



Holt Arboriculture

TREE CONSULTANCY

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT TO ACCOMPANY A PLANNING APPLICATION

Nymans, Handcross
Haywards Heath
RH17 6EB



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1 Introduction

1.1 Brief and Context

- 1.1.1 Alex Needs (the author) is a Chartered Arboriculturist (www.icf.org.uk) and Registered Consultant with the Arboricultural Association (www.trees.org.uk). He holds the Cardiff University Bond Solon Civil and Criminal Expert Witness Certificates and is an Accredited Mediator. He has a degree in Linguistics and holds both the Technician's Certificate in Arboriculture and the Royal Forestry Society Certificate in Arboriculture. He is trained to the LANTRA Professional Tree Inspection standard. He has worked in arboriculture for over 20 years and since 2007 has held principal arboricultural roles in both public and private sectors.
- 1.1.2 Holt Arboriculture was instructed to provide an Arboricultural Impact Assessment and Arboricultural Method Statement, in accordance with British Standard BS5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, of the effect of development proposals on trees.

1.2 Report Purpose

- 1.2.1 This arboricultural assessment report provides sufficient information for the Local Planning Authority (LPA) to consider the effect of the proposed development on local character from a tree perspective. It is fully compliant with the BS5837 advice relation to the planning application stage of the process, and it meets national standard planning application validation requirements.
- 1.2.2 The Standard recommends a sequence of activities that starts in the initial feasibility and design phase (RIBA Stage 2 'Concept Design') with a survey to qualify and quantify the trees on site and establish the arboricultural constraints to development (above and below ground) to inform the design in an iterative process, and continues with an assessment of the arboricultural impacts of the final design and measures to mitigate such impacts should they be negative. Detailed technical specifications for mitigation and protection measures are devised in the design phase that follows (RIBA Stage 3 and 4 'Spatial Coordination' and 'Technical Design'), and the sequence ends with the 'Handover' and 'Use' phases (RIBA Stages 6 and 7), with the implementation of those measures once planning permission is granted, guided by Arboricultural Method Statements (RIBA Stage 4 and 5, 'Technical Design' and 'Manufacturing and Construction') and professional guidance where appropriate.
- 1.2.3 This report comprises of an Arboricultural Impact Assessment (AIA) which reports on the direct and indirect impacts of the proposed development on trees in terms of both the buildability of the proposals and the long-term impact of the finished scheme, and where necessary presents mitigation for these impacts. And a preliminary Arboricultural Method Statement (AMS) detailing outline methodologies to demonstrate that, in principle, retained trees can be incorporated into the new landscape.

- 1.2.4 BS 5837:2012 recommends classifying trees into four quality and value categories to determine their relative retentive worth. A summary of the relative retentive worth of the trees on site as recorded during the tree survey and expressed by their categories is given in Table 1. Appendix A explains the BS5837 tree categorisation process.

1.3 Executive Summary

- 1.3.1 Table 1 shows data for the number of trees surveyed, their classification (Tree, Group, Woodland, etc.), and their BS5837 categorisation. Full data for each is presented within the Tree Schedule at Appendix A.

Category	Trees	Groups	Total
A	1	0	1
B	2	1	3
C	7	1	8
U	0	0	0
Total	10	2	12

Table 1: Numbers of Trees/Groups in each Retention Category

- 1.3.2 Table 2 shows trees requiring removal to facilitate the scheme. Trees have been identified for removal where they come into direct conflict with structures, where construction cannot be achieved without their removal, or where their future relationship is considered unsustainable, having regard to their eventual potential size. Where high-quality trees have been found to be in conflict with the proposed design, the decision to remove such trees has been informed by an iterative process, following a review of alternative options.

Category A	Category B	Category C	Category U
None	None	None	None

Table 2: Trees and groups for removal by BS Category

- 1.3.3 Table 3 shows trees that will be subject to construction within their root protection areas. Special measures are recommended to ensure that these trees are not damaged. These measures are detailed in AMS section of this report and are illustrated on the Tree Protection Plan at Appendix B.

Category A	Category B	Category C	Category U
None	G011	T004, T009, G010	None

Table 3: Trees and groups for requiring special measures by BS Category

- 1.3.4 Table 4 shows retained trees that will require pruning to facilitate the development and to reduce the likelihood of their being subject to excessive pressure after the completion of the development. These works are detailed in the Tree Schedule at Appendix A.

Category A	Category B	Category C	Category U
None	None	None	None

Table 4: Trees and groups for pruning by BS Category

1.4 The Proposal

- 1.4.1 The proposed scheme is for provision of accessible parking bays.

1.5 The Survey

- 1.5.1 The survey was undertaken using the client's geo-referenced topographical plan as a base on which further, more detailed tree information was recorded. Where trees and vegetation were not shown on the topographical survey their location was estimated by the surveyor and reference made in the Tree Schedule. Further information is available at Appendix D.

2 Existing Tree Population and Constraints

- 2.1.1 A survey covering trees on site and trees on adjacent land close enough to be affected by the development was undertaken in accordance with the BS5837:2012 recommendations. Trees were measured using a diameter tape and laser clinometer. Where poor access prevented accurate measure, an estimate was made and a note made on the survey schedule. The full survey results are presented in the Tree Schedule at Appendix A and the above and below ground constraints are illustrated on the Tree Protection Plan at Appendix B. The survey method and limitations are set out in Appendix D.
- 2.1.2 The proposed development site currently houses an existing car park and fenced services area. Larger planted trees are located within and around the car park as well as smaller regenerative tree groups.

2.2 Constraints Table

Constraint	Details	Impact
Local Planning Authority (LPA)	Mid Sussex District Council	
LPA Canopy Cover Calculation requirements	Not known	
Tree Equity Score https://uk.treeequityscore.org/	Outside urban area - no score	
Tree Preservation Orders	None	
Conservation Areas	None	
Forestry Act (1967)	Exempt if full planning permission granted.	
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/	None	
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/	None	
Obvious veteran trees	None	
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/	None	
Legal covenants and outstanding planning conditions	Not known	
British Geological Survey Bedrock: https://geologyviewer.bgs.ac.uk/	Upper Tunbridge Wells Sand - Sandstone and siltstone, interbedded.	If site specific investigations confirm shrinkable clay then foundations should be designed with reference to the National House Building Council's Standards Chapter 4.2 Building near trees or similar guidance.

British Geological Survey Superficial Deposits: https://geologyviewer.bgs.ac.uk/	None recorded.	If site specific investigations confirm shrinkable clay then foundations should be designed with reference to the National House Building Council's Standards Chapter 4.2 Building near trees or similar guidance.
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Table 5: Site specific constraints (checked at time of writing)

2.3 Canopy coverage and Tree Equity

- 2.3.1 A Tree Equity Score is a nationwide, neighbourhood-level score ranging from 0 to 100 that highlights inequitable access to trees. The score is calculated based on tree canopy cover, climate, health and socioeconomic data. The lower the score, the greater priority for tree planting. Details of site-specific score is listed below in Table 5.

2.4 Statutory tree protection

- 2.4.1 Tree Preservation Orders (TPO), Conservation Areas, ancient woodland designations, ancient or veteran trees, and Sites of Special Scientific Interest can all constrain a site. Details of site-specific constraints are listed in Table 5.
- 2.4.2 As TPO status can change, no felling or pruning of trees should be carried out until these statutory constraints have again been confirmed in writing by the appropriate authority immediately prior to the works.

2.5 Veteran and Ancient tree classification

- 2.5.1 The Ancient Tree Inventory is an online list of trees that is created in part by the public. Due to the varying experience and knowledge of public contributors, a listing does not guarantee that a tree meets a recognised criteria for veteran or ancient status.

2.6 Soil assessment

- 2.6.1 BS5837:2012 advises that soil properties should be considered as part of a tree survey report. This is necessary because trees can cause damage to structures founded on soils that shrink and swell with changes in moisture content (principally clays). Such movement is exacerbated by the influence of trees and therefore if a shrinkable soil is suspected foundations should be designed to extend below the likely zone of seasonal moisture change. Details of site-specific soil surveys are listed in Table 5.

3 Arboricultural Impact of the Proposals

3.1 Tree removal and retention

- 3.1.1 Every effort has been made to retain trees wherever possible. No tree removals will be required to enable the proposed development.

3.2 Facilitative tree pruning works

- 3.2.1 No tree pruning works will be required to enable the proposed development.

3.2.1 Root Protection Areas and Construction Exclusion Zones

- 3.2.2 Retained trees will be protected during development by establishing a Construction Exclusion Zone (CEZ) around their Root Protection Areas. RPAs are a layout design tool, indicating the minimum area around a tree deemed to contain sufficient roots and soil to maintain the tree's viability. RPAs should be treated as a precautionary area within which activities such as ground compaction, excavation, the storing of materials, ground level changes and other construction activity are likely to cause damage to trees and should therefore be excluded. This CEZ can be achieved by the erection of barriers or temporary ground protection at the locations shown on the Tree Protection Plan at Appendix B and as detailed in the AMS at section 4 of this report.

3.2.3 Modified RPAs and likely root distribution

- 3.2.4 The British Standard recommends a notional radial root zone is plotted around trees unless there are pre-existing site conditions that indicate that rooting has occurred asymmetrically. In this instance the consolidated surface of the existing car park and services area sits within the RPAs of all the trees. It is highly likely that this compacted surfacing will have constrained root distribution, however due to the heavily used nature of the site, any modification of the RPA shape would be, at best, an educated guess. For this reason, I have chosen to retain a radial RPA and consider that in the absence of any other evidence, this is as reasonable an estimation of root distribution as any other.

3.2.5 Temporary ground protection

- 3.2.6 Where it is necessary to temporarily breach the CEZ around tree **T004, T008, G010, G011, and T012** to facilitate the development to allow storage, and mixing of materials, the roots and soil structure within the RPAs of these trees will be protected by installing ground protection. Further information on ground protection measures can be found in the AMS at section 4 of this report.

3.3 Works within Root Protection Areas (RPAs)

- 3.3.1 Works within the RPAs of trees are required to facilitate the development. Conflicts between retained trees and aspects of the proposed development that cannot be dealt with by exclusion zones, tree protection or tree work can be mitigated by the use of special construction and installation methodologies. I have reviewed the likely impact and consider that it can be minimised to an acceptable degree through the use of specialist methodologies.

3.3.2 Surfaces installation

3.3.3 The proposal requires the installation of surfaces within the RPAs of trees **T004, T009, G010** and **G011**. I have reviewed the site levels and consider that due to the existing disturbed ground conditions, specialist 'above-ground' construction methodologies are not required. As such it is proposed that excavation of up to 200mm will be carried out to allow an infill sub-base. All materials will be permeable to meet SUDs requirements. Excavation will be undertaken in a sensitive manner, details of which can be reviewed in the AMS at section 4 of this report.

3.3.4 Bollard installation

3.3.5 The proposal requires the installation of bollards within the RPAs of trees **T004, T009, G010** and **G011**. I have reviewed the likely impact and consider that it can be minimised to an acceptable degree through the use of sensitive construction methodologies, details of which can be reviewed in the AMS at section 4 of this report.

3.4 Impact on the landscape and public visual amenity

3.4.1 If the recommendations within this report are followed, there will be no significant impact on either tree health or the value they offer to the local and wider landscape.

4 Arboricultural Method Statement

- 4.1.1 The level of site-specific detail within this Arboricultural Method Statement (AMS) is dependent on the information available at the time of writing. At the planning application and design stages this may be minimal, in which case this document will set out a series of parameters for construction activity and outline methodologies to demonstrate that, in principle, trees can be retained within the landscape. However, at the pre-construction, technical, or specialist design stage an AMS will include input from other professions (e.g. structural engineers, architects, landscape architects, transport planning consultants) and offer a greater degree of specific detail.
- 4.1.2 This approach is supported by BS5837 which suggests planning applications may be accompanied by a 'heads of terms' AMS, as additional information. A detailed AMS being suggested as appropriate only for reserved matters applications or planning conditions discharge.

4.2 General Principles and Administration

- All work will be conducted under normal site risk assessment procedures and comply with wider site safety rules.
- Unauthorised damage to protected trees is a criminal offence and could lead to enforcement action.
- Operatives entering RPAs will have been briefed by the supervising arboriculturist or a site manager with a good understanding of this AMS, before work starts.
- A precautionary approach towards tree protection will be adopted. Operations within RPAs will be described to demonstrate a minimal risk of adverse impact.

4.3 Roles and Responsibilities

- If required by planning condition, a supervising arboriculturist will be appointed to monitor tree protection.
- The supervising arboriculturist will visit the site to check tree protection and, as necessary, advise on emerging issues.
- The supervising arboriculturist's initial role is to liaise with the developer to ensure protective measures are fit for purpose and in place before any works start. Once the site is working, the role switches to monitoring compliance with arboricultural planning conditions and advising on tree problems or necessary modifications.
- The supervising arboriculturist is employed by the client and does not report directly to the LPA.

4.4 Pre-Commencement Requirements

- If required by planning condition, a pre-commencement meeting will be held on site after tree protection has been installed but before construction work begins. This meeting would normally include the site manager, the supervising arboriculturist, and an LPA representative (if available).
- All tree protection measures described in the arboricultural method statement will be fully discussed to ensure their implementation and sequencing are understood by all parties.
- Any agreed clarifications or modifications to consented details will be recorded and circulated in writing.
- The programme of supervision/monitoring arrangements will be agreed and finalised at this meeting if not already done so.
- All retained trees must be protected by fencing and ground protection before any demolition, development, or soil stripping starts.
- The supervising arboriculturist must confirm with the client that tree protection has been installed as agreed before any significant site work starts.

4.5 Tree Protection Barriers

4.5.1 Retained trees will be protected during development by establishing a Construction Exclusion Zone (CEZ) around their Root Protection Areas (RPA). RPAs are a layout design tool, indicating the minimum area around a tree deemed to contain sufficient roots and soil to maintain the tree's viability. RPAs should be treated as a precautionary area within which activities such as ground compaction, excavation, the storing of materials, ground level changes and other construction activity are likely to cause damage to trees and should therefore be excluded.

4.5.2 Barrier fencing:

- Fencing will be installed at the locations shown on the tree protection plan.
- It must be fit for purpose, preventing unauthorised incursions and activities within RPAs. Examples are given below.
- In most instances braced heras fencing will be used throughout the site. However on smaller sites or areas where there is very limited access, it may be acceptable to use a supported chestnut pal, or plastic netlon fencing.
- On this site fencing will be: BRACED HERAS
- Fencing must remain rigid and complete throughout demolition and construction.
- Fencing locations will not be altered or removed without prior approval of the supervising arboriculturist.
- Behind the fencing (within the RPA), unauthorised activities are prohibited, including vehicular/repeated pedestrian access, fires, storage (excavated debris, building materials, chemicals, fuels), cement mixing, service installation/excavation, raising/lowering soil levels, and excessive cultivation.
- The contractor's site huts may, where appropriate, be incorporated into the protective fencing line. If this is to be the case, then their locations must be agreed in advance with the project arboriculturist and details agreed as to how the huts are to be placed and supported without compacting the soil within

the RPA of any retained tree.

- Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within crowns of retained trees.
- Warning signs are recommended on fencing. An example is given below.

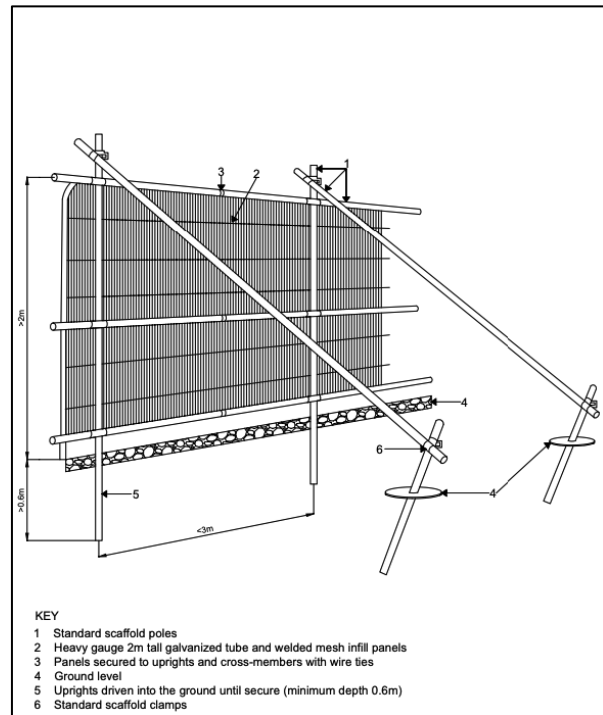


Image 1: BS5837:2012 - Figure 2 – Tree Protective Barrier

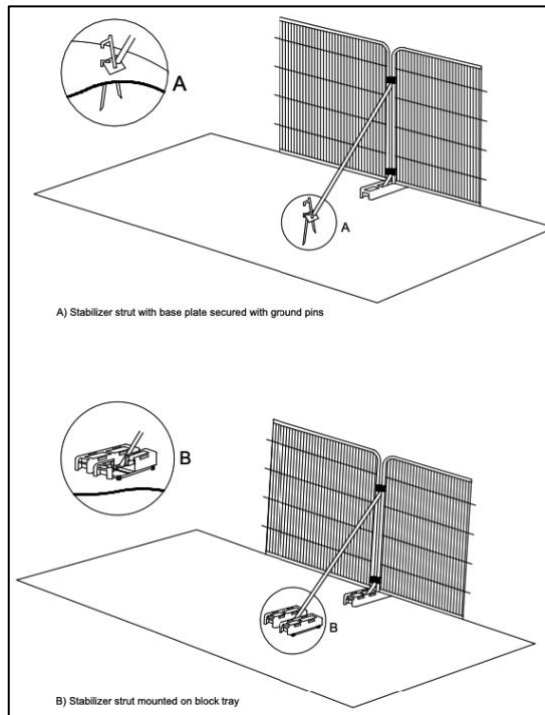


Image 2: BS5837:2012 - Figure 3 – Tree Protective Barrier



Image 3: Showing orange netlon fencing supporting by road pins.



Image 4: Example supported chestnut pale fencing.



Image 5: Example wording to be included on high visibility all-weather signage attached to protective fencing.

4.5.3 Ground protection barriers:

- Ground protection prevents damage to the underlying soil and roots in RPAs. It will be installed at the locations shown on the tree protection plan. It must be fit for purpose, i.e., sufficient to prevent damage to RPAs.
- Where feasible, existing hard standing should be retained to act as ground protection.
- New ground protection must be installed where unmade ground is exposed. It will remain in place until there is no risk of harm from development activity.
- Ground protection will not be altered or removed without prior approval of the supervising arboriculturist.
- All demolition plant should operate outside the RPA or on ground protection installed before demolition starts.
- The design must support all anticipated loading and prevent compaction. The objective is to avoid soil compaction and prevent adverse impacts on root function.

- For pedestrian access ground protection shall comprise of single thickness scaffold boards or a marine grade ply, laid on a compressible layer such as woodchip, laid on a geotextile membrane. The boards should be fixed together to avoid movement.
- For vehicular or tracked machinery access ground protection shall comprise of a steel road plates, steel trackway, pre-cast reinforced concrete slabs, or a temporary access road constructed with a 3D cellular confinement system above the existing ground level, with a no fines angular aggregate infill.



Image 6: Showing an example of a ply boarding above woodchip system of temporary ground protection.

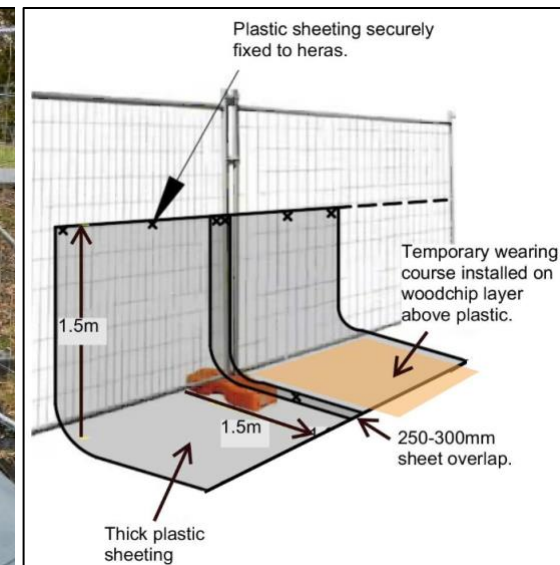


Image 7: Example system preventing liquid pollutants from moving into RPAs.

4.6 Site Operations and Activities within or near RPAs

4.6.1 Pollution Control:

- Spilled chemicals or toxic liquids can kill roots and prevent new root growth. Materials that could harm trees should be stored and handled well away from RPAs. Control measures will be put in place where there is a significant risk of RPA contamination. Pollution control measures must include containing spillages and clean-up procedures.
- Cement mixing and vehicle washing points must be located outside RPAs.

- Bunding or impermeable membranes should be used to prevent liquid contaminants or leachate (from poured concrete) reaching RPAs. This could comprise impermeable plastic sheeting under wooden boards, to prevent tears, surrounded by a raised lip.
- During wet weather periods where construction on clay soils may produce a liquefied soil run off, or on sites where mixing and washing is close to RPAs, the addition of plastic sheeting to fencing can prevent this.

4.6.2 Removing Surfacing and Structures:

- Careful consideration will be given to retaining structures and surfacing if their removal will cause excessive disturbance to retained roots. For example, retaining an existing footing to build a new wall on.
- Manually break up and remove debris using appropriate hand tools.
- Remove debris from the RPA without disturbing the adjacent rooting environment (e.g., lift out with machine outside RPA or carry over ground protection).
- Machines with a long reach can be used if working from outside RPAs or protected areas, not encroaching onto unprotected soil.
- If structures are firmly incorporated into roots, it may be best to leave them in place.
- No vehicular or repeated pedestrian access is permitted unless existing ground protection is retained or new measures are installed.
- All exposed RPAs must be protected until no further risk of damage.
- Demolition of buildings near retained trees should be done inwards within the footprint of the existing building.
- Existing surfacing should be removed with care; machines should work backwards over the area to prevent damage to exposed RPAs. It is preferable to leave existing sub-base if new surfacing is to be laid.

4.6.3 Excavation in Root Protection Areas:

- Conventional mechanical excavation is generally not permitted in RPAs.
- Excavation will be carried out using specialised compressed air tools or hand tools (forks, spades, trowels), with a preference for air tools.
- The priority is to remove soil without damaging the bark and wood of significant roots.
- Operatives must use a fork to loosen soil and a trowel to clear soil away from roots to avoid bark damage and then remove soil/material from the excavation without disturbing the adjacent rooting environment.
- Where soil or site conditions or access prevents safe use of hand tools then an excavator with a non-toothed bucket, under the control of an experienced operator may be used under the close supervision of a banksman to halt work when roots are discovered. At which point hand excavation will recommence.
- Flexible clumps of smaller fibrous roots should be retained if they can be displaced without damage.
- Exposed roots to be removed should be cut cleanly 10–20cm behind the final face of excavation.
- Individual roots and clumps less than 2.5cm diameter can be cut cleanly without consulting the supervising arboriculturist.

- Individual roots and clumps greater than 2.5cm diameter will be retained where possible and only cut if agreed with the supervising arboriculturist.
- Roots temporarily exposed but retained must be protected from direct sunlight, drying out, and temperature extremes by appropriate covering (e.g., damp hessian sacking).
- When backfilling around retained roots greater than 2.5cm diameter, place an inert granular material mixed with topsoil or sharp sand before light compaction.

4.6.4 Installing Bollards in Root Protection Areas:

- New bollards will be supported on piles, pads, screws, or posts.
- Support locations will be hand-dug to a depth of 60cm to check for roots greater than 2.5cm diameter. Or if screws are to be used, locations will be probed with a steel pin or probe to ensure it is clear of roots. Sufficient flexibility must be in the design to move locations to avoid these roots.
- The diameter and distribution of supports will be minimised. The smallest practical pile diameter should be used.
- Risk of harm from compaction during construction is reduced by ground protection as per the *Ground protection barriers* methodology above.
- Risk of chemical contamination is reduced by pollution control as per the *Pollution Control* methodology above.
- Pile type should protect from uncured concrete (e.g., sleeved bored pile, screw pile).
- Where feasible, existing below ground structures (footings) should be retained to support new structures.
- No excavation into existing soil levels will occur except where authorised for supports.

4.7 Monitoring and Compliance

- If required by planning condition, the supervising arboriculturist will monitor works in RPAs. Visits will occur at an interval agreed at the pre-commencement meeting (normally every 4-6 weeks for general supervision, but flexible for sensitive works).
- Written records of monitoring will be prepared for the client. It is not the role of the arboriculturist to report directly to the Local Planning Authority.

4.8 Changes and Approvals

- The locations of fencing and ground protection, and precautionary areas, will not be altered without prior approval of the supervising arboriculturist.
- Fencing and ground protection will not be removed at the end of construction without prior approval of the supervising arboriculturist.
- Any variations to the restrictions behind fencing must be agreed by the supervising arboriculturist.

5 Conclusions

- 5.1.1 A BS5837:2012 survey of 12 trees and tree groups has been carried out on land at Nymans. This report demonstrates that the proposal has been fully considered in accordance with Arboricultural and Planning best practice.
- 5.1.2 One tree is considered to be category A and of high value, and the rest are category B (moderate value) and category C (low value).
- 5.1.3 The proposal requires no tree removals or pruning.
- 5.1.4 The proposal requires some construction with RPAs, however this is considered acceptable providing the methodologies detailed are followed.
- 5.1.5 The trees to be retained will be protected during development and methods for ensuring their protection have been described.
- 5.1.6 It is considered that the proposed development will pose no threat to trees to be retained and will have no significant impact on the public visual amenity offered by the trees to the local or wider area.

Appendix A

Tree Schedule

Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T001	Ash (<i>Fraxinus sp.</i>)	Height (m): 7 Stem Diam(mm): 360 Spread (m): 3N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 10+ Years	Radius: 4.3m. Area: 58 sq m.	Physiological Condition: Fair Structural Condition: Fair	Sparse crown with dieback. Species uncertain.		C
T002	Paperbark maple (<i>Acer griseum</i>)	Height (m): 7 2 stems, avg.(mm): 160 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Radius: 2.7m. Area: 23 sq m.	Physiological Condition: Fair Structural Condition: Fair	Slight sparse crown.		C
T003	Lime (<i>Tilia sp.</i>)	Height (m): 19 Stem Diam(mm): 950 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 11.4m. Area: 408 sq m.	Physiological Condition: Good Structural Condition: Good	Hard surfacing within RPA		A
T004	Lime (<i>Tilia sp.</i>)	Height (m): 10 Stem Diam(mm): 640 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: <10 years	Radius: 7.7m. Area: 186 sq m.	Physiological Condition: Poor Structural Condition: Collapsing	Dieback in crown. Pollard. Deadwood falling from structure.	Assess for safety.	C
T005	Lime (<i>Tilia sp.</i>)	Height (m): 15 Stem Diam(mm): 520 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Good Structural Condition: Fair	Size managed through historical reductions.		B
T006	Lime (<i>Tilia sp.</i>)	Height (m): 17 Stem Diam(mm): 600 Spread (m): 5.5N, 5.5E, 5.5S, 5.5W Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Good Structural Condition: Fair	Size managed through historical reductions. Tree not on topographical survey, position approximate.		B

Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T007	Lime (<i>Tilia sp.</i>)	Height (m): 16 Stem Diam(mm): 650 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Fair Structural Condition: Fair	Pollard. Slightly sparse crown. Basal decay	Investigate basal decay to assess safety.	C
T008	Wild cherry (<i>Prunus avium</i>)	Height (m): 13 Stem Diam(mm): 370 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 4.4m. Area: 61 sq m.	Physiological Condition: Fair Structural Condition: Fair	Ivy clad trunk. Diameter rounded down due to ivy on trunk. Tree not on topographical survey, position approximate.		C
T009	Not identified (<i>Not identified</i>)	Height (m): 22 Stem Diam(mm): 500 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Fair Structural Condition: Fair	Species uncertain. Possible <i>Nothofagus</i> . Unable to access land, dimensions approximate. Deadwood in crown. Dieback in crown. Declining health. Ivy clad trunk.		C
G010	Common holly x7 (<i>Ilex aquifolium</i>)	Height (m): 7 7 stems, avg.(mm): 150 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	Area: 92 sq m.	Physiological Condition: Fair Structural Condition: Fair	Understorey group. Group not on topographical survey, position approximate.		C
G011	Wild cherry x2 (<i>Prunus avium</i>) Willow x4 (<i>Salix sp.</i>)	Height (m): 17 6 stems, avg.(mm): 350 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	Area: 92 sq m.	Physiological Condition: Fair Structural Condition: Fair	Individual stems within group not accurately shown on topographical survey. Position is approximate. Located behind store. Unable to access land, dimensions approximate. Individual trees are low quality, but category increased due to grouping within landscape.		B

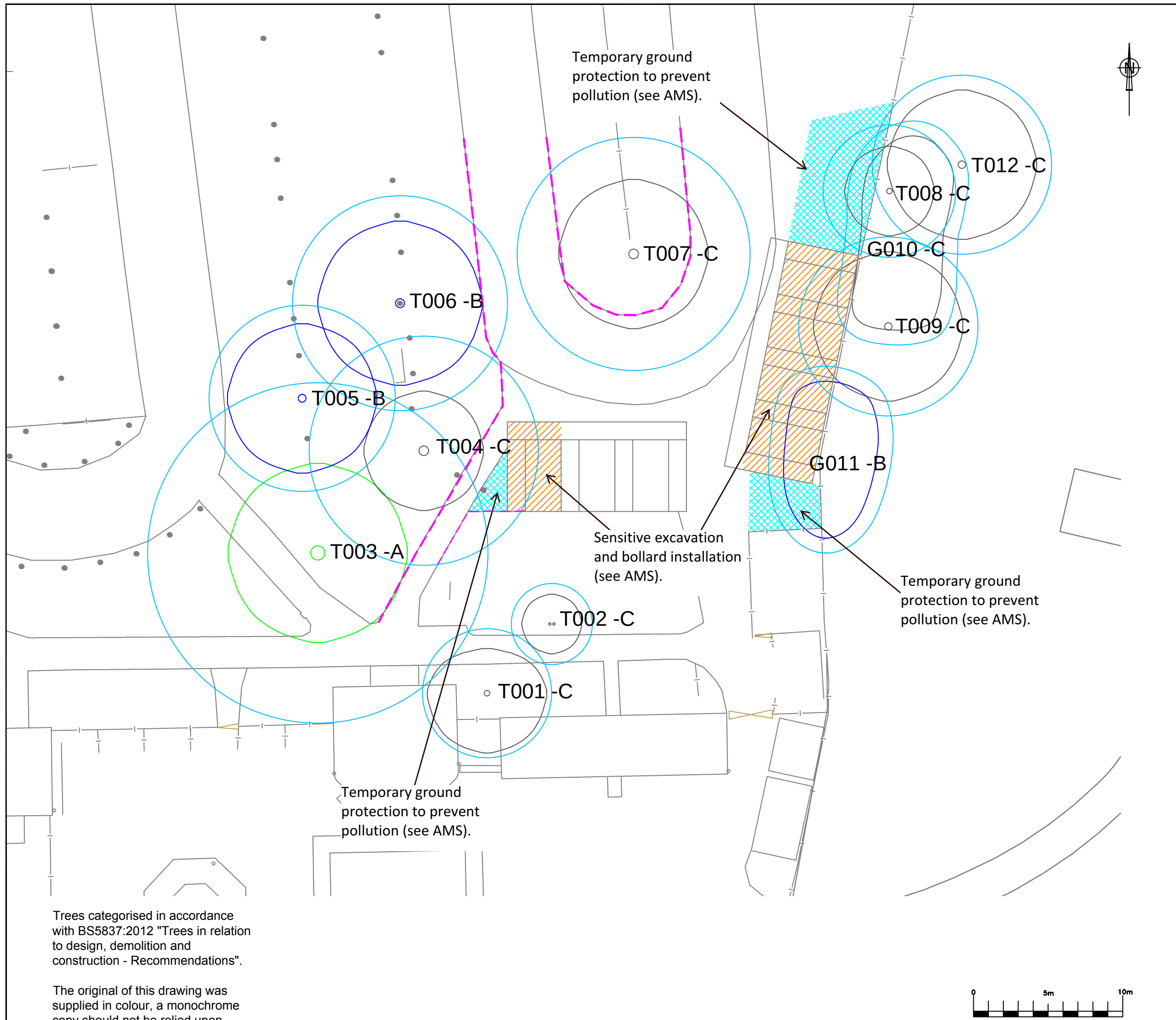
Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T012	Not identified (<i>Not identified</i>)	Height (m): 22 Stem Diam(mm): 500 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Fair Structural Condition: Fair	Species uncertain. Possible Nothofagus. Unable to access land, dimensions approximate. Sparseness in crown. Declining health. Ivy clad trunk. Tree not on topographical survey, position approximate.		C

Table 1 Cascade chart for tree quality assessment				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those 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	- Trees that have a serious, irremediable, 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) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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 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	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Extract from British Standard BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations

Appendix B

Tree Protection Plan



Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

The original of this drawing was supplied in colour, a monochrome copy should not be relied upon.

REV	DATE	DESCRIPTION
-----	------	-------------

- LEGEND
- Category U
 - Category A
Trees of high quality
 - Category B
Trees of moderate quality
 - Category C
Trees of low quality
 - RPA using formula in accordance with BS5837:2012
 - Location of Protective Fencing
 - Temporary ground protection
 - Sensitive construction

LOCATIONS ARE APPROXIMATE.

SITE
Nymans, Handcross,
Haywards Heath RH17 6EB

TITLE
Tree Constraints

REFERENCE
250905-1.0-NTN-TPP

CLIENT
The National Trust - Nymans

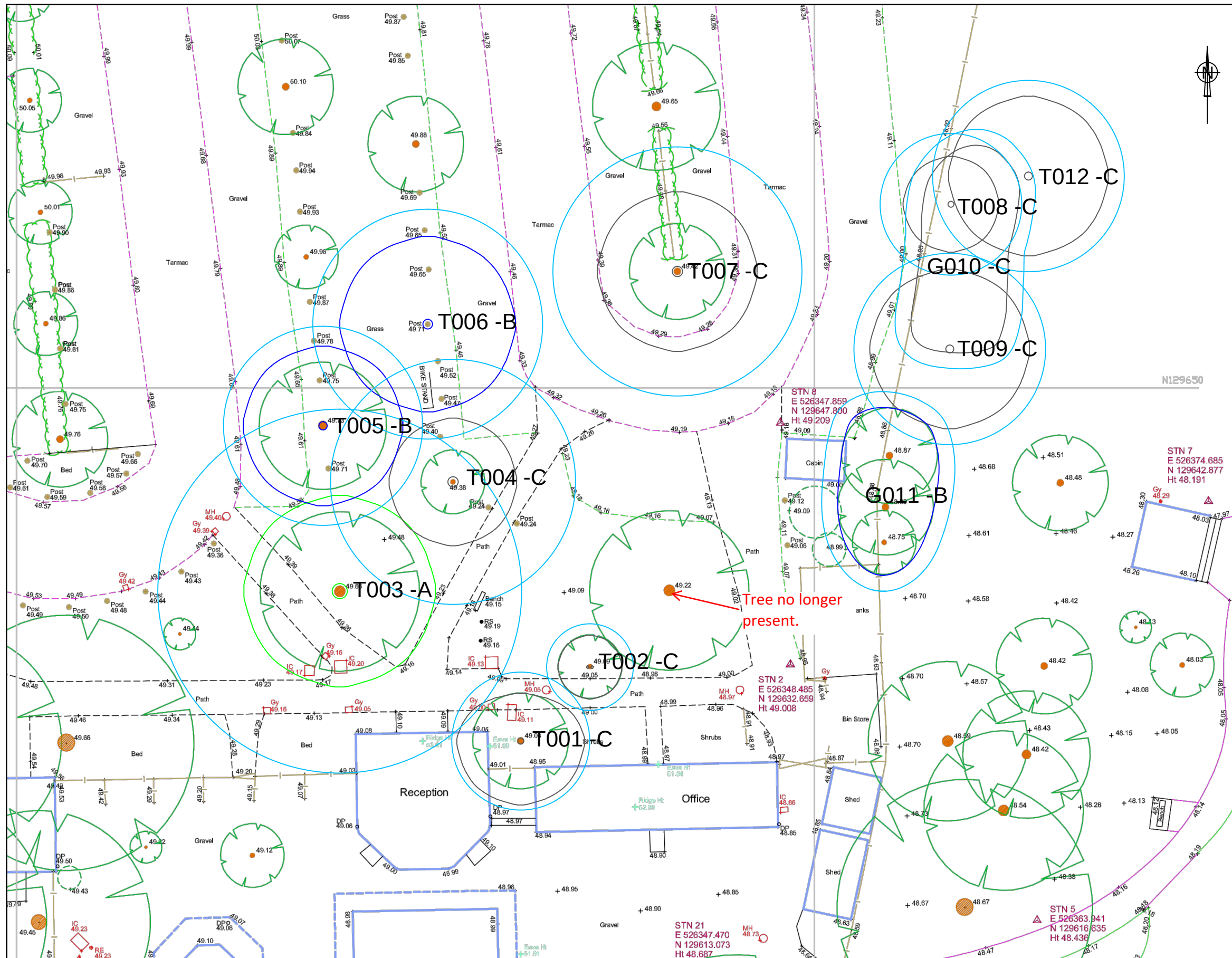
DATE	SCALE
08/09/25	1:250 @ A3



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Appendix C

Tree Constraints Plan



Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

The original of this drawing was supplied in colour, a monochrome copy should not be relied upon.

REV DATE DESCRIPTION

LEGEND

- Category U
- Category A
Trees of high quality
- Category B
Trees of moderate quality
- Category C
Trees of low quality
- RPA using formula in accordance with BS5837:2012

LOCATIONS ARE APPROXIMATE.

SITE

Nymans, Handcross,
Haywards Heath RH17 6EB

TITLE

Tree Constraints

REFERENCE

250724-1.0-NTN-TCP

CLIENT

The National Trust - Nymans

DATE

25/07/25

SCALE

1:250 @ A3



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Appendix D

Tree Survey Limitations

- The assessment of the trees was for the purposes relevant to planning and development and was made on the basis that they will be biennially inspected in the future to identify any changes in size and condition and review the original constraints and categorisations. For these reasons, the tree assessment advice only remains valid for two years from the date that the trees were last inspected.
- This survey is not a tree safety inspection. It is carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations (see Appendix A - Tree Schedule). A full assessment of the levels of risk posed by trees would need to consider site use together with tree hazards.
- All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. No invasive or other detailed internal decay detection devices were used in assessing trunk condition.
- The conclusions relate to conditions found at the time of survey. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events, or other site works) will require a re-assessment of the trees and the site.
- Each tree, hedge, and group was inspected, and the numbering scheme is indicated on the plans. Where important trees were found on site that were not included on the provided plan, their approximate positions and canopy extents are indicated on the plan.
- Offsite trees within influencing distance of the site (typically those located within a distance of up to 12 times their stem diameter away from the site) were included in the survey.
- The data collection is fully compliant with the advice in subsection 4.4.2 of BS 5837.