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# **Arboricultural Implications Report**

## **Proposed re-development at**

### **Land at Hammonds Ridge**

### **Burgess Hill**



**July 2026**

**Ref. SJA air 26176-01**

## **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. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

S3. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees 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.

S4. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S5. The incursion into the Root Protection Area of the silver birch no. 6 to be retained is minor. Subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 4**, no significant or long-term damage to the root systems or rooting environments of the retained trees will occur.

S6. None of the proposed dwellings or private gardens 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.

S7. The proposed mitigation and arboricultural benefits of the proposals are sufficient to provide adequate restitution for the proposed removals.

S8. As the proposed development retains and protects all mature trees, those that contribute to the character of the area, and those that are of landscape and wildlife importance, and provides suitable replacement planting, it complies with Policy DP37 of the adopted Mid Sussex District Council District Plan 2014 - 2031.

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# 1. INTRODUCTION AND BACKGROUND INFORMATION

## 1.1. Instructions

1.1.1. SJAtrees has been instructed by Cross Homes to visit Land at Hammonds Ridge, Burgess Hill 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 re-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 a planning application to be submitted to Mid Sussex District Council (“the LPA”) and complies with local validation requirements.

1.2.2. It also complies 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 consisting of written rules outlining how actions or decisions must be taken and it “**should not be quoted as if it were a specification**”; 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 construction**”. It does not form part of planning policy; and it is neither mentioned nor referenced in Policy DP37 of the Mid Sussex District Plan (March 2018) or the accompanying text, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the erection of 9 dwellings along with associated access, parking and amenity space.

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 or groups of trees 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). The arboricultural mitigation and benefits of the scheme are set out in Section 8. A summary and conclusions, with regard to local planning policy, are presented in Section 9.

### **1.3. Site inspection**

1.3.1. A site visit and tree inspection were undertaken by Will Hovell of SJAtrees on Wednesday 10<sup>th</sup> June 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf. This informed the production of a tree constraints plan (TCP) which showed which trees ideally should be retained; and the extents of the constraints they impose on the development of the site.

### **1.4. Site description**

1.4.1. The site is approximately 0.22ha in size and is located on the west side of Hammonds Ridge, as shown at **Figure 1** below. The north and south boundaries adjoin residential properties on Hammonds Ridge and Edwin Street. The east boundary abuts Hammonds Ridge with residential properties beyond. The west boundary adjoins Edwin street with commercial properties beyond.



**Figure 1: Site location shown on Google aerial image**

1.4.2. The site is on level ground and currently comprises an area of vacant land with a large area of hard standing.

1.4.3. Historical maps and aerial photographs indicate that the site was undeveloped agricultural land until the early-twenty first century, when it appears to have served as a parking area and site office for the residential development on Edwin Street.

## **1.5. Soil type**

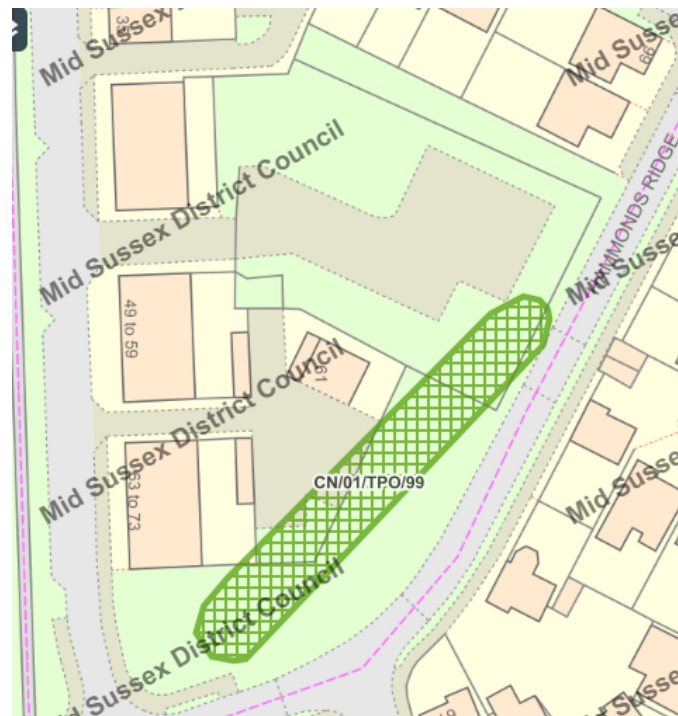
1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of Weald Clay Formation (sandstone and mudstone) with no information on likely superficial deposits. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil. As the site has previously been developed, the soil is unlikely to reflect the wider soilscape, with made ground likely to

be present.

1.5.2. Based on our analysis, the data suggests that trees may be deep-rooted and that the soil is unlikely to be highly susceptible to compaction.

## 1.6. Statutory controls

1.6.1. Four of these trees are covered by a tree preservation order (TPO). This is TPO no. CN0/01/TPO/99 made by Mid Sussex District Council that protects trees on the adjoining land. The LPA TPO checker map is reproduced at **Figure 2** below and the trees protected by it are identified within the tree survey schedule at **Appendix 3**.



**Figure 2: Extract from the TPO map, showing area of trees covered by the Order**

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

## 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 previous applications for its development. The most relevant applications are listed below:

- App BH/115/91: Residential development for approximately 625 dwellings. Approved in December 1991.
- App 10/02754/OUT Erection of a two storey building for use as a church and community centre, together with access, parking and associated works. Withdrawn

### 2.2. National planning policy

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') 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 applications. 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;**
- 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 titled “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....”**

2.2.8. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16<sup>th</sup> December 2025 is noted; but as this is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

## **2.3. Local planning policy**

2.3.1. Local planning policies are contained in the Mid Sussex District Council District Plan 2014 - 2031.

2.3.2. Policy DP37 of the District Plan states:

**“Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes. [...]**

**The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.**

**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.**

**Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.**

**Trees, woodland and hedgerows will be protected and enhanced by ensuring development:**

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and**
- prevents damage to root systems and takes account of expected future growth; and**
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and**
- has appropriate protection measures throughout the development process; and**

- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

**Proposals for works to trees will be considered taking into account:**

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

**The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.**

**Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.”**

2.3.3. The LPA has prepared a Supplementary Planning Document (SPD) dealing with the protection of trees on development sites: the Mid Sussex Design Guide SPD (2020). The guidance presented in this document has been closely followed in the preparation of this report.

## **2.4. Emerging local Planning policy**

2.4.1. The LPA has submitted a Regulation 19 Draft Local Plan 2021-2039, dated December 2023, for examination. Within it is a policy (Policy DPN4) relating specifically to trees, woodlands, ancient and veteran trees and hedgerows. That policy includes the details of the existing tree policy DP37 but is more comprehensive and not repeated in full here as it extends to five pages of text.

## **2.5. Neighbourhood planning policy**

2.5.1. The made Burgess Hill Neighbourhood Plan 2015-2031 (January 2016) mentions trees, but there is no policy setting out the approach in respect of the protection of trees outside the identified areas of townscape value, which do not include the area within which the site is set.

## **3. THE TREES**

### **3.1. Survey findings**

3.1.1. We surveyed 14 individual trees, one group of trees and one hedgerow growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural quality of the site is poor with no established trees present on site. There is a row of self-sown goat willow along the south site boundary and a hedgerow comprised mainly of blackthorn on the site itself, but these are small sized specimens that make a negligible contribution to the arboricultural character of the area. The off-site oaks to the south of the site are the most prominent feature of the site.

### **3.2. Irreplaceable habitat: ancient woodland**

3.2.1. 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.

### **3.3. Irreplaceable habitat: ancient or veteran trees**

3.3.1. 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.

### **3.4. Irreplaceable habitat: ancient woodpasture or parkland**

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

### **3.5. Trees that contribute to the character of the local landscape**

3.5.1. As noted above in Section 2.3, local planning policies require the retention of

trees that contribute to the “**features that contribute to the landscape and green infrastructure.**” The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the off-site oaks nos. 10 to 14 to the south of the site, which are readily visible from Hammonds Ridge.

### **3.6. Other trees**

3.6.1. There is one off-site English oak (no. 9) identified as a category ‘U’ specimen that is in such a condition that it cannot realistically be retained as a living tree in the context of the current land use for longer than 10 years. The specimen is indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.6.2. There are two mature oaks (nos. 9 and 14) growing to the south of the site, but one (oak no. 9) is of short term-potential due to its poor condition. The remaining oak is of large ultimate size, long-term potential and is readily visible in views from public viewpoints and so it makes a significant contribution to the landscape.

3.6.3. There are no category ‘A’ trees and one category ‘B’, English oak no. 14. The remaining 12 individuals, the group of trees and the hedgerow 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.

### **3.7. Assessment of arboricultural impacts**

3.7.1. The arboricultural impacts of the proposed site layout 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**.

3.7.2. 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.

3.7.3. 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.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 8 below.

3.7.5. 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 impacts<sup>1</sup>**

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<sup>1</sup> 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, two individual trees and one hedgerow (nos. 1, 2 and H1) are to be removed, 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 trees 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. | TPO No. | Species     | Height             | Trunk diameter        | Age class | BS category |
|----------|---------|-------------|--------------------|-----------------------|-----------|-------------|
| 1        | n/a     | Goat willow | 21m                | 80mm                  | Young     | C (1)       |
| 2        | n/a     | Goat willow | 4.5m               | 70mm                  | Young     | C (1)       |
| H1       | n/a     | Various     | Max 4m<br>Avg 2.5m | Max 100mm<br>Avg 30mm | Young     | C (1)       |

**Table 2: Trees to be removed**

### 4.2. Assessment

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

4.2.2. All those trees that make a significant contribution to the character and appearance of the local landscape (see Local Planning Policies listed above), will be retained.

4.2.3. The proposed removals are required to facilitate the re-development of the site. The trees to be removed are small (no greater than 4.5m tall) and young, such that their removal will have very limited impact on the character of the site. The existing fence along Hammonds Ridge screens all but the upper canopies of the hedgerow (H1) so the impact on the wider arboricultural character of the area is negligible.

4.2.4. The two trees and one hedgerow to be removed are assessed as category 'C': these are either of low quality, low value, or short-term potential. For these

reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.5. Furthermore, it should be noted that these trees are young and the BS 5837 states “**need not necessarily be a significant constraint on the site’s potential**”.

4.2.6. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above); these are shown on the TPP and identified in **Table 2** above.

4.2.7. 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 felling of the trees and hedgerow identified for removal will represent no alteration to the main arboricultural features of the site and only a very minor impact on the wider arboricultural character of the local area.

## **5. TREES TO BE PRUNED**

### **5.1. Details**

5.1.1. The silver birch no. 6 and group of trees, G1, to be retained are to be pruned to facilitate implementation of the proposals.

### **5.2. Assessment**

5.2.1. The lower south canopy of the silver birch no. 6 is to be crown lifted to 2.5m above ground level above the parking bay to facilitate its construction and future use. In addition, the canopy extents of the vegetation within the group, G1, extending over the boundary will be cut back to the boundary to facilitate construction of the proposed rear access path.

5.2.2. The extent of pruning proposed to the trees is minor. In no case will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no case 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 removed from each tree are few in number and small in size and will result in a maximum wound size no greater than 50mm 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*.

5.2.3. The proposed crown lifting will result in less than 15% of the live crown height being removed, and the remaining live crown will continue to form at least two-thirds of the height of the tree. The pruning will therefore comply with the recommendations at paragraph 7.6 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.4. The pruning back to the boundary of the group G1 is consistent with the common law legal right to cut un-protected off-site trees back to one's boundary. Consequently, these works are not required just because of the proposed development: they could legally be undertaken irrespective of this scheme and could be repeated whatever the future use of the site. Indeed, there is clear evidence that the group of trees has already been cut back in the past.

5.2.5. In terms of impact upon the landscape, the proposed pruning is minor in extent and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself and accordingly will not detract from the character or appearance of the local area.

5.2.6. Following the pruning specified, none of the proposed dwellings will lie within 6.5m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

## 6. ROOT PROTECTION AREA INCURSIONS

### 6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837: 2012. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.<sup>2</sup>

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear<sup>3</sup>, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Parts of the proposed parking bay will encroach within the RPA of the silver birch no. 6 by 0.1m<sup>2</sup> or 0.2% of the RPA.

### 6.2. Assessment

6.2.1. The incursion into the RPA of the silver birch no. 6 is by a proposed parking bay, and subject to proposed levels, some degree of excavation will be required. To minimise impacts on this specimen, excavation within this RPA will be undertaken

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<sup>2</sup> British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

<sup>3</sup> Ibid., para 5.3.1.

manually, so that any over-dig into the RPA is avoided, and any roots encountered can be treated appropriately.

6.2.2. The proposed hard surface is unlikely to result in excavation deeper than 450mm. Studies have shown that typically as much as 90% of tree root length occurs in the upper metre of the soil, and so it is highly unlikely that this incursion into the RPA will result in the loss of all roots in this area.

6.2.3. As the birch is young and of average physiological condition, there is no reason to suggest that it will not be able to tolerate the cutting of roots within this small section of its RPA.

6.2.4. 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**.

6.2.5. Accordingly, subject to implementation of the above measures, and considering the age, current physiological condition and tolerance of disturbance of this retained tree, no significant or long-term damage to its root system or rooting environment will occur as a result of the proposed development.

## **7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS**

### **7.1. Shading**

7.1.1. As no windows of the main habitable rooms of the proposed dwellings lie within the shadow patterns of any retained trees, 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.

### **7.2. 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 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 the closest trees are further from the proposed dwellings (10m) than their current heights (up to 6.5m); and so if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

### 7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR “Blue Book”<sup>4</sup>, 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.”**<sup>5</sup>

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](http://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 with all trees in urban and suburban areas, it is possible that some pruning will be required to keep them clear of buildings. However, as none of the trees within the site or immediately adjacent are significant features of the local landscape, pruning these specimens will not detract from the amenity they provide.

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<sup>4</sup> (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

<sup>5</sup> British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

7.3.4. The larger oaks to the south can be controlled by the LPA as the trees are covered by a TPO, so an application to prune would have to be made and consented to. In this way, the LPA would control both the extent and quality of pruning required.

7.3.5. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.<sup>6</sup>

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<sup>6</sup> BS 5837:2012, 5.3.4.

## **8. MITIGATION AND BENEFITS**

### **8.1. Replacement planting**

8.1.1. Although there will be no alteration to the main arboricultural features of the site as set out above, the proposals incorporate space for replacement tree planting.

8.1.2. This will mitigate the proposed removals identified above, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

### **8.2. Tree and hedgerow management**

8.2.1. The proposals will benefit those trees and hedgerows to be retained, in that they will prompt an enhanced frequency and standard of management, possibly including supplemental watering, mulching and formative pruning; and the trees may benefit from proposed buildings that provide wind shelter and thus lower physical or structural stress.

8.2.2. In addition, the proposals will allow the trees to contribute to surface water runoff and to the prevention of soil erosion, maintain and continue to provide wildlife habitat, and continue to sequester and store carbon.

## 9. CONCLUSIONS

### 9.1. Summary

9.1.1. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

9.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees 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.

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

9.1.4. The incursion into the Root Protection Area of the silver birch no. 6 to be retained is minor. Subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 4**, no significant or long-term damage to the root systems or rooting environments of the retained trees will occur.

9.1.5. None of the proposed dwellings or private gardens 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.

9.1.6. The proposed mitigation and arboricultural benefits of the proposals are sufficient to provide adequate restitution for the proposed removals.

## 9.2. Compliance with national planning policy

9.2.1. As the proposals will retain all the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

9.2.2. Whilst some trees are to be 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.

9.2.3. 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 162 of the National Planning Policy Framework.

9.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

## 9.3. Compliance with local planning policy

9.3.1. As the proposed development retains and protects all mature trees, those that contribute to the character of the area, and those that are of landscape and wildlife importance, and provides suitable replacement planting, it complies with Policy DP37 of the adopted Mid Sussex District Council District Plan 2014 - 2031.

## 9.4. Conclusion

9.4.1. 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 above<sup>7</sup>, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows<sup>8</sup> 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 culturally<sup>9</sup>. 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 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

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<sup>7</sup> 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.

<sup>8</sup> Ibid., 4.4.2.7

<sup>9</sup> Ibid., 4.4.2.3

designated as 'irreplaceable habitats';<sup>10</sup>

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 are important to the local landscape, 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 trees' 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"**<sup>11</sup>.

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"**<sup>12</sup>.

A1.2.10. The 'Root Protection Areas' (RPAs)<sup>13</sup> 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.

A1.2.11. To assess whether the trees identified for retention would be in a

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<sup>10</sup> The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

<sup>11</sup> BS 5837, 4.5.10.

<sup>12</sup> Ibid., 5.1.1.

<sup>13</sup> 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."

sustainable relationship with proposed dwellings (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 day<sup>14</sup>.

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 trees that ideally, should be retained; 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.

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<sup>14</sup> 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 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. 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**

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).

## **A2.5. 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 be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to

the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in **Figure 3** of that document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. “**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. Manual excavation within RPAs**

A2.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** 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.

## **APPENDIX 3**

### **Tree Survey Schedule**



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(Operations)

## **Tree Survey Schedule**

### **Land at Hammonds Ridge, Burgess Hill**

**June 2026**

**SJA tss 26176-01**

# Tree Survey Schedule: Explanatory Notes

## Land at Hammonds Ridge, Burgess Hill

This schedule is based on a tree inspection undertaken by Will Hovell of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 10<sup>th</sup> June 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full 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. TPO no.

Number assigned to tree in the Mid Sussex District Council Tree Preservation Order no. CN0/01/TPO/99.

### 3. Species.

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

### 4. Height.

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

### 5. 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.

### 6. 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.

### 7. Crown break.

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

### 8. Crown clearance.

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

### 9. 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: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. Normally mature, with a large trunk diameter for species; and 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. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species.

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. Very few trees of any species reach the ancient life-stage.

### 10. Physiology.

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

### 11. 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.

### 12. 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

### 13. 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.

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

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

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

## TREE SURVEY SCHEDULE

### Land at Hammonds Ridge, Burgess Hill

| No. | TPO no. | Species       | Height | Trunk diameter                         | Radial crown spread                       | Crown break | Crown clearance | Age class | Physio -logy | Structure   | Comments                                                                                                                                                                                                                                                                                                                                                  | Category  |
|-----|---------|---------------|--------|----------------------------------------|-------------------------------------------|-------------|-----------------|-----------|--------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1-2 |         | Goat willow   | 4.5m   | #1 80mm<br>#2 70mm                     | N 2.75m<br>E 1.5m<br>S 1m<br>W 2.75m      | 1m          | N 1m            | Young     | Average      | Indifferent | Part of small row of trees along S boundary of site; #1 topped at 1.7m; young tree with stem diameters below 150mm; of low quality and limited arboricultural value; short-lived species; convey only minor boundary screening; of short-term potential; crowns visible in narrow views from Hammonds Ridge but largely obscured due to small size.       | C<br>(1)  |
| 3   |         | Goat willow   | 4.5m   | 15 stems<br>@ 30mm<br>est.             | N 2.5m<br>E 2.75m<br>S 3m<br>W 2.5m       | 1m          | N 1m            | Young     | Average      | Indifferent | Part of small row of trees along S boundary of site; young tree with stem diameters below 150mm; multi-stemmed from base; of low quality and limited arboricultural value; short-lived species; conveys only minor boundary screening; of short-term potential; crown visible in narrow views from Hammonds Ridge but largely obscured due to small size. | C<br>(12) |
| 4   |         | Goat willow   | 5.5m   | 75mm                                   | 1.5m                                      | 0.5m        | 0.5m            | Young     | Average      | Indifferent | Part of small row of trees along S boundary of site; young tree with stem diameter below 150mm; of low quality and limited arboricultural value; conveys only minor boundary screening; short-lived species; crowns visible in narrow views from Hammonds Ridge but largely obscured due to small size.                                                   | C<br>(12) |
| 5   |         | Goat willow   | 5.5m   | 11 stems<br>@ 50mm<br>est.             | N 3.25m<br>E 3m<br>S 3.5m<br>W 3.25m      | 1m          | 1m              | Young     | Average      | Indifferent | Part of small row of trees along S boundary of site; multi-stemmed from base; young tree with stem diameter below 150mm; of low quality and limited arboricultural value; conveys only minor boundary screening; short-lived species; crown visible in narrow views from Hammonds Ridge and Edwin Street but largely obscured due to small size.          | C<br>(12) |
| 6-7 |         | Silver birch  | 6m     | #6<br>110mm<br>#8<br>100mm<br>all est. | 2.25m                                     | 1.5m        | 1.5m            | Young     | Average      | Indifferent | Off-site trees; inspection impeded by boundary fence and limited access; young trees with stem diameters below 150mm; recently established and of limited value due to small size; of short-term potential; glimpsed in narrow views from Hammonds Ridge but largely obscured from public view by buildings.                                              | C<br>(12) |
| 8   |         | Corsican pine | 6.5m   | 225mm<br>est.                          | N 3.5m<br>E 3.75m<br>S 3.25m<br>W 3.25m   | 1.75m       | S 1.75m         | Young     | Average      | Moderate    | Off-site tree; inspection impeded by boundary fence and limited access; situated within rear garden of adjacent property; small recently established tree; of moderate quality, but currently of low value due to small size; of moderate potential; glimpsed in narrow views from Hammonds Ridge but largely obscured from public view by buildings.     | C<br>(1)  |
| 9   | G1      | English oak   | 12m    | 630mm<br>ivy                           | N 3m<br>E 4.5m<br>S 4m<br>W 3.5m<br>NW 5m | 4m          | N 7m            | Mature    | Low          | Poor        | Off-site moribund tree.                                                                                                                                                                                                                                                                                                                                   | U         |

| No.   | TPO no. | Species     | Height             | Trunk diameter                   | Radial crown spread              | Crown break | Crown clearance | Age class   | Physio - logy | Structure   | Comments                                                                                                                                                                                                                                                                                                                                                                            | Category |
|-------|---------|-------------|--------------------|----------------------------------|----------------------------------|-------------|-----------------|-------------|---------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 10-11 |         | English oak | 11m                | #10 255mm<br>#11 210mm           | N 3m<br>E 5m<br>S 3m<br>W 2m     | 2m          | N 2m            | Semi-mature | Average       | Indifferent | Off-site trees; part of small group of trees on roadside verge adjacent to Hammonds Ridge; asymmetrical crowns as suppressed by adjacent specimens; of moderate potential; visible along Hammonds Ridge and contribute to the character of the immediate area.                                                                                                                      | C (12)   |
| 12-13 | G1      | English oak | 13m                | #12 350mm<br>#13 365mm<br>allivy | NE 4m<br>SE 6m<br>SW 3m<br>NW 2m | 3m          | 2m              | Semi-mature | Average       | Indifferent | Off-site trees; part of small group of trees on roadside verge adjacent to Hammonds Ridge; asymmetrical crowns as suppressed by adjacent specimens; of moderate potential; visible along Hammonds Ridge and contribute to the character of the immediate area.                                                                                                                      | C (12)   |
| 14    | G1      | English oak | 16m                | 750mm est.                       | 8m                               | 5m          | 5m              | Mature      | Below average | Moderate    | Off-site tree; part of small group of trees on roadside verge adjacent to Hammonds Ridge; largest specimen in surrounding area conveying the greatest contribution to the surrounding landscape; slightly sparsely foliated; above average deadwood in crown; of moderate potential; crown visible across surrounding housing estate.                                               | B (12)   |
| G1    |         | Various     | Max 3.5m<br>Avg 2m | Max 100mm<br>Avg 50mm            | 1m                               | 1.5m        | S 1.5m          | Young       | Average       | Indifferent | Off-site group of trees; collection of small non-native shrubs including cypress, laurel and bay; situated in rear gardens of adjacent properties; young trees managed to compact form; of short-term potential; of low level screening value only; glimpsed in narrow views from Hammonds Ridge but largely obscured from public view by buildings.                                | C (12)   |
| H1    |         | Various     | Max 4m<br>Avg 2.5m | Max 100mm<br>Avg 30mm            | 2m                               | 0m          | 0m              | Young       | Average       | Indifferent | Hedgerow consisting of blackthorn, dog rose, oak, ash, sycamore and elm; dominated by blackthorn which forms a dense green mass; scattered young self seeded trees no greater than 75mm trunk diameter; of low level screening value only; of short-term potential; visible along short stretch of Hammonds Ridge but conveys negligible contribution to the surrounding landscape. | C (12)   |

## **Root Protection Areas (RPAs)**

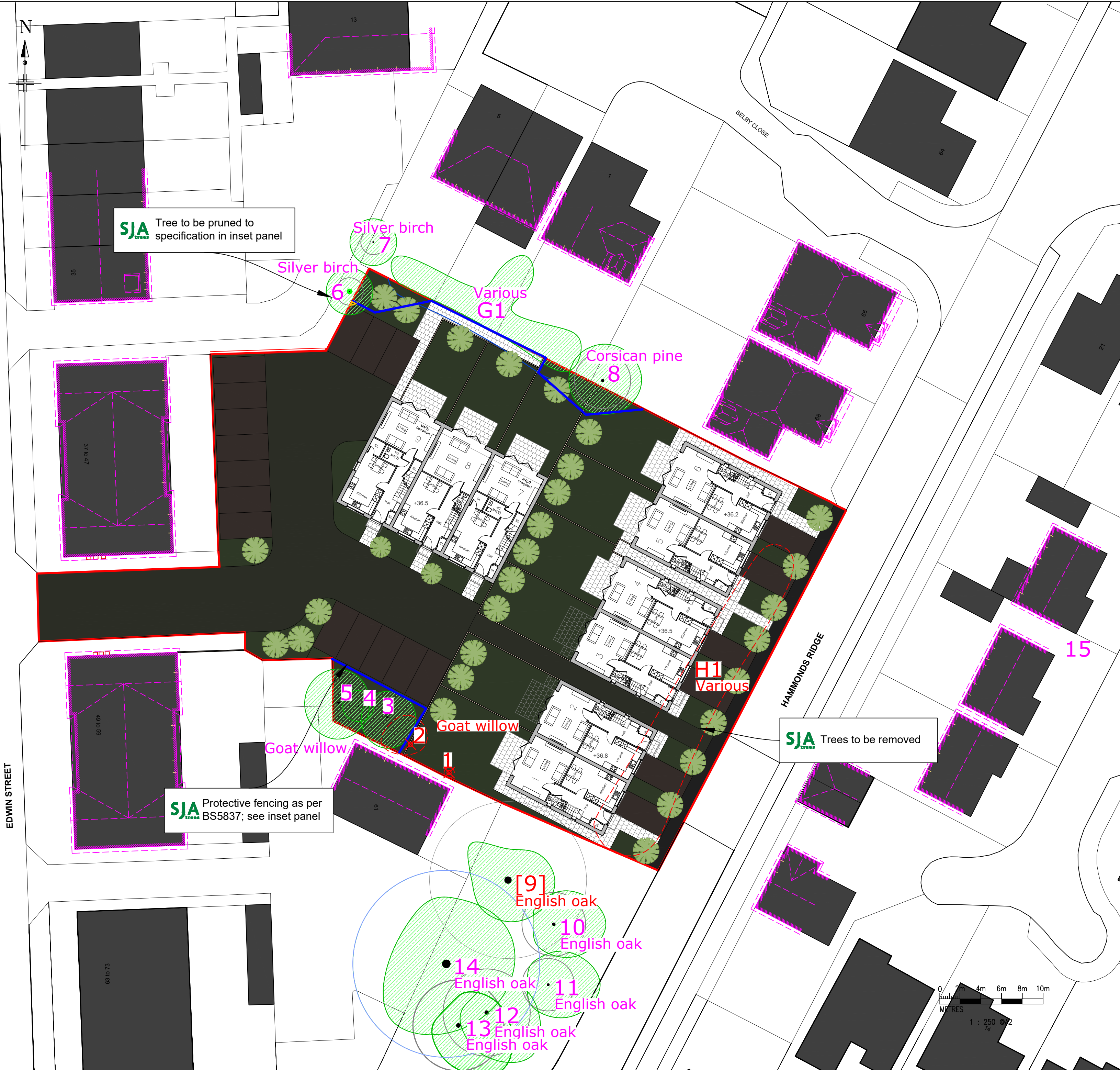
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially 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.

| <b><i>Tree No.</i></b> | <b><i>Species</i></b> | <b><i>RPA</i></b>                        | <b><i>RPA Radius</i></b> |
|------------------------|-----------------------|------------------------------------------|--------------------------|
| 1-2                    | Goat willow           | 13.0m <sup>2</sup>                       | 2.0m                     |
| 3                      | Goat willow           | 2.9m <sup>2</sup><br>2.5m <sup>2</sup>   | 1.0m<br>0.9m             |
| 4                      | Goat willow           | 6.1m <sup>2</sup>                        | 1.4m                     |
| 5                      | Goat willow           | 2.5m <sup>2</sup>                        | 0.9m                     |
| 6-7                    | Goat willow           | 12.4m <sup>2</sup>                       | 2.0m                     |
| 8                      | Silver birch          | 5.5m <sup>2</sup><br>4.5m <sup>2</sup>   | 1.3m<br>1.2m             |
| 9                      | Corsican pine         | 22.9m <sup>2</sup>                       | 2.7m                     |
| 10-11                  | Pittosporum           | 7.9m <sup>2</sup>                        | 1.6m                     |
| 12-13                  | English oak           | 179.6m <sup>2</sup>                      | 7.6m                     |
| 14                     | English oak           | 29.4m <sup>2</sup><br>20.0m <sup>2</sup> | 3.1m<br>2.5m             |
| G1                     | Various               | 4.5m <sup>2</sup>                        | 1.2m                     |
| H1                     | Various               | 4.5m <sup>2</sup>                        | 1.2m                     |

## **APPENDIX 4**

### **Tree Protection Plan**

| Arboricultural Impacts: Summary                                                                                                                                                       |              |                                                               |                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------|
| (For details, see below)                                                                                                                                                              |              |                                                               |                                                                                   |
| Impact                                                                                                                                                                                |              |                                                               | No. of Trees                                                                      |
| Trees to be removed                                                                                                                                                                   |              |                                                               | 2                                                                                 |
| Groups of trees/hedges to be removed                                                                                                                                                  |              |                                                               | 1                                                                                 |
| TPO trees to be removed                                                                                                                                                               |              |                                                               | 0                                                                                 |
| Trees to be pruned                                                                                                                                                                    |              |                                                               | 1                                                                                 |
| Trees where manual excavation needed within RPAs                                                                                                                                      |              |                                                               | 1                                                                                 |
| Trees where above soil surfacing needed within RPAs                                                                                                                                   |              |                                                               | 0                                                                                 |
| Trees with proposed underground services within RPAs                                                                                                                                  |              |                                                               | 0                                                                                 |
| Trees to be Removed                                                                                                                                                                   |              |                                                               |  |
| No.                                                                                                                                                                                   | Species      | Category                                                      |                                                                                   |
| 1                                                                                                                                                                                     | Goat willow  | C (12)                                                        |                                                                                   |
| 2                                                                                                                                                                                     | Goat willow  | C (12)                                                        |                                                                                   |
| H1                                                                                                                                                                                    | Various      | C (12)                                                        |                                                                                   |
| Total numbers of trees to be removed                                                                                                                                                  |              |                                                               |                                                                                   |
| Category                                                                                                                                                                              | No. of trees | Category                                                      | No. of trees                                                                      |
| A                                                                                                                                                                                     | 0            | B                                                             | 0                                                                                 |
| C                                                                                                                                                                                     | 2            | U                                                             | 0                                                                                 |
| Trees to be pruned                                                                                                                                                                    |              |                                                               |                                                                                   |
| No.                                                                                                                                                                                   | Species      | Works                                                         |                                                                                   |
| 7                                                                                                                                                                                     | Silver birch | Crown lift S canopy to 2m above ground level over parking bay |                                                                                   |
| G1                                                                                                                                                                                    | Various      | Reduce back to boundary                                       |                                                                                   |
| Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010.<br>Climbing roots or spikes are not to be used whilst pruning trees. |              |                                                               |                                                                                   |
| Trees that require manual excavation within RPAs                                                                                                                                      |              |                                                               |  |
| No.                                                                                                                                                                                   | Species      | Type of structure                                             |                                                                                   |
| 7                                                                                                                                                                                     | Silver birch | Proposed parking bay (0.2% of RPA)                            |                                                                                   |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |                                                                                                |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--|
| <b>Protective Fencing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                      |                                                                                                |  |
| <p>To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-lamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). 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 stabilizer struts shall be mounted on a block tray (see Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.</p>                                                                                                                                                                                                                                                                                                                                                        |                                                                                      |                                                                                                |  |
| <b>Figure 3      Examples of above-ground stabilizing systems</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                      |                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |                                                                                                |  |
| <p><b>a)</b> Stabilizer strut with baseplate secured with ground pins</p> <p><b>b)</b> Stabilizer strut mounted on block tray</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                      |                                                                                                |  |
| <p><b>TREE PROTECTIVE FENCING</b> as shown in BS 5837: 2012, Section 6.2.2 &amp; Figure 3.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |                                                                                                |  |
| <span style="font-size: 2em; vertical-align: middle;">■ ■ ■ ■ ■</span> <b>Manual Excavation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |                                                                                                |  |
| <p>Within root protection areas the first 750mm depth of any excavation, whether for proposed 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 sacking to prevent drying out, and if necessary be shuttered 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                      |                                                                                                |  |
| <b>Arboricultural Supervision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                      |                                                                                                |  |
| <p>The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:</p> <ol style="list-style-type: none"> <li>Location of protective fencing and ground protection.</li> <li>Construction of above-ground hard surfacing.</li> <li>All excavations, whether for proposed foundations, hard surfacing, or underground services.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                      |                                                                                                |  |
| <b>SJA</b> trees <b>ARBORICULTURAL PLANNING CONSULTANTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |                                                                                                |  |
| <b>Project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Land at Hammonds Ridge, Burgess Hill                                                 |                                                                                                |  |
| <b>Client:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Cross Homes                                                                          |                                                                                                |  |
| <b>Drawing:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TREE PROTECTION PLAN                                                                 |                                                                                                |  |
| <b>Drawing No:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SJA TPP 26176-041                                                                    | <b>Revision No:</b>                                                                            |  |
| <b>Based On:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DA2603-P-03_B_PROPOSED BLOCK PLAN                                                    |                                                                                                |  |
| <b>Drawn By:</b><br>FJC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Date:</b><br>July 2026                                                            | <b>Scale:</b><br>1:250 @ A2                                                                    |  |
| <b>Checked by:</b> FPS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Tel:</b> (01737) 813058                                                           | <b>sja@sjatrees.co.uk</b>                                                                      |  |
| Tree nos.: ● 14<br><br>Trees to be removed: ⊗ 2<br><br>Trees to be pruned: ⊙                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Category 'U' trees: ● [1]<br><br>Category 'B' RPA: ○<br><br>Protective fencing: ———— | Canopies of trees to be retained: ◐<br><br>Category 'C' RPA: ○<br><br>Manual excavation: ■■■■■ |  |
| <p>For further information refer to the SJATrees Tree Survey Schedule</p> <p>Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJATrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026</p> <p>This drawing is copyright and may not be used or changed without the written consent of SJATrees.</p> <p>This drawing is based on the proposed layout plan shown and referred to above. SJATrees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only.</p> <p>This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. References should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.</p> |                                                                                      |                                                                                                |  |