	3	3	3	3	1	300 #	3.6	Early Mature	Normal	Good	B	2	20+	Goat willow, ash, oak mostly. Ash infected with chalara; gean also present
28	Beech, Common	12	5	5	5	5	2	350 #	4.2	Early Mature	Normal	Good	B	1,2	>40	Private tree Growing well since last survey in '20
H28a	Mixed Species	2	.5	.5	.5	.5	0	30 #	0.4	Early Mature	Normal	Good	C	2	20+	Beech to west & privet to E; box? dying to E

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Date: 23rd August 2023

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BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
G29	Cypress, Lawson variety	10	2.5	2.5	2.5	2.5	0	300	#	3.6	Early Mature	Normal	Good	C	2	20+	RS Offsite Group growing with an early mature 7.5m tall walnut
30	Apple, Cultivated	7	4.5	4.5	4.5	4.5	0.5	420	#	5.0	Mature	Normal	Good	C	2	20+	RS Offsite Decay in trunk @ 1.5m; crown overhangs boundary to E
31	Western Red Cedar	16	4	4	4	4	1	480	#	5.8	Early Mature	Normal	Good	B	2	20+	RS No view of base Offsite
32	Sycamore	14	6	6	5	1.5	2.5	480	#	5.8	Early Mature	Dead	Poor	U			
33	Sycamore	7.5	2	1	3	3	2	140	#	1.7	Young	Dead	Poor	U		<10	Similar tree 2.5m to NW
34	Yew, Common	8	5	4	4	4	1	410		4.9	Early Mature	Normal	Good	B	2	>40	
35	Cedar Blue Atlantic	16	7	7	7	7	5	700	#	8.4	Mature	Normal	Good	B	2	20+	Deadwood (minor) throughout crown Asymmetry (minor) Offsite; RS

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Surveyor(s): James Bell

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
36	Cedar, Atlantic	18	4	5	3	4.5	6	650	#	7.8	Mature	Normal	Good	B	2	20+	RS Offsite
H37	Mixed Broadleaves	5	1.5	1.5	1.5	1.5	0	150	#	1.8	Semi-mature	Normal	Good	C	2	20+	Sycamore & elm predominantly
38	Sycamore	11	5	5	5	4	2	410		4.9	Early Mature	Normal	Good	C	2	20+	
39	Pine, Scots	18	2.5	2.5	2.5	4	7.5	520	#	6.2	Mature	Normal	Good	B	2	20+	RS Offsite
40	Pine, Scots	19	4	2.5	2.5	2.5	7.5	580	#	7.0	Early Mature	Normal	Good	B	2	20+	RS Offsite
41	Pine, Scots	18	2	2	2	1.5	9	400	#	4.8	Early Mature	Normal	Good	B	2	20+	RS Offsite Stubs & snags
42	Pine, Scots	17	3.5	2	2	2.5	10	610		7.3	Early Mature	Normal	Good	B	2	20+	RS Offsite

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Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
W43	Mixed Species	18	5	5	5	5	2	400 #	4.8	Early Mature	Normal	Good	B	2	20+	Ash, sycamore & some Scots pine generally the larger trees are further from the boundary
44	Pine, Scots	12	3	3	5	1	1.5	450 #	5.4	Early Mature	Normal	Good	B	2	20+	Asymmetry (major) RS
45	Pine, Scots	16	2.5	2.5	2.5	2.5	2	450 #	5.4	Early Mature	Normal	Good	B	2	20+	RS
45a	Pine, Scots	13.5	2.5	2.5	2.5	2.5	2	400 #	4.8	Early Mature	Normal	Good	B	2	20+	RS
46	Pine, Scots	14	2.5	2.5	1.5	2.5	2	600 #	7.2	Early Mature	Normal	Good	B	2	20+	RS
47	Pine, Scots	18	1.5	1.5	1.5	1.5	10	380 #	4.6	Early Mature	Normal	Good	B	2	20+	RS
47a	Pine, Scots	16	1.5	1.5	1.5	1.5	10	380 #	4.6	Early Mature	Dead	Fair	U		<10	RS; could fall on Road & new access Advise owner

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Arbortrack Systems Ltd

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
48	Ash, Common	15	3	5	5	7	2	400 #	4.8	Early Mature	Moderate	Fair	C	2	10+	Early chalara Asymmetry (minor) Major level changes/soil movement to west
49	Hazel, Common	7	5	6	3	1.5	2.5	270 #	3.2	Early Mature	Moderate	Fair	C	2	10+	RS Major level changes to W - unlikely to survive
50	Oak, English	13	8	4	6	9	2.5	1130	13.6	Mature	Moderate	Fair	B	2	20+	Asymmetry (major) Epicormics; storm damaged Major level changes to W with new road layout; Damaged branch to NW@ 4m
51	Oak, English	20	6	6	8	3.5	2.5	1000	12.0	Mature	Moderate	Fair	B	2	20+	Asymmetry (major) Stressed: epicormics Major level changes to W; deadwood; storm damaged
52	Oak, English	18	3.5	8	9	5	2.5	1350	16.2	Mature	Moderate	Good	B	2	20+	Root damage to W
G53	Sycamore	7	2	2	2	1	2	100 #	1.2	Young	Moderate	Fair	C	2	10+	5 semi mature trees with blackthorn scrub
54	Oak, English	17	8	8	8	8	3	960	11.5	Mature	Normal	Good	B	2	20+	Ivy clad Stubs and snags

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
55	Poplar spp	27	4	6	7	9	10	750 #	9.0	Mature	Normal	Fair	C	2	10+	Offsite RS Storm damaged tree: leader lost @ 16/17m
56	Poplar spp	23	3	4	4	3	12	700 #	8.4	Mature	Normal	Poor	C	2	10+	Storm damaged tree RS Offsite
56a	Hornbeam	10	7	2	2	7	2	370	4.4	Early Mature	Normal	Fair	C	2	20+	RS Asymmetry (major) Broken poplar branch in crown
56b	Chestnut, Horse	12	6	1.5	3	4	2	350	4.2	Early Mature	Normal	Good	C	2	20+	Leaf/shoot disorders Asymmetry (major)
57	Oak, English	19	8	10	10	9	5	1250 #	15.0	Mature	Normal	Good	B	2	>40	Offsite RS 7/8m from boundary
58	Lime, Common	21	7	7	2.5	7	1	750 #	9.0	Mature	Normal	Good	B	2	20+	RS Offsite
59	Lime, Common	21	7	7	5	3	1.5	750 #	9.0	Mature	Normal	Good	B	2	20+	RS Offsite

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
60	Lime, Common	18	7	7	5	5	2	800 #	9.6	Mature	Normal	Good	B	2	20+	4m offsite
61	Lime, Common	21	4	4	5	4	2	800 #	9.6	Mature	Normal	Good	B	2	20+	4m offsite
62	Beech, Common	16	6	3	7.5	7	2	484 #	5.8	Early Mature	Normal	Good	B	2	20+	RS Offsite Forks @ 1.75m; included bark
63	Beech, Common	13	4	4	5	2.5	2.5	350 #	4.2	Early Mature	Normal	Good	B	2	>40	Offsite RS
G63a	Mixed Broadleaves	5	4	2	3	2.5	1	219	2.6	Early Mature	Normal	Good	C	2	20+	Asymmetry (major) Blackthorn growing with hawthorn
64	Oak, English	13	4.5	4.5	4.5	4.5	1.5	402 #	4.8	Early Mature	Normal	Good	B	2	>40	RS Offsite
65	Oak, English	18	9	8	11	8	3	1010	12.1	Mature	Normal	Good	A	1,2	>40	Stubs and snags

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
66	Oak, English	20	10	13	9	9	3	1140		13.7	Mature	Normal	Good	A	1,2	>40	Stubs and snags
H67	Mixed Species	2	1	1	1	1	0	75	#	0.9	Early Mature	Normal	Good	C	2	20+	Blackthorn, oak, sycamore, hazel, ash
68	Oak, English	13	7	7	9	10	2.5	900	#	10.8	Mature	Normal	Good	B	2	>40	RS Epicormics No view of base; occluded trunk wounds & 4/5m to SE
H69	Mixed Broadleaves	2.5	1.5	1.5	1.5	1.5	0	100	#	1.2	Semi-mature	Normal	Good	C	2	20+	Mostly hazel
70	Oak, English	18	8	7	7	8	2.5	1000	#	12.0	Mature	Normal	Fair	B	2	>40	Offsite RS Large pruning wound @ 4m to SSE; decay pocket @ 5.5m to N
71	Hornbeam	13	6	7	4	6	4.5	731	#	8.8	Mature	Moderate	Fair	B	2	20+	Offsite RS Verging on post mature
72	Ash, Common	17	2	2.5	3	3	8	340	#	4.1	Early Mature	Poor	Poor	U		<10	Advanced chalara Monitor ongoing condition Could influence power lines; rope absorbed into trunk @ 1.5-2m

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
73	Birch, Downy	15	4	4	4	4	1.5	290	#	3.5	Early Mature	Normal	Good	B	2	20+	RS Offsite
74	Ash, Common	15	7	9	4	6	3	636	#	7.6	Early Mature	Moderate	Fair	C	2	10+	Advancing chalara RS No access to bases; actually 2 separate trees 2m apart
75	Ash, Common	15	3	7	7	7	3.5	430	#	5.2	Early Mature	Moderate	Fair	C	2	10+	Early chalara
75a	Hawthorn, Common	6	5	3	5	3	1.75	350	#	4.2	Mature	Moderate	Fair	C	2	10+	A sparser than normal canopy Asymmetry (minor)
75b	Hornbeam	11	7	3	6	6	1	480	#	5.8	Early Mature	Normal	Fair	B	2	20+	RS No view of base
75c	Sycamore	5	2.5	1.5	2	2	0	141	#	1.7	Early Mature	Moderate	Fair	C	2	10+	Dying back (lead stem /centre) RS
76	Oak, English	22	10	11	11	12	2.5	1150	#	13.8	Mature	Normal	Good	A	1,2	>40	RS No view of base A few mid size pruning wounds @ 4.5m; brown stains under branches to W & S 5 & 6m [Photo] Oak Processionary Moth?

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
H76a	Mixed Broadleaves	2.5	1	1	1	1	0	75 #	0.9	Early Mature	Normal	Good	C	2	10+	Mostly beech with a little sycamore, blackthorn & hawthorn
G77	Mixed Broadleaves	11	3	3	3	3	0	300 #	3.6	Early Mature	Normal	Good	C	2	20+	Hazel & blackthorn with larger sycamore
78	Ash, Common	15	7	8	5	7	4	800 #	9.6	Mature	Poor	Poor	U		<10	RS Severe dieback: chalara Inaccessible on edge of culvert/brook. Monitor ongoing condition
79	Ash, Common	20	10	10	10	10	2.5	900 #	10.8	Mature	Poor	Poor	C	2	10+	No access to base Inonotus in crown Chalara less advanced than T78; stubs & snags; storm damaged: consider management if target rises; decay in trunk
80	Sycamore	17	7	11	9	9	3	1050	12.6	Mature	Moderate	Good	B	2	20+	Ivy clad Broken branches Minor deadwood
80a	Alder	20	5	5	5	5	1.5	577 #	6.9	Early Mature	Normal	Good	B	2	20+	RS No access to base
81	Sycamore	14	5	7	6	7	4	600 #	7.2	Mature	Moderate	Fair	C	2	10+	A sparser than normal canopy Deadwood (minor) throughout crown Entry wound with decay @ 4m

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Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
82	Ash, Common	20	7	7	11	9	5	900		10.8	Mature	Moderate	Fair	C	2	10+	Growing on N bank of stream RS Deadwood in lower western crown; established chalara
83	Ash, Common	22	5	5	5	7	3	850	#	10.2	Mature	Poor	Poor	U		<10	Advanced chalara RS On N bank of stream
G83a	Alder	17	3	3	3	3	1.5	566	#	6.8	Early Mature	Normal	Good	C	2	20+	Stream side alder
84	Ash, Common	20	7	9	7	9	3	950	#	11.4	Mature	Poor	Poor	C	2	10+	Chalara present Retrenching; reassess if target rises
85	Sycamore	13	9	6	6	7	4.5	700	#	8.4	Mature	Moderate	Fair	C	2	10+	Leaning to NE; RS Deadwood (minor) throughout crown Large entry wound with decay & animal sign @ 2.5m; woodpecker hole @ 3m
86	Sycamore	11	6	6	6	6	3	470	#	5.6	Mature	Moderate	Fair	C	2	10+	Decay at trunk base Decay in trunk
86a	Alder	7	2.5	2.5	2.5	2.5	1	294	#	3.5	Early Mature	Normal	Good	C	2	20+	

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
87	Sycamore	18	4	7	8	7	3	850	10.2	Mature	Normal	Good	C	2	10+	Decay in trunk Multiple occluded pruning wounds
87a	Sycamore	16	6	6	6	6	4	700 #	8.4	Mature		Good	B	2	20+	RS On northern bank of stream
88	Sycamore	12	8	8	7	7	2.5	600	7.2	Mature	Normal	Good	B	2	20+	Entry wounds on trunk RS No access to base
G88a	Mixed Broadleaves	9	2.5	2.5	2.5	2.5	0	150 #	1.8	Semi-mature	Normal	Good	C	2	20+	Sycamore, Alder, Hazel & Hawthorn
89	Ash, Common	10	4	4	4	4	3	300 #	3.6	Early Mature	Poor	Poor	U		10+	RS No view of base Chalara-severe
90	Ash, Common	13	5	4	7	3	1.5	459	5.5	Early Mature	Normal	Good	C	2	10+	Early chalara
91	Oak, English	22	5	8	8	4	5	700	8.4	Mature	Normal	Good	B	2	>40	Deadwood (minor) throughout crown

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
92	Oak, English	23	8	7	7	4	10	660	7.9	Mature	Normal	Good	B	2	>40	Deadwood (minor) throughout crown
93	Oak, English	19	4	4	2	7	2.5	650	7.8	Early Mature	Normal	Good	B	2	>40	Asymmetry (major) Deadwood (minor) throughout crown
94	Oak, English	13							0.0							Dead monolith; pollard if target rises
95	Ash, Common	20	2.5	5	4	2.5	7	480	5.8	Early Mature	Moderate	Fair	C	2	10+	Chalara
96	Oak, English	20	11	8	7	17	1	920	11.0	Mature	Normal	Good	B	2	20+	Asymmetry (major) Storm damaged tree Very poor form; recent large branch failure @ 7m
96a	Sycamore	10	2.5	4	3	4	1	370 #	4.4	Semi-mature	Moderate	Fair	C	2	20+	RS No access to base
97	Ash, Common	23	15	8	8	8	4	1100 #	13.2	Post-Mature	Poor	Fair	C	2	10+	Early chalara Deadwood Decay behind branch wound; RS; stands on northern bank of stream

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
98	Ash, Common	16	7	4	5	4	7	600	7.2	Mature	Poor	Fair	U	2		Severe chalara Very nearly dead
99	Ash, Common	15	4	4	3	4	6	650 #	7.8	Mature	Poor	Fair	U		<10	Severe chalara Dead ivy
100	Oak, Turkey	23	9	8	9	8	2	920	11.0	Mature	Normal	Good	B	2	20+	Leaning to NE Bifurcation @ 3.5m Cavity @ base; shear crack
101	Oak, English	23	9	9	9	7	4	740	8.9	Mature	Normal	Good	B	2	>40	
102	Oak, English	19	4	7	7	5	2	570	6.8	Early Mature	Normal	Good	B	2	>40	Asymmetry (major)
102a	Alder	22	6	5	6	6	2.5	750 #	9.0	Mature	Normal	Good	B	2	20+	Suckering from base Leaning slightly to NE

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works		Comments / Reasons
				N	S	E	W					
3	Oak, English	21	1000	10	8	7	7	B	2	CCL		Slightly sparse crown Deadwood Tippy deadwood in N crown; stands on lip of deep culvert to N Recommended husbandry 3
5	Ash, Common	21	950	6	9	7	9	U		POL 6m Monitor ongoing condition		Advanced chalara Pseudomonas canker On N lip of culvert Recommended husbandry 2
7	Ash, Common	20	670	6	7	7	9	C	2	Monitor ongoing condition		Advancing chalara symptoms but still reasonable leaf volume
24	Ash, Common	9	310	2.5	4	3	5	U		Monitor ongoing condition		Advanced chalara Nearly dead
W27	Mixed Broadleaves	13	300	3	3	3	3	B	2	Monitor ongoing condition		Goat willow, ash, oak mostly. Ash infected with chalara; gean also present

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
32	Sycamore	14	480	6	6	5	1.5	U		Fell	Recommended husbandry 2
W43	Mixed Species	18	400	5	5	5	5	B	2	Remove (partial)	Ash, sycamore & some Scots pine generally the larger trees are further from the boundary To permit development
44	Pine, Scots	12	450	3	3	5	1	B	2	Remove	Asymmetry (major) RS To permit development
45	Pine, Scots	16	450	2.5	2.5	2.5	2.5	B	2	Remove	RS To permit development
45a	Pine, Scots	13.5	400	2.5	2.5	2.5	2.5	B	2	Remove	RS To permit development

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
46	Pine, Scots	14	600	2.5	2.5	1.5	2.5	B	2	Remove	RS To permit development
47	Pine, Scots	18	380	1.5	1.5	1.5	1.5	B	2	Remove	RS To permit development
47a	Pine, Scots	16	380	1.5	1.5	1.5	1.5	U		Fell	RS; could fall on Road & new access Advise owner To permit development
48	Ash, Common	15	400	3	5	5	7	C	2	Remove	Early chalara Asymmetry (minor) Major level changes/soil movement to west To permit development
49	Hazel, Common	7	270	5	6	3	1.5	C	2	Remove	RS Major level changes to W - unlikely to survive To permit development

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
50	Oak, English	13	1130	8	4	6	9	B	2	Remove	Asymmetry (major) Epicormics; storm damaged Major level changes to W with new road layout; Damaged branch to NW@ 4m To permit development
51	Oak, English	20	1000	6	6	8	3.5	B	2	Remove	Asymmetry (major) Stressed: epicormics Major level changes to W; deadwood; storm damaged To permit development
G53	Sycamore	7	100	2	2	2	1	C	2	Cut back for clearance if required	5 semi mature trees with blackthorn scrub To permit development
H67	Mixed Species	2	75	1	1	1	1	C	2	Remove (partial)	Blackthorn, oak, sycamore, hazel, ash To permit development
72	Ash, Common	17	340	2	2.5	3	3	U		Monitor ongoing condition	Advanced chalara Monitor ongoing condition Could influence power lines; rope absorbed into trunk @ 1.5-2m

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
74	Ash, Common	15	636	7	9	4	6	C	2	Monitor ongoing condition	Advancing chalara RS No access to bases; actually 2 separate trees 2m apart
75	Ash, Common	15	430	3	7	7	7	C	2	Monitor ongoing condition	Early chalara
78	Ash, Common	15	800	7	8	5	7	U		Remove	RS Severe dieback: chalara Inaccessible on edge of culvert/brook. Monitor ongoing condition To facilitate development
79	Ash, Common	20	900	10	10	10	10	C	2	Monitor ongoing condition	No access to base Inonotus in crown Chalara less advanced than T78; stubs & snags; storm damaged: consider
82	Ash, Common	20	900	7	7	11	9	C	2	Monitor ongoing condition	Growing on N bank of stream RS Deadwood in lower western crown; established chalara Recommended husbandry 3

Date: 23rd August 2023

Arbortrack Systems Ltd

Surveyor(s): James Bell



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works		Comments / Reasons
				N	S	E	W					
83	Ash, Common	22	850	5	5	5	7	U		POL	6m Monitor ongoing condition	Advanced chalara RS On N bank of stream Recommended husbandry 3
84	Ash, Common	20	950	7	9	7	9	C	2	POL	6m Monitor ongoing condition	Chalara present Retrenching; reassess if target rises Recommended husbandry 3
87	Sycamore	18	850	4	7	8	7	C	2		Further Investigation	Decay in trunk Multiple occluded pruning wounds Recommended husbandry 3
89	Ash, Common	10	300	4	4	4	4	U			Monitor ongoing condition	RS No view of base Chalara-severe Recommended husbandry 3
90	Ash, Common	13	459	5	4	7	3	C	2		Monitor ongoing condition	Early chalara Recommended husbandry 3

Site: Land North of Balcombe Road

Date: 23rd August 2023

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works		Comments / Reasons
				N	S	E	W					
95	Ash, Common	20	480	2.5	5	4	2.5	C	2	Monitor ongoing condition		Chalara Recommended husbandry 3
96	Oak, English	20	920	11	8	7	17	B	2	Retrench/veteranisation		Asymmetry (major) Storm damaged tree Very poor form; recent large branch failure @ 7m Recommended husbandry 3
97	Ash, Common	23	1100	15	8	8	8	C	2	Monitor ongoing condition		Early chalara Deadwood Decay behind branch wound; RS; stands on northern bank of stream Recommended husbandry 3
98	Ash, Common	16	600	7	4	5	4	U	2	POL 5m Monitor ongoing condition		Severe chalara Very nearly dead Recommended husbandry 3
99	Ash, Common	15	650	4	4	3	4	U		POL 5m Monitor ongoing condition		Severe chalara Dead ivy Recommended husbandry 3

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Date: 23rd August 2023

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landnorthofbalcomberd/AIAAM



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
100	Oak, Turkey	23	920	9	8	9	8	B	2	Further Investigation	Leaning to NE Bifurcation @ 3.5m Cavity @ base; shear crack Recommended husbandry 2

Appendix B

Notes on Tree Survey Schedule:

- **Height** describes the approximate height of the tree measured in metres from ground level.
- The **Crown Spread** refers to the crown radius in metres from the stem centre and is expressed as an average of **NSEW** aspect if symmetrical.
- **Ground Clearance** is the height in metres of crown clearance above adjacent ground level.
- **Clear Stem Height** is the distance between trunk base and first branch separation measured in metres.
- **Stem Diameter** is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. See section 4.6 of BS5837:2012 for details of treatment for multistems.
- **Protection Radius** is a radial distance in metres measured from the trunk centre.
- **Growth Vitality** - **Normal** growth, **Moderate** (below normal), **Poor** (sparse/weak), **Dead** (dead or dying tree).
- **Structural Condition** - **Good** (no or only minor defects), **Fair** (remediable defects), **Poor** - Major defects present.
- **B.S. Category** refers to (British Standard 5837:2012 Table 1) and refers to tree/group quality and value; '**A**' - High, '**B**' - Moderate, '**C**' - Low, '**U**' - Unsuitable for Retention.
- **Sub Cat** refers to the retention criteria values where **1** is mainly **arboricultural** qualities, **2** is mainly **landscape** qualities and **3** is mainly **cultural** values including conservation.
- **Useful Life** is the tree's estimated remaining contribution in years.
- **First Significant Branch (FSB)** is the height of the first significant branch above ground level taken at the trunk separation point.

Notes on Recommended Tree Works:

- **1, 2, 3** Urgent (ASAP), Standard (6-12 months), Non-Urgent (2-3 years)
- **CB** Cut back to boundary/clear from structure
- **CL#** Crown lift to given height in meters
- **CT#%** Crown Thinning by identified %
- **CCL** Crown clean (remove deadwood/crossing & hazardous branches & stubs)
- **CR#%** Crown Reduce by given maximum percentage (of outermost branch & twig length)
- **DWD** Remove deadwood
- **Fell** Fell to ground level
- **FInv** Further Investigation (generally with decay detection equipment)
- **Pol** Pollard or re-pollard
- **Mon** Monitor ongoing condition (annually by staff/owners & every 2-3 years by consultant). Svr Ivy/Clr Bs Sever Ivy/clear base and re-inspect base/stem for concealed defects

APPENDIX C

Appendix C Tree Protective Fencing Detail (from BS5837:2012)

Figure 2 Default specification for protective barrier

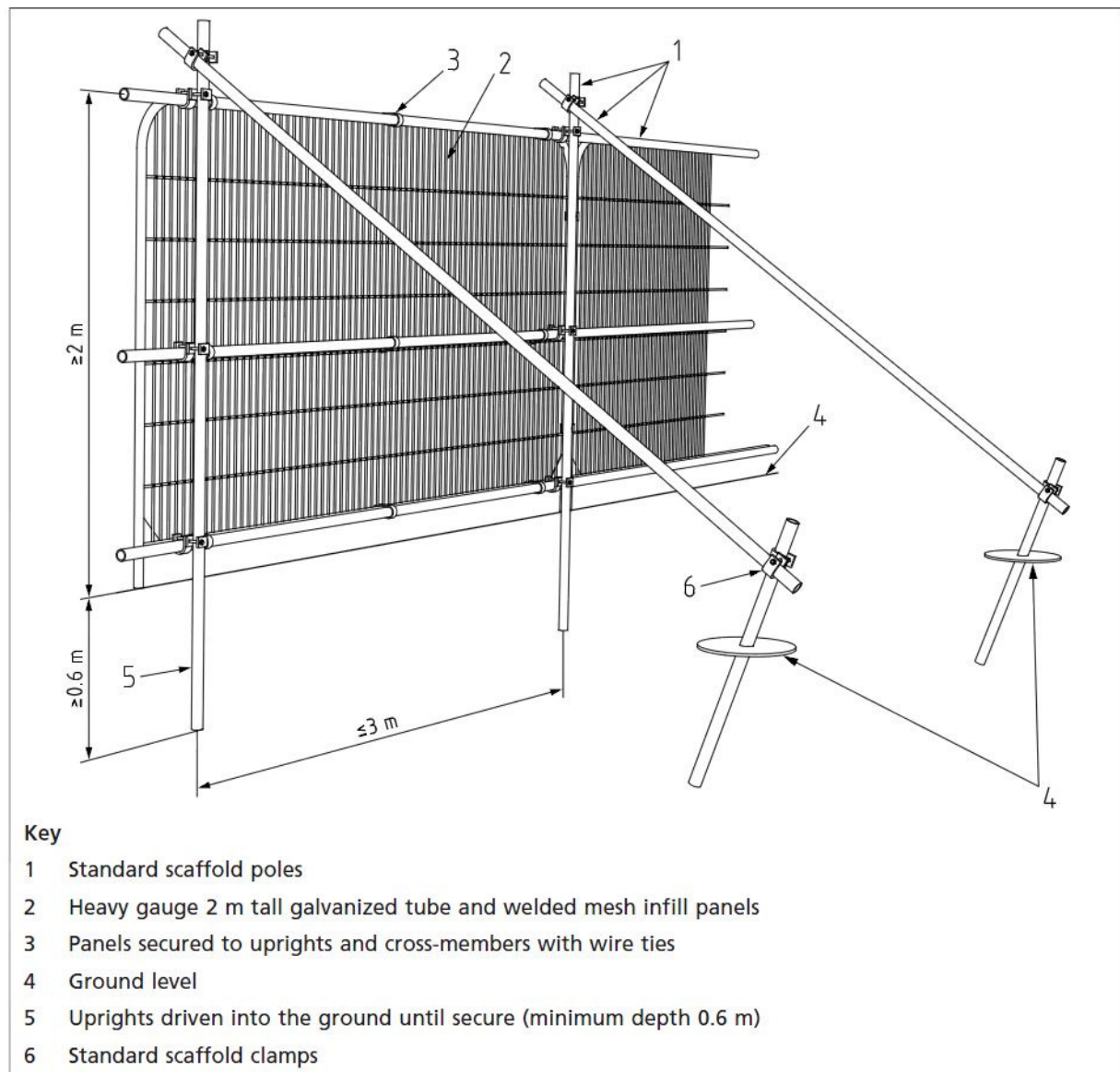
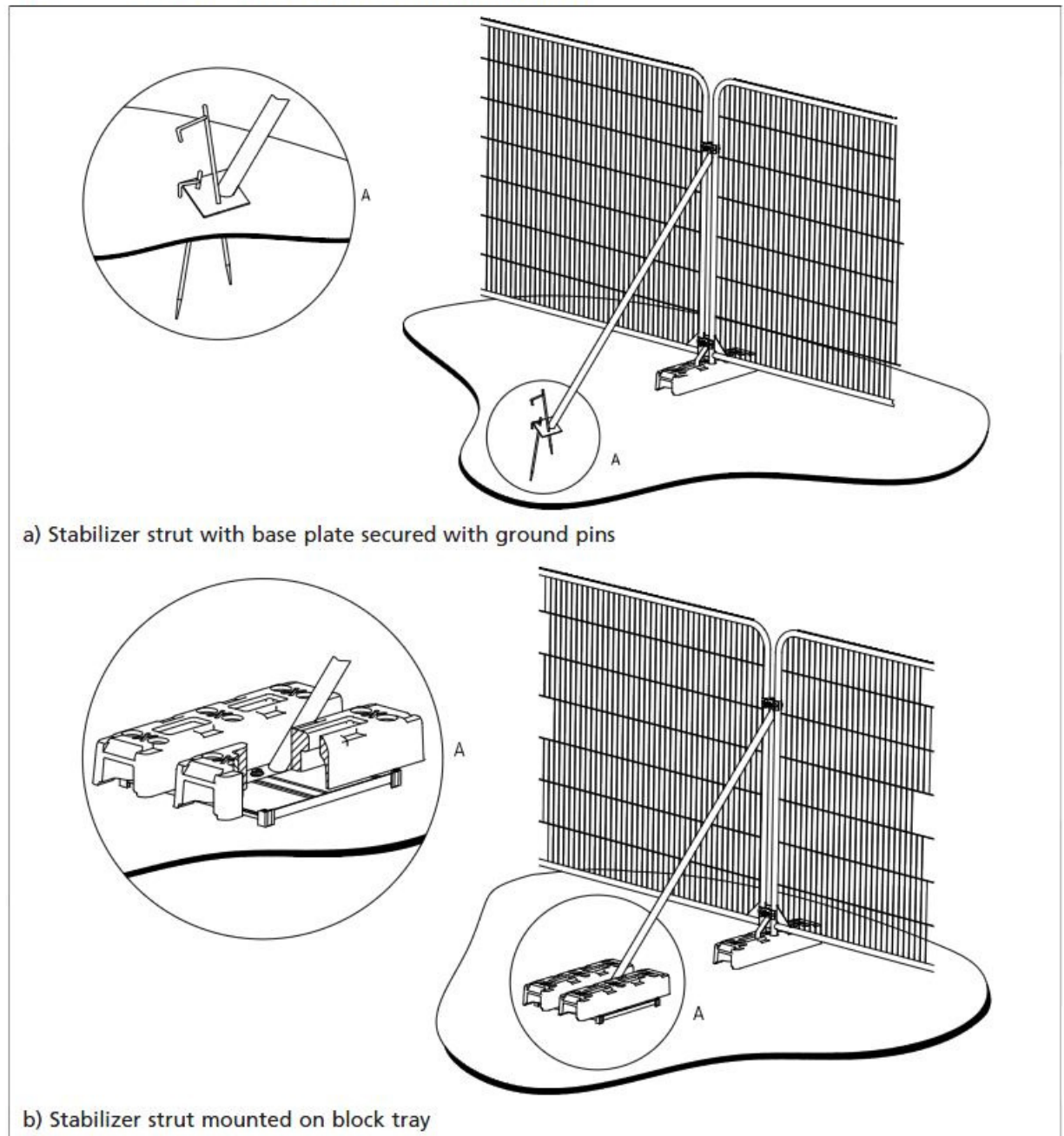


Figure 3 Examples of above-ground stabilizing systems





Illustrative example of strengthened tree RPA ground protection set forward of protective barrier.

An adaptation of BS 5837: 2005 Trees in Relation to Construction (Figure 3.)

Installation by Tree Projects 2008.



APPENDIX D

Appendix D

1.0 Glossary of Terms

Canker	Disease damaged area of a tree, usually caused by fungus or bacteria.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Crown Lift	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduce	The reduction of a tree's height or spread while preserving its natural shape.
Crown thin	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood	The removal of all dead, dying and diseased branches from a tree. Also, wood which is dead.
Dieback	Where branches are beginning to show signs of death usually at the tips in the crown.
Epicormic shoots	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
Formative pruning	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
Included bark	Where the bark on two adjoining branches or stems is growing tightly together, forming a joint with limited physical strength.
Pollarding	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.
Topping	Topping is a form of pruning that removes terminal growth leaving a 'stub' cut end. Topping causes serious health problems to a tree.

2.0 General Guidelines

- 2.1 All work must be to BS 3998:2010 – Tree work - Recommendations
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of the designated arboriculturist.
- 2.5 It is advisable to have trees inspected by designated arboriculturist regularly.

APPENDIX E

Appendix E

'No Dig' Construction-Guidance Notes

- Install F4M Geotextile Separation Fabric over cleared levelled ground surface N.B. ensure that existing material is carefully removed and levels altered minimally: infill with salt free sharp sand where necessary.
- The cellular confinement system (e.g. 1 x 100 mm 'ProtectaWeb' (or equivalent) cellular confinement system subject to site requirements & manufacturer's recommendations) is then laid on the membrane and adjacent panels are stapled together. Place staking pins to maintain 'ProtectaWeb' cells open.
- Panels are then backfilled with 100mm depth of no-fines 20-40mm particle size stone (clean granular fill).
- The construction should ideally be undertaken between May and October when the ground is sufficiently dry to prevent compaction occurring. The sub-base should be flat, that is to say any small hollows should be filled with sharp sand to bring up to surrounding levels.
- The geotextile should be laid out and not trafficked across at any time.
- The 'ProtectaWeb' confinement system should be laid out and worked on as the contractor progresses across the length of the area. The panels are sequentially filled with the no-fines aggregate, each serving as a platform for the next section.
- There is no need at any time for the ground to be crossed by heavy traffic. The particles/gravel pieces are transported from the on site storage area over the freshly-laid confinement system BY WHEELBARROW and installed BY HAND. There will be no trespass on to the root protection area beyond the installation of the confinement system itself.
- The infill can then be rolled to compact the particles and create a tight interlock across the cells. The finished surface can then be laid on top. Again no fines material to be used: porous tarmac is recommended for this site given the level changes that are required.
- New kerb lines may be cast into the ProtectaWeb cells.
- During the main construction phase a wearing course should be placed over the 'ProtectaWeb' system.
- For technical data on the ProtectaWeb system always refer to the manufactures guidelines for design and implementation.

Further technical advice can be gained from the manufacturer(s) including Wrekin Products, Geosynthetics or Core LP.

APPENDIX F



Arbortrack Systems Ltd
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Site: Land North of Balcombe Road, Haywards Heath	
Drawing Title: Tree Constraints Plan	1:1000@A1
Appendix: A	Rev C, April 2026

Key:

● Category A

● Category B

● Category C

● Category U

Category

Root Protection Area

NOTE: Tree/group numbers marked with an * have approximate locations.

○ Veteran RPA

▨ MAGIC NFI ASNW

— 15m buffer off ASNW

Crown Spread

Tree Number

Species

Category

Do not scale from this drawing. Please check all dimensions on site and notify us of any discrepancies.
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