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Arboricultural Implications Report

Proposed development at

Foxhole Farm

Bolney



April 2025

Ref. SJA air 24120-01c

SUMMARY

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

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed partial removal of four groups and two hedges will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

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

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

S5. None of the proposed dwellings or apartments or private gardens and amenity spaces are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, it complies with Policy DP37 of the Mid Sussex District Council Local Plan.

S7. As the proposed development will not result in the removal of trees which are of arboricultural value, and incorporates natural features of the landscape, including trees it complies with Policies BOLE1 and BOLD1 of the Bolney Neighbourhood Plan 2015-2031.

S8. As the proposals adhere to the recommendations of BS5837, respecting trees, woodlands, ancient and veteran trees and hedgerows, affording them appropriate protection, the proposals adhere to Policy DPN4 of the Regulation 19 Draft Local Plan.

CONTENTS

1. INTRODUCTION AND BACKGROUND INFORMATION	5
2. PLANNING CONTEXT	10
3. THE TREES	14
4. TREES TO BE REMOVED	17
5. TREES TO BE PRUNED	20
6. ROOT PROTECTION AREA INCURSIONS.....	23
7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS.....	28
8. CONCLUSIONS.....	31

APPENDICES

1. Methodology
2. Outline arboricultural method statement
3. Tree survey schedule (SJA tss 24120-01)
4. Tree protection plan (SJA TPP 24120-041c)

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Wates Developments Ltd. to visit Foxhole Farm, Bolney and to survey the trees growing on or immediately adjacent to this site.

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

1.2. Scope of report

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

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; and it is neither mentioned nor referenced in Policy DP37 of the Mid Sussex District Council Plan (2014 - 2031) or the accompanying text, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development is an **outline application for the development of up to 200 residential dwellings, including affordable housing; a community building (Use**

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

² *Ibid.*, p.1, Introduction.

Class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of 16.88ha of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers. (Matters for approval: Access).

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

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Edward Janes and Tom Southgate of SJAtrees on Wednesday the 3rd, Thursday the 4th, Tuesday the 9th and Wednesday the 10th of April 2024. Weather conditions at the time were dry with occasional showers. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The site is 16.88ha in size and is located on the north side of Cowfold Road (A272) opposite residential dwellings on the south side of the road, as shown at **Figure 1** below. The north boundary abuts woodland and pastoral fields while the east adjoins rear amenity gardens of dwellings located off 'The Street', while the west boundary adjoins Foxhole Lane.



Figure 1: Site location shown on AutoCAD geolocation satellite image

1.4.2. The site is formed by pastoral fields in the shape of a question mark, which wraps around the existing Foxhole Farm, as shown in **Figure 1** above. The site has been split into five distinct fields and which are identified on the TPP at **Appendix 4**. The southern half of the site, including fields F1 & F2 slopes gently up towards the north by approximately 16m. Field F3 remains relatively flat for its length adjacent to the east of the farm before descending, steeply at first, north into fields F4 & F5 with the gradient becoming more gentle towards the northern boundary.

1.4.3. Historical maps and aerial photographs indicate that the site has remained undeveloped agricultural land since at least the late 19th Century. The earliest Ordnance Survey map, surveyed from 1874 – 1875, shows several trees growing around the periphery of the site and as a field partition in the southern portion of the site as shown in **Figures 2 and 3** below. The oak tree no. 208 in the southern portion of the site is the only specimen that might be one of those visible in **Figure 3** below but we do not think it is old enough to have been marked on the 1870's OS map (**Figure 2**).



Figure 2 & 3: Extracts from OS map of 18774, showing some of the trees present at that time; and USAAF aerial photograph from January 30th, 1944.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of Upper Tunbridge Wells Sand - Sandstone and siltstone, interbedded. No superficial deposit information is available.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slightly acid loamy and clayey soils with impeded drainage. The class of soil and the indications of the British Geological Survey map suggest that trees may be both deep and shallow-rooted and that the soil may be partly susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

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

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as

'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

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

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two previous applications for minor re-development, as listed below:

- 11/00052/FUL (January 2011). Application for Equestrian manège for private use only. Approved.
- 05/02905/AGRDET (December 2005). Proposed replacement building. Approval - Agricultural Determination.

2.2. Planning policy - national

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

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

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

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

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

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

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

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

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

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

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

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

vulnerable development and infrastructure.”

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

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

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

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

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

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

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

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Mid Sussex District Council Plan 2014 – 2031 (adopted March 2018).

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

“DP37. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.”

2.4. Emerging local plan

2.4.1. The LPA has submitted a Regulation 19 Draft Local Plan, dated December 2023. Within it is a policy (Policy DPN4) relating specifically to trees, woodlands, ancient and veteran trees and hedgerows. That policy is not repeated in full here as it extends to five pages of text.

2.4.2. The Regulation 19 document also contains a housing allocation policy (Policy DPA14) for this application site. However, this policy does not make any reference to trees, woodlands or hedgerows.

2.5. Neighbourhood planning policy

2.5.1. The Bolney Neighbourhood Plan 2015-2031 (September 2016) states at Policies BOLE1 – Protect and Enhance Biodiversity and BOLD1 – Design of New Development and Conservation:

“BOLE1: Development proposals should protect and, where possible, enhance biodiversity by:

... protecting ancient trees or trees of arboricultural value; and... where possible, planting screening and amenity hedges and trees consistent with native species in the area, paying heed to eventual height, spread and shadow...”

“BOLD1: Planning permission for new development will ordinarily be permitted subject to the following criteria:

... It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and...”

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 291 individual trees, and 25 groups of trees, 6 hedges and one area of woodland growing within or adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural character of the site is formed by the trees growing within the hedgerow and along the field boundaries, all or which align north-south and east-west. The greatest densities of trees are found lining Foxhole Lane and the Public Right of Way along the Northern Boundary. The majority (80%) of the trees are broadleaves most are either native or naturalised with the occasional planted exotic species, located within the curtilage of Foxhole Farm. The trees appear to all have been planted with secondary generations being self-seeded and interspersed between the established planted boundary individuals.

3.1.3. The most commonly found species is English oak, making up 28% of the individual trees, which in addition to ash (10%), Norway spruce (7.5%) and Hybrid black poplar (7%), make the dominant species of the site. Heights range from 11m to 23m but with the average height being 18.5m. The age range of the trees on the site is almost entirely mature or semi-mature with young trees being underrepresented and veteran and ancient trees being entirely absent. This character is consistent with much of the surrounding landscape.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that **“contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance.”** The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the on and offsite trees primarily including English oak and field maple, lining the sides of Foxhole Lane growing alongside the western boundary of the site;

- the row of on and off-site mixed species including primarily hybrid black poplar, English oak, beech, silver birch and sycamore growing on the eastern boundary;
- the off-site individual trees and woodland (nos. 269 – 280 & W1) growing adjacent to the north boundary.

3.2.2. Fourteen individual trees (nos. 21, 30, 33, 34, 58, 59, 151, 152, 153, 155, 166, 194, 202 & 207) are unsuitable for retention, irrespective of the proposals, in that they are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category 'U' and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.2.3. There are 148 mature trees growing on or immediately adjacent to the site; but eight of these (nos. 33, 55, 67, 86, 100, 104, 243 & 289) are of species that are of small ultimate size; and 42 are of only short-lived species, and which thereby are of only short-term potential. Of the remaining 98 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.2.4. There are no category 'A' trees and 86 category 'B' specimens. The remaining 191 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.5. Of the groups of trees, hedges, hedgerows and woodlands, none have been assessed as category 'A', three (G17, G23, W1) as category 'B', and the remaining 29 as category 'C'.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed outline masterplan by Re-Format LLP Architects, drawing no. **P20074-RFT-XX-XX-DR-A-0100_S2_P12 - _Outline**

Masterplan - CAD have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

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

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

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

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

Table 1: Magnitude of impacts⁴

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

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, four groups and two hedges (nos. G13, G25, G26, G27, H2 & H6) are to have partial removals to facilitate access throughout the site, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

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

Tree no.	Species	Height	Trunk diameter	Length to be removed	Age class	BS category
G13	Hornbeam	Max 11m Avg 8m	Max 220mm est. Avg 145mm est.	14m wide central section; Retained: 75m West; 90m to East	Semi-mature	C (12)
G25	Various (no dominant)	Max 13m Avg 6.5m	Max 350mm Avg 250mm both ivy est.	Approx. 11mx5m area for drainage feature	Semi-mature	C (2)
G26	Various – (Hawthorn dominant)	Max 10m Avg 6m	Max 250mm Avg 175mm both est.	Approx. 5mx5m area for drainage feature	Semi-mature	C (1)
G27	Various – (Holly dominant)	Max 11m Avg 4m	Max 200mm est.	Approx. 3mx5m area proposed PROW connection	Semi-mature	C (2)
H2	Various – (Hazel, Hawthorn, Blackthorn dominant)	Max 9m Avg 3m	Max 180mm est.	Removal of x2 sections @2.5mx5m; and x1 section @14mx5m for pedestrian and vehicle routes	Semi-mature	C (2)
H6	Various – (Hawthorn dominant)	Max 10m Avg 3.5m	Max 150mm est.	Approx. 9mx4m area for vehicle route	Semi-mature	C (1)

Table 2: Groups/hedges to be removed

4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural

features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

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

4.2.3. None of the individual trees which make up the groups or hedges to be partially removed are covered by a TPO (see 1.6.1 above).

4.2.4. All 86 category 'B' trees and 191 category 'C' trees are to be retained, there are no category 'A' trees on or directly adjacent to the site.

4.2.5. The categorisation method in the British Standard Recommendations 5837:2012 is designed to provide an easy-to-understand way of classifying the quality and landscape and cultural value of trees, to allow informed decisions to be made concerning which might be retained or be removed in a development context⁵. However, whatever category is accorded to trees, this does not mean that those trees must, on that basis alone, be retained or removed. The Standard does not recommend that all category 'A' or 'B' trees must be retained; nor does it state that the acceptability in planning terms of proposed tree removals should be considered on the basis of category. More properly, such considerations should be based on planning policy.

4.2.6. Of the four groups and two hedges to be removed, all are assessed as category 'C' trees: being either of low quality, low value, or short-term potential. The sections of these groups and hedges to be removed are to facilitate proposed pedestrian footpath routes and proposed vehicle routes to access the site, and in all cases results in no less than 87% of the entire length being retained of these groups and hedges to be partially removed. For these reasons, the removal of these small sections will have no significant impact on the character or appearance of the area.

4.2.7. The proposals incorporate considerable new tree planting; this is shown on the outline masterplan submitted with the application. This will significantly increase

⁵ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 4.5.2.

the numbers of trees on the site, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

4.2.8. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the partial felling and removal of the groups and hedges identified represent no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. One group of trees (G13) to be retained is to be pruned to facilitate visibility splays from the proposed access. The details of this are shown at **Table 3** below.

Tree no.	Species	Age class	Proposed works
G13	Hornbeam	Semi-mature	Reduce southern lateral canopy extent by 0.25m - 0.75m back to previous pruning points to create uniform hedge line

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. The hornbeam trees that make up group G13 to which pruning is required is not of a species that is intolerant of pruning. Therefore, the works is unlikely to lead to significant dieback or the formation of columns of decay.

5.2.2. The trees which form the hedge, have all been historically managed as a low uniform hedge since at least 2009 through to 2017, at which point from 2018 its management has lapsed and vertical growth began unchecked. However, it is evident that this hedge has and does tolerate pruning. As seen in **Figures 4 – 7** below.

5.2.3. The extent of pruning proposed to the trees listed in **Table 3** is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be reduced are mostly few in number and small in size and will result in a maximum wound size no greater than 25mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations at paragraph 7.2.4 and at Table 1 of British Standard BS 3998:2010, *Tree work – Recommendations*.



Figures 4 - 7: Top to bottom, looking NE; 2015; 2017; 2021; 2024

5.2.4. The pruning back to the previous pruning points is consistent with the historic management of this hedge line. Consequently, these works are not required just because of the proposed development: it would need to be undertaken at some point to provide continued clearance to the pedestrian footpath that runs along the north side of Cowfold Road (A272) and could be undertaken irrespective of this scheme and could be repeated whatever the future use of the site. Indeed, there is clear evidence that this has already been done in the past, as seen in **Figures 4 – 7** above.

5.2.5. The pruning is to facilitate the required highways conformity for visibility splays, and whilst these trees will continue to grow; regular pruning and management that has previously occurred can maintain this relationship in the future, without limiting the impact upon the site requirements.

5.2.6. In terms of impact upon the landscape, the proposed pruning is minor in extent. It will have little effect on the appearance of the hedge when viewed from Cowfold Road (A272) and outside the site itself, and accordingly will not detract from the character or appearance of the local area.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed drainage features, allotments and hard surfacing will encroach within the RPAs of eight of the trees to be retained. These are shown in **Table 4** below.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
193	English oak	Proposed hard surface	362.3m ²	14m ²	3.8%
199	Ash	Above ground drainage feature	367m ²	46.8m ²	12.7%
200	English oak	Above ground drainage feature	557.3m ²	45m ²	8%
237	Ash	Proposed hard surface	35.4m ²	7.4m ²	9%
238	Ash	Proposed hard surface	53.5m ²	0.3m ²	<1%
257	Hybrid black poplar	Proposed allotments	508.3m ²	6.9m ²	1.3%
260	Hybrid black poplar	Proposed allotments	434.4m ²	19.5m ²	4.9%
288	Silver birch	Proposed hard surface	191.1m ²	19.4m ²	10.1%
289	Hawthorn	Proposed hard surface	87.6m ²	29.5m ²	33.6%

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by parts of the proposed drainage features, allotments and hard surfacing into the RPAs of the nine trees listed at **Table 4** extend no closer than 5.2m to the trunks, and in all but one case, equates to no more than 12.7% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 5**.

Tree no.	Species	Incursion	Proposed mitigation
193	English oak	Proposed hard surface	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
199	Ash	Above ground drainage feature	To be constructed using a combination of above existing soil surfacing, including use of a cellular confinement system to minimise soil compaction; & shallow excavation for the drainage feature to connect to existing boundary ditches, with excavation to be undertaken under direct on-site supervision of arboricultural consultant
200	English oak	Above ground drainage feature	
238	Ash	Proposed hard surface	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
239	Ash	Proposed hard surface	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
257	Hybrid black poplar	Proposed allotments	Preliminary preparation, tilling, and excavation for proposed allotments to be undertaken under direct on-site supervision of arboricultural consultant
260	Hybrid black poplar	Proposed allotments	
288	Silver birch	Proposed hard surface	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction
289	Hawthorn	Proposed hard surface	

Table 5: Proposed mitigation of RPA incursions

6.2.2. The incursions into the RPAs of trees nos. 199, 200, 257 & 260 are by proposed drainage routes and allotments, and some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.3. To minimise impacts on these specimens, the above ground drainage feature will be designed to be as shallow as possible thereby minimising the impact upon the RPA. Studies have shown that typically as much as 90% of tree root length occurs in the upper metre of the soil⁶ and whilst it is likely that these incursions into the RPAs of trees nos. 199 & 200 may result in roots in this area being severed, if for example, a shallow excavation of only the upper 300mm of the upper metre of soil is removed to connect to the existing boundary ditch network, the 12.7% incursion into the RPA of

⁶ Roberts J., Jackson N., & Smith M. (2006). Tree Roots in the Built Environment. TSO.

the ash tree no. 199 may only result in a reduction of just 4.2% of roots within the RPA.

6.2.4. As a species, both English oak and ash have been identified as moderate at tolerating root pruning and disturbance⁷. As these incursions are relatively small, and space is available to minimize, reduce and remove these incursions at the detailed stage there is no reason to suggest that these individuals will not be able to tolerate some small incursion and the cutting of roots within these small sections of their RPAs.

6.2.5. The areas lost to encroachment within the RPAs of the English oak and ash trees nos. 199 & 200 can be compensated for in the areas to the east, southeast, and northeast of the trees, where there are extensive areas of soft landscaping suitable for root growth, contiguous to the RPAs. There is likely to already be significant rooting within these areas, and as it is to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

6.2.6. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.7. The incursions into the RPAs of trees nos. 193, 199, 200, 238, 239, 288 & 289 are by areas of proposed hard surfacing. These areas, in all but one case, extend to no more than 12.1% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837⁸. The incursion into the RPA of hawthorn no. 289, exceeds this limit, being assessed and equating to 33% of its RPA.

6.2.8. Whilst the incursions by the proposed hard surfacing within the RPA of the off-

⁷ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

⁸ BS 5837, paragraph 7.4.2.3.

site hawthorn no. 289 exceeds the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837 this does not necessarily mean that the tree will be adversely impacted. Following research and technological advances undertaken since the publication of BS 5837 in 2012, it has since been acknowledged⁹ that the 20% figure stated in the British Standards is a “cautious recommendation and it should not necessarily be considered an absolute limit because in some circumstances covering a higher proportion of the root zone with a permeable surface may be acceptable, provided that it has been sufficiently justified.”

6.2.9. In this case, the hawthorn is not a veteran, is of average physiological condition, and there is existing soft landscaping contiguous to its RPA and is of a species notably tolerant of disturbance.

6.2.10. Because the hard surfacing will be installed entirely above existing ground levels, this will not result in any excavation within its RPA and will incorporate a suitable cellular confinement system, and because the soil is not a heavy clay and thus susceptible to compaction, there is no reason to suggest that this specimen will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

6.2.11. Taking account of existing ground levels and likely proposed levels of the new areas of hard surfacing across the remainder of the site, these will allow for design and construction of the new surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.12. As noted at Section 1.5 above, the site overlies a bedrock of sandstone and siltstone soil. This means in principle it would tolerate compaction better than a purely clay soil, and so compaction caused by the above-soil surfacing is less likely to be

⁹ Arboricultural Association Guidance Note 12 (2020). The use of cellular confinement systems near trees: a guide to good practice, paragraph 76.

severe or damaging to the tree in the long-term.

6.2.13. Whilst the Soilscape on the Department for Environment, Food & Rural Affairs ('Defra') Magic website identifies a slightly acid loamy and clayey soils, which may be a more superficial deposit and be perceptible to compaction. However, the installation of above soil surfacing will minimise compaction, so that in any which may occur over the life use of the proposed path, is unlikely to have a detrimental impact as the tree will be able to adapt and root into soft landscaping contiguous to its RPA to the north.

6.2.14. Moreover, hawthorn, ash, and in our experience English oak have been shown to be more tolerant of soil compaction than other tree species, based on their effectiveness in reacting to mechanical damage quickly, in surviving anaerobic soil conditions, and in adjusting their root systems to new conditions. Coupled with the small areas of the RPAs to be surfaced, the semi-mature age of the trees and their average physiological condition there is no evidence to suggest that they will not be able to tolerate any soil compaction caused by the installation or use of the surfacing, and as such these impacts are considered minor.

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

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

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. No windows of the main habitable rooms of the proposed dwellings or apartments lie within the shadow patterns of any retained trees. Therefore, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.1.2. The sizes and dispositions of the proposed private gardens are such that in our assessment they will not be unduly shaded and will receive reasonable sunlight and daylight. Their use is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

7.2. Apprehension

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

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result. This is because in the majority of cases the closest trees are further from the proposed dwellings (approximately 19m) than their current heights (on average up to 18m); and so, if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

7.2.3. In addition, for those trees (nos. 209 – 215) which are closer than their heights to proposed dwellings the trees are to the north-east and east of the proposed dwellings; that is, on the leeward side of the prevailing south-westerlies. Consequently, in windy conditions falling leaves and twigs will blow away from the dwellings, making it reasonably foreseeable that if a tree was to fall, it would also fall away from them.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR “Blue Book”¹⁰, stated at paragraph 5.11 (1) (ii) that **“incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”**¹¹

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

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

7.3.3. The existing trees will continue to grow in the future; and in time, in common

¹⁰ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹¹ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

with all trees in urban and suburban areas, it is possible that some pruning will be required to keep them clear of buildings. However, none of the proposed dwellings or apartment blocks fall within the reasonable future 3m canopy growth off-sets and as such there is reasonable room for development and future growth before any pruning may be requested, at which point the extent of pruning that may be requested would be minimal to maintain clearance from the dwellings, and would not result in a significant pruning which would impact or deform the trees which the LPA would seek to avoid.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the probable impact of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹²

¹² BS 5837:2012, 5.3.4.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed partial removal of four groups and two hedges will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

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

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

8.1.4. None of the proposed dwellings or apartments or private gardens and amenity spaces are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

8.2.2. Whilst some groups and hedges are to be partially removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of

the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained wherever possible**”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, will retain all the main arboricultural features of the site, recognises and maintains the local landscape, its countryside character, and the wider benefits of the existing trees and woodlands, it thereby complies with paragraph 193 (c) and Paragraph 194 of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, it complies with Policy DP37 of the Mid Sussex District Council Local Plan.

8.4. Compliance with neighbourhood planning policy

8.4.1. As the proposed development will not result in the removal of trees which are of arboricultural value, and incorporates natural features of the landscape, including trees it complies with Policies BOLE1 and BOLD1 of the Bolney Neighbourhood Plan 2015-2031.

8.4.2. Furthermore, it adheres to the recommendations of BS5837, respecting trees, woodlands, ancient and veteran trees and hedgerows, affording them appropriate protection, the proposals adhere to Policy DPN4 of the Regulation 19

Draft Local Plan.

8.5. Conclusion

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

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹³, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹⁴ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

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

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁵. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

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

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

A1.2. Tree constraints

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

A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';¹⁶

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

14 Ibid., 4.4.2.7

15 Ibid., 4.4.2.3

16 The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

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

A1.2.4. which trees contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, such that their removal would be contrary to local planning policies: specifically, Policy DP37 of the Mid Sussex District Council Local Plan, as set out above;

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

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

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

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹⁷.

A1.2.9. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**¹⁸.

A1.2.10. The 'Root Protection Areas' (RPAs)¹⁹ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

17 BS 5837, 4.5.10.

18 Ibid., 5.1.1.

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

A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day²⁰.

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

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

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

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

²⁰ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

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

A2.2. Pre-start meeting

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

A2.3. Site clearance

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

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

A2.4. Ground preparation and demolition

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

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

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

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

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

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

A2.6. Ground protection

A2.6.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A2.7. Manual excavation within RPAs

A2.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange cross hatching** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.8. Proposed hard surfaces within RPAs

A2.8.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by **dark orange hexagonal-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Tree Survey Schedule

**Foxhole Farm, Bolney,
West Sussex**

SJA tss 24120-01

April 2024

Tree Survey Schedule: Explanatory Notes

Foxhole Farm, Bolney, West Sussex

This schedule is based on a tree inspection undertaken by Edward Janes and Tom Southgate of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 3rd, Thursday the 4th, Tuesday the 9th and Wednesday the 10th of April 2024. Weather conditions at the time were dry with occasional showers. Deciduous trees were in partial leaf.

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

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

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

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

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

3. Height.

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

4. Trunk diameter.

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

5. Radial crown spread.

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

6. Crown break.

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

7. Crown clearance.

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

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.

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

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

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

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

(1) Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).

(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Foxhole Farm, Bolney, West Sussex

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
1	Scots pine	13m	515mm	N 2m E 5.7m SE 6.3m S 3.8m W 7.3m	2m	SE 1.9m	Semi-mature	Average	Indifferent	No significant defects observed at base; bricks piled to NE of base; pruning wound on lower trunk consistent with crown raising, up to 100mm in diameter; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; obscured from public view; significant component of group in which it stands.	B (2)
2	Ash	14m	295mm ivy	N 6m E 4.5m S 3.8m W 4m	2m	SE 0.6m	Semi-mature	Average	Indifferent	Ivy-covered; acute main union with bark to bark contact; adjacent Scots pine branch fused onto main stem; unremarkable tree of very limited merit.	C (2)
3	Scots pine	9.5m	400mm est. 355mm	N 5m E 4.5m S 5.8m W 6m	1.4m	W 1.6m	Semi-mature	Average	Indifferent	No significant defects observed at base; twin-stemmed from 1m; one ivy covered stem; tensile unions throughout crown; obscured from public view; significant component of group in which it stands.	B (2)
4	Scots pine	9.5m	420mm	N 5m E 6.5m SE 5.8m S 5.6m W 4m	3m	S 0.9m	Semi-mature	Average	Indifferent	No significant defects observed at base; S shaped trunk; tensile main unions; obscured from public view; significant component of group in which it stands.	B (2)
5	English oak	19m	1030mm	N 12.7m E 11.2m S 12.3m W 12.5m	1.5m	E 1.2m	Mature	Average	Good	Ground to N and E is waterlogged and churned up by horses; no significant defects observed at base; slightly leaning trunk to NE; deadwood up to 110mm diameter est. in lower crown; tensile unions throughout crown; readily visible in views from E and SE; significant feature of the landscape.	B (1)
6-7	Beech	14m	#6 390mm #7 450mm	N 4m E 5m S 3.3m W 5m	1.7m	E 1m	Semi-mature	Average	Indifferent	Part of a row forming boundary between garden and field to E; acute main unions with no bark to bark contact; drawn-up and mutually suppressed; significant components of the group in which they stand.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
8-15	Leyland cypress	15m	#8 210mm 220mm 315mm #9 330mm 205mm ivy #10 360mm ivy #11 230mm 500mm ivy est. #12 360mm ivy #13 370mm ivy #14 585mm ivy #15 525mm ivy	N 5m E 5m S 5m W 6m	0.3m	W 0.5m	Mature	Average	Indifferent	Row of trees providing screening and wind shelter to garden; no significant defects observed at base; ivy covered trunks and stems; visible in views from E; non native species, out of character with surrounding area; collectively a significant component of the group in which they stand.	C (12)
16	Cider gum	18m	785mm	N 7.5m E 9.9m S 6.9m W 6.5m	1.6m	SE 2m	Mature	Below average	Indifferent	Evidence to suggest root plate movement; tensile main unions; storm damage at 3.5m where failed limb is now leaning on trunk and ground, dia. 180mm est.; minor dieback at branch tips in lower N canopy; non-native species, out of character with surrounding area; obscured from public view; significant component of group in which it stands.	C (1)
17	Purple hazel	6m	20 stems @ 50mm est.	4.5m	0m	0.5m	Semi-mature	Average	Indifferent	Maintained as a coppice.	C (1)
18	Silver birch	15m	240mm 315mm	N 4.1m E 4.1m S 3.8m W 6.2m	1m	NE 1.8m	Semi-mature	Average	Indifferent	Prominent buttress roots; minor animal damage to bark near base; tensile unions throughout crown; twin-stemmed from 1m; obscured from public view; inessential component of the group in which it stands.	C (1)
19	Red oak	16m	630mm	N 6.2m E 6.4m S 6m SW 7.1m W 7m	1.6m	N 1.9m	Semi-mature	Average	Moderate	Base surrounded by saturated ground; pruning wounds on lower trunk and in lower crown consistent with crown raising, up to 90mm in diameter est.; tensile unions throughout crown; minor epicormic growth throughout structure; non-native species, out of character with surrounding area; obscured from public view; significant component of group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
20	Flowering cherry	12m	260mm est. 200mm est. 200mm est. 315mm	N 8.4m E 4.9m S 4.2m W 7m	0.6m	SE 1.3m	Semi-mature	Average	Indifferent	Surface root 1m in length to W; multi-stemmed from base; <i>Ganoderma applanatum</i> bracket at base on E side; obscured from public view; inessential component of the group in which it stands.	C (1)
21	Ash	14m	260mm est. 250mm est. 280mm	N 5m E 6.5m S 5.7m W 5m	0m	1.6m	Semi-mature	Below average	Indifferent	Three-stemmed from base; minor dieback at branch tips consistent with 'Ash Die-Back Disease'.	U
22	Box elder	12m	425mm	N 6.6m E 4m S 8.5m SW 8.6m W 8.7m	1.6m	SE 1.5m	Semi-mature	Average	Indifferent	Minor bark damage at base; saturated surrounding soil; slightly leaning trunk to SE; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; obscured from public view; significant component of group in which it stands.	B (2)
23	Cider gum	22m	845mm	N 4.7m E 5.9m S 3.9m W 3.9m	1.6m	S 1.6m	Mature	Below average	Indifferent	No significant defects observed at base; prominent buttress roots to S; tensile main unions; minor dieback at branch tips in upper crown; non-native species, out of character with surrounding area; obscured from public view; inessential component of the landscape.	C (1)
24-25	Black Italian poplar	#24 16m #25 13m	#24 455mm #25 305mm	N 5m E 3.9m S 5.2m W 5.3m	1.6m	NW 1.9m	Semi-mature	Below average	Indifferent	#24 above average epicormic growth within crown; #25 minor dieback in lower canopy; non-native species, out of character with surrounding area; of low landscape value, due to small sizes; obscured from public view; inessential components of the group in which they stand.	C (12)
26	Weeping willow	14m	740mm	N 7.7m E 7.7m S 8.9m W 7.4m	2.6m	NW 0.5m	Mature	Average	Indifferent	Saturated surrounding soil; 125mm dia. girdling root at base; tensile main unions; rubbing main stems at 5m; historic limb tear out at 6m, 600mm long by up to 100mm wide est.; obscured from public view; significant component of group in which it stands.	B (1)
27	Ash	11m	320mm	N 4m E 4m S 4m W 4.3m	2m	NW 1.8m	Semi-mature	Average	Indifferent	Of low landscape value, due to small size; acute main unions with bark to bark contact; unremarkable tree of very limited merit.	C (1)
28	Beech	14m	390mm	N 3m E 2.5m S 3m W 2.5m	2.5m	S 2m	Semi-mature	Average	Indifferent	Prominent buttress roots; no significant defects observed at base; drawn-up and mutually suppressed; part of field boundary row; visible in long views from S; significant component of group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
29	Hornbeam	13m	430mm ivy	N 3.5m E 3m S 4.5m W 3m	1.5m	S 1.2m	Semi-mature	Average	Indifferent	Prominent buttress roots; tensile unions throughout crown; visible in long views from S; significant component of group in which it stands.	C (12)
30	Horse chestnut	10m	580mm est.	N 5m E 8.4m S 5m W 6m	2m	E 1m	Mature	Below average	Poor	Exposed decayed heartwood in trunk; central stem has failed at 2.5m; sparsely foliated.	U
31	Horse chestnut	12m	100mm 300mm 3 stems @ 200mm all est.	N 5.6m E 6m S 5m W 6m	0m	1m	Semi-mature	Average	Indifferent	Multi-stemmed from base; leaning stems; obscured from public view; inessential component of the group in which it stands.	C (2)
32	Hornbeam	14m	470mm	N 3.7m E 3.5m S 4.5m W 3.5m	2m	S 1.6m	Semi-mature	Average	Indifferent	Minor area of exposed sound sapwood at base; tensile main unions; drawn-up and mutually suppressed; part of row of specimens on S garden boundary; visible in long views from S; significant component of group in which it stands.	B (2)
33	Common walnut	15m	600mm est.	N 10m NE 11.5m E 8.4m S 3m SW 1m W 6m	2m	N 1.5m	Mature	Below average	Hazardous	Partially uprooted and heavily leaning.	U
34	Common walnut	12m	420mm est.	N 0.5m E 2m S 2.5m W 1m	5m	S 7m	Semi-mature	Below average	Poor	Twin-stemmed tree, but co-dominant stem dead and diameter not taken; differences in tone when lower trunk tapped with acoustic hammer suggest internal defects; <i>Ganoderma applanatum</i> brackets at base.	U
35	Common lime	10m	235mm	3m	1.9m	NW 1.9m	Semi-mature	Average	Moderate	Of low landscape value, due to small size; 1m long surface roots.	C (1)
36	Service berry 'Robin Hill'	6m	160mm est.	3m	1.3m	1.4m	Semi-mature	Average	Indifferent	Of low landscape value, due to small size; small ornamental tree.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
37-41	Scots pine	#37 15m #38 15m #39 14m #40 12m #41 7m	#37 465mm #38 385mm #39 430mm #40 380mm #41 355mm	N 5.1m E 4.5m S 4.5m W 4m	2.5m	1m	Semi-mature	Average	Indifferent	No significant defects observed at base; tensile main unions; #41 of swept form with failed main stem at 7m, 120mm dia. est.; #40-41 asymmetric crowns; part of aerodynamic group with meshing crowns providing companion shelter; obscured from public view; significant components of the group in which they stand; collectively forming a significant feature of the garden landscape.	B (2)
42-45	Scots pine	17m	#42 485mm #43 420mm #44 515mm #45 520mm	N 4.9m E 4.5m S 4.5m W 5.3m	2m	W 1.8m	Mature	Average	Moderate	No significant defects observed at base; tensile main unions; single trunks; part of aerodynamic group with meshing crowns providing companion shelter; obscured from public view; collectively forming a significant feature of the garden landscape.	B (12)
46	Lawson cypress	9m	250mm est.	3m	0m	0m	Semi-mature	Average	Indifferent	Unremarkable tree of very limited merit; trunk leans to E; non-native species, out of character with surrounding area.	C (1)
47-48	Norway spruce	#47 18m #48 19m	#47 485mm #48 590mm	N 4.3m E 4.5m S 5.5m W 3m	3m	S 1m	Mature	Average	Moderate	Growing on edge of bank opposite house; no significant defects observed at base; prominent buttress roots to S; #48 co-dominant stems from 11m where tree was historically pruned; non-native species, out of character with surrounding area; obscured from public view; significant component of group in which it stands.	C (1)
49	English oak	17m	655mm	N 8.3m NE 8.9m E 7.1m S 6.5m SW 7.1m W 4.5m	2m	NE 1.9m S 8m	Mature	Average	Moderate	Slightly raised step of soil around base; three pruning wounds on lower trunk consistent with crown raising up to 300mm dia., some wound wood present; tensile unions throughout crown; obscured from public view; significant component of group in which it stands.	B (1)
50	English oak	18.2m	1225mm ivy	N 7.1m E 6.7m S 6.2m W 6.7m	4m	2.3m	Mature	Average	Moderate	Off-site tree; small cavity at base on N side 200mm in width and 75mm in height; ivy covered trunk; tensile main unions; tear out wounds on N canopy extent at 4.5m showing good signs of occlusion; pruning wounds in excess of 200mm in diameter throughout crown, occluding well, some fully sealed; minimal deadwood in lower crown; tensile unions throughout crown; no significant defects observed; tree displaying no characteristics consistent with veteran trees such as extensive hollowing, cracking, significant tear out wounds or retrenchment; prominent roadside feature; readily visible from Cowfold Road A272.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
51	English oak	18.3m	1020mm ivy	N 7.9m E 9.8m S 8.2m W 8m	3m	2.5m	Mature	Below average	Moderate	Off-site tree; full basal inspection prevented by dense ivy cover; heavily ivy-covered; full inspection of main unions impeded by dense ivy cover but appear tensile and sound; minor epicormic growth throughout structure; minor deadwood throughout crown, consistent with age and species; partially stag headed; minor branch failure wounds throughout with evidence of internal decay; significant component of group in which it stands; readily visible from Foxhole Lane and Cowfold Road A272.	B (2)
52	Red oak	16.9m	995mm ivy	N 5.6m E 10.1m S 10.5m W 9.5m	1.7m	2m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; ivy covered trunk and main scaffolds; minor deadwood throughout crown, consistent with age and species; multi-stemmed from 2m; minor branch failures throughout; significant eastern scaffold interfering with overhead utilities; tensile main unions and tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; no significant defects observed; readily visible from Foxhole Lane and Cowfold Road A272.	B (2)
53	Sycamore	18m	240mm 335mm 385mm all ivy	N 3.1m E 4.3m S 3.6m W 3.8m	2.5m	1.8m	Mature	Below average	Moderate	Off-site tree; no significant defects observed at base; three-stemmed from base; basal suckers present; drawn up and mutually suppressed; canopy density reduction of 35%; heavily ivy-covered; shorter than average shoot extents; inessential component of the group in which it stands; visible from Foxhole Lane and Cowfold Road A272.	C (2)
54	Sycamore	15.5m	255mm ivy	N 3.1m E 4.2m S 3.7m W 1.4m	3.5m	3m	Semi-mature	Average	Indifferent	Full basal inspection prevented by dense ivy cover; single trunk; ivy covered trunk; tensile unions throughout crown; drawn up and mutually suppressed; trunk on 10° lean to E; inessential component of the group in which it stands; readily visible from Foxhole Lane.	C (1)
55	Hawthorn	7m	260mm 190mm 185mm all ivy	N 2.1m E 5.3m S 3.7m W 1.7m	2m	2m	Mature	Below average	Indifferent	Multi-stemmed from base showing acute yet tensile union; heavily ivy covered; above average dead wood in crown; minor dieback at branch tips; unremarkable tree of very limited merit; readily visible from Foxhole Lane.	C (2)
56	English oak	18.2m	635mm ivy	N 7m E 7.1m S 6.8m W 3.5m	3.5m	3m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; ivy covered trunk and main scaffolds; tensile main unions and tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of the group in which it stands; readily visible from Foxhole Lane.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
57	English oak	16.5m	545mm ivy	N 2.4m E 7.4m S 3.6m W 3m	3m	3m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; partially ivy covered trunk and main scaffolds; tensile main unions and tensile unions throughout rest of crown, where visible; minor deadwood throughout crown, consistent with age and species; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of the group in which it stands; readily visible from Foxhole Lane.	C (12)
58-59	Hawthorn	11m	#58 200mm #59 200mm both est.	N 3m E 5m S 3m W 2m	2m	3.5m	Over-mature	Low	Indifferent	Off-site trees; both moribund.	U
60	English oak	19m	875mm ivy	N 11.4m E 11.3m S 3.4m W 9.3m	4m	3.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots on W site compensating for uneven weight distribution caused by asymmetrical crown; prominent buttress roots also on N, E and S sides of base but not as extreme as W side; ivy covered trunk and main scaffolds; tensile main unions and tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; essential component of the group in which it stands; readily visible from Foxhole Lane.	B (2)
61	English oak	18m	470mm	N 5m E 7.1m S 1.7m W 1.9m	4m	3.5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots to W, compensating for asymmetrical crown; trunk on phototropic 15° lean to N as heavily suppressed by English oak #60; tensile unions throughout crown; minor deadwood throughout crown, consistent with age and species; crossing and rubbing branches throughout structure; minor epicormic growth throughout structure; minor limb failure approx 100mm in diameter at 7m W side; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; inessential component of the group in which it stands; readily visible from Foxhole Lane.	C (12)
62-63	Field maple	#62 12m #63 11.5m	#62 2 stems @ 185mm #63 345mm ivy	3m	2.5m	3m	Semi-mature	Average	Indifferent	Off-site trees; #62 twin stemmed from base with extensive decay in union; #63 heavily ivy covered, single trunk; minor epicormic growth throughout structures; canker present on #62; drawn up and mutually suppressed; of low quality and limited arboricultural value; lower quality individuals conferring greater value as part of a group; inessential components of the group in which they stand; readily visible from Foxhole Lane.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
64	Field maple	12.5m	160mm 195mm 180mm 180mm	N 2.3m E 5m S 2.4m W 1.6m	2m	2.5m	Semi-mature	Below average	Indifferent	Off-site tree; multi-stemmed from base showing acute unions; partially ivy covered; above average dead wood in crown; drawn-up and mutually suppressed; crossing and rubbing branches throughout structure; unremarkable tree of very limited merit; lower quality individual conferring greater value as part of a group; inessential component of the group in which it stands; readily visible from Foxhole Lane.	C (2)
65	English oak	19m	650mm	N 6.8m E 10.5m S 6.5m W 7.1m	4.5m	3.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; single trunk; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; well formed, tensile main unions throughout crown; dominant crown; significant component of group in which it stands; readily visible from Foxhole Lane.	B (12)
66	Field maple	12m	160mm 160mm 120mm 120mm 160mm 175mm ivy 230mm ivy 195mm	N 3m E 5.5m S 2.8m W 2.6m	3m	3m	Semi-mature	Below average	Indifferent	Off-site tree; multi-stemmed from base; partially ivy covered; drawn-up and mutually suppressed; crossing and rubbing branches throughout structure; tensile unions throughout crown; unremarkable tree of very limited merit; lower quality individual conferring greater value as part of a group; inessential component of the group in which it stands; readily visible from Foxhole Lane.	C (2)
67	Field maple	12.5m	140mm 180mm 290mm all ivy	N 3.5m E 4.9m S 5.1m W 1.9m	2m	3.3m	Mature	Average	Indifferent	Off-site tree; multi-stemmed from base; acute yet tensile unions throughout crown; ivy covered; drawn up and mutually suppressed; minor deadwood throughout crown, consistent with age and species; lower quality individual conferring greater value as part of a group; inessential component of the group in which it stands; readily visible from Foxhole Lane.	C (2)
68-71	English oak	#68 18.4m #69 18.4m #70 17.9m #71 17.9m	#68 535mm ivy #69 805mm ivy #70 440mm #71 305mm	10m	2.5m	3m	Mature	Average	Moderate	Off-site trees; no significant defects observed at bases; #68 & #69 partially ivy covered; all grown around barbed wire fence; tensile unions throughout crowns; tensile main unions where visible; minor deadwood throughout crown, consistent with age and species; row of closely planted specimens, designed to form a hedge or screen; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; significant components of the group in which they stand; readily visible from Foxhole Lane.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
72	English oak	16.5m	845mm ivy	N 9.1m E 9.4m S 6.2m W 7.1m	3.5m	3.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; ivy covered trunk and main scaffolds; tensile main unions and tensile unions throughout crown where visible; deadwood up to 150mm in diameter, est.; minor deadwood throughout crown, consistent with age and species; dominant crown; no significant defects observed; significant component of group in which it stands; contributes to boundary screening; readily visible from Foxhole Lane.	B (12)
73	English oak	16.4m	405mm	N 7.1m E 2.2m S 3m W 6.9m	3m	2m	Mature	Average	Indifferent	Off-site tree; no significant defects observed at base; trunk on 20° phototropic lean to NW as heavily suppressed by English oak #72; tensile unions throughout crown; minor deadwood throughout crown, consistent with age and species; crossing and rubbing branches throughout structure; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; inessential component of the group in which it stands; visible from Foxhole Lane; contributes to boundary screening.	C (1)
74	Crack willow	13m	2 stems @ 375mm ivy est.	N 6.2m E 8.5m S 2.4m W 2m	3m	3.5m	Mature	Below average	Poor	Off-site tree; cavities at base with significant internal decay; N stem failed at base with hazard beam crack 1m in length and 50mm wide; evidence of decay in trunks; heavily ivy covered; of low quality and limited arboricultural value; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
75	English oak	19.2m	600mm ivy est.	N 8m E 6.1m S 3.3m W 9.8m	3.5m	E 6m	Mature	Average	Indifferent	Off-site tree; access to tree restricted by dense vegetation; no significant defects observed at base; trunk on 10° lean to NW; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown; partially ivy covered; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
76-81	English oak	#76 17m #77 17m #78 17m #79 17m #80 17m #81 15m	#76 470mm #77 555mm #78 2 stems @ 340mm #79 630mm #80 2 stems @ 390mm #81 245mm all ivy	8.8m	3m	3m	Mature	Average	Moderate	Off-site trees; #80 standing dead tree; #78 twin stemmed from 0.8m with tensile union; no significant defects observed at bases; prominent buttress roots on most; ivy covered trunks and main scaffolds; tensile unions throughout crowns where visible; minor deadwood throughout crowns, consistent with age and species; natural brace at 5.5m between main stems of #78; row of closely planted specimens, designed to form a hedge or screen; aerodynamic group with meshing crowns providing companion shelter; readily visible from Foxhole Lane; significant components of the group in which they stand; contributes to boundary screening.	B (2)
82	English oak	18.6m	925mm ivy	N 9.5m E 10.4m S 3.9m W 7.9m	2m	4m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; prominent buttress roots; ivy covered trunk and main scaffolds; trunk bifurcation at 2m showing acute yet tensile union; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown; high canopy bud density; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; essential component of the group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
83-84	English oak	#83 15.5m #84 16m	#83 395mm #84 510mm both ivy	6.3m	3m	4m	Mature	Average	Moderate	Off-site trees; no significant defects observed at bases; base of #84 situated on steep roadside bank; both ivy covered; deadwood up to 150mm in diameter, est. on N side of #84 at 2m; minor deadwood throughout crowns, consistent with age and species; tensile unions throughout crowns; part of aerodynamic group with meshing crowns providing companion shelter; significant components of the group in which they stand; contributes to boundary screening; readily visible from Foxhole Lane.	C (12)
85	English oak	16m	825mm ivy	N 7.1m E 6.9m S 4.6m W 7.4m	2.5m	2m	Mature	Below average	Moderate	Off-site tree; prominent buttress roots; heavily ivy-covered; tensile main unions and tensile unions throughout crown; above average dead wood in crown; deadwood in excess of 150mm in diameter, est. on S side at 2.5m; dominant crown; situated on steep roadside bank; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
86	Damson	6m	255mm 260mm	N 3.1m E 4.7m S 3.2m W 2.4m	1.6m	2m	Mature	Average	Moderate	Off-site tree; twin stemmed from base showing tensile union; minor deadwood throughout lower crown, consistent with age and species; crossing and rubbing branches throughout structure; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (1)
87	English oak	7m	680mm ivy	N 2.8m E 4.9m S 3.5m W 1.2m	2m	1.7m	Mature	Low	Moderate	Off-site tree; small cavity at base showing extensive internal decay when probed; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average dead wood in crown; partially ivy covered; canopy density reduction of 70%; moribund; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
88	English oak	15.9m	700mm ivy	N 6.7m E 3m S 7.1m W 5.9m	4m	2.3m	Mature	Average	Moderate	Off-site tree; base situated on steep roadside bank; heavily ivy-covered; full inspection of main unions impeded by dense ivy cover but appear tensile and sound; minor deadwood throughout crown, consistent with age and species; crossing and rubbing branches throughout structure; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
89	English oak	17.8m	915mm ivy	N 5.6m E 7.1m S 6.4m W 6.2m	2m	2m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; swelling at 1m around trunk consistent with fibre buckling reaction wood; ivy covered trunk; major side limb failed at tip, leaving 17mm diameter tear out wound and loss of all photosynthetic material on this limb; well formed tensile main unions and tensile unions throughout crown; historic shedding collar showing signs of internal decay at 3m N side approx 75mm diameter but occluding well; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; dominant, spreading crown; provides companion shelter to surrounding smaller, suppressed and asymmetrically formed trees; essential component of the group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
90	English oak	17m	625mm ivy	N 6.4m E 6m S 3.2m W 5.7m	2.5m	2m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; heavily ivy-covered; full inspection of main unions impeded by dense ivy cover but appear tensile; tensile unions throughout crown; minor deadwood throughout crown, consistent with age and species; crossing and rubbing branches throughout structure; minor branch failures throughout; high canopy bud density; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
91	English oak	18m	750mm ivy	N 5.9m E 6.3m S 6.1m W 5.9m	3m	2.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; minor deadwood and branch failures in lower canopy likely due to cladoptosis caused by lack of available light; ivy covered trunk and main scaffolds; tensile main unions and tensile unions throughout rest of crown where visible; lower limbs on E side historically cut back from road leaving wounds approx 150mm diameter; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; dominant, spreading crown; essential component of the group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
92	Ash	8m	230mm 245mm ivy 235mm ivy	N 2.6m E 4.1m S 2m W 2.4m	3m	2.5m	Semi-mature	Below average	Indifferent	Off-site tree; multi-stemmed from base; ivy covered trunk and main scaffolds; tensile unions throughout crown; notably reduced shoot extension growths; drawn-up and mutually suppressed; of low quality and limited arboricultural value; readily visible from Foxhole Lane; contributes to boundary screening.	C (1)
93	Wild cherry	5.5m	300mm	N 2.1m E 5.6m S 1.2m W 1.1m	2m	2m	Semi-mature	Low	Indifferent	Off-site tree; prominent buttress roots; trunk on 10° lean to E; above average dead wood in crown; W crown extent dead; crossing and rubbing branches throughout structure; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
94	English oak	15.5m	710mm ivy	N 4m E 4.8m S 5.3m W 3.4m	2.3m	3m	Mature	Below average	Moderate	Off-site tree; full basal inspection prevented by dense ivy cover; lack of buttressing; ivy covered trunk and main scaffolds; tensile main unions and tensile unions throughout rest of crown where visible; minor epicormic growth throughout structure; significant branch failures at 2.5m and 6m E side with tear out wounds in excess of 150mm diameter; shorter than average shoot extents; dominant crown; readily visible from Foxhole Lane; significant component of group in which it stands; contributes to boundary screening.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
95	English oak	18.8m	710mm ivy est.	N 8.1m E 8m S 9.3m W 4.2m	2m	2.5m	Mature	Average	Moderate	Full basal inspection prevented by dense ivy cover; base situated on steep roadside bank, displaying 'hanging tree' buttress growth patterns with minor soil erosion beginning to undermine rootplate; heavily ivy-covered; full inspection of main unions impeded by dense ivy cover but appear sound and tensile; tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure, particularly in lower crown and trunk; pruning wounds in excess of 250mm diameter on W crown extent; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
96	English oak	18.1m	815mm ivy est.	N 7.3m E 6.9m S 7.2m W 5.9m	3m	2m	Mature	Below average	Moderate	Off-site tree; lack of buttress roots; full basal inspection prevented by dense ivy cover; ivy covered trunk and main scaffolds; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average dead wood in crown; minor branch failures throughout; tensile unions throughout crown, where visible; readily visible from Foxhole Lane; contributes to boundary screening; dominant crown.	C (12)
97	English oak	16.8m	415mm 410mm both ivy	N 3.2m E 3.2m S 5.3m W 6m	1.2m	1m	Mature	Average	Moderate	Off-site tree; twin stemmed from base showing acute yet tensile union; union at bifurcation grown around metal chain; drawn up and mutually suppressed; tensile unions throughout crown; ivy covered trunk and main scaffolds; tree displaying morphological and physiological features consistent with size, age, species and location; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (12)
98	English oak	16m	725mm ivy	N 9m E 8.9m S 5.7m W 8.2m	3m	5m	Mature	Below average	Moderate	Off-site tree; base situated on steep roadside bank 'hanging tree'; no significant defects observed at base; ivy covered trunk; tensile well formed main unions and tensile unions throughout rest of crown; above average dead wood in crown; canopy density reduction of 35%; minor branch failures throughout; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
99	English oak	17m	730mm ivy	N 7.2m E 5.7m S 6.9m W 6.9m	2.5m	2m	Mature	Below average	Moderate	Off-site tree; prominent buttress roots; small cavity 100mm across and 150mm in height at base between buttress on S side at base with heartwood exposed and evidence of incipient decay, no brackets present but cavity shape, location and rot type (selective white rot) consistent with 'Eiffel Tower Bracket' (<i>Inonotus dryadeus</i>); partially ivy covered trunk and main scaffolds; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average dead wood in crown; well formed and tensile main unions and tensile unions throughout rest of crown; minor branch failures throughout; deadwood up to 150mm in diameter, est. overhanging Foxhole Lane; high canopy bud density; readily visible from Foxhole Lane; dominant crown; significant component of group in which it stands; contributes to boundary screening.	C (12)
100	Wild cherry	16.5m	325mm ivy	N 1.7m E 4.1m S 5m W 1.6m	4.5m	7m	Mature	Below average	Indifferent	Off-site tree; prominent buttress roots; ivy covered trunk; exudations on trunk consistent with bacterial bleeding canker; trunk bifurcation at 4.5m with well formed 'U shaped' tensile union; trunk on 20° lean to E; asymmetrical crown caused by lean and suppression by adjacent specimens; minor branch failures throughout; minimal deadwood; readily visible from Foxhole Lane; insignificant component of group in which it stands; drawn-up and mutually suppressed; contributes to boundary screening.	C (2)
101	Silver birch	12m	395mm	N 4.7m E 6.6m S 7.6m W 4.8m	2.2m	NW 0.8m	Semi-mature	Average	Indifferent	No significant defects observed at base; tensile unions throughout crown; historic failure of central stem at 5m; obscured from public view; inessential component of the group in which it stands.	C (1)
102	Norway maple	18m	545mm	N 6m E 4.5m S 4m SW 6.8m W 6m	2m	N 1.6m E 1.5m	Mature	Average	Indifferent	Prominent buttress roots to E, W & S; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; non-native species, out of character with surrounding area; obscured from public view; significant component of group in which it stands.	B (2)
103	Beech	17m	600mm 345mm	N 7.5m E 4.5m S 6.5m W 8.7m	0.4m	NE 0.4m	Mature	Average	Poor	Prominent buttress roots; two acute main unions with bark to bark contact at 0.4m and 3m; tensile unions throughout rest of crown; obscured from public view; significant component of group in which it stands.	C (1)
104	Purple Crab	5m	305mm	N 4.3m E 4.6m S 6m W 5.7m NW 5.8m	1.7m	W 1.1m	Mature	Average	Indifferent	Pruning wound on lower trunk consistent with crown raising, 150mm dia.; tensile unions throughout crown; small ornamental tree.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
105	Apple	10m	330mm ivy	N 4.6m E 4.9m S 4.5m W 3.3m	1.5m	N 1.4m	Semi-mature	Average	Indifferent	Ivy covered trunk and stems; domestic fruit tree.	C (1)
106	Norway maple	10m	2 stems @ 200mm est.	N 5m E 3.9m S 1.7m W 4m	1.5m	N 1.9m	Semi-mature	Below average	Poor	Dead ivy covered; exposed area of heartwood at 1m, 600mm x 200mm est.; leans to N; unremarkable tree of very limited merit.	C (2)
107-110	Common lime	17m	#107 535mm #108 375mm #109 555mm #110 480mm	N 6.6m E 4.8m S 5.9m W 5.3m	2.4m	N 1.4m S 1.8m	Semi-mature	Average	Indifferent	#107 surface root up to 2.2m W of trunk; #108 surface roots in all directions, up to 2m long; #109 surface roots up to 1.3m long to N,E and W of trunk; #110 prominent buttress root to SW; minor basal epicormic growth on all specimens; #107-108 acute main unions without bark to bark contact; #109 acute main union with 400mm est. of bark to bark contact; #110 tensile main unions; #107, #108 and #110 display co-dominant stems from 2.4m; #109 three stemmed from 2.4m; collectively forming part of avenue bordering main driveway; visible in glimpses from Foxhole Lane; significant components of the group in which they stand.	B (2)
111	English oak	15m	395mm ivy	N 4.6m E 6.3m S 5.1m W 3m	2.1m	NE 2.3m SE 3m	Semi-mature	Average	Indifferent	No significant defects observed at base; ivy-covered; tensile unions throughout crown; visible in glimpses from Foxhole Lane; significant component of group in which it stands.	B (12)
112-114	Common lime	17m	#112 470mm #113 445mm #114 505mm	N 5.6m E 5.9m S 5.7m W 4.3m	2m	N 2.5m S 2.2m	Mature	Average	Indifferent	No significant defects observed at base; #112 surface roots to E of trunk up to 2.8m long; acute main unions with bark to bark contact; collectively forming part of avenue bordering main driveway; readily visible from Foxhole Lane; significant components of the group in which they stand.	B (12)
115-118	Common lime	16m	#115 520mm #116 465mm #117 480mm #118 400mm	N 5.7m E 4.8m S 4.8m W 5.2m	2.3m	N 2m	Semi-mature	Average	Indifferent	#115 surface roots to S and SE up to 4m long; #117 surface roots to E, S and west, up to 2m long; no significant defects observed at base; acute main unions with bark to bark contact; multi-stemmed from 2.3m; visible in glimpses from Foxhole Lane; collectively forming part of avenue bordering main driveway; significant components of the group in which they stand.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
119-122	Common lime	#119 16m #120 16m #121 17m #122 15m	#119 530mm #120 445mm #121 700mm #122 445mm	N 5.7m E 4.1m S 6m W 5.2m	2.2m	N 2m	Mature	Average	Indifferent	Prominent buttress roots; no significant defects observed at base; #119 displays acute main unions with bark to bark contact; other individuals show a mixture of acute unions without bark to bark contact and tensile unions; collectively forming part of avenue bordering driveway; readily visible from Foxhole Lane; significant components of group in which they stand.	B (2)
123	English oak	16m	650mm ivy	N 3m E 3m S 9.9m W 9m	3m	SW 2.6m	Mature	Average	Indifferent	No significant defects observed at base; ivy covered trunk and stems; asymmetrical crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; deadwood up to 100mm est. diameter in lower crown; readily visible from Foxhole Lane; significant component of group in which it stands.	B (2)
124-128	Norway spruce	#124 9m #125 14m #126 12m #127 13m #128 13m	#124 140mm #125 235mm ivy #126 190mm ivy #127 255mm #128 160mm ivy	N 2.3m E 2m S 2.3m W 2m	5m	S 4m	Semi-mature	Average	Moderate	Part of row of trees bordering N side of dirt track; partially ivy covered trunks; #128 displays curved upper stem branching from historic failure point at 5m; non-native species, out of character with surrounding area; readily visible from Foxhole Lane.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
129-133	Norway spruce	16m	#129 290mm ivy #130 440mm ivy #131 300mm ivy #132 370mm ivy #133 350mm ivy	N 4m E 3.5m S 4.2m W 3.5m	2.3m	S 1m	Semi-mature	Below average	Moderate	Ivy covered trunks; #129-131 minor dieback in lower canopies to S; part of row of trees bordering N side of dirt track; non-native species, out of character with surrounding area; visible in glimpses from Foxhole Lane.	C (2)
134	English oak	14m	310mm ivy	N 5m E 3.5m S 4.9m W 5m	2.3m	N 1.6m S 2.4m	Semi-mature	Average	Moderate	Ivy-covered; tensile unions throughout crown, where visible; of low landscape value, due to small size.	C (12)
135	English oak	18m	955mm ivy	N 10m E 8.5m S 11.4m W 8.2m	3m	N 3m S 3.5m	Mature	Average	Moderate	No significant defects observed at base; ivy covered trunk and stems; tensile unions throughout crown, where visible; limb to E rubbing against adjacent spruce trunk; part of row of trees bordering N side of dirt track; visible in narrow, long views from Foxhole Lane; significant component of group in which it stands.	B (1)
136-140	Norway spruce	#136 13m #137 16m #138 15m #139 15m #140 15m	#136 305mm ivy #137 310mm ivy est. #138 360mm ivy #139 350mm ivy #140 425mm ivy	N 4.5m E 4.2m S 4.5m W 4.2m	2.2m	S 2.3m	Semi-mature	Below average	Moderate	Ivy covered trunks; minor dieback at branch tips in lower crowns on S side; trunk of #137 rubbing against adjacent English oak (#135) limb; non-native species, out of character with surrounding area; visible in narrow, long views from Foxhole Lane; part of row of trees bordering N side of dirt track.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
141-144	Norway spruce	#141 11m #142 15m #143 14m #144 15m	#141 280mm ivy #142 430mm ivy #143 425mm ivy #144 310mm .	N 4m E 3.5m S 3.8m W 3.5m	3m	S 2.4m	Semi-mature	Average	Moderate	Ivy covered trunks; non-native species, out of character with surrounding area; part of row of trees bordering N side of dirt track; visible in narrow, long views from Foxhole Lane.	C (2)
145	Scots pine	11m	270mm ivy	N 1.5m E 1m S 1.5m W 1m	2m	S 0.4m	Semi-mature	Average	Indifferent	Ivy covered trunk; drawn-up and mutually suppressed; inessential component of the group in which it stands.	C (2)
146	Silver birch	10m	280mm	N 0.5m NE 1m E 1.5m S 4m SW 6.1m W 5m	2.5m	S 3m	Semi-mature	Average	Poor	Leaning trunk to SW; unremarkable tree of very limited merit.	C (2)
147	English oak	20m	795mm 510mm 745mm 295mm	N 16m NE 14m E 9m SE 10m S 9.8m W 6.6m NW 14m	1m	N 3.5m S 3m	Mature	Average	Indifferent	No significant defects observed at base; four-stemmed from 1m; tensile unions throughout crown; deadwood up to 150mm dia. est. in crown; dominant crown; part of row of trees bordering N side of dirt track; obscured from public view; significant component of the group in which it stands.	B (1)
148	Wild cherry	11m	330mm	N 6.5m E 6.4m S 4.7m W 1m	1.7m	NE 0.8m	Semi-mature	Average	Indifferent	Slightly leaning trunk to E; acute main union with bark to bark contact; unremarkable tree of very limited merit.	C (2)
149	English oak	9.5m	505mm	N 6.3m E 6m S 6.2m W 6m	1.8m	N 1.5m S 1.4m	Semi-mature	Average	Moderate	No significant defects observed at base; tensile unions throughout crown; of low landscape value, due to small size; obscured from public view; significant feature of the garden landscape.	C (1)
151	Ash	16.5m	405mm ivy	N 2.7m E 4.3m S 1.1m W 4.7m	3m	4.5m	Over-mature	Low	Indifferent	Off-site tree; no significant defects observed at base; significant dieback at branch tips consistent with 'Ash Die-back Disease'; moribund.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
152-153	Ash	#152 16.5m #153 17m	#152 245mm #152 310mm #152 235mm #152 380mm #153 680mm est. all ivy	N 7.8m E 6.2m S 4.8m W 6.4m	5m	6m	Mature	Low	Indifferent	Off-site trees; prominent buttress roots on both; bases situated on steep roadside bank; both multi-stemmed, #152 from base and #153 from 1.5m; significant dieback at branch tips consistent with 'Ash Die-back Disease'; both moribund; above average dead wood in crowns; readily visible from Foxhole Lane; significant components of the group in which they stand; contributes to boundary screening.	U
154	English oak	18.5m	675mm ivy est.	N 4.1m E 10.7m S 7.1m W 5.5m	3m	2m	Mature	Average	Moderate	Off-site tree; major side limb emanating from base showing tight union with evidence of included bark; ivy covered trunk and main scaffolds; minor deadwood throughout crown, consistent with age and species; tensile main unions and tensile unions throughout rest of crown where visible; minor epicormic growth throughout structure; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; readily visible from Foxhole Lane; significant component of group in which it stands; contributes to boundary screening.	B (2)
155	English oak	15.5m	600mm ivy est.	N 3m E 5.2m S 3.4m W 2.8m	3.5m	2m	Mature	Dead	Indifferent	Off-site tree; dead tree.	U
156	English oak	20.2m	910mm ivy est.	N 10.2m E 11.6m S 8.2m W 9.2m	3m	1m	Mature	Average	Moderate	Off-site tree; base situated on steep roadside bank; lack of buttressing but slight swelling of reactive wood at base; partially ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; minor epicormic growth throughout structure; fully occluded pruning wounds at 2m where historically cut back from road; dominant spreading crown; essential component of the group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (12)
157	English oak	15.2m	205mm 245mm both ivy	N 1.8m E 8.3m S 2.4m W 2.2m	3m	1m	Semi-mature	Below average	Indifferent	Off-site tree; no significant defects observed at base; twin stemmed from 1m showing tensile union; above average dead wood in crown; much epicormic growth on trunk; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands; contributes to boundary screening; readily visible from Foxhole Lane.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
158	English oak	18.8m	755mm	N 4.9m E 7.5m S 4.5m W 4.9m	5m	1m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; trunk on 40° lean to E before correcting itself at 4m; branch failure on W side of trunk with tear out wound approx 175mm diameter at 7m; minor branch failures throughout; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; well formed tensile main unions and tensile unions throughout rest of crown; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
159	Beech	15m	330mm 320mm	N 1.9m E 6.4m S 5.5m W 6.9m	2m	0.5m	Semi-mature	Average	Indifferent	Off-site tree; prominent buttress roots; mechanical wounding at base leaving heartwood exposed 2m in height and 150mm across; twin stemmed from 0.5m showing acute bark to bark union with evidence of included bark; tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; crossing and rubbing branches throughout structure; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands; lower quality individual conferring greater value as part of a group; visible from Foxhole Lane; contributes to boundary screening.	C (1)
160	English oak	19.1m	880mm	N 6.2m E 11.3m S 8.6m W 5.7m	2m	4m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; trunk on 15° lean to E; well formed tensile main unions and tensile unions throughout rest of crown; minor branch failures throughout; minor deadwood throughout crown, consistent with age and species; deadwood up to 150mm in diameter, est. on E canopy extent at 7m; minor epicormic growth throughout structure; dominant crown; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
161-164	English oak, Field maple and Ash (x2)	#161 15m #162 15.5m #163 16m #164 14.5m	#161 290mm #162 320mm #163 380mm #164 680mm all ivy	4m	3.5m	3m	Semi-mature	Low	Hazardous	Off-site trees; #161 and #162 of moderate structural condition but low quality, drawn up and mutually suppressed with no significant defects observed at base or unions; #163 standing dead tree; #164 displaying extensive decay at base with evidence of root plate movement and <i>Kretzschmaria deusta</i> fruiting bodies at base, abandoned wasp nest in hollow, undermined root plate by soil erosion, many <i>Daldinia concentrica</i> 'King Alfred's Cake' fruiting bodies, bark delamination and cambium death near base and heavily ivy covered.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
165	Ash	20m	665mm ivy	N 6.8m E 7m S 7.4m W 6.2m	5m	6.5m	Mature	Below average	Indifferent	Off-site tree; no significant defects observed at base; ivy covered trunk and stems; trunk bifurcation at 5m showing tensile union where visible; full inspection of main unions impeded by dense ivy cover; crown failing to integrate in centre creating what looks like two separate canopies, impeding mass dampening in crown and possibly leading to abnormal wind loading on central main union and other biomechanical issues in future; above average dead wood in crown; significant co-dominant leader on SW side at 9m is weakly attached established regenerative growth from historic failure wound; minor branch failures throughout; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (1)
166	Ash	18m	415mm 300mm both ivy	N 5m E 6m S 4.9m W 4.7m	6m	7m	Semi-mature	Low	Indifferent	Off-site tree; twin stemmed from base with tensile union; drawn-up and mutually suppressed; heavily ivy-covered; moribund; notably reduced shoot extension growths; 70% of crown dead.	U
167	English oak	17.5m	770mm ivy	N 6.2m E 7.8m S 3.9m W 7.1m	4m	6m	Mature	Below average	Moderate	Off-site tree; no significant defects observed at base; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown where visible; above average dead wood in crown; minor epicormic growth throughout structure; minor branch failures throughout; asymmetrical crown as suppressed by adjacent specimens; canopy density reduction of 35%; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (12)
168	English oak	18.8m	825mm ivy	N 3.4m E 7.3m S 5m W 8m	4m	4m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; ivy covered trunk and main scaffolds; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; well formed tensile main unions and tensile unions throughout rest of crown where visible; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	B (2)
169	English oak	17m	535mm ivy	N 4.1m E 7.6m S 3.9m W 4.5m	4.5m	4m	Mature	Average	Moderate	Off-site tree; lack of buttressing; single trunk; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; readily visible from Foxhole Lane; contributes to boundary screening; significant component of group in which it stands.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
171-178	English oak (x5) and Ash (x3)	#171 17.8m #172 16m #173 17m #174 16m #175 16m #176 19m #177 17m #178 17m	#171 300mm est. #172 190mm #173 250mm est. #174 400mm #175 255mm #176 680mm #177 545mm #178 2 stems @ 595mm all ivy	N 3m E 6.1m S 3m W 3m	3.5m	3.5m	Semi-mature	Average	Indifferent	Off-site trees; access to trees restricted by boundary fence; no significant defects observed at base; ivy covered trunk and main scaffolds; full inspection of main unions impeded by dense ivy cover but appear tensile and sound; minor deadwood throughout crowns, consistent with age and species; tensile unions throughout crowns, where visible; drawn-up and mutually suppressed; readily visible from Foxhole Lane; contributes to boundary screening; aerodynamic group with meshing crowns providing companion shelter.	C (1)
179	Ash	16.9m	305mm 355mm 535mm	N 6.6m E 6.9m S 5.3m W 6.9m	3m	N 3m E 8m S 3m W 3m	Mature	Below average	Moderate	Off-site tree; no significant defects observed at base; multi-stemmed from 0.5m showing well formed tensile unions; above average dead wood in crown; shorter than average shoot extents; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; minor branch failures throughout; minor dieback at branch tips consistent with 'Ash Die-back Disease'; high canopy bud density; dominant crown; readily visible from Foxhole Lane; contributes to boundary screening.	C (12)
180-182	Field maple	#180 6m #181 8m #182 8m	#180 180mm #181 275mm #182 275mm all ivy est.	3.2m	2.5m	2.5m	Semi-mature	Average	Moderate	Off-site trees; no significant defects observed at bases; ivy covered trunks and stems; well formed tensile main unions and tensile unions throughout rest of crown; crossing and rubbing branches throughout structures; minor deadwood throughout crowns, consistent with age and species; interfering with powerlines; aerodynamic group with meshing crowns providing companion shelter; readily visible from Foxhole Lane; inessential components of the group in which they stand; contributes to boundary screening.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
183	Scots pine	17.8m	675mm est.	N 4.3m E 4.3m S 4.2m W 4.8m	3m	2m	Mature	Average	Indifferent	Access to tree restricted by dense vegetation and waterway; no significant defects observed at base; twin stemmed from 1.8m showing acute union with bark to bark contact and evidence of included bark; tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; part of aerodynamic group with meshing crowns providing companion shelter; dominant crown; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
184	English oak	16m	490mm	N 2.6m E 5.3m S 3m W 5.6m NW 5.6m	2m	E 1m	Mature	Average	Moderate	No significant defects observed at base; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; readily visible from Foxhole Lane; significant component of group in which it stands; contributes to boundary screening.	C (2)
185	Scots pine	17.7m	620mm est.	N 3.9m E 5.4m S 2.9m W 4.7m	3m	2m	Mature	Average	Indifferent	No significant defects observed at base; trunk bifurcation at 1.5m showing acute union with bark to bark contact and evidence of included bark; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; tensile unions throughout crown; slightly asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
186-188	Field maple	#187 7.8m #188 11.1m #189 7.7m	#186 150mm #187 495mm #188 295mm all ivy	4.9m	2.5m	2.5m	Semi-mature	Average	Moderate	Off-site trees; no significant defects observed at bases; all ivy covered; all heavily covered in lichen; tensile unions throughout crowns; crossing and rubbing branches throughout structures; inessential feature of the landscape; readily visible from Foxhole Lane; contributes to boundary screening.	C (1)
189	English oak	17.9m	595mm ivy	N 5.2m E 6.5m S 6.3m W 5.5m	3.5m	E 4m	Mature	Below average	Moderate	Off-site tree; no significant defects observed at base; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; minor deadwood throughout crown, consistent with age and species; dominant crown; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
190	English oak	15.6m	420mm ivy	N 4.1m E 5.2m S 3m W 3.9m	3m	E 2.5m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; minimal deadwood; of moderate quality, but currently of low value due to small size; fastigate crown; readily visible from Foxhole Lane; inessential component of the group in which it stands; contributes to boundary screening.	C (2)
191	White poplar	18.8m	735mm ivy	N 7m E 6.5m S 5.2m W 5.1m	2.5m	E 2.5m	Mature	Average	Moderate	Off-site tree; base situated in raised bed, rooting likely restricted; no significant structural issues observed at base of trunk; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; historically reduced back from road leaving wounds approx. 100mm at 3m; minor epicormic growth throughout structure; acts as entrance marker to adjacent vineyard; readily visible from Foxhole Lane; dominant crown; significant component of group in which it stands; contributes to boundary screening.	C (12)
192	Scots pine	25.5m	660mm	4.9m	16.5m	16.5m	Mature	Below average	Moderate	Off-site tree; base situated on steep bank of watercourse; single trunk; high crown, typical of species and location; minor deadwood throughout crown, consistent with age and species; canopy density reduction of 50%; drawn-up and mutually suppressed; dominant crown; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; visible from Foxhole Lane but view obscured slightly by boundary hedge.	C (2)
193	English oak	17m	895mm	N 4m E 5.1m S 7.1m W 7.8m	3m	4m	Mature	Low	Indifferent	Base situated on steep bank of watercourse; cavity at W side of base 0.8m in height and 175mm wide at base with evidence of decay and hollowing when probed; differences in tone when buttress roots and lower trunk tapped with acoustic hammer suggest internal defects; dead ivy covered trunk; occluded sheer crack wound on S side of trunk with woodpecker holes indicative of internal decay; much epicormic growth and burring on major structural branches within inner canopy, suggestive of reduced physiological function; canopy density reduction of 75%; historically failed top at 16m; minor deadwood throughout crown, consistent with age and species; deadwood up to 150mm in diameter, est. on E side at 7m; part of aerodynamic group with meshing crowns providing companion shelter; removal would leave #192 fully wind exposed and liable to failure; significant component of group in which it stands; visible from Foxhole Lane but view obscured slightly by boundary hedge.	C (1)
194	Ash	12m	510mm ivy	4.3m	3m	3.5m	Semi-mature	Low	Indifferent	Moribund.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
195-197	Giant fir (x2) and Lawson cypress	#195 13.5m #196 13.5m #197 11.5m	#195 390mm ivy #196 350mm est. #196 200mm est. #197 3 stems @ 200mm est.	3.8m	1.8m	1.5m	Mature	Average	Indifferent	Bases situated on bank of watercourse; #196 twin stemmed from 1m showing acute union with bark to bark contact and evidence of included bark; #197 three stemmed from 1m with tight unions and prominent 'Elephant Ears' indicative of included bark; ivy covered stems; tensile unions throughout rest of crowns; crossing and rubbing branches throughout structures; row of closely planted specimens, designed to form a hedge or screen; significant components of the group in which they stand; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
198	English oak	16m	805mm ivy	N 5.5m E 7m S 7.1m W 4m	3m	E 3m	Mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover; base situated on bank of watercourse; heavily ivy-covered; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; asymmetrical crown as historically reduced away from powerlines, inspection of historic pruning wounds impeded by dense ivy cover; canopy density reduction of 45%; above average dead wood in crown; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
199	Ash	17.2m	520mm 530mm est. 510mm all ivy	N 8.4m E 6.1m S 7.2m W 6.2m	3m	E 3m	Mature	Below average	Indifferent	Prominent buttress roots; base situated on bank of watercourse; three stemmed from 1m showing acute yet tensile unions; ivy covered trunk and stems; notably reduced shoot extension growths; significant dieback at branch tips consistent with 'Ash Die-back Disease'; above average dead wood in crown; canopy density reduction of 70%; likely moribund; significant component of group in which it stands; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
200	English oak	18.9m	1110mm ivy	N 7.5m E 10.8m S 9.2m W 6m	2.5m	E 1m	Mature	Average	Moderate	Prominent buttress roots; base situated on bank of small pond, rooting likely restricted; fully sealed chainsaw scores near base on W side likely caused by historic ivy removal/ severance; partially ivy covered near base; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; historic pruning wounds throughout crown showing good signs of occlusion; minor deadwood throughout crown, consistent with age and species; dominant crown; minor branch failures throughout; no significant defects observed; of moderate quality and landscape value; readily visible from Foxhole Lane; essential component of the group in which it stands; contributes to boundary screening.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
202	Horse chestnut	8m	430mm est.	N 4m E 6m S 4.5m W 4m	1.9m	W 1m	Mature	Low	Poor	Areas of exposed sapwood on trunk and stems; significant dieback at branch tips in upper crown.	U
203	False acacia	5m	200mm est.	N 3.7m E 4m S 3.7m W 3.5m	0.6m	W 0.9m	Semi-mature	Average	Indifferent	Small ornamental tree; tensile unions throughout crown; of low landscape value, due to small size.	C (1)
204-206	European larch	#204 14m #205 14m #206 15m	#204 350mm #205 315mm #206 475mm ivy	N 4.6m E 5.4m S 4.3m W 4.5m NW 5m	2m	E 0.5m	Semi-mature	Average	Moderate	No significant defects observed at base; single trunks; tensile main unions; #155 smaller larch surveyed as part of group leaning into canopy; non-native species, out of character with surrounding area; readily visible from Foxhole Lane; significant components of the group in which they stand.	C (12)
207	European larch	10m	400mm est.	N 6m E 8m S 2m W 3m	3m	E 4m	Semi-mature	Dead	Dead	Dead tree.	U
208	English oak	13m	805mm	N 5.3m NE 5.9m E 3.5m SE 8.4m S 8.7m SW 8.1m W 6.5m	4m	N 2m	Mature	Average	Indifferent	Ground to N showing evidence of recent flooding where mud has been churned up by livestock; fungal fruiting body at base consistent with <i>Ganoderma resinaceum</i> ; prominent buttress roots to E, S and W; asymmetrical crown; tensile unions throughout crown; visible in long narrow glimpses from Foxhole Lane and Cowfold Road A272; significant feature of the landscape.	B (2)
209-212	Hybrid black poplar	20m	#T209 700mm #T210 600mm #T211 500mm #T212 550mm all est.	7m	2m	W 1.5m	Mature	Average	Moderate	Off-site trees; lower trunks obscured from view by boundary hedge; tensile unions throughout crowns, where visible; non-native species, out of character with surrounding area; canopies readily visible from Cowfold Road A272.	B (12)
213	Hybrid black poplar	19m	750mm est.	N 8m E 7m S 6.5m W 7m	2.5m	1.5m	Mature	Average	Moderate	Off-site tree; lower trunk obscured from view by boundary hedge; tensile unions throughout crown, where visible.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
214	Ash	11m	4 stems @ 400mm est.	8m	2m	SW 2.5m	Semi-mature	Below average	Indifferent	Off-site tree; full basal inspection prevented by boundary fence; heavily ivy-covered; minor epicormic growth throughout structure; four-stemmed from 1.5m, displaying acute unions with bark to bark contact.	C (1)
215	Lombardy poplar	17m	650mm est.	N 6m E 5m S 5m W 5m	3m	W 2m	Semi-mature	Average	Moderate	Off-site tree; base and lower trunk obscured from view; tensile unions throughout crown; readily visible in moderate distance views from Cowfold Road A272.	B (12)
216	Ash	14m	380mm est.	N 4m E 4m S 4m SW 5m W 4m	2m	1.5m	Semi-mature	Average	Moderate	Off-site tree; twin-stemmed from 2.5m, showing a tensile union; full basal inspection prevented by boundary hedge.	C (1)
217	Hybrid black poplar	16m	400mm est.	N 6m E 3m S 4.5m W 5m	2m	W 2m	Semi-mature	Average	Moderate	Off-site tree; full basal inspection prevented by boundary hedge; tensile unions throughout crown.	C (1)
218-219	Sycamore	#218 17m #219 17m	#218 560mm #219 615mm both ivy	N 7m E 7m S 7m W 7.6m	3m	W 0.5m	Mature	Average	Indifferent	Off-site trees; full basal inspection prevented by dense ivy cover and boundary fence; heavily ivy-covered; tensile unions throughout crown, where visible; #219 slightly shorter than average shoot extents; drawn-up and mutually suppressed; part of aerodynamic group with meshing crowns providing companion shelter.	C (1)
220	Ash	18m	700mm . 2 stems @ 450mm .	N 7.3m E 4.5m S 9.6m W 10.1m NW 9.9m	1m	W 1m	Mature	Average	Indifferent	Off-site tree; three stemmed from base; heavily ivy-covered; tensile unions throughout crown, where visible; visible in long glimpses from Cowfold Road A272.	B (2)
221	Ash	15m	200mm 250mm 350mm 390mm all est.	N 7m E 5m S 6m W 8.6m	0m	NW 1.9m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; ivy-covered; tensile unions throughout crown.	C (1)
222	Ash	14m	3 stems @ 150mm 390mm both est.	N 6m E 5m S 6m W 7.5m	0.5m	W 1.2m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; partially ivy covered trunk and main scaffolds; tensile unions throughout crown, where visible.	C (1)
223	Sycamore	17m	750mm .	N 4.9m E 7m S 5.2m W 7.6m	3m	W 1.5m	Semi-mature	Average	Moderate	Off-site tree; full basal inspection prevented by dense ivy cover and boundary fence; slightly leaning trunk to W; heavily ivy-covered; tensile unions throughout crown, where visible; visible in long views from Cowfold Road A272.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
224	Ash	13m	520mm	N 8.5m E 7m S 6m W 8m	2m	NW 1.5m	Semi-mature	Below average	Moderate	Exposed sound sapwood on lower trunk, up to 1m in diameter; curved trunk; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function.	C (1)
225	Horse chestnut	21m	940mm	N 8.7m E 6.9m S 8m W 6.5m	2m	N 1m	Mature	Below average	Moderate	Off-site tree; prominent buttress roots; tensile unions throughout crown, where visible; historic limb tear out at 7m, 1.5m long x 400mm wide est., sound heart wood exposed, reaction wood present; obscured from public view; significant feature of the landscape.	B (1)
226	Ash	20m	2 stems @ 260mm 2 stems @ 350mm both est.	N 5.3m E 6m S 6m W 6m	0m	N 5m	Semi-mature	Average	Indifferent	Off-site tree; four-stemmed from base; basal inspection prevented by lack of access to adjacent property; acute main union with no bark to bark contact at 2m; tensile unions throughout rest of crown, where visible.	C (1)
227	Hybrid black poplar	19m	650mm	N 6.7m E 5.5m S 4m W 6m	9m	N 9m	Semi-mature	Average	Moderate	Off-site tree; full basal inspection prevented by lack of access to adjacent property; slightly leaning trunk to NE; electric power cable attached to trunk; high crown; tensile unions throughout crown; obscured from public view.	B (2)
228	Leyland cypress	17m	600mm	N 6m E 3m S 5m W 5m	2m	N 2.5m	Mature	Average	Indifferent	Off-site tree.	C (12)
229	Leyland cypress	13m	450mm est.	N 4.5m E 4m S 4m W 4m	1.5m	N 2m	Semi-mature	Average	Moderate	Off-site tree; trunk almost touching trunk of adjacent poplar #227; canopy surrounds adjacent poplar trunk; non-native species, out of character with surrounding area.	C (1)
230	Beech	16m	425mm	N 5.5m E 4.5m S 5m W 5.5m	4m	N 4.5m	Semi-mature	Average	Indifferent	Off-site tree; one acute main union without bark to bark contact; leaning trunk to N; twin-stemmed from 4m.	B (2)
231	Beech	20m	670mm	N 11m E 10m S 10m W 10m	4m	N 6m	Mature	Average	Moderate	Off-site tree; tensile unions throughout crown, where visible; obscured from public view.	B (1)
232	Beech	20m	865mm	N 6m E 8m S 8m W 8m	3.5m	N 7m	Semi-mature	Average	Moderate	Off-site tree; tensile unions throughout crown; minor storm damage in crown.	B (1)
233	Beech	21m	945mm	8m	4m	7m	Mature	Average	Moderate	Off-site tree; located on descending slope within dense group of trees.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
234	English oak	12m	700mm est.	N 7m E 6m S 7.5m W 7.8m	1.4m	W 0.9m	Semi-mature	Average	Indifferent	Off-site tree; full basal inspection prevented by lack of access to adjacent property; hole in trunk where two stems have not fused, evidenced by visible chink of light, all visible bark is intact, hole measures 400mm in height x 60mm wide est.; acute union with no bark to bark contact; tensile unions throughout rest of crown; obscured from public view.	B (2)
235	Robinia	16m	750mm	N 8m E 8m S 8m W 9.3m	2m	N 2m	Semi-mature	Average	Indifferent	Off-site tree; full basal inspection prevented by lack of access to adjacent property; ivy covered trunk and main scaffolds; tensile unions throughout crown, where visible; full inspection of main unions impeded by dense ivy cover.	C (1)
236	Silver birch	13m	290mm est.	3.5m	2m	N 2m	Semi-mature	Average	Moderate	Off-site tree; tensile unions throughout crown.	C (1)
237	Wild cherry	12m	425mm ivy	N 5.5m E 5m S 3m W 5m	2m	N 2m	Semi-mature	Average	Indifferent	Off-site tree; heavily ivy-covered; twin-stemmed from 2m; full inspection of main unions impeded by dense ivy cover; readily visible in moderate distance, short views from The Street.	C (1)
238-239	Ash	11m	#238 280mm . #239 280mm . #239 200mm est.	5m	1.6m	W 2m	Semi-mature	Average	Moderate	Off-site trees; #238 heavily ivy covered; #238 above average epicormic growth; tensile unions throughout crowns, where visible.	C (2)
240	Norway spruce	8.5m	260mm est.	4.1m	2.5m	W 2m	Semi-mature	Average	Indifferent	Off-site tree; non-native species, out of character with surrounding area; tensile unions throughout crown.	C (1)
241	Ash	15m	250mm 280mm 300mm 255mm all est.	N 5.6m E 6m S 5.5m W 5.5m	0m	W 5m	Semi-mature	Average	Poor	Off-site tree; four-stemmed from base; acute main unions with bark to bark contact; above average epicormic growth.	C (1)
242	English oak	14m	525mm 450mm	N 10.7m E 8.7m S 7.9m W 0.5m	1.5m	NE 2m	Mature	Average	Indifferent	Prominent buttress roots; no significant defects observed at base; asymmetrical crown as suppressed by adjacent specimens; obscured from public view; significant component of group in which it stands; tensile unions throughout crown.	B (2)
243	Wild cherry	11m	200mm 150mm 200mm 520mm 265mm all est.	N 10.9m E 9.8m S 7.9m W 3m	0m	N 1m	Mature	Average	Indifferent	Fungal fruiting body at base consistent with <i>Ganoderma applanatum</i> ; area of exposed heartwood on trunk, 750mm x 230mm; leaning trunk to E with stems growing through adjacent oak canopy; acute main unions with bark to bark contact; obscured from public view; significant component of the group in which it stands.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
244	Silver birch	13m	350mm est.	N 3.5m E 3.5m S 3.5m W 3.7m	2.5m	W 2.5m	Semi-mature	Average	Moderate	Off-site tree; tensile unions throughout crown.	C (1)
245	Beech	16m	445mm	N 4.6m E 4m S 6.8m W 4m	1.6m	S 1.9m	Semi-mature	Average	Indifferent	Part of short row of beech specimens at far W end of S boundary of garden; acute main union with no bark to bark contact; drawn-up and mutually suppressed; readily visible from Foxhole Lane; significant component of group in which it stands.	B (2)
251-254	Hybrid black poplar	#251 16.4m #252 17m #253 14m #254 17.2m	#251 875mm est. #252 770mm #253 640mm #254 820mm est.	7m	2m	2m	Over-mature	Below average	Indifferent	No significant defects observed at bases; well formed tensile main unions and tensile unions throughout rest of crowns; much epicormic growth on major structural branches within inner canopies, suggestive of reduced physiological function; minor deadwood throughout crowns, consistent with age and species; #253 split on NE side of trunk approx 1.5m in height and 100mm at widest point with extensive hollowing; #251 historically lost top leading to squat domed form; #252 on 35° lean to N; all of below average physiological condition and structurally compromised in some way; row of closely planted specimens, designed to form a hedge or screen; visible in glimpses from neighbouring properties but otherwise hidden in the majority of public view; inessential feature of the landscape.	C (2)
255	Hybrid black poplar	18.7m	825mm	N 4.2m E 4.1m S 5.9m W 8.2m	2m	1.5m	Mature	Average	Moderate	No significant defects observed at base; trunk on 10° lean to E; established epicormic growth forms lower crown; single trunk; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; no significant defects observed; significant component of group in which it stands; visible in glimpses from neighbouring properties but otherwise hidden in the majority of long directed public view.	C (1)
256	Ash	13m	520mm	N 6.8m E 4.2m S 5m W 2.8m	1.5m	1m	Mature	Low	Indifferent	No significant defects observed at base; trunk bifurcation at 2m showing acute union with incipient compression fork likely to develop included bark; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; crossing and rubbing branches throughout structure; notably reduced shoot extension growths; significant dieback at branch tips consistent with 'Ash Die-back Disease'; above average dead wood in crown; likely moribund; inessential component of the group in which it stands; hidden in the majority of long directed public view; of low quality and limited arboricultural value.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
257	Hybrid black poplar	17m	1060mm	N 5m NE 7.9m E 5m S 3.1m W 4.6m	2m	1m	Mature	Below average	Indifferent	No significant defects observed at base; minor bark death on S side of trunk at 1m; woodpecker holes on N side of trunk at 3.5m indicative of internal decay/ hollowing; slight differences in tone noted when trunk sounded with acoustic hammer, indicative of internal defects; small cavities forming at sites of previous pruning wounds; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; many non-occluded pruning wounds on trunk; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; significant component of group in which it stands; dominant crown; visible in glimpses from neighbouring properties but otherwise hidden in the majority of long directed public view; relic of historically planted belt of poplars acting as field boundary to barn.	C (1)
258-259	Leyland cypress	#258 14.5m #259 14m	#258 320mm #259 405mm	2.3m	2m	2m	Semi-mature	Average	Moderate	No significant defects observed at bases; #259 historically lost top leading to well formed 'U' shape bifurcation at 3.5m; #258 single trunk; tensile unions throughout crowns; no significant defects observed; of low quality and limited arboricultural value; hidden in the majority of long directed public view.	C (1)
260-261	Hybrid black poplar	#260 19.7m #261 20.2m	#260 980mm est. #261 980mm	11.2m	2m	2m	Mature	Below average	Moderate	Full basal inspection of #260 prevented by dense vegetation; no significant defects observed at bases; well formed tensile main unions and tensile unions throughout rest of crowns; woodpecker holes on trunk of #261 indicative of pest colonisation and decay; minor branch failures and pruning wounds throughout both with evidence of decay and cambium death at sites of failure and pruning; #261 bifurcates at 2m showing well formed tensile union; much epicormic growth on major structural branches within inner canopies, suggestive of reduced physiological function; significant components of the group in which they stand; visible from Foxhole Lane but view obscured slightly by boundary hedge; visible in glimpses from neighbouring properties but otherwise hidden in the majority of public view.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
262-268	Ash	#265 8m #262 11m #263 11m #264 11m #266 10m #267 10m #268 10m	#262 2 stems @ 280mm #263 360mm #264 385mm #265 340mm #266 365mm ivy #267 355mm #268 345mm	4.5m	2m	1.5m	Semi-mature	Low	Indifferent	No significant defects observed at bases; well formed tensile main unions and tensile unions throughout rest of crowns; much epicormic growth on major structural branches within inner canopies, suggestive of reduced physiological function; all showing symptoms consistent with late stages of 'Ash Die-back Disease'; notably reduced shoot extension growths; all moribund; of low quality and limited arboricultural value; hidden in the majority of long directed public view.	C (1)
269	English oak	20m	675mm ivy est.	N 4.9m E 4m S 8.8m W 6.1m	2m	2.5m	Mature	Average	Indifferent	Access to tree restricted by dense vegetation and boundary fence; full basal inspection prevented by dense ivy cover and boundary fence; ivy covered trunk; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; minor epicormic growth throughout structure; recently "released" canopy, tree now wind exposed and at risk of wind throw; asymmetrical crown as suppressed by recently failed adjacent specimen; small cavities forming at sites of previous pruning wounds; significant component of group in which it stands; contributes to boundary screening; visible in glimpses from neighbouring properties but otherwise hidden in the majority of long directed public view.	C (1)
270	English oak	18.8m	720mm ivy est.	N 5m E 7.3m S 10.4m W 8.1m	2m	2m	Mature	Average	Moderate	Access to tree restricted by dense vegetation and boundary fence; full basal inspection prevented by dense vegetation and boundary fence; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown where visible; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; asymmetrical crown as suppressed by adjacent specimens; no significant defects observed; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; visible in glimpses from neighbouring properties but otherwise hidden in the majority of long directed public view; contributes to boundary screening.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
271	English oak	16.6m	790mm ivy est.	N 7m E 6.5m S 7.8m W 6.3m	2.5m	2m	Mature	Average	Moderate	Access to tree restricted by dense vegetation and boundary fence; full basal inspection prevented by dense ivy cover and boundary fence; heavily ivy-covered; well formed tensile main unions and tensile unions throughout rest of crown where visible; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; high canopy bud density; dominant crown; historic pruning wounds occluding well; of moderate quality and landscape value; significant component of group in which it stands; visible in glimpses from neighbouring properties but otherwise hidden in the majority of long directed public view; contributes to boundary screening.	B (12)
272	English oak	23m	1250mm ivy	N 7m E 6.6m S 9.7m W 6.8m	2.5m	2m	Mature	Average	Moderate	Prominent buttress roots; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown where visible; historically pruned back from field with small cavities forming at sites of pruning wounds; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; minor branch failures throughout; high canopy bud density; of moderate quality and landscape value; of long term potential (future potential veteran) but currently lacks the characteristics required to be classed as veteran i.e. extensive hollowing, retrenchment, fungal fruiting bodies etc.; readily visible from nearby properties but otherwise hidden in the majority of public view; part of aerodynamic group with meshing crowns providing companion shelter; dominant crown; contributes to boundary screening; essential component of the group in which it stands.	B (1)
273	English oak	23m	1190mm ivy	N 13.2m E 8.3m S 6.1m W 4.6m	2m	2m	Mature	Below average	Indifferent	Prominent buttress roots; no significant defects observed at base; ivy covered trunk and main scaffolds; well formed tensile main unions; established epicormic growth forms most of crown; historically failed top and subsequent heavy reduction in height to remaining apical stem leaving wounds in excess of 350mm showing cambium death and minor decay at sites of failures and reduction points; established regenerative growth emanating from historic failure points; minor deadwood throughout crown, consistent with age and species; asymmetrical crown as suppressed by adjacent specimens and as a result of heavy historic pruning/significant failure; tree displaying only slightly below average physiological condition with vigorous regenerative growth and high canopy bud density; part of aerodynamic group with meshing crowns providing companion shelter; significant component of group in which it stands; future potential veteran; readily visible from nearby properties but otherwise hidden in the majority of public view.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
274	English oak	17.4m	550mm ivy est. 530mm ivy	N 7.2m E 4.8m S 9.4m W 4.5m	2.5m	2m	Mature	Average	Moderate	Twin stemmed from base showing acute yet tensile union; no significant defects observed at base; partially ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; minor deadwood throughout crown, consistent with age and species; small cavities forming at sites of previous pruning wounds; part of aerodynamic group with meshing crowns providing companion shelter; forms part of row of closely planted specimens, designed to form a boundary between fields; asymmetrical crown as suppressed by adjacent specimens; visible from neighbouring properties but otherwise hidden in the majority of long directed public view; significant component of group in which it stands; contributes to boundary screening.	C (1)
275	English oak	17m	1000mm ivy est.	N 8m E 7.9m S 8.6m W 3.9m	3m	2.5m	Mature	Below average	Moderate	Access to tree restricted by dense vegetation and boundary fence; prominent buttress roots with no significant defects observed at base; cavity approx 150mm in diameter at 3m W side of trunk with evidence of internal decay; partially ivy covered trunk and main scaffolds; above average dead wood in crown; minor epicormic growth throughout structure; canopy density reduction of 20%; small cavities forming at sites of previous pruning wounds; minor branch failures throughout; significant component of group in which it stands; part of aerodynamic group with meshing crowns providing companion shelter; visible from neighbouring properties but otherwise hidden in the majority of long directed public view; contributes to boundary screening; forms part of row of closely planted specimens, designed to form a boundary between fields.	C (1)
276	English oak	18m	625mm	N 8.3m E 6.1m S 9.6m W 4.6m	2.5m	1m	Mature	Average	Moderate	No significant defects observed at base; trunk 'dog-legs' at 2m showing good reactive growth; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout structure; minor branch failures throughout; part of aerodynamic group with meshing crowns providing companion shelter; forms part of row of closely planted specimens, designed to form a boundary between fields; no significant defects observed; visible from neighbouring properties but otherwise hidden in the majority of long directed public view; significant component of group in which it stands; contributes to boundary screening.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
277-282	English oak	#277 16m #278 16m #279 14.5m #280 15.4m #281 15m #282 16m	#277 275mm #277 510mm #278 440mm ivy #279 580mm ivy est. #280 405mm #281 490mm ivy #282 450mm	9.8m	2m	1.5m	Mature	Average	Moderate	No significant defects observed at bases; #277 twin stemmed from base showing well formed, tensile union; #279 of low physiological condition; partially ivy covered trunks and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crowns; minor deadwood throughout crowns, consistent with age and species; minor epicormic growth throughout structures; minor branch failures throughout; aerodynamic group with meshing crowns providing companion shelter; forms part of row of closely planted specimens, designed to form a boundary between fields; significant components of the group in which they stand; visible from neighbouring properties but otherwise hidden in the majority of long directed public view; contributes to boundary screening.	C (12)
283	Silver birch	11.7m	175mm est.	2m	2m	2m	Semi-mature	Average	Moderate	Access to tree restricted by dense vegetation; no significant defects observed at base; single trunk; tensile unions throughout crown; no significant defects observed; contributes to boundary screening; visible from neighbouring properties but otherwise hidden in the majority of long directed public view; of low quality and limited arboricultural value.	C (1)
284	Silver birch	12m	2 stems @ 310mm	4.1m	1m	1.5m	Semi-mature	Average	Moderate	Off-site tree; twin stemmed from base showing well formed tensile union; tensile unions throughout rest of crown; high canopy bud density; situated in neighbouring back garden; visible from neighbouring properties but otherwise hidden in the majority of long directed public view; contributes to boundary screening; inessential feature of the landscape.	C (1)
285-287	Silver birch	#285 12m #286 12m #287 15m	#285 370mm est. #286 350mm ivy est. #287 550mm ivy est.	7.1m	1.8m	1m	Mature	Average	Moderate	Crown spread 4m on #285 & #286; no significant defects observed at bases; #286 & #287 partially ivy covered; well formed tensile main unions and tensile unions throughout rest of crowns; #287 twin stemmed from 2m showing tensile union; high canopy bud densities; minor deadwood throughout crown, consistent with age and species; situated in neighbouring gardens; inessential features of the landscape; readily visible from neighbouring properties but otherwise hidden in the majority of long directed public view; contributes to boundary screening.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
288	Silver birch	16m	650mm ivy est.	6.9m	2m	2m	Mature	Average	Indifferent	Off-site tree; no significant defects observed at base; ivy covered trunk and main scaffolds; three stemmed from 2m showing well formed tensile unions; tensile main unions; historically topped leading to poorly attached regenerative shoots forming upper crown; high canopy bud density; minor deadwood throughout crown, consistent with age and species; significant component of group in which it stands; readily visible from neighbouring properties and top of crown visible from residential road but otherwise hidden in the majority of public view.	C (1)
289	Hawthorn	6m	440mm ivy	3m	3m	2m	Mature	Average	Indifferent	Full basal inspection prevented by dense ivy cover; heavily ivy-covered; single trunk; crossing and rubbing branches throughout structure; high canopy bud density; of low quality and limited arboricultural value; visible from neighbouring properties but otherwise hidden in the majority of public view.	C (1)
290-291	Apple	#290 4m #291 4m	#290 175mm #291 150mm both est.	3m	1.8m	1.8m	Semi-mature	Average	Indifferent	Access to trees and full basal inspection impeded by boundary fence; small ornamental fruit trees; frequently maintained; crossing and rubbing branches throughout structures; unremarkable trees of very limited merit.	C (1)
292-297	Hybrid black poplar	5m	#292 380mm #293 390mm #294 390mm #295 380mm #296 400mm #297 450mm all est.	1m	2m	2m	Mature	Low	Indifferent	All showing extensive decay and wounding at bases with evidence of significant hollowing; much epicormic growth on trunk; historically monolithed to 5m with regenerative shoots with poor attachments emanating from pruning wounds; small cavities forming at sites of previous pruning wounds; many non-occluded pruning wounds on trunk; row of closely planted specimens, designed to form a hedge or screen; contributes to boundary screening; unremarkable tree of very limited merit.	C (1)
298-299	Scots pine	#298 19m #299 16m	#298 550mm #299 655mm	N 4.4m E 6.5m S 8.5m W 6.3m	3m	E 1.4m	Semi-mature	Average	Indifferent	No significant defects observed at base; #298 grass cuttings piled on E side of base; #299 prominent buttress roots; tensile main unions; #299 crossing but not touching limbs at 12m; #298 dead wood up to 90mm in diameter est. in lower crown; aerodynamic group with meshing crowns providing companion shelter; obscured from public view; collectively a significant feature of the garden landscape.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G1	Various	13m	Max 310mm	5m	0.2m	0m	Semi-mature	Average	Indifferent	Belt of young and semi-mature trees forming the E boundary between the adjacent field and garden; species include English oak, Lawson cypress, Leyland cypress and beech; approx. 150 individuals; beech is the dominant species.	C (2)
G2	Various	5m	Max 240mm Avg 170mm	3m	0m	0m	Semi-mature	Average	Indifferent	Group of widely spaced small ornamental and fruit trees located in E garden area; species include flowering cherry, apple and one hawthorn specimen; 10 individuals.	C (12)
G3	Various	10m	Max 3 stems @ 300mm est.	5m	0m	0m	Mature	Average	Indifferent	Belt of trees at E end of S boundary between garden and adjacent field; species include beech, hornbeam, apple, elder and holly; beech and apple dominant species; apple specimens have largest trunk diameters; approx. 20 individuals.	C (2)
G4	Various	4m	Max 100mm est.	1.5m	0m	0m	Young	Average	Indifferent	Three sections of shrubbery, hedges and young trees dividing the E garden section from central lawn area; species include yew, goat willow, beech and exotic shrub species; approx. 60 individuals; no single dominant species.	C (2)
G5	Various	4.5m	Max 100mm est.	3m	0m	0m	Young	Average	Indifferent	Group of vegetation N of driveway opposite house; species include Mexican orange blossom, hawthorn, Leyland cypress, beech, viburnum, yew and exotic shrub species; no single dominant species, approx. 25 individuals.	C (2)
G6	Various	9.5m	Max 210mm Avg 100mm est.	4m	0m	0m	Semi-mature	Average	Indifferent	The smaller specimens within belt of vegetation bordering N side of dirt track; species include hawthorn, Norway spruce and English oak; approx. 50 individuals; no single dominant species.	C (2)
G8	Bay	6m	Max 6 stems @ 90mm est.	N 0.5m E 2.5m S 2m W 2.5m	0m	S0m	Young	Average	Indifferent	Group growing against wall of house; multi-stemmed from base.	C (1)
G9	Apple and flowering cherry	9m	Max 215mm	4m	0.3m	0m	Semi-mature	Below average	Moderate	Includes two cherry saplings and eight apple saplings along with five semi-mature apples, two of which are moribund; only semi-mature apple specimen is of average physiology.	C (2)
G10	Various	4m	Max 110mm est.	1.5m	0m	0m	Young	Average	Indifferent	Belt of shrubs and hedging forming central S boundary of garden; species include beech, box, rhododendron and exotic shrub species; of low level screening value; beech and box dominant; approx. 100 individuals.	C (2)
G11	Yew	1.6m	Max 90mm est.	0.8m	0m	0m	Young	Average	Indifferent	Low hedge within garden; appears to be regularly managed.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G12	Various	15m	Max 395mm	5m	0m	0m	Semi-mature	Below average	Indifferent	Belt of trees contributing to screening from Foxhole Lane on W boundary of garden; species include cherry plum, apple, wild cherry, silver birch, European larch and beech; one silver birch specimen is dead, whilst another one is heavily decayed at base with sparse foliage; a cherry plum at the S end of the group has collapsed, whilst another cherry plum at the N end has been severely crown reduced leaving wounds 100mm dia. est.; row of beech mark S end of group; approx 15 individuals.; no single dominant species.	C (2)
G13	Hornbeam	Max 11m Avg 8m	Max 220mm est. Avg 145mm est.	6m	0m	0.9m	Semi-mature	Average	Indifferent	Row of closely planted specimens, designed to form a screen from Cowfold Road A272; specimens in SW corner are larger and of greater age; historically reduced in height to 2m; approx. 200 individuals.	C (12)
G14	Various	13m	Max 210mm est.	5m	0m	0m	Semi-mature	Average	Indifferent	Off-site group of semi-mature trees and hedgerow; species include hawthorn, blackthorn, elder, sycamore, bramble, hybrid black poplar and ash.	C (2)
G15	Various	12m	Max 2 stems @ 220mm est.	6m	0m	0m	Semi-mature	Average	Poor	Off-site belt of trees and scrub within private gardens; species include ash, sycamore, hawthorn, Leyland cypress and holly; no single dominant species, approx. 60 individuals.	C (2)
G16	Various	13m	Max 280mm est.	5m	0m	0m	Semi-mature	Average	Moderate	Off-site group of trees; species include silver birch, flowering cherry, hornbeam and blackthorn.	C (12)
G17	Various	18m	Max 630mm est.	7m	0m	0m	Mature	Average	Indifferent	Group of mature and semi-mature trees on descending ground; species include hawthorn, holly, sycamore, beech, English oak and Leyland cypress; dominant over-storey species is beech and dominant under-storey species is holly.	B (12)
G18	Various	6m	Max 110mm est.	2m	0m	0m	Young	Average	Indifferent	Widely spread small trees and shrubs located within adjacent gardens; species include ash, monkey puzzle, bramble and exotic shrubs.	C (2)
G20	Various	Max 12m Avg 8m	Max 200mm ivy est.	2.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Off-site group of trees; species include hawthorn, field maple, English oak, hazel, holly, blackthorn and beech; hawthorn dominant; no significant defects observed at bases; crossing and rubbing branches throughout structures; dead specimens scattered throughout; partially ivy covered; readily visible from Foxhole Lane; contributes to boundary screening; lower quality individuals conferring greater value as part of a group.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G21	Various	Max 12m Avg 7m	Max 250mm ivy	3m	0.5m	0.5m	Mature	Average	Indifferent	Off-site group of trees; species include hawthorn, crack willow, blackthorn, English oak and hazel; approx 50 individuals; no significant defects observed at bases; crossing and rubbing branches throughout structures; dead specimens scattered throughout; no significant defects observed; contributes to boundary screening; readily visible from Foxhole Lane; row of closely growing specimens, forming a hedge or screen.	C (2)
G22	Various	Max 12m Avg 6.5m	Max 300mm est.	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Off-site group of trees; species include hawthorn, blackthorn, wild cherry, English oak, beech, holly, field maple, yew, hazel and cherry laurel; approx. 100 individuals; relatively equal distribution of species; no significant defects observed at bases; crossing and rubbing branches throughout structures; dead specimens scattered throughout; failed hung up specimens present; readily visible from Foxhole Lane; significant feature of the landscape; contributes to boundary screening.	C (2)
G23	English oak	Max 18.5m Avg 16m	Min 250mm Max 650mm Avg 500mm all ivy est.	6m	2m	2.5m	Mature	Average	Moderate	Off-site group of trees; approx. 100 individuals; no significant defects observed at bases; mostly single trunk specimens; tensile unions throughout crowns, where visible; minor deadwood throughout crowns, consistent with age and species; minor branch failures throughout; minor epicormic growth throughout structures; trees displaying morphological and physiological features consistent with size, age, species and location; row of closely planted specimens, designed to form a hedge or screen, now lapsed into row of mature trees; aerodynamic group with meshing crowns providing companion shelter; significant feature of the landscape; readily visible from Foxhole Lane and Cowfold Road; contributes to boundary screening.	B (2)
G24	Various	Max 16m Avg 9m	Min 100mm Max 350mm Avg 200mm all ivy est.	4m	0.5m	0.5m	Mature	Below average	Indifferent	Off-site group of trees; species include hawthorn, field maple, English oak, ash, holly, beech, blackthorn, wild cherry and elder; approx. 100 individuals; relatively even distribution of species; no significant defects observed at bases; several dead and dying specimens scattered throughout; crossing and rubbing branches throughout structures; mostly ivy covered; significant feature of the landscape; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)
G25	Various	Max 13m Avg 6.5m	Max 350mm Avg 250mm both ivy est.	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include wild cherry, English oak, hawthorn, field maple, holly, ash, goat willow, hazel, elder and blackthorn; relatively equal distribution of species; over 100 individuals; no significant defects observed at bases; many situated on banks of watercourses; crossing and rubbing branches throughout structures; partially ivy covered; few dead specimens scattered throughout; readily visible from Foxhole Lane; contributes to boundary screening.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G26	Various	Max 10m Avg 6m	Max 250mm Avg 175mm both est.	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include hawthorn, goat willow, field maple, elder and ash; hawthorn dominant; approx. 40 individuals; no significant defects observed at bases; crossing and rubbing branches throughout structures; few dead specimens scattered throughout; no significant defects observed; unremarkable trees of very limited merit; inessential components of the group in which they stand; hidden in the majority of public view.	C (1)
G27	Various	Max 11m Avg 4m	Max 200mm est.	2.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include hawthorn, English oak, holly, goat willow and cherry laurel; approx. 50 individuals; holly dominant; no significant defects observed at bases; few dead specimens scattered throughout; crossing and rubbing branches throughout structures; acts as field boundary; no significant defects observed; lower quality individuals conferring greater value as part of a group; row of closely planted specimens, designed to form a hedge or screen; inessential feature of the landscape; visible in glimpses from neighbouring properties and readily visible from footpath but otherwise hidden in the majority of long directed public view.	C (2)
H1	Various	3m	Max 140mm est.	2m	0m	0m	Young	Average	Indifferent	Length of irregularly spaced mainly native species forming a hedgerow on W side of field; species include spindle, hazel, bracken, blackthorn, elder, yew, honeysuckle, hawthorn, dogrose, bramble and English elm; approx. 300 individuals; spindle, blackthorn, hazel and hawthorn dominant.	C (2)
H2	Various	Max 9m Avg 3m	Max 180mm est.	2m	0m	0m	Semi-mature	Average	Indifferent	Length of irregularly spaced mainly native species forming a hedgerow; each of the two row sections are punctuated with a group of multi-stemmed mature holly specimens of below average physiology, row also contains one young sycamore specimen; other species include holly, hazel, blackthorn, bramble, ash, hawthorn, elder and ivy; blackthorn and hawthorn dominant in E section, hazel dominant in W section; approx. 130 individuals.	C (2)
H3	Beech	2.2m	Max 90mm est.	1m	0m	0m	Semi-mature	Average	Indifferent	Hedges bordering main driveway; appear to be regularly managed.	C (2)
H4	Hawthorn and Goat willow	Max 4.5m Avg 1.8m	Max 100mm est.	1m	0.2m	0m	Semi-mature	Average	Indifferent	Hawthorn dominant with goat willow scattered throughout; approx. 70 individuals; no significant defects observed at bases; crossing and rubbing branches throughout structure; row of closely planted specimens, designed to form a hedge or screen; contributes to boundary screening; readily visible from neighbouring properties but otherwise hidden in the majority of public view.	C (2)
H5	Hawthorn and Privet	Max 2m Avg 1.6m	Max 75mm est.	1m	0m	0m	Semi-mature	Average	Indifferent	No significant defects observed at bases; crossing and rubbing branches between and throughout structures; row of closely planted specimens, designed to form a hedge or screen; acts as avenue for footpath ; frequently maintained; no significant defects observed; hidden from public view; inessential feature of the landscape.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
H6	Various	Max 10m Avg 3.5m	Max 150mm est.	2.5m	0.5m	0m	Semi-mature	Average	Indifferent	Species include blackthorn, hawthorn, field maple and wild cherry; hawthorn dominant; approx. 30 individuals; full basal inspection prevented by dense vegetation but appear sound; crossing and rubbing branches throughout structures; minor branch failures throughout; two dead specimens in group; smothered partially by bramble; row of closely planted specimens, designed to form a hedge or screen; visible in glimpses from neighbouring properties but otherwise hidden in the majority of long directed public view; inessential feature of the landscape.	C (1)
W1	Various	Min 4m Max 23m Avg 17m	Min 100mm Max 900mm Avg 550mm all ivy est.	8.5m	0.5m	0.5m	Mature	Average	Indifferent	Species include hawthorn, elder, ash, English oak, Scots pine, beech cherry laurel, field maple, holly, yew, larch, goat willow and wild cherry; English oak dominant; over 200 individuals; row of oaks and beech closest to boundary historically managed and topped leading to squat domed form and many poorly attached regenerative shoots; sparse understorey of hawthorn, holly, elder and cherry laurel; sparse mid storey of yew and holly; dead, dying and diseased specimens scattered throughout woodland; group of drawn-up, mutually suppressed specimens; aerodynamic group with meshing crowns providing companion shelter; partially ivy covered; most ash specimens dead; significant feature of the landscape; readily visible from Foxhole Lane and nearby properties; contributes to boundary screening.	B (12)

Root Protection Areas (RPAs)

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

Tree No.	Species	RPA	RPA Radius
1	Scots pine	120.0m ²	6.2m
2	Ash	39.4m ²	3.5m
3	Scots pine	129.4m ²	6.4m
4	Scots pine	79.8m ²	5.0m
5	English oak	479.9m ²	12.4m
6-7	Beech	68.8m ² 91.6m ²	4.7m 5.4m
8-15	Leyland cypress	86.7m ² 68.3m ² 58.6m ² 137.0m ² 58.6m ² 61.9m ² 154.8m ² 124.7m ²	5.3m 4.7m 4.3m 6.6m 4.3m 4.4m 7.0m 6.3m
16	Cider gum	278.8m ²	9.4m
17	Purple hazel	22.6m ²	2.7m
18	Silver birch	70.9m ²	4.8m
19	Red oak	179.6m ²	7.6m
20	Flowering cherry	111.7m ²	6.0m
21	Ash	94.3m ²	5.5m
22	Box elder	81.7m ²	5.1m
23	Cider gum	323.0m ²	10.1m
24-25	Black Italian poplar	93.7m ² 42.1m ²	5.5m 3.7m
26	Weeping willow	247.7m ²	8.9m
27	Ash	46.3m ²	3.8m
28	Beech	68.8m ²	4.7m
29	Hornbeam	83.6m ²	5.2m
30	Horse chestnut	152.2m ²	7.0m
31	Horse chestnut	99.5m ²	5.6m
32	Hornbeam	99.9m ²	5.6m
33	Common walnut	162.9m ²	7.2m
34	Common walnut	79.8m ²	5.0m
35	Common lime	25.0m ²	2.8m
36	Serviceberry 'Robin Hill'	11.6m ²	1.9m
37-41	Scots pine	97.8m ² 67.1m ² 83.6m ² 65.3m ² 57.0m ²	5.6m 4.6m 5.2m 4.6m 4.3m
42-45	Scots pine	106.4m ² 79.8m ² 120.0m ² 122.3m ²	5.8m 5.0m 6.2m 6.2m

46	Lawson cypress	28.3m ²	3.0m
47-48	Norway spruce	106.4m ²	5.8m
		157.5m ²	7.1m
49	English oak	194.1m ²	7.9m
50	English oak	678.9m ²	14.7m
51	English oak	470.7m ²	12.2m
52	Red oak	447.9m ²	11.9m
53	Sycamore	143.9m ²	6.8m
54	Sycamore	29.4m ²	3.1m
55	Common Hawthorn	62.4m ²	4.5m
56	English oak	182.4m ²	7.6m
57	English oak	134.4m ²	6.5m
58-59	Common Hawthorn	18.1m ²	2.4m
		18.1m ²	2.4m
60	English oak	346.4m ²	10.5m
61	English oak	99.9m ²	5.6m
62-63	Field maple	31.0m ²	3.1m
		53.8m ²	4.1m
64	Field maple	58.1m ²	4.3m
65	English oak	191.1m ²	7.8m
66	Field maple	98.5m ²	5.6m
67	Field maple	61.6m ²	4.4m
68-71	English oak	129.5m ²	6.4m
		293.2m ²	9.7m
		87.6m ²	5.3m
		42.1m ²	3.7m
72	English oak	323.0m ²	10.1m
73	English oak	74.2m ²	4.9m
74	Crack willow	127.2m ²	6.4m
75	English oak	162.9m ²	7.2m
76-81	English oak	99.9m ²	5.6m
		139.3m ²	6.7m
		104.6m ²	5.8m
		179.6m ²	7.6m
		137.6m ²	6.6m
82	English oak	27.2m ²	2.9m
82	English oak	387.1m ²	11.1m
83-84	English oak	70.6m ²	4.7m
		117.7m ²	6.1m
85	English oak	307.9m ²	9.9m
86	Damson	60.0m ²	4.4m
87	English oak	209.2m ²	8.2m
88	English oak	221.7m ²	8.4m
89	English oak	378.8m ²	11.0m
90	English oak	176.7m ²	7.5m
91	English oak	254.5m ²	9.0m
92	Ash	76.1m ²	4.9m
93	Wild cherry	40.7m ²	3.6m
94	English oak	228.0m ²	8.5m
95	English oak	228.0m ²	8.5m
96	English oak	300.5m ²	9.8m
97	English oak	154.0m ²	7.0m
98	English oak	237.8m ²	8.7m
99	English oak	241.1m ²	8.8m
100	Wild cherry	47.8m ²	3.9m
101	Silver birch	70.6m ²	4.7m
102	Norway maple	134.4m ²	6.5m

103	Beech	216.7m ²	8.3m
104	Purple Crab	42.1m ²	3.7m
105	Apple	49.3m ²	4.0m
106	Norway maple	36.2m ²	3.4m
107-110	Common lime	129.5m ² 63.6m ² 139.3m ² 104.2m ²	6.4m 4.5m 6.7m 5.8m
111	English oak	70.6m ²	4.7m
112-114	Common lime	99.9m ² 89.6m ² 115.4m ²	5.6m 5.3m 6.1m
115-118	Common lime	122.3m ² 97.8m ² 104.2m ² 72.4m ²	6.2m 5.6m 5.8m 4.8m
119-122	Common lime	127.1m ² 89.6m ² 221.7m ² 89.6m ²	6.4m 5.3m 8.4m 5.3m
123	English oak	191.1m ²	7.8m
124-128	Norway spruce	8.9m ² 25.0m ² 16.3m ² 29.4m ² 11.6m ²	1.7m 2.8m 2.3m 3.1m 1.9m
129-133	Norway spruce	38.0m ² 87.6m ² 40.7m ² 61.9m ² 55.4m ²	3.5m 5.3m 3.6m 4.4m 4.2m
134	English oak	43.5m ²	3.7m
135	English oak	412.6m ²	11.5m
136-140	Norway spruce	42.1m ² 43.5m ² 58.6m ² 55.4m ² 81.7m ²	3.7m 3.7m 4.3m 4.2m 5.1m
141-144	Norway spruce	35.5m ² 83.6m ² 81.7m ² 43.5m ²	3.4m 5.2m 5.1m 3.7m
145	Scots pine	33.0m ²	3.2m
146	Silver birch	35.5m ²	3.4m
147	English oak	694.0m ²	14.9m
148	Wild cherry	49.3m ²	4.0m
149	English oak	115.4m ²	6.1m
151	Ash	74.2m ²	4.9m
152-153	Ash	160.9m ² 209.2m ²	7.2m 8.2m
154	English oak	206.1m ²	8.1m
155	English oak	162.9m ²	7.2m
156	English oak	374.6m ²	10.9m
157	English oak	46.2m ²	3.8m
158	English oak	257.9m ²	9.1m
159	Beech	95.6m ²	5.5m
160	English oak	350.3m ²	10.6m

161-164	#163 Ash (x2), #161 English oak and #162 Field maple	38.0m ² 46.3m ² 65.3m ² 209.2m ²	3.5m 3.8m 4.6m 8.2m
165	Ash	200.1m ²	8.0m
166	Ash	118.6m ²	6.1m
167	English oak	268.2m ²	9.2m
168	English oak	307.9m ²	9.9m
169	English oak	129.5m ²	6.4m
171-178	English oak (x5) and Ash (x3)	40.7m ² 16.3m ² 28.3m ² 72.4m ² 29.4m ² 209.2m ² 134.4m ² 320.3m ²	3.6m 2.3m 3.0m 4.8m 3.1m 8.2m 6.5m 10.1m
179	Ash	228.6m ²	8.5m
180-182	Field maple	14.7m ² 34.2m ² 34.2m ²	2.2m 3.3m 3.3m
183	Scots pine	206.1m ²	8.1m
184	English oak	108.6m ²	5.9m
185	Scots pine	173.9m ²	7.4m
186-188	Field maple	10.2m ² 110.8m ²	1.8m 5.9m
189	English oak	160.2m ²	7.1m
190	English oak	79.8m ²	5.0m
191	White poplar	244.4m ²	8.8m
192	Scots pine	197.1m ²	7.9m
193	English oak	362.4m ²	10.7m
194	Ash	117.7m ²	6.1m
195-197	Giant fir (x2) and #197 Lawson cypress	68.8m ² 73.5m ² 54.3m ²	4.7m 4.8m 4.2m
198	English oak	293.2m ²	9.7m
199	Ash	367.1m ²	10.8m
200	English oak	557.4m ²	13.3m
202	Horse chestnut	83.6m ²	5.2m
203	False acacia	18.1m ²	2.4m
204-206	European larch	55.4m ² 44.9m ² 102.1m ²	4.2m 3.7m 5.7m
207	European larch	72.4m ²	4.8m
208	English oak	293.2m ²	9.7m
209-212	Hybrid black poplar	221.7m ² 162.9m ² 113.1m ² 136.8m ²	8.4m 7.2m 6.0m 6.6m
213	Hybrid black poplar	254.5m ²	9.0m
214	Ash	289.5m ²	9.6m
215	Lombardy poplar	191.1m ²	7.8m
216	Ash	65.3m ²	4.6m
217	Hybrid black poplar	72.4m ²	4.8m
218-219	Sycamore	141.9m ² 171.1m ²	6.7m 7.4m
220	Ash	404.9m ²	11.4m

221	Ash	170.6m ²	7.4m
222	Ash	99.3m ²	5.6m
223	Sycamore	254.5m ²	9.0m
224	Ash	122.3m ²	6.2m
225	Horse chestnut	399.7m ²	11.3m
226	Ash	172.0m ²	7.4m
227	Hybrid black poplar	191.1m ²	7.8m
228	Leyland cypress	162.9m ²	7.2m
229	Leyland cypress	91.6m ²	5.4m
230	Beech	81.7m ²	5.1m
231	Beech	203.1m ²	8.0m
232	Beech	338.5m ²	10.4m
233	Beech	404.0m ²	11.3m
234	English oak	221.7m ²	8.4m
235	Robinia	254.5m ²	9.0m
236	Silver birch	38.0m ²	3.5m
237	Wild cherry	81.7m ²	5.1m
238-239	Ash	35.5m ²	3.4m
		53.6m ²	4.1m
240	Norway spruce	30.6m ²	3.1m
241	Ash	133.9m ²	6.5m
242	English oak	216.3m ²	8.3m
243	Wild cherry	200.5m ²	8.0m
244	Silver birch	55.4m ²	4.2m
245	Beech	89.6m ²	5.3m
251-254	Hybrid black poplar	346.4m ²	10.5m
		268.2m ²	9.2m
		185.3m ²	7.7m
		304.2m ²	9.8m
255	Hybrid black poplar	307.9m ²	9.9m
256	Ash	122.3m ²	6.2m
257	Hybrid black poplar	508.3m ²	12.7m
258-259	Leyland cypress	46.3m ²	3.8m
		74.2m ²	4.9m
260-261	Hybrid black poplar	434.5m ²	11.8m
		434.5m ²	11.8m
262-268	Ash	70.9m ²	4.8m
		58.6m ²	4.3m
		67.1m ²	4.6m
		52.3m ²	4.1m
		60.3m ²	4.4m
		57.0m ²	4.3m
53.8m ²	4.1m		
269	English oak	206.1m ²	8.1m
270	English oak	234.5m ²	8.6m
271	English oak	282.3m ²	9.5m
272	English oak	706.9m ²	15.0m
273	English oak	640.6m ²	14.3m
274	English oak	263.9m ²	9.2m
275	English oak	452.4m ²	12.0m
276	English oak	176.7m ²	7.5m
277-282	English oak	151.9m ²	7.0m
		87.6m ²	5.3m
		152.2m ²	7.0m
		74.2m ²	4.9m
		108.6m ²	5.9m
91.6m ²	5.4m		

283	Silver birch	13.9m ²	2.1m
284	Silver birch	86.9m ²	5.3m
285-287	Silver birch	61.9m ² 55.4m ² 136.8m ²	4.4m 4.2m 6.6m
288	Silver birch	191.1m ²	7.8m
289	Common Hawthorn	87.6m ²	5.3m
290-291	Apple	13.9m ² 10.2m ²	2.1m 1.8m
292-297	Hybrid black poplar	65.3m ² 68.8m ² 68.8m ² 65.3m ² 72.4m ² 91.6m ²	4.6m 4.7m 4.7m 4.6m 4.8m 5.4m
298-299	Scots pine	136.9m ² 194.1m ²	6.6m 7.8m
G1	Various	43.5m ²	3.7m
G2	Various	26.1m ²	2.9m
G3	Various	40.7m ²	3.6m
G4	Various	4.5m ²	1.2m
G5	Various	4.5m ²	1.2m
G6	Various	20.0m ²	2.5m
G8	Bay	3.7m ²	1.1m
G9	Apple and flowering cherry	20.9m ²	2.6m
G10	Various	5.5m ²	1.3m
G11	Yew	3.7m ²	1.1m
G12	Various	70.6m ²	4.7m
G13	Hornbeam	21.9m ²	2.6m
G14	Various	20.0m ²	2.5m
G15	Various	21.9m ²	2.6m
G16	Various	35.5m ²	3.4m
G17	Various	179.6m ²	7.6m
G18	Various	5.5m ²	1.3m
G20	Various	18.1m ²	2.4m
G21	Various	28.3m ²	3.0m
G22	Various	40.7m ²	3.6m
G23	English oak	191.1m ²	7.8m
G24	Various	55.4m ²	4.2m
G25	Various	55.4m ²	4.2m
G26	Various	28.3m ²	3.0m
G27	Various	18.1m ²	2.4m
H1	Various	8.9m ²	1.7m
H2	Various	14.7m ²	2.2m
H3	Beech	3.7m ²	1.1m
H4	Hawthorn and Goat willow	4.5m ²	1.2m
H5	Hawthorn and Privet	2.5m ²	0.9m
H6	Various	10.2m ²	1.8m
W1	Various	366.4m ²	10.8m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary
(For details, see below)

Impact	No. of Trees
Trees to be removed	0
Groups of trees or hedges to be partially removed	6
TPO trees to be removed	0
Trees/Groups to be pruned	1
Trees where manual excavation needed within RPAs	4
Trees where above soil surfacing needed within RPAs	6
Trees with proposed underground services within RPAs	0

Groups to be partially Removed

No.	Species	Category
G13	Hornbeam	C (12)
G25	Various	C (2)
G26	Various	C (1)
G27	Various	C (2)
H2	Various	C (2)
H6	Various	C (1)

Trees to be pruned

No.	Species	Works (Outline only)
G13	Hornbeam	Reduce southern lateral canopy extent by 0.25m - 0.75m back to previous pruning points to create uniform hedge line

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

Trees that require manual excavation within RPAs

No.	Species	Type of structure
199	Ash	Proposed shallow above ground drainage feature
200	English oak	
257	Hybrid black poplar	Proposed allotments
260	Hybrid black poplar	

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
193	English oak	Proposed pedestrian footpath
199	Ash	Proposed shallow above ground drainage feature
200	English oak	
237	Ash	Proposed footpath connection to existing carpark
238	Ash	
288	Silver birch	Proposed pedestrian hard surface
289	Hawthorn	



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding, or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Manual Excavation

Within root protection areas, up to the first 750mm depth or less if required of any excavation, whether for proposed above ground drainage shallow features, foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sackings to prevent drying out, and if necessary be sheltered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

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

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

1. Location of protective fencing.
2. Construction of above-ground hard surfacing.
3. All excavations, whether for proposed foundations, hard surfacing, or underground services.

SJA Installation and shallow excavation of proposed above ground drainage feature to be undertaken manually, under on-site supervision of arboricultural consultant

SJA Initial preparation and cultivation for proposed allotments to be undertaken manually under direct arboricultural supervision

SJA Proposed hard surfacing to be installed above existing soil level; see inset panel

SJA Site hoarding to act as protective fencing

SJA Proposed hard surfacing to be installed above existing soil level; see inset panel

SJA Protective fencing may only be removed immediately prior to installation of proposed above soil surfacing

SJA Protective fencing as per BS5837; see inset panel

SJA Application boundary

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project: Foxhole Farm, Bolney

Client:

Drawing: TREE PROTECTION PLAN

Drawing no: SJA TPP 24120-041c

Based on: P20074-RFT-XX-XX-DR-A-0100_S2_P12
Outline Masterplan - CAD

Drawn by: NHK
Checked by: FPS

Date of Issue: April 2025
Tel: (01737) 813058
sja@sjatrees.co.uk

Scale: 1:1000@ A1

Tree nos.: ● 213
Category 'U' trees: ● [34]

Category 'A' RPA: **Category 'B' RPA:** **Category 'C' RPA:**

Trees to be removed: **Protective fencing:** **Manual excavation:**

Above soil surfacing:

KEY

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

NOTES

1. Blocks of flats are shown as 2-5

For further information refer to the SJA/Arboriculture Survey Schedule
Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA/Arboriculture (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.
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This drawing is designed to reflect only the principles of layout and for design insofar as these relate to the protection of trees to be retained, and should NOT be used as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering requirements relating to proposed structures, hard surfaces or underground services.



E: 526,680,000.0
N: 122,420,000.0