

# Tree Planning Report & Arboricultural Method Statement

Burleigh Lane, Crawley Down

Date: November 2025

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## 1. Introduction

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- 1.1 This tree planning report & arboricultural method statement ('TPR') details the actions to be taken in order to prevent unacceptable damage being caused to the retained trees on this and the adjacent site during the proposed development at Burleigh Lane, Crawley Down
- 1.2 This TPR complies with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). It is designed to reflect the principles of the tree protection required for the proposed development, and should not be read as a definitive engineering or construction statement for this site. If required, matters relating to the construction detail or engineering performance of any protective measures specified should be referred to a qualified architect or structural engineer, for further information and specification which may be necessary for their practical implementation in a manner that satisfactorily ensures their protective intention or function.
- 1.3 The trees on the site were surveyed by David Archer Associates, and their details are set out in the tree schedule at **Appendix 1**.
- 1.4 Based on this survey, the trees' locations and the constraints associated with them, specifically the extents of their canopies, their root protection areas ('RPAs'), have been drawn in accordance with BS 5837 recommendations, producing a tree constraints plan ('TCP') in order to assess the implications of the proposal.
- 1.5 The TPR should be read in conjunction with, and is to be considered an essential part of, the tree protection plan ('TPP') which is attached to it at **Appendix 2**.

## 2. Tree Impact Assessment

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- 2.1 The TPP at Appendix 2 shows the proposal site plan overlaid onto the tree survey, with tree impacts and tree protection measures shown. The implications assessment below is based on this drawing.

### Proposed Tree/Group removals & pruning

- 2.2 If consent for the proposals is granted, the proposed access road would require the removal of Category 'C', Group G6.
- 2.3 Although not strictly necessary to implement the proposed access road, to prevent premature failure/collapse, it is also recommend that Goat Willow trees in Group G5 are coppiced.
- 2.4 There are multiple Category 'U' trees situated around the boundaries of the site, especially to the west. These trees **are not proposed** to be removed as part of the planning application.

- 2.5 Although no pruning of individual trees is required to permit construction of the proposed development, in order to implement the proposed no-dig pedestrian access path between Burleigh Lane and the proposed site, some of the trees that makeup Group G12, are likely to require some light pruning; subject to planning consent, it is proposed that the details of any pruning required to enable the access path, would be detailed in a revised TPR.

#### **Incursions into root protection areas**

- 2.6 The proposed no-dig pedestrian access path is located within boundary Group G12. To minimise the impact of this essential path link, the proposed path would be installed using a no-dig, compaction minimising method as detailed in **Section 6** below.
- 2.7 With the proposed mitigation measures as mentioned above, and the methodology of tree protection below, the proposals will not compromise the retained trees health or longevity.

### **3. Pre-start requirements, liaison & communication**

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- 3.1 Before any works of any description take place on the site, the applicant, landowner or promoter of the proposed development ('the developer') shall appoint a suitably qualified arboricultural consultant to act as the supervising arboriculturist for the project, in order to ensure that the specified tree protection measures are carried out during the entire construction process. Confirmation of this appointment, and details of the supervising arboriculturist appointed, shall be provided to the Local Planning Authority ('LPA') before any works commence.
- 3.2 Before any works commence on site, the developer shall convene a pre-start meeting. This should be attended by the developer or project manager, the site manager, the groundwork contractor, the supervising arboriculturist and, if so required by the LPA, the LPA tree officer. The meeting will be led by the supervising arboriculturist, who will ensure that the sequence and methods of tree protection specified in this statement are fully explained and understood by all parties. Reporting procedures, arboricultural supervision requirements, and frequency of monitoring visits (as detailed in **Section 9** and *Table 1* of this TPR) will be discussed and agreed, and relevant contact details exchanged. Any modifications to this statement arising from this meeting will be recorded and the revisions circulated to all parties.
- 3.3 The developer shall inform the supervising arboriculturist if at any time during the construction process, the site manager is replaced. In this event, the supervising arboriculturist will, within 5 days, arrange a meeting with the new site manager to review all remaining or outstanding aspects of this method statement.

- 3.4 A copy of this method statement, together with the TPP, shall be given to all personnel who have control over works of any nature within the root protection areas (RPAs) of the trees which are to be retained. The developer will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

## 4. Tree removals and pruning

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- 4.1 Prior to any enabling or construction related activities, the tree works as listed in paragraphs 2.2-2.5 above, shall be undertaken as specified.
- 4.2 The work will be carried out in accordance with British Standard BS 3998: 2010, *Tree work - Recommendations*.

## 5. Protective fencing

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- 5.1 No vehicles of any kind shall enter the site, nor any works commence, until the root protection areas of the retained trees, as shown on the TPP, have been protected by the erection of protective fencing to the specification found in BS 5837, Section 6.2. The location of the fencing is denoted by the continuous bold purple and orange lines on the TPP.
- 5.2 SPEC. #1 | The protective fencing shall be at least 2.1m in height and comprise standard 'Heras' welded mesh fence panels mounted on rubber or concrete feet. The panels shall be fixed to each other with at least two anti-tamper clamps, installed so that they can only be removed from inside the fence.
- 5.3 The fencing shall be supported on the side closest to the retained trees by stabiliser struts braced to the ground at an angle of 45 degrees, and attached to a base plate secured to the ground with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabiliser struts should be mounted on a block tray. Notices stating "*Tree Protection Zone - Keep Out*" will be attached with cable ties to every other panel.
- 5.4 SPEC. #2 | Subject to agreement with the LPA tree officer, protection of the trees adjacent to the proposed access path, will comprise plastic mesh temporary barrier fencing, supported on steel road pins or similar, driven into the ground at 1.5-2m centres. The locations where plastic mesh fencing may be used are denoted by continuous bold orange lines on the TPP.
- 5.5 No activity of any kind shall be undertaken behind the protective fencing; there shall be no topsoil stripping, no storage of materials, no access for vehicles or personnel, and no excavation or changes in soil level of any kind.

- 5.6 Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. None of these areas shall be within the area behind the protective fencing, and where possible shall not be within 10m of any retained tree.
- 5.7 No fixtures of any nature shall be attached to the retained trees, and no fires shall be lit in any position where heat could affect their foliage or branches.
- 5.8 When the installation of the protective fencing is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement, the supervising arboriculturist will record the fact and notify the client and LPA.
- 5.9 If the protective fencing is accidentally damaged or knocked over, the damaged sections shall be immediately marked with high visibility tape or with mesh fencing. The damaged sections shall be replaced or repaired to the original specification within 48 hours. All events of this nature must be recorded and reported to the supervising arboriculturist.
- 5.10 The protective fencing will not be moved, dismantled or relocated without the prior approval of the supervising arboriculturist. When the construction period is complete the fencing may then be removed, but only after first informing the supervising arboriculturist of this intention.

## **6. Construction of hard surfaces (no dig)**

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- 6.1 Where denoted by red honeycomb hatch on the TPP, the proposed access path within the RPAs of trees within Group G12 shall be constructed to the specification detailed below, in accordance with the recommendations of Section 7.4 of BS 5837.
- 6.2 The proposed access path shall be clearly marked out before any associated work starts. Existing vegetation may be removed with hand tools or sprayed with an approved non-residual herbicide.
- 6.3 Any small hollows may be filled with clean sharp sand (not builders' sand) to a maximum depth of 100mm. A permeable geotextile membrane (such as 'Terram') shall be laid down prior to the installation of a cellular confinement system.
- 6.4 The ground shall be covered with a perforated cellular confinement system such as 'Geoweb' or 'Cellweb' with a minimum cell depth of 75mm. The cellular confinement material shall be fixed in place over the required area using steel pins at its edges, before being backfilled with clean, no-fines angular aggregate (20mm-40mm).
- 6.5 Vehicles or machinery used in the process of depositing or spreading the aggregate backfill shall not travel over, or work from, unprotected ground within the RPA of any retained trees. Subject to the depth of the cellular confinement system being adequate to support the loadings, vehicles (such as dumpers or power barrows) may travel over the completed areas of the cellular confinement material, provided that these are filled to their full depth.

- 6.6 Edge supports of appropriate size and strength should be set above ground level and should be secured either with steel pins driven into the ground, or with concrete haunching laid on existing ground level on an impermeable polythene membrane. The outer edge of the supports may be banked up with clean topsoil.
- 6.7 A permeable geotextile membrane will then be laid on top of the cellular confinement system to prevent fines and other debris filling the air spaces in the aggregate. The wearing course or final surface shall be of a permeable and gas porous nature such as porous tarmac or concrete setts with sand jointing.

## 7. Underground services

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- 7.1 Detailed drawings of proposed underground services have not been produced at this stage of the planning process, thus any potential impacts between trees shown retained on the TPP and proposed services have not been identified.
- 7.2 At the detailed design stage and subject to planning consent, proposed underground services will be either located outside the RPAs of trees shown retained
- 7.3 In the unlikely event that incursions into RPAs are unavoidable, any new installation will comply with the methods and guidelines detailed in in the National Joint Utilities Group (NJUG), Volume 4, *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*, Issue 2, 2007.

## 8. Landscaping

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- 8.1 On completion of construction works, but prior to the commencement of any landscaping works within the protected areas behind the protective fencing the developer shall arrange a meeting with the site manager, the supervising arboriculturist and the landscape contractor. The details of this part of the method statement shall be discussed in relation to the proposed landscape operations and a clear sequence of operations established.
- 8.2 Within the RPAs the following principles will be maintained:
- Existing ground levels shall not be substantially altered.
  - No plant or vehicles shall enter the RPA.
  - No fuels or chemicals shall be stored within any of these areas.
  - Any excavation required for fence posts or any other landscape structures shall be undertaken by hand, under direct arboricultural supervision. If roots are encountered then the position of the excavation shall be moved to a new location. If this is not possible then any roots with a diameter less than 25mm may be cut cleanly by hand. Any exposed roots shall be re-covered within 24hrs of excavation.
  - No structure shall be fastened in any way to the trunks of the retained trees.

- No drainage or irrigation pipes shall be installed within the RPAs of the retained trees.
- Any unwanted vegetation shall be removed by hand.

## 9. Supervision & monitoring

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- 9.1 At the start of the construction process the supervising arboriculturist shall visit the site on the occasions specified to inspect the tree protection measures (fencing) as installed. If these measures comply with the specifications detailed in this method statement, statements of compliance shall be sent to the developer and copied to the LPA.
- 9.2 The supervising arboriculturist shall then visit the site at a maximum of four-weekly intervals or as agreed at the pre-start meeting, or when specifically required as set out in *Table 1* below, to ensure that the tree protection measures are kept in place and functioning as designed. Regular contact will be maintained with the site manager to determine any forthcoming operations that may make an impact on these tree protection measures and if arboricultural supervision is required. A record of all monitoring visits will be kept, and copies sent to the developer and the LPA following each visit.
- 9.3 The site manager shall give at least 72 hours' notice to the supervising arboriculturist of any operations, e.g. construction of hard surfacing etc., which may make an impact on the RPAs of the retained trees.
- 9.4 Any alterations or variations in drawings for the site that are in, or within, the RPAs of the retained trees shall be referred in the first instance to the supervising arboriculturist for advice. If these changes make any kind of impact on the retained trees the supervising arboriculturist shall suggest changes that will either avoid damage to the retained trees or offer solutions to minimize the impact. If required, the supervising arboriculturist will liaise with the LPA's tree officer to agree a way forward, since any alterations to the approved details may require the LPA's prior written agreement. Following these consultations, the supervising arboriculturist shall issue revisions to the TPP and/or this AMS that reflect the changes.
- 9.5 Where any operations carried out by the developer deviate substantially from this AMS, work must cease immediately and the LPA be informed in writing. A meeting will be convened between the developer, the supervising arboriculturist, the LPA tree officer and the site manager to determine the best method to mitigate any damage that may have occurred. Work shall not be recommenced until appropriate action has been agreed to the LPA's satisfaction.



Visit no.	Trees affected/ relevant	Timing of visit	Function carried out
1	All	Prior to the start of any construction works.	To lead the pre-start meeting.
2	All	Following tree felling and erection of protective fencing.	To check protective fencing has been installed in the correct locations and to the correct standard.
3	G12	During the installation of the no-dig access path	To supervise the works and ensure the path is installed to the proposed specification at Section 6 of this TPR.
4	All	Every four weeks during the construction phase.	To check the protective fencing remains in place and that activities which would be harmful to trees are not being carried out.
5	All	At any other time which is sensitive in arboricultural terms.	To ensure retained trees are protected from development activities.

*Table 1 - Timings of supervision and monitoring visits*

David Archer Associates

November 2025

## APPENDIX 1 – Tree Schedule

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## Notes for the Tree Schedule

This schedule is based on a tree survey carried out in accordance with the recommendations of British Standard, BS 5837 (2012) "Trees in relation to design, demolition and construction - Recommendations" ('BS 5837') by Michael Roberts on Wednesday the 30th July 2025. Weather conditions at the time were dry with scattered cloud. Deciduous trees were fully in leaf.

The information contained in this schedule reflects the condition of the trees at the time of the survey, based on visual inspection from the ground only; they were not climbed, and no internal investigations were undertaken. A BS 5837 survey for planning or development purposes is not a detailed tree hazard or risk survey. As such, no guarantee is given as to the structural integrity or safety of any trees included.

As trees are dynamic organisms and subject to continual growth and change, no dimensions expressed in this schedule may be relied upon for development planning purposes for more than 24 months from the date of survey. Estimated dimensions are marked 'est'.

1. **No.:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **Species:** The common name as given in "Collins Tree Guide", Johnson & More (2004).
3. **Height:** Estimated with the aid of a 'Disto' laser rangefinder and expressed in metres, to the nearest metre.
4. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually, and an aggregated equivalent single trunk diameter is calculated in accordance with BS 5837, in order to derive the tree's root protection area ('RPA').
5. **Radial Crown Spread:** Distance in metres from the centre of the trunk to the outermost edge of the crown at each cardinal point of the compass, rounded up to the nearest half metre; or in the case of uniform or symmetrical crowns, the average distance from the centre of the trunk to the outermost edge of the crown.
6. **Crown Clearance:** Mean height, in metres, from adjacent ground level to the lowest point of the live crown.
7. **Height to First Branch:** Height, in metres, of the first significant branch (>100mm diameter), or to crown break from ground level.
8. **Life Stage:** Young, Semi-mature, Mature, Over-mature, Veteran/Ancient.
9. **Physiology:** The tree's health and vigour in comparison to a typical specimen of the same species and age: Good, Average, Below average, Poor, Dead.
10. **Structure:** The tree's structural condition based on assessment of any visible roots, and of its trunk, main branches and crown, noting the presence of any obvious defects or decay: Good, Average, Below average, Poor, Hazardous.
11. **Landscape Value:** An assessment of the tree's visual importance in the local landscape in its present context: High, Moderate, Low, Nil.
12. **Estimated Years:** Estimate of the tree's likely remaining contribution expressed in years: <10, 10-20, 20-40, 40+.
13. **Comments:** Notes relating to the tree's health and condition, structure and form, estimated life expectancy and importance within the local landscape; including notes of any restrictions to access for inspection, presence of potential habitat features (natural or artificial), or other significant observations.
14. **Category:** - A rating given to trees based on Table 1 in BS 5837, summarised below:

Category 'U' - Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (normally a minimum of 40 years).

Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (normally a minimum of 20 years).

Category 'C' - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (normally a minimum of 10 years), or young trees with a stem diameter below 150mm.

Sub-categories (where appropriate); 1 – Mainly arboricultural qualities: 2 – Mainly landscape qualities: 3 – Mainly cultural values, including conservation.

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
1	English Oak	9m	170mm 310mm ivy	NE7.5m SE2m SW0m NW2m	NE3m	2.5m NE	Semi-mature	Below average	Below average	Low	10-20	Co dominant stem dead; severe bark necrosis on remaining stem at base; one-sided crown as suppressed by adjacent specimens; of limited potential.	C (12)
2	Wild Cherry	9m	295mm	N3m E3m S5m W3m	4m	3.5m SW	Semi-mature	Average	Average	Moderate	20-40	Growing from bank; prominent buttress roots; kink in trunk; reverts upright; asymmetrical crown as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (12)
3	Wild Cherry	12m	470mm 410mm	6m	2m	4m	Mature	Average	Below average	Moderate	40+	Twin stemmed from base; habitat hole in S stem; essential component of group in which it stands.	B (12)
4-5	Hawthorn and Wild Cherry	#T4 5m #T5 7m	#T4 190mm #T5 170mm	NE4m SE3m SW1m NW3m	1.5m	1m NE	Semi-mature	Average	Below average	Low	10-20	Heavily leaning trunks; reverts upright; of limited potential.	C (12)
6	English Oak	12m	630mm	NE7m E10m SE11m W9.5m NW5.5m	NE2m	2m SE	Mature	Below average	Average	Moderate	40+	Major deadwood in crown; dieback at branch tips; asymmetrical crown as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (12)
7	Hornbeam	11m	610mm	NE10m SE6m SW6.5m NW7.5m	1.5m	2m NW	Mature	Good	Good	Moderate	40+	Prominent buttress roots; good physiology ; particularly good example of species.	A (1)
8	Hazel	6m	8 stems @ 100mm est	4m	1m	0.2m	Semi-mature	Average	Below average	Low	10-20	Former coppice; tight compression forks with evidence of included bark; climbing rose engulfing crown; of limited potential.	C (12)
9	Hazel	6.5m	6 stems @ 100mm est	NE6m SE5.5m SW4m NW2m	2m	0.2m	Semi-mature	Average	Average	Low	20-40	Multi-stemmed from base; former coppice; good example of species.	B (1)
10	Silver Birch	11m	350mm ivy	NE6m SE5m SW4m NW1m	5m	4m SE	Mature	Below average	Below average	Moderate	10-20	Heavily ivy-covered; exudations on trunk; consistent with phytophthora sp; of limited potential.	C (12)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
11	Sycamore	16m	210mm 290mm	NE7m SE6m SW7.5m NW4m	4m	3m SW	Semi-mature	Below average	Average	Moderate	20-40	Twin stemmed from base; growing from edge of drainage ditch; extensive squirrel damage in crown; of limited potential; slightly sparsely foliated.	C (1)
12	Ash	16.6m	390mm 350mm	NE4m SE3m SW7m NW5m	SW6m	4m SW	Mature	Below average	Hazardous	Moderate	<10	Advanced onset of bacterial canker at base; evidence of degraded fungi; possible honey fungus; hazardous tree; should be removed.	U
13	Goat Willow	10m	500mm est	0m	0m	0m	Dead	Dead	Hazardous	Nil	Dead	Dead tree; should be removed for sound arboricultural management reasons.	U
14	Sycamore	11m	500mm est	0m	0m	0m	Mature	Dead	Hazardous	Nil	Dead	Dead tree; should be removed for sound arboricultural management reasons.	U
15	Goat Willow	9m	340mm	NE5m SE4.5m SW4m NW3m	4m	1.5m NE	Semi-mature	Average	Average	Moderate	20-40	Slightly leaning trunk; asymmetrical crown as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (12)
16	Silver Birch	17m	420mm 395mm 380mm	NE6m SE7.5m SW6.5m NW5m	2m	2.5m NE	Mature	Average	Average	Moderate	10-20	Three stemmed from base; prominent buttress roots; much epicormic growth on trunk; slight clumping of foliage suggest early senescence; of limited potential.	C (1)
17	Sycamore	8.5m	290mm	N2m E2m S2m SW4.5m W2m	2.5m	3m	Semi-mature	Below average	Below average	Low	10-20	Pseudomonas sp. present at base; necrosis; trunk 'S' bends to 2m; reverts upright; suppressed specimen; of limited potential.	C (12)
18	Ash	12m	390mm	NE2m SE3m SW2m NW1m	5m	4m W	Semi-mature	Poor	Below average	Low	<10	80% of crown dead; should be removed for sound arboricultural management reasons.	U
19	Silver Birch	12.5m	295mm ivy	NE4m SE3m SW2m W3m NW2.5m	2.5m	3m SW	Semi-mature	Below average	Below average	Low	10-20	Slightly leaning trunk; heavily ivy-covered; damage to trunk on N side at 1.2m; of limited potential.	C (1)
20	English Oak	15m	480mm	NE8m SE4.5m SW8m NW7m	3m	2.5m N	Semi-mature	Average	Average	High	40+	Slightly sparsely foliated; no significant structural defects found at time of survey.	B (12)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
21	Sycamore	10m	250mm est 300mm est	N2.5m E5m S5m W6m	1m	1m	Semi-mature	Poor	Below average	Low	<10	Twin stemmed from base; much epicormic growth on trunk; significant dieback at branch tips; of short term potential only.	U
22	English Oak	11m	400mm est	N2m E5m S6m W3m	4m	4.5m	Mature	Poor	Below average	Moderate	10-20	Heavily ivy-covered; major deadwood in crown; above average dead wood in crown; notably reduced shoot extension growths; very sparsely foliated; of limited potential.	C (12)
23	English Oak	9m	275mm	4.5m	2m	1.5m	Semi-mature	Good	Good	Low	40+	Of good potential.	B (1)
24	Hornbeam	11m	300mm est 450mm est	8m	0.5m	3m	Mature	Average	Average	Moderate	40+	Twin stemmed from base; good example of species; no significant structural defects found at time of survey.	B (12)
25	English Oak	18m	650mm ivy	N6m E8m SE11m SW12m W9m	S2m	2.5m S	Mature	Average	Average	High	40+	Heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (12)
26	Hornbeam	15m	300mm est 700mm est	N7m E7m S7m W5m	S3m	2m E	Mature	Good	Average	High	40+	Twin stemmed from base; asymmetrical crown as suppressed by adjacent specimens; particularly good example of species.	A (12)
27	Hornbeam	12m	2 stems @ 300mm est	N5m E2m S6.5m W7m	S4m	2.5m S	Semi-mature	Average	Below average	Moderate	20-40	Twin stemmed from base; asymmetrical crown as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (12)
28	Hornbeam	15.5m	2 stems @ 400mm est 500mm est	N7m E8m S8m W8m	2.5m	2m S	Mature	Below average	Average	Moderate	20-40	Three stemmed from base; slightly sparsely foliated.	B (12)
29	English Oak	10m	325mm	N6m E6m SE7m S6m W6m	2m	2.5m	Semi-mature	Good	Good	Moderate	40+	Of good potential; no significant structural defects found at time of survey.	B (12)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
30	English Oak	12m	175mm 325mm	N5m E6m S5.5m W5m	2m	2m	Semi-mature	Average	Average	Moderate	20-40	Twin stemmed from base; tight compression forks with evidence of included bark; much epicormic growth on trunk; minor dead wood, dieback in crown.	B (12)
31	English Oak	8m	365mm	NE0m SE5m SW8m NW6m	N1m E1m S1m SW3m W1m	3m	Semi-mature	Below average	Below average	Low	20-40	One-sided crown as suppressed by adjacent specimens; of limited potential.	C (12)
32-33	English Oak	#T32 18m #T33 18.5m	#T32 650mm #T33 655mm	N5m E8m S10.5m W7.5m	S3m	3.5m S	Mature	Average	Average	High	40+	Asymmetrical crowns as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (12)
34	Ash	14m	500mm est	4m	6m	6m	Mature	Poor	Below average	Moderate	<10	Very sparsely foliated; very little natural regeneration; of limited potential.	U
35	English Oak	14m	450mm	N3m E7m S10.5m W9m	S2m SW1m	2m W	Semi-mature	Average	Below average	Moderate	20-40	Asymmetrical crown as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (12)
36	Sweet Chestnut	15m	270mm	NE1m SE3m SW6.5m NW3m	2.5m	2.5m S	Semi-mature	Average	Below average	Low	20-40	Drawn up specimen; one-sided crown as suppressed by adjacent specimens; of limited potential.	C (12)
37-38	English Oak	#T37 12m #T38 12m	#T37 550mm #T38 790mm	N8m E5m S8m W8m	3m	2.5m	Mature	Average	Average	Moderate	40+	Single vertical trunks; no significant structural defects found at time of survey; essential components of group in which it stands.	B (12)
39-40	Wild Cherry	16m	#T39 315mm #T40 217mm	N4m E5m S6m W6m	S3m	3.5m	Semi-mature	Average	Average	Moderate	20-40	Located on boundary of neighbouring property; no significant structural defects found at time of survey.	B (12)
41	Ash	20m	670mm	NE4m SE4m SW6m NW9m	SW2m	2m N	Mature	Average	Average	High	20-40	Slightly leaning trunk; tight compression fork with evidence of included bark; asymmetrical crown as suppressed by adjacent specimens; no significant structural defects found at time of survey.	B (13)
42-43	Wild Cherry	#T42 19m #T43 20m	#T42 405mm #T43 470mm	N4m E3m S4m W7m	4m	6m	Mature	Average	Average	High	20-40	Single vertical trunks; drawn up specimen; no significant structural defects found at time of survey.	B (12)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
44	English Oak	16m	600mm est	N9m E5m S6m W8.5m	N2m	4.5m N	Mature	Average	Average	Moderate	40+	Off-site tree; asymmetrical crown as suppressed by adjacent specimens; slightly leaning trunk; no significant structural defects visible at time of survey.	B (12)
45	English Oak	13m	550mm	N11m E2m S7.5m W10m	3m	4m N	Semi-mature	Average	Below average	Moderate	20-40	Slightly leaning trunk; historical tear out on N side of trunk @ 2m; measuring 150mm x 400mm; depth 150mm; asymmetrical crown as suppressed by adjacent specimens; of limited potential.	B (2)
46	English Oak	17m	850mm	N7m E8m S7m W14m	W4m	4.5m W	Mature	Average	Below average	Moderate	20-40	Slightly leaning trunk; significant tear-out wound on trunk; one-sided crown as suppressed by adjacent specimens.	B (2)
47	English Oak	17m	650mm	N2m E9.5m S8m W0m	12m	12m	Mature	Below average	Hazardous	Low	<10	Significant tear-out wound on trunk; hazardous tree due to upper crown weight, ivy and tear out; should be removed for sound arboricultural management reasons.	U
48	Ash	22m	980mm	NE9m SE12m SW8m NW10m	8m	7m	Veteran	Average	Average	High	40+	Situated on old field boundary; twin-stemmed from 2m; much epicormic growth on trunk; storm damage in crown; of historical and ecological value.	A (23)
49	English Oak	16m	600mm	N4m E4m S7m W10m NW8m	SW3m	2m SE	Mature	Average	Below average	Moderate	40+	Asymmetrical crown as suppressed by adjacent specimens; major deadwood in crown; no significant structural defects found at time of survey.	B (12)
50	Small-Leafed Lime	18m	900mm est	8.5m	2m	3m	Mature	Average	Average	High	40+	Off-site tree; much epicormic growth on trunk; of particular visual importance.	A (2)
51	Hazel	7m	6 stems @ 250mm est	5m	2m	0.3m	Mature	Good	Good	Moderate	20-40	Particularly good example of species.	B (12)
52	English Oak	16.5m	1110mm ivy	NE11m SE9m SW13m NW14m	NW4m	4.5m NW	Over-mature	Below average	Average	High	20-40	Asymmetrical crown as suppressed by adjacent specimens; above average dead wood in crown; slightly sparsely foliated; dieback at branch tips.	B (12)



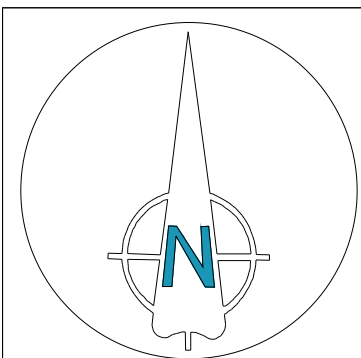
No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
G1	Blackthorn, Hazel, Holly and Myrobalan Plum	Min 3m Max 7m	Min 75mm Max 200mm est	3.5m	0.5m	0.3m	Semi-mature	Average	Below average	Low	20-40	Area of lapsed hedgerow species; engulfed by brambles; some partially collapsed and harping/ phoenix growth present. ; encroaching NW into site; no evidence of recent pruning or management.	C (1)
G2	Holly	5m	Avg 100mm	NE2m SE5m SW3m NW3m	1m	0.2m	Young	Average	Below average	Low	20-40	Row of closely growing specimens, forming a screen to neighbouring pasture; small suppressed specimen.	C (12)
G3	Blackthorn and Hazel	Min 3m Max 5m	Avg 150mm est	5m	1m	0.5m	Mature	Average	Below average	Low	20-40	Parts of group collapsed and regrowing; colonising ditch on boundary of field.	C (12)
G4	Blackthorn, Myrobalan Plum, Sycamore and Hawthorn	Min 3m Max 7m	Min 75mm Max 150mm est	3.5m	1m	0.3m	Semi-mature	Below average	Below average	Low	20-40	Small area of derelict land colonised by young specimens of mainly pioneer species; of limited potential; partially collapsed and regrowing.	C (12)
G5	Goat Willow	9m	Min 120mm est Max 300mm est	N4m E5m S4m W4m	2m	1m	Semi-mature	Average	Below average	Low	10-20	Group of drawn-up, mutually suppressed specimens; one-sided crown as suppressed by adjacent specimens; of limited potential.	C (12)
G6	Goat Willow and Crack Willow	11m	Min 150mm Max 300mm est	N7m E9m S9m W9m	2m	2m S	Semi-mature	Average	Below average	Moderate	10-20	Group of drawn-up, mutually suppressed specimens; slightly leaning trunks; propensity to collapse at height ; of limited potential.	C (12)
G7	English Oak (x6) and Beech	Min 12m Max 18m	Min 300mm Max 650mm	N5m E7m S5m W9.5m	W2m	2.5m W	Mature	Average	Average	High	40+	Group of trees which provides screening and shelter to adjacent property; no significant structural defects found at time of survey.	B (12)
G8	Holly, Hazel and Myrobalan Plum	Min 3m Max 7m	Min 75mm Max 200mm	4m	1.5m	1m	Semi-mature	Average	Average	Moderate	20-40	group of hedgerow specimens providing low level screening to adjacent property.	B (2)

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
G9	Wild Cherry (x6), Holly (x3) and Hazel	Min 3m Max 19m	Min 75mm Max 500mm est	NE7m SE5m SW7m NW12m	NW4m	5m NW	Semi-mature	Average	Average	High	20-40	Off-site group of trees; slightly leaning trunks; drawn up specimen.	B (12)
G10	Hawthorn	8m	Avg 225mm est	4m	2.5m	2.5m	Mature	Below average	Below average	Low	10-20	Group of drawn-up, mutually suppressed specimens; above average dead wood in crown; of limited potential.	C (12)
G11	Hazel and Holly	7m	Min 120mm Max 250mm est	5m	1.5m	0.5m	Mature	Average	Average	Moderate	20-40	Of only low-level screening value; should be retained.	B (12)
G12	Hornbeam, English Oak, Ash and Holly	Min 9m Avg 4m	Min 150mm Max 400mm est	5m	0.5m	1.5m	Semi-mature	Average	Average	Moderate	20-40	Screening from road.	B (12)

## APPENDIX 2 – Tree Protection Plan

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DAVID ARCHER

ASSOCIATES

ARBORICULTURE | ECOLOGY | LANDSCAPE

Project:

Land south of Burleigh Lane  
Crawley Down  
Sussex

Drawing:

TREE PROTECTION PLAN

Based on:

Proposed Site Plan

Drawing No:

TPP 01

----

Date:

Nov 2025

Scale:

1:500 & 1:250 @ A0

Drawn:

MR

Tree nos.:

● 1

Canopies of trees:

Trees to be removed:

Category 'U' RPA:

Category 'A' RPA:

Category 'B' RPA:

Category 'C' RPA:

Protective fencing:

Above soil surfacing:

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VIEWPORT 1 1:500@A0  
EXISTING SITE PLAN  
INDICATING PROPOSED  
TREE REMOVALS

**VIEWPORT 2 1:250@A0**  
PROPOSED SITE PLAN  
INDICATING TREE  
PROTECTION MEASURES

0m 5m 10m 15m 20m 25m  
1:250@A0

PROTECTIVE FENCING SPEC. #1

To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate and secured with ground pins.

PROTECTIVE FENCING SPEC. #2

Subject to agreement with the LPA tree officer, protection of the trees adjacent to the proposed no-dig access path will comprise plastic mesh temporary barrier fencing, supported on steel road pins or similar, driven into the ground at 1.5-2m centres. The locations where plastic mesh fencing may be used are denoted by continuous bold orange lines on the TPP.

ABOVE SOIL SURFACING

Hard surfacing shall be constructed using an above soil surface design in accordance with guidance set out in Section 7 of BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations.  
**There shall be no lowering of existing soil levels or severance of any tree roots.**