



**Tree Survey & Constraints Plan
In Accordance With BS 5837:2012**

Project No: 11612	Ockley Park S5 - 16d, Hassocks, West Sussex, RH15 9HR	
Client:	Circet UK Wireless	
Date of Report:	14/04/2025	

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TREE SURVEY & CONSTRAINTS PLAN IN ACCORDANCE WITH BS 5837:2012

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

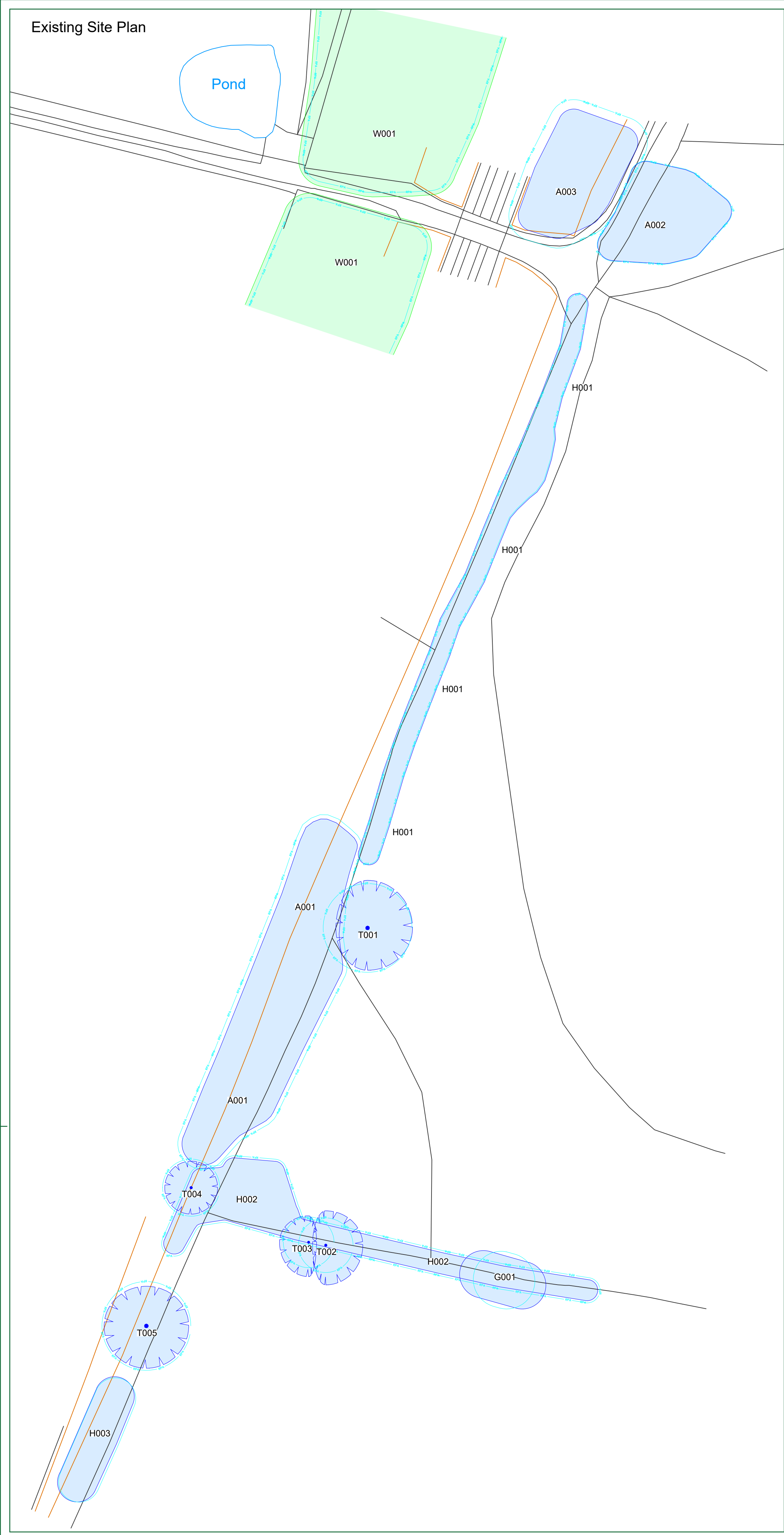
The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an 'Arboricultural Impact Assessment and Preliminary Method Statement' (Prelim TS & AIA) which will form part of the planning application submission. The Prelim TS & AIA will also provide more detailed information regarding tree surgery and pests and diseases etc.

NB: This report is for design guidance only and not sufficient to support a planning application

Contents

- 1.0 Site Drawing**
- 2.0 Schedule of Trees**
- 3.0 Explanatory Notes**
- 4.0 Statutory Tree Protection**



TREE PROTECTION STATUS

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

We were informed that:

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

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

CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

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Once the final design is settled it will be necessary to complete an "Arboricultural Impact Assessment" which will form part of the planning application submission.

CATEGORY AND DEFINITION

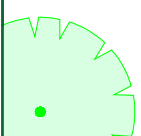
Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years

Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

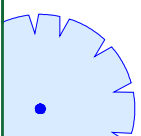
NOTE:

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

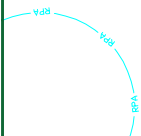
LEGEND



Existing Tree/Feature BS 5837:2012 Category A



Existing Tree/Feature BS 5837:2012 Category B



Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012

-	14/04/25	JF	Based on OS Map
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Rev:	Date:	By:	Revision:
			The position, condition, and dimensions of the trees are based on a site survey undertaken on 01/04/25
			"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

Scale 1:500

0m 10m 20m 30m 40m



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Arboricultural Consultants

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Client: Circet UK Wireless		Drawing Title: Constraints Plan	
Site: Ockley Park, Hassocks, RH15 9HR			
Date: 14/04/25	Drawn By: JF	Cad File Ref: C:\i\Pro\11612-D-CP.dwg	
Scale: 1:500 (A2)	Checked By: NH	Drawing No: 11612-D-CP	Rev: -

SCHEDULE OF TREES

Ockley Park, Hassocks,

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

Managed By: Nick Hayden

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

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T001	Oak	700	14		Moderate	N9, E8.5, S8, W6	Exposed root bole. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Occluded stem wounds. Cavities with potential nests on east aspect of second lowest primary branch extending north east (over bench). Multiple branch wounds. Failed branches. Deadwood (major diameter). Reasonable vigour.	B1	No work required.	4
		8.4	2.1-4m		EM	High				
No		221.7			20+ years	Grass				
T002	Oak	430	11		Moderate	N6.5, E7, S7.5, W2.5	Hedgerow tree. Companion tree. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Asymmetric crown. Deadwood (moderate diameter). Reasonable vigour. Livestock in field to south.	B2	No work required.	4
		5.16	2.1-4m		SM	High				
No		83.6			20+ years	Dense undergrowth, Grass				
T003	Oak	400	11		Moderate	N5, E1.5, S6.5, W5.5	Hedgerow tree. Companion tree. No evidence of fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Asymmetric crown. Deadwood (moderate diameter). Reasonable vigour. Livestock in field to south.	B2	No work required.	4
		4.8	2.1-4m		SM	High				
No		72.4			20+ years	Dense undergrowth, Grass				
T004	Oak	450	11		Moderate	N5, E5, S5, W5	Located at apex of railway bankside. Restricted access and dense undergrowth impeded a detailed inspection. Reasonable vigour.	B2	No work required.	4
		5.4	2.1-4m		EM	High				
No		91.6			20+ years	Dense undergrowth				
T005	Oak	700	14		Moderate	N7.5, E8, S8, W8	Area of trees located at apex of railway bankside. Restricted access impeded a detailed inspection. Deadwood (moderate size). Reasonable vigour.	B2	No work required.	4
		8.4	2.1-4m		EM	High				
No		221.7			20+ years	Dense undergrowth				
W001	Ash, Blackthorn, Hawthorn, Oak	350	16		Moderate	N5, E5, S5, W5	Woodland belt to west of railway either side of footpath. Area fenced off. Trees adjacent to path unlikely to be affected by site access. Prominent backdrop. Mature trees throughout. Reasonable vigour.	A2	No work required.	4
		4.2	2.1-4m		M	High				
No		55.4			40+ years	Dense undergrowth				

Explanatory Notes for Tree Constraints Plans

DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
Age	Recorded as one of the following categories: Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH. S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height. E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy. O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications. V Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition. D Dead.
Safe Useful Life Expectancy	Relates to the prospective life expectancy of the tree and is given as one of 4 categories: 40 years+; 20 years+; 10 years+; Less than 10 years.

Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.
BS 5837 Main Category	Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing: Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated remaining life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub-Category 1 - Mainly arboricultural qualities Sub-Category 2 - Mainly landscape qualities Sub-Category 3 - Mainly cultural values, including conservation Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.
Recommended Works	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months,

Tree Preservation Order / Conservation Area Online Mapping Extract

