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Arboricultural Implications Report

Reserved Matters Application for development

at

Scamps Hill

Lindfield



May 2026

Ref. SJA air 25668-01

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 are no incursions into the adjacent ancient woodland, and consequently, the proposals will not result in any loss of 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' 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 visual amenity character of the local landscape are to be removed. The proposed removal of two individuals, and one group and two hedges partially will represent no alteration to the main arboricultural features of the site, only a 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 incursions into the Root Protection Areas of trees to be retained are within acceptable limits, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S6. None of the proposed dwellings, apartments, private gardens or amenity space 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. As the proposed development will not result in the removal of trees which make a significant contribution to the visual amenity and qualities of the site; maintains existing green infrastructure, protects ancient woodland & aged trees, incorporating them into public open space whilst enhancing green infrastructure, it complies with Policy DP7 of the Mid Sussex District Council 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 Crest Nicholson South to visit Scamps Hill, Lindfield and to survey the trees growing on or immediately adjacent to this site.

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

1.2. Scope of report

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

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “**should not be quoted as if it were a specification**¹”; 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**²”. It doesn’t 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 British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

1.2.3. The proposed development comprises a reserved matters application (access, appearance, layout, scale and landscaping) for 87 dwellings and associated infrastructure.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on irreplaceable habitats (section 4) and on individual trees and groups of trees, including those to be removed (Section 5), those to be pruned (Section 6), those which might incur root damage that might threaten their viability (Section 7) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 8). The arboricultural mitigation and benefits of the scheme are set out in Section 9. A summary and conclusions, with regard to local planning policy, are presented in Section 10.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Tom Hovell of SJAtrees on Thursday the 11th December 2025. A further inspection was conducted by Nigel Kirby and Tom Hovell on Wednesday the 17th December 2025. Weather conditions were overcast but dry on both occasions. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is 6.65ha in size and is located on the north side of Scamps Hill which forms its southern boundary, as shown at **Figure 1** below. The west boundary is located within the existing field and abuts land under the control of the applicant. This in turn abuts Scrase stream to the west. The east boundary abuts the private dwelling and land of Farm Cottage, while the north boundary partially abuts the ancient woodland known as Little Walstead Wood and partially abuts a Christmas tree plantation.

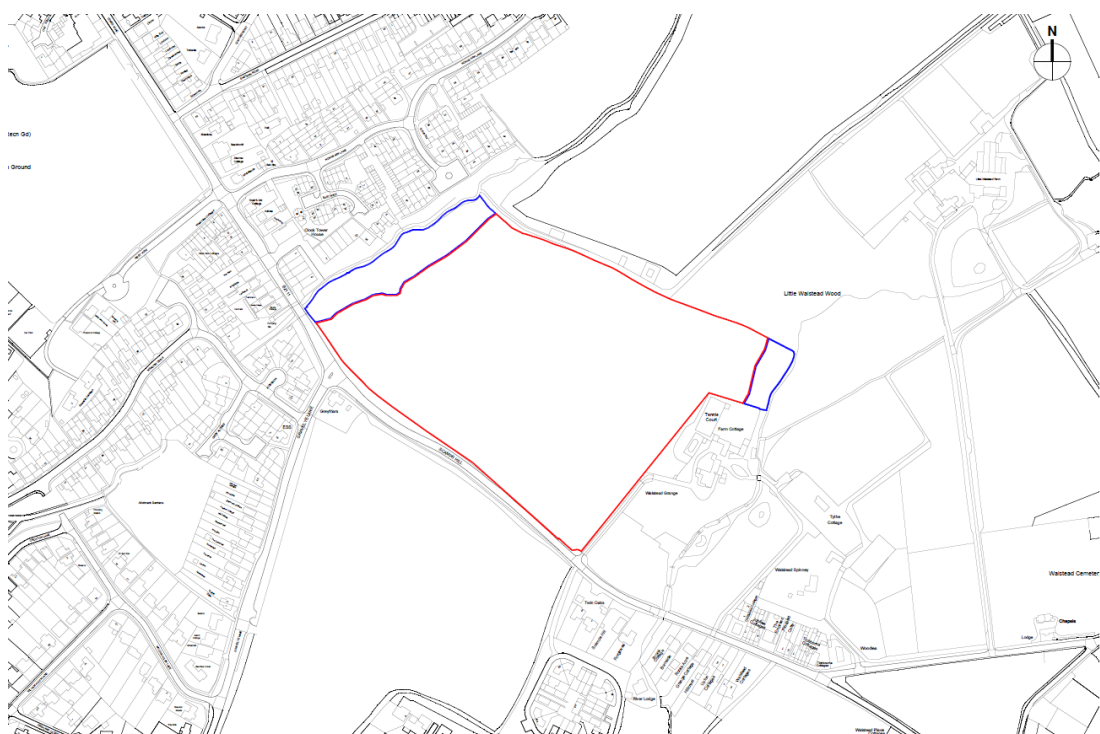


Figure 1: Extract from the Omega Site Location Plan

1.4.2. The site is roughly split in two with a western and eastern half. The centre of the site is the high point with levels descending to the eastern boundary by 3.5m and towards the western boundary and Lindfield by 7m. The ground also slopes down from the southern edge by between as much as 5m. The site currently comprises open grassed fields with established trees and hedge partitions.

1.4.3. Historical maps indicate that the site has remained undeveloped since the mid-nineteenth century. The earliest Ordnance Survey map, dated 1874, shows several trees growing within the site; the large oaks (nos. 71 – 74 and 105 - 107) within the site boundary are in the same location as those shown on that map; and are of sufficient size and age that we consider they are the same trees.

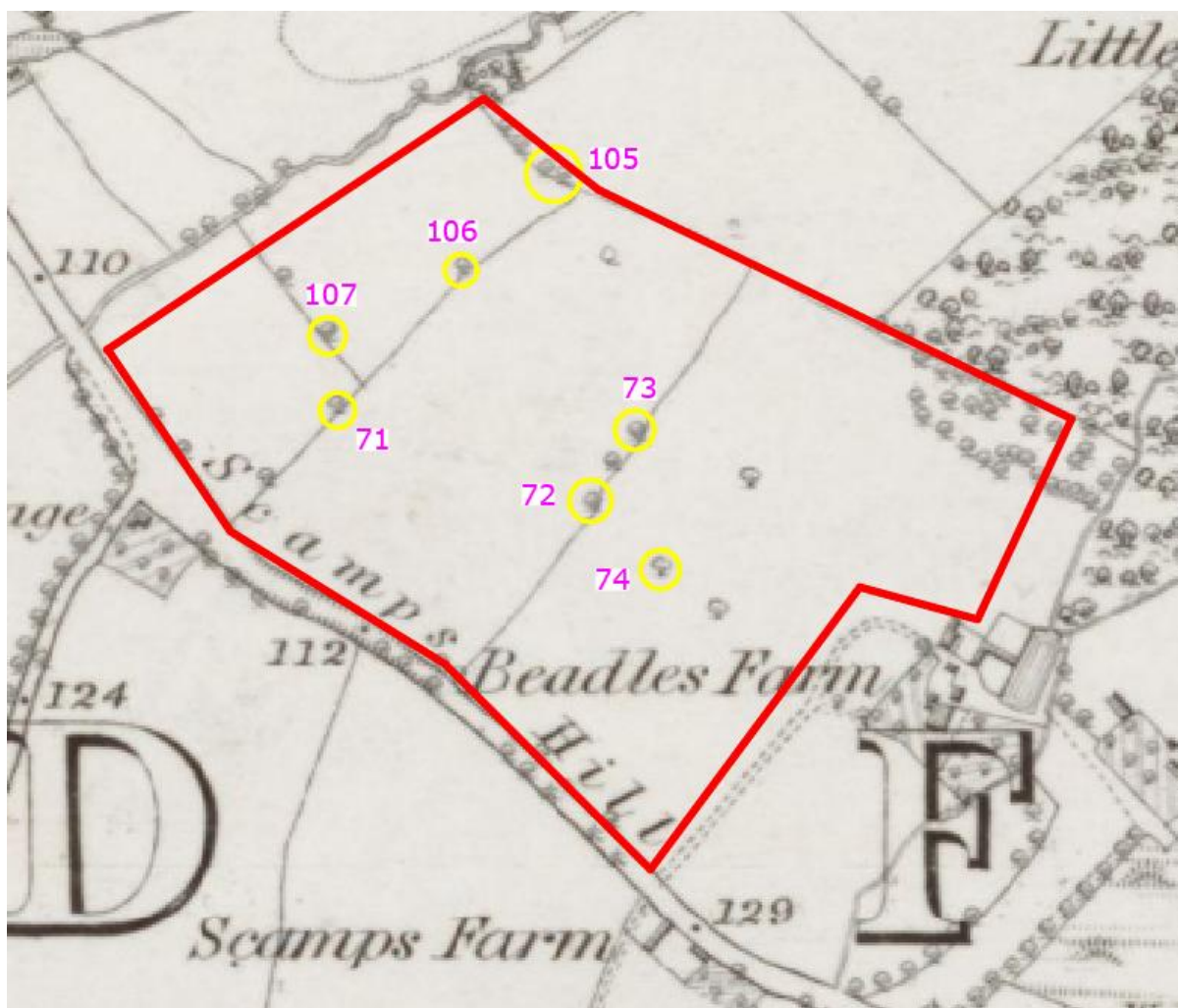


Figure 2: Extract from OS map of 1874, showing some of the trees present at that time

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of Upper Tunbridge Wells Sand (sandstone and siltstone interbedded). No superficial deposits are recorded.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slightly acid loamy and clayey soils with impeded drainage.

1.5.3. This is clarified by the Phase 1 Geoenvironmental Assessment (Desk Study) report on the site, undertaken by LEES ROXBURGH and dated February 2024. This identifies a bedrock comprising interbedded sandstone and silt stone of the Upper Tunbridge Wells Sand, immediately underlying the site and is likely to be weathered

at surface. In addition to this it identifies a possible superficial deposit in the form of a ribbon of alluvium (clay, silt, sand and gravel) associated with the watercourse of Scrase Stream to the west.

This currently suggests that trees are likely to be shallow to moderately deep rooted and at moderate risk of being susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of the trees within the site boundary are covered by a tree preservation order (TPO); however, there is an individual tree and one group trees covered by a tree preservation order (TPO) no. CU/04/TPO/72 growing on the west bank of the stream. The trees covered by the TPO are 35m to the north of the application boundary, so are not considered further.

1.6.2. The site is not within a conservation area; however, the Lindfield Conservation Area is 50m to the west of the site. Whilst there is no specific published Character Appraisal for this area, it is mentioned within the Conservation Areas in Mid Sussex document published in August 2018, the most relevant text relating to trees states *inter alia*: “(...)the presence of trees and hedges around and between the buildings (...) contribute to the overall character and appearance of the area;(...)”

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 only one previous application for development: the outline application (ref: DM/24/0446) for the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

2.1.2. The outline application was refused by the LPA but the subsequent appeal (ref: APP/D3830/W/24/3350075) was upheld. A review of the planning conditions highlights that there are no conditions relevant to arboriculture. Condition no. 4 requires that the reserved matters application should have regard to, and broadly accord with, the principles set out in the Illustrative Framework Plan 9432-L-02 Rev V.



Figure 3: Extract of Illustrative Framework Plan 9432-L-02 Rev V

2.1.3. The Illustrative Framework Plan, as shown in **Figure 3** above, shows the areas of residential development (solid beige), the access and the route of the internal roads. The pertinent point in respect to trees is the proximity of development (roads and residential areas) to the internal trees.

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

2.2.3. In paragraph 135, within Section 12 '**Achieving well-designed places**' the NPPF states:

2.2.4. **"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);**

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

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.”

2.2.5. 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.”

2.2.6. The section titled ‘Meeting the challenge of climate change, flooding and coastal change’ states at paragraph 162:

2.2.7. “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.”

2.2.8. In paragraph 187, within Section 15 ‘**Conserving and enhancing the natural environment**’ the NPPF states:

2.2.9. “**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; [...]”

2.2.10. 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....”

2.2.11. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16th 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 (adopted in March 2018).

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 Mid Sussex Design Guide SPD (2020). The guidance presented in this document has been closely followed in the preparation of this report.

2.4. Neighbourhood planning policy

2.4.1. The Lindfield and Lindfield Rural Neighbourhood Plan 2014-2031 (March 2016) does not reference Scamps Hill or the areas directly adjacent to the application site as being within 'Areas of Townscape Character'. There are no tree related policies relevant to this site and as such the neighbourhood plan is not considered further.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 98 individual trees, five groups of trees, two hedges and one area of woodland growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural character of the site can be described as an open agricultural field with internal field grown trees and tree lined south and north boundaries along with woodland abutting the northeast boundary. There is a partial row of planted trees along the eastern boundary providing delineation between the site and the offsite property known as Farm Cottage.

3.1.3. The trees are native broadleaf species with the majority being self-seeded except for two rows of trees located adjacent to the southeast boundary of the site, all of which have been planted as a row to provide boundary screening.

3.1.4. The most commonly-found species is English oak which is also the most dominant species. Sizes range from 12m to 20m within the tree lined rows, while the central individuals are approximately 21m tall and are notable specimens in comparison to the other surrounding trees of the same species. This is consistent with the surrounding undeveloped area to the north of the site which is comprised of agricultural fields lined by trees or woodland with the occasional standalone specimen within an open field.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. As shown at **Figure 4** below, the woodland abutting the north-east boundary of the site, (Little Walstead Wood) is 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. The National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient woodland should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

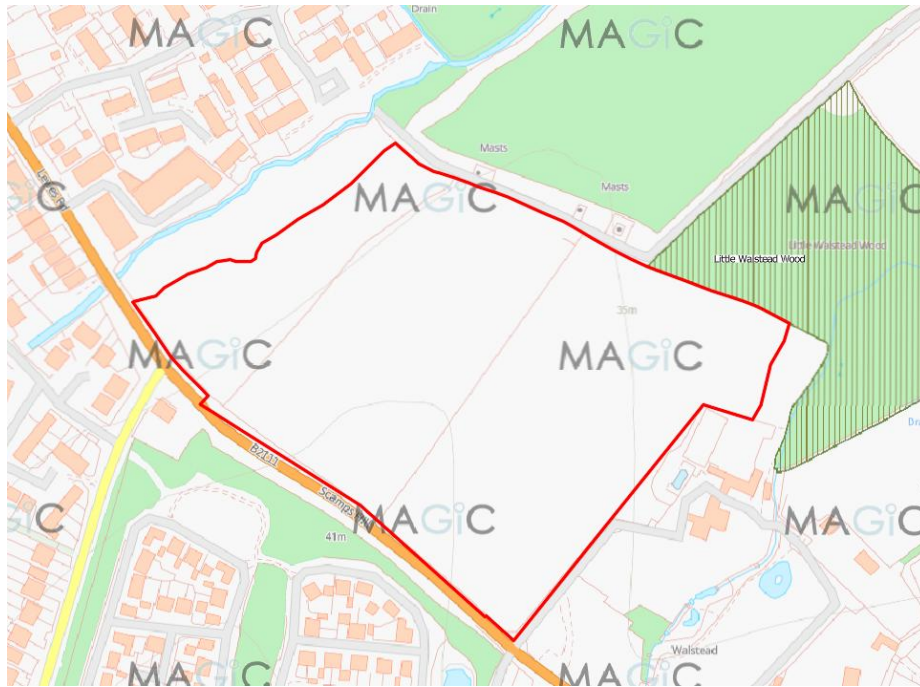


Figure 4: 'Magic' map image showing ancient woodland adjacent to the NE of site

3.2.2. Current UK planning and development guidance in relation to the development of sites adjacent to ancient woodland⁴ is that to avoid negative effects on ancient woodland an appropriate buffer zone of semi-natural habitat of at least 15m should be left between the development and the woodland, but if other impacts extend beyond this distance, a larger buffer may be needed.

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.

⁴ Ancient woodland and veteran trees: protecting them from development (14 January 2022). www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences

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 ancient woodland ‘Little Walstead Wood’ (W1) adjacent to the northeast site boundary;
- the mature oaks (nos. 28, 71, 72, 74, 106 and 107) growing within the agricultural fields;
- the tree belt along the north site boundary (G1) including the established oaks nos. 62, 63, 67, 105, 108 110, 112 and 114; and
- the semi-mature row of trees (nos. 1 to 25) and established vegetation (G1 and H2) along the south site boundary.

3.6. Other trees

3.6.1. There are 28 mature trees growing on or immediately adjacent to the site; but two of these (nos. 24 and 56) are of species that are of medium ultimate size. Of the remaining 26 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.6.2. There are three category ‘A’ trees (nos. 73, 106 and 107) and 46 category ‘B’ specimens. The remaining 49 trees are assessed as category ‘C’ trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.6.3. Of the groups of trees, hedges, hedgerows and woodlands, one has been assessed as category 'A', two as category 'B', and the remaining five as category 'C'.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout by Omega Architects, drawing no. 3416-C-1005-PL-A 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 adherence to, these measures can be secured by appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, are analysed in Sections 4 to 7 below. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals as 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 impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. IMPACTS ON IRREPLACEABLE HABITAT

4.1. Details

4.1.1. As noted above, current planning policy guidance requires that unless there are wholly exceptional reasons and a suitable compensation strategy exists, development resulting in the loss or deterioration of irreplaceable habitat should be refused.

4.1.2. The proposed development does not encroach into Little Walstead Wood, the ancient woodland adjacent to the north-east boundary.

4.2. Assessment

4.2.1. Consequently, there will be no loss of ancient woodland, no loss of ancient or veteran trees, and no loss of ancient woodpasture or parkland; and no direct damage as a result of either construction or occupation.

4.2.2. As there are no incursions into the minimum 15m wide buffer zone around the boundaries of the ancient woodland or roads or dwellings within 40m of the ancient woodland, the proposals comply with current UK Planning and development guidance and should avoid any potentially harmful effects on irreplaceable habitat.

4.2.3. The proposed tree planting within and adjacent to the 15m ancient woodland buffer will enhance the function of the buffer by filtering noise and light pollution and by providing a dense defensive barrier that will ensure users of the open space stay outside of the buffer and ancient woodland beyond.

5. TREES TO BE REMOVED

5.1. Details

5.1.1. To accommodate the proposed development, as shown on the proposed layout plan, two individual trees (nos. 27 & 70) are to be removed, one group and two hedgerows (G1, H1, & H2) are to be partially 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.

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

Tree no.	Species	Height	Trunk diameter	Age class	BS category
27	Hazel	6m	5 stems @ 50mm, 4 stems @100mm all est.	Semi-mature	C (1)
70	English oak	15m	930mm	Mature	B (1)
G1	Various	Max 8m Avg 4m	Max 285mm est. Avg 100mm	Semi-mature	B (2)
H1	Hazel	Max 4.5m Avg 4m	Max 80mm est. Avg 50mm	Semi-mature	C (1)
H2	Various	Max 5.5m Avg 4m	Max 40mm est. Avg 20mm	Young	C (2)

Table 2: Trees, group and hedges to be removed fully or partially

5.2. Assessment

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

5.2.2. All those trees or groups of trees that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

5.2.3. Only one of the trees (English oak no. 70) to be removed is a mature specimen of a species of large ultimate size: all the other trees or specimens within groups to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon⁶. Accordingly, the removal of one or 3.5% of the 28 large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

5.2.4. None of the individual trees or groups to be removed fully or partially are covered by a TPO (see 1.6.1 above).

5.2.5. All three of the category 'A' trees and 45 category 'B' trees are to be retained, but one category 'B' tree, and part of one category 'B' group, are to be removed, as shown in **Table 3** above. These are the English oak (no. 70) and the group of trees, G1.

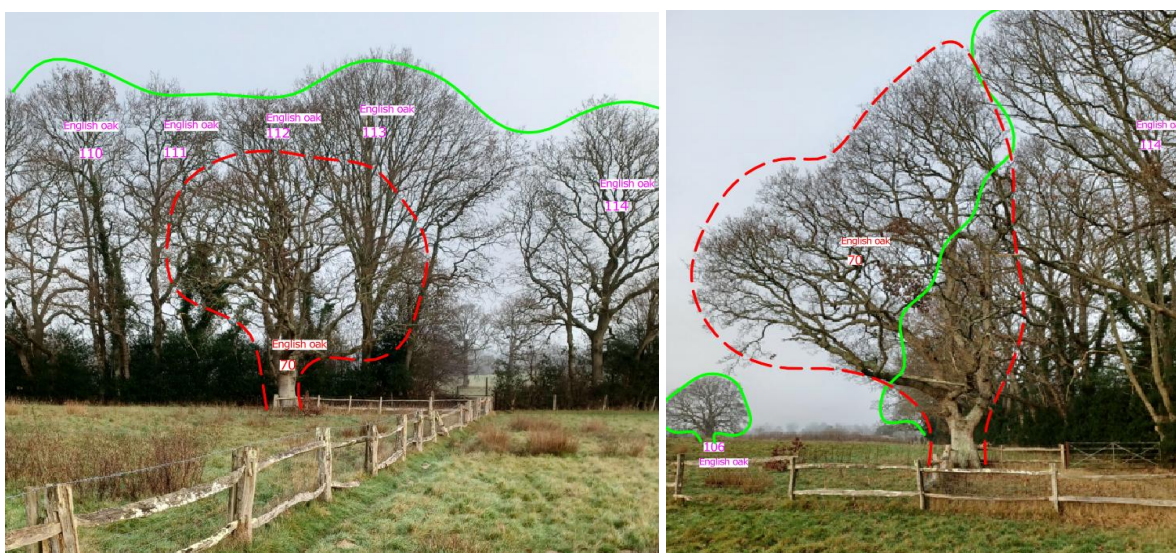
5.2.6. The categorisation method outlined in British Standard Recommendations 5837:2012 provides a straightforward way to classify trees based on their quality and on their landscape or cultural value. This system helps inform decisions about which trees might be retained or removed as part of a proposed development. However, a tree's category alone does not determine whether it should be kept or be removed. The Standard does not recommend that planning decisions on tree removal should rely solely on these categories; nor does it recommend that all trees of a specific category be treated the same way. More properly, such decisions should be guided by planning policy.

5.2.7. English oak no. 70 is the only mature and moderately sized individual

⁶ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

proposed to be removed and is located adjacent to the north boundary, it has a squat, and suppressed asymmetrical canopy. Over-topped by the adjacent tree line of taller larger specimens to the north, as seen in **Images 1 & 2** below.

5.2.8. It is hidden in long-range direct views as it is set against the mature established tree line directly to the north. As such it does not contribute significantly to the visual amenity of the site or local area. Its removal would not negatively impact any existing green infrastructure or its contribution to the valued characteristics of the site or the existing connectivity with the ancient woodland, Little Walstead Wood, to the north-east.



Images 1 and 2: English oak no. 70 located adjacent to north boundary; approximate extent of retained green infrastructure and tree belt outlined in green

5.2.9. One section of a category 'B' group (G1) is to be removed to facilitate a proposed pedestrian connection with Scamps Hill in the south-east corner of the site. Whilst the group is categorised as category 'B', this is to account for the more mature and dominant specimens (nos. 8 – 25), including English oak which line Scamps Hill.

5.2.10. The section of this group is at the westerly extent and comprises much smaller category 'C' specimens, no greater than 2.5m tall and including bramble and hazel. Furthermore, the removals are limited to a maximum 5m width and thus will not have a negative or detrimental impact to the character of the site or local area, as shown indicatively in **Image 3** below.



Image 3: Section of group G1 to be removed, outlined in red

5.2.11. Only one of the 49 category 'C' trees on site are to be removed: this is hazel no. 27, which is of low quality, low value, or short-term potential due to being multi-stemmed from its base, and overtopped and suppressed by adjacent trees. For these reasons, its removal will have no significant impact on the character or appearance of the area.

5.2.12. No hedgerows deemed to be “important” according to the criteria in the Hedgerows Regulations 1997 are to be removed. However, one hedgerow, H1 is to have four sections of either 5m, 4m and 6m removed throughout its length to enable installation of the internal access roads and pedestrian connections; but in arboricultural terms, 188m of length will be retained, maintain green connections between the mature onsite trees and the tree lined boundaries of the north and south, maintain the sites green infrastructure connectivity, as such the removal of these sections is not significant.

5.2.13. 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 groups (partially) identified for removal will represent only a no alteration to the main arboricultural features of the site.

6. TREES TO BE PRUNED

6.1. Details

6.1.1. One tree and one group to be retained are to be pruned to facilitate implementation of the proposals. These are shown at **Table 3** below.

Tree no.	Species	Age class	Proposed works
111	English oak	Mature	Crown reduce S/SE lateral extents by up to 3.5m leaving it no closer than 9m from trunk to reduce overhang over proposed road
G4	Common lime	Semi-mature	Crown reduce NW lateral extent of one individual within group by up to 2.5m leaving it no closer than 3m from trunk to provide clearance from parking bay

Table 3: Trees to be pruned to facilitate development

6.2. Assessment

6.2.1. None of the trees to which pruning is required are of species that are intolerant of this because they are poor at compartmentalising wounds or because their wood decays quickly; so, pruning is unlikely to lead to significant dieback or the formation of columns of decay.

6.2.2. Whilst English oak no. 111 to be pruned is mature, this individual along with the individual common lime within group G4 to be pruned are of average physiological condition. Accordingly, they should all be able to tolerate the number and sizes of the proposed pruning wounds, and to compartmentalise these effectively.

6.2.3. The extent of pruning proposed to the trees listed in **Table 3** is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from each tree are mostly few in number and small in size and will result in a maximum wound size no greater than 100mm 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*.

6.2.4. 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.

6.2.5. Following the pruning specified, none of the proposed dwellings will lie within 3m 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.

7. ROOT PROTECTION AREA INCURSIONS

7.1. Details

7.1.1. 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"**.⁷

7.1.2. 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 clear⁸, 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.

7.1.3. Parts of the proposed hard surfacing including footpaths, parking bays and internal roads will encroach within the RPAs of thirteen trees and one group to be retained. These are shown in **Table 4** below.

⁷ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁸ Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
1	English oak	Proposed footpath	350.3m ²	9.6m ²	2.7%
2	Ash	Proposed footpath	92.9m ²	11.3m ²	12.2%
4	English oak	Proposed footpath	57.0m ²	5m ²	8.8%
24	Silver birch	Proposed footpath	110.8m ²	2.5m ²	2.3%
25	English oak	Proposed footpath	98.1m ²	7m ²	7.1%
28	English oak	Proposed footpath and banking	323.0m ²	34.1m ²	10.6%
		Proposed parking bay		0.3m ²	<1%
71	English oak	Proposed internal road	513.1m ²	2.7m ²	0.5%
		Proposed footpath		30.1m ²	5.9%
72	English oak	Proposed internal road	532.6m ²	21.1m ²	4%
73	English oak	Proposed fowl water and footpath	706.9m ²	27.3m ²	3.9%
105	English oak	Proposed drainage	461.5m ²	29.5m ²	6.4%
106	English oak	Proposed internal road and wall foundations	706.9m ²	39.6m ²	5.6%
		Proposed footpath		44.1m ²	6%
107	English oak	Proposed footpath	706.9m ²	29.1m ²	4.1%
G4	Various	Vehicle parking bays	108.6m ²	12.6m ²	11.6%

Table 4: Proposed incursions within RPAs

7.2. Assessment

7.2.1. The incursions by parts of the proposed hard surfaces and internal roads into the RPAs of the 12 trees and one group listed at **Table 4** extend no closer than 3m to the trunks, which equates to no more than 12.2% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 5**.

Tree no.	Species	Incursion	Proposed mitigation
1, 24, 25, 28, 71, 72, 73, 105, 106 & G4	English oak, silver birch and various	Proposed internal access roads, footpaths, drainage, and vehicle parking bays	Excavation for foundations to be undertaken under direct on-site supervision of arboricultural consultant
2, 4, 28, 106 & 107	Ash and English oak	Proposed surfaces	To be constructed above existing soil surface and to include a cellular confinement system to minimise soil compaction

Table 5: Proposed mitigation of RPA incursions

7.2.2. The incursions into the RPAs of trees nos. 1, 24, 25, 28, 71, 72, 73, 105, 106 & G4 are by proposed roads, drainage features and footpaths, and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

7.2.3. As species, English oak and silver birch have been identified as moderate as good at tolerating root pruning and disturbance⁹ and common lime (within G4) is identified as good at tolerating root pruning. As these specimens are of average physiological condition, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

7.2.4. The areas lost to encroachment within the RPAs of these trees can be compensated for in the areas to the north, east, west or south of the trees, where there are areas of soft landscaping suitable for root growth, contiguous to the RPAs. At present, there is likely to be significant rooting within these areas, and as they are to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

⁹ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

7.2.5. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

7.2.6. The incursions into the RPAs of trees nos. 2, 4, 28, 71, 106 & 107 are by areas of proposed hard surfacing. These areas extend to no more than 12.2% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837¹⁰.

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

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

¹⁰ BS 5837, paragraph 7.4.2.3.

7.2.9. 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**.

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

8. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

8.1. Shading

8.1.1. In none of the proposed new dwellings or apartments does the fenestration of their main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns¹¹ of which they are situated; that is, where proposed dwellings or apartments sited in an arc between the north-west and the east of retained trees are closer to them than the current heights of these specimens.

8.1.2. Whilst the front and side elevations of four plots (nos. 6, 83, 85 & 86) are within shadow patterns, they do not contain windows of main habitable rooms and thus will not be unduly shaded.

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

8.1.4. For these reasons, despite the relative proximity of proposed plots nos. 6, 83, 85 & 86 and 87 to trees on the south boundary, none of the proposed dwellings or apartments are likely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of these units, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

8.2. Apprehension

8.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house or apartment in which the resident lives, if properties

¹¹ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

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).

8.2.2. 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 (nos. 28, 71, 73, 106 & 107), if they were to fail directly at their base, would only over sail the footprints of the proposed dwellings apartments and garages by between 2m – 3m, in relation to their current heights (up to 21m); and so if they were to fail, it would be reasonably foreseeable that even if they failed in the direction of the structures the extent of damage would be limited to the external fabric of the buildings.

8.2.3. In addition, of the trees noted above, individuals nos. 28, 71 & 106 are to the north-east of proposed dwellings or apartments; that is, on the leeward side of the prevailing south-westerlies. Consequently, in windy conditions falling leaves and twigs will blow away from the dwellings, making it reasonably foreseeable that if a tree was to fall, it would also fall away from them.

8.2.4. Moreover, once the houses and apartments are built, these trees will no longer be as exposed as they currently are, as these structures will break the wind. In strong wind conditions, this will reduce significantly the movement of stems and branches, the sound of the wind passing through the crowns, and the incidences of twig, branch or stem failures.

8.2.5. The proximity of the trees to the houses, apartments and internal access roads will require regular monitoring and maintenance of the trees, so that any defects or decay are noted and acted on to prevent failures; but this is no different to the monitoring and maintenance required of most suburban trees. Subject to this occurring, there is no evidence to suggest that requests to fell any of these trees because of apprehension will be likely, or that they will be inevitable; or that, if such circumstances did occur, the LPA would not be able to resist any such requests.

8.3. Future requests for consent to fell

8.3.1. Former government advice, contained in the DETR “Blue Book”¹², 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.”**¹³

8.3.2. This document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk); but this remains sound advice. It 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.

8.3.3. 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. 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 5.3.4.¹⁴

¹² (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹³ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

¹⁴ BS 5837:2012, 5.3.4.

9. MITIGATION AND BENEFITS

9.1. Replacement planting

9.1.1. The proposals incorporate considerable replacement tree planting; this is shown on the Murdoch Wickham Landscape Masterplan submitted with the application (1688-003 Rev B), which includes 52 trees within the residential development and over 150 trees and additional shrubs in the open space to the west and east of the development site.

9.1.2. The proposed planting will improve the age class balance of the trees on site, increase the number of trees resulting in an increase in canopy cover, strengthen the boundary vegetation with tree planting to form green corridors that will enhance the green infrastructure connectivity, and it will enhance the local arboricultural landscape.

9.2. Tree management

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

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

10. CONCLUSIONS

10.1. Summary

10.1.1. There are no incursions into the adjacent ancient woodland, and consequently, the proposals will not result in any loss of irreplaceable habitat

10.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' 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 visual amenity character of the local landscape are to be removed. The proposed removal of two individuals, and one group and two hedges partially will represent no alteration to the main arboricultural features of the site, only a 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.

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

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

10.1.5. None of the proposed dwellings, apartments, private gardens or amenity space 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.

10.2. Compliance with national planning policy

10.2.1. As the proposals will retain all the trees that make an important or significant contribution to the visual amenity 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.

10.2.2. Although two 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.

10.2.3. 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.

10.3. Compliance with local planning policy

10.3.1. As the proposed development will not result in the removal of trees which make a significant contribution to the visual amenity and qualities of the site; maintains existing green infrastructure, protects ancient woodland & aged trees, incorporating them into public open space whilst enhancing green infrastructure, it complies with Policy DP7 of the Mid Sussex District Council Mid Sussex District Council District Plan 2014 - 2031.

10.4. Conclusion

10.4.1. 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 above¹⁵, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹⁶ 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 culturally¹⁷. 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. 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); but we also assessed the trees' suitability for retention against national and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

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

15 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.

16 Ibid., 4.4.2.7

17 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;¹⁸

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 significant features of 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; and

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; and

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. Although 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**”¹⁹.

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**”²⁰.

A1.2.10. The ‘Root Protection Areas’ (RPAs)²¹ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the

¹⁸ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

¹⁹ BS 5837, 4.5.10.

²⁰ Ibid., 5.1.1.

²¹ 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.”

RPAAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.11. To assess whether the trees identified for retention would be in a 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 day²².

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

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

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

²² 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 and boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

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

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

A2.4. Ground preparation

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 consist of a scaffold framework comprising a vertical and horizontal framework, well braced to

resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. **"TREE PROTECTION ZONE - KEEP OUT"** or similar notices will be attached with cable ties to every third panel.

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

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

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

A2.6. Ground protection

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

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

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

A2.7. Manual excavation within RPAs

A2.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange 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.

A2.8. Proposed hard surfaces within RPAs

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

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Tree Survey Schedule

Scamps Hill, Walstead Grange, Lindfield

December 2025

SJA tss 25668-01

Tree Survey Schedule: Explanatory Notes

Scamps Hill, Walstead Grange, Lindfield

This schedule is based on a tree inspection undertaken by Tom Hovell of SJA trees (the trading name of Simon Jones Associates Ltd.), on Thursday the 11th December 2025. A further inspection was conducted by Nigel Kirby and Tom Hovell on Wednesday the 17th December 2025. Weather conditions were overcast but dry on both occasions. Deciduous trees were not in leaf.

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

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

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

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

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

3. Height.

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

4. Trunk diameter.

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

5. Radial crown spread.

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

6. Crown break.

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

7. Crown clearance.

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

8. Age class.

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

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

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

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

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

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

9. Physiology.

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

10. Structure.

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

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

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

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

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

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

11. Comments.

Where appropriate comments have been made relating to:

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

12. Category.

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

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

- (1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

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

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

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

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

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

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Scamps Hill, Walstead Grange, Lindfield

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	English oak	15.5m	880mm	NE 7.5m SE 9m SW 6.5m NW 7m	S 3.5m	NE 4m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single straight trunk; multiple historic pruning wounds on SW side over road, fully occluded; tensile unions throughout crown; dead limb of 150mm diameter at 5m on SE side; significant contribution to the landscape; readily visible in long views from Lewes Road and Scamps Hill, and adjacent enterprise park.	B (12)
2	Ash	12.5m	235mm ivy 255mm ivy 200mm est. 2 stems @ 150mm est.	NE 5.5m SE 4m SW 4m NW 4.5m	S 2.5m	NE 5m	Semi-mature	Below average	Indifferent	Off-site tree; situated within waterlogged drainage ditch; multi-stemmed from base, unable to inspect unions due to dense vegetation; all stems ivy covered to varying degrees, with NE stem covered up to 10m; significant dieback at branch tips consistent with 'ash dieback disease'; minor epicormic growth in inner crown; significant component of group in which it stands; visible from Scamps Hill but blocked in long views from the N by English oak #1.	C (12)
3	Hazel	6.5m	3 stems @ 100mm 4 stems @ 80mm 120mm all est.	NE 4m SE 3.5m SW 3.5m NW 3m	0.5m	NE 4m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; multiple stems ivy covered; crossing and rubbing branches throughout structure; inessential component of the group in which it stands; visible from Scamps Hill and Gravelye Lane but within silhouette of adjacent larger specimens.	C (1)
4	English oak	10m	355mm ivy	NE 6m SE 4m SW 3.5m NW 4m	N 5.5m	NE 5m	Semi-mature	Average	Indifferent	Off-site tree; no significant defects observed at base; single trunk, showing moderate lean to the SW, reversing to the NE at 2m, then correcting to vertical at 4m; ivy-covered; tensile unions throughout crown, where visible; significant component of group in which it stands; readily visible from Scamps Hill and Gravelye Lane.	B (2)
5	Ash	13m	280mm 170mm 255mm	NE 4m SE 4.5m SW 3.5m NW 4.5m	S 5m	NE 4m	Semi-mature	Below average	Indifferent	Off-site tree; multi-stemmed from base, showing one acute union with external evidence of included bark; above average dead wood in crown; moderate dieback at top of crown, suggestive of 'ash dieback disease'; significant component of group in which it stands; readily visible from Scamps Hill and Gravelye Lane.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
6	Hazel	6m	10 stems @ 50mm 3 stems @ 80mm all est.	NE 3.5m SE 2m SW 1.5m NW 2m	0.5m	NE 3.5m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; crossing and rubbing branches throughout structure; contributes to boundary screening as part of group; inessential component of the group in which it stands; readily visible from Scamps Hill and short stretch of Gravelye Lane but of low overall landscape value due to small size.	C (1)
7	Hazel	8.5m	3 stems @ 100mm est. 6 stems @ 50mm est. 160mm ivy	NE 4m SE 2m SW 2.5m NW 5m	0.5m	NE 6m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base; ivy-covered near ground; crossing and rubbing branches throughout structure; contributes to boundary screening as part of group; inessential component of the group in which it stands; visible from Scamps Hill and short stretch of Gravelye Lane but blocked in views from S by adjacent English oak #8.	C (1)
8	English oak	10.5m	510mm ivy	NE 7.5m SE 5.5m SW 5.5m NW 6m	N 1m	NE 2.5m	Semi-mature	Average	Indifferent	Off-site tree; growing horizontally to the NW from bank of ditch before correcting and trifurcating at 1.5m, showing tensile unions; tensile unions throughout rest of crown, where visible; ivy-covered near ground; above average dead wood in crown; significant component of group in which it stands; readily visible from Scamps Hill and short stretch of Gravelye Lane.	B (2)
9	Wild cherry	10m	225mm ivy	NE 2.5m SE 2.5m SW 2.5m NW 3m	N 4m	NE 6m	Semi-mature	Average	Moderate	Off-site tree; largest specimen within small cluster of wild cherry; single straight trunk; drawn-up and mutually suppressed; heavily ivy-covered on whole trunk and throughout much of crown; inessential component of the group in which it stands; visible from Scamps Hill as part of group but mostly obscured by adjacent specimens.	C (1)
10	Hazel	8m	4 stems @ 100mm 10 stems @ 50mm 120mm all est.	NE 4m SE 3.5m SW 5m NW 5.5m	0.5m	NE 3m	Semi-mature	Average	Indifferent	Multi-stemmed from base; ivy-covered near ground; crossing and rubbing branches throughout structure; minor deadwood throughout crown, consistent with age and species; inessential component of the group in which it stands; visible from Scamps Hill and contributes to boundary screening but of low overall landscape value due to small size.	C (1)
11	English oak	14.5m	560mm ivy	NE 7.5m SE 3m SW 9m NW 6m	S 1.5m	NE 3.5m	Mature	Average	Moderate	Prominent buttress root on SW side; single straight trunk; ivy-covered near ground; minor deadwood throughout crown, consistent with age and species; tensile unions throughout crown, where visible; significant component of group in which it stands; readily visible from Scamps Hill.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
12	English oak	14.5m	400mm	NE 6.5m SE 2.5m SW 8.5m NW 4.5m	S 3m	NE 8m	Semi-mature	Average	Moderate	No significant defects observed at base; single straight trunk; drawn-up, with asymmetrical crown as suppressed by adjacent specimens; tensile unions throughout crown; significant component of group in which it stands; obscured in longer views along Scamps Hill by adjacent specimens but contributes to boundary screening.	B (12)
13	English oak	14m	280mm 360mm ivy	NE 1m SE 4m SW 7.5m NW 5m	W 4.5m	SW 6m	Semi-mature	Average	Indifferent	No significant defects observed at base; twin-stemmed from 0.5m with acute union but no external evidence of included bark; main stem ivy covered up to 8m; asymmetrical crown as suppressed by adjacent specimens; tensile unions throughout crown, where visible; significant component of group in which it stands; readily visible from Scamps Hill and contributes to boundary screening.	C (12)
14	English oak	15.5m	430mm	NE 7m SE 3m S 7m SW 7m NW 6.5m	S 3.5m	NE 6m	Semi-mature	Average	Moderate	Prominent buttress root on NE side; single straight trunk; tensile unions throughout crown; significant component of group in which it stands; visible from Scamps Hill but largely obscured by adjacent specimens.	B (1)
15	English oak	11m	280mm	NE 8m SE 3m SW 1.5m NW 2m	N 6m	NE 5.5m	Semi-mature	Average	Indifferent	Single trunk, remaining straight up to 5m before developing moderate phototropic lean to the NE, consistent with suppression by adjacent specimens; majority of canopy offset from base; minor epicormic growth on lower trunk; tensile unions throughout crown; inessential component of the group in which it stands; obscured in the majority of views from Scamps Hill by adjacent dominant specimens.	C (1)
16	Silver birch	15m	355mm	NE 6.5m SE 5m SW 5m NW 4m	N 6m	NE 6.5m	Semi-mature	Average	Moderate	Prominent buttress roots on SW side; single trunk; of form and habit typical of age and species; significant component of group in which it stands; visible from Scamps Hill, though trunk and lower crown obscured by adjacent specimens.	C (12)
17	English oak	10m	335mm	NE 0m SE 4m S 8m SW 8.5m NW 1.5m	S 3.5m	SW 5.5m	Semi-mature	Average	Indifferent	Exposed surface roots visible up to 0.8m on SW side; prominent buttress roots SW side; trunk develops heavy lean to the SW from 1.2m, away from adjacent dominant oak #18; canopy entirely offset from base; inessential component of the group in which it stands; SW portion of canopy visible from Scamps Hill.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
18	English oak	14m	410mm	NE 7m SE 6.5m SW 6m NW 4m	N 3.5m	NE 5m	Semi-mature	Average	Moderate	No significant defects observed at base; trunk diameter taken at 1.2m as trunk bifurcates at 1.5m, showing tensile union; tensile unions throughout rest of crown, where visible; dominant specimen in immediate vicinity, suppressing several surrounding trees; significant component of group in which it stands; readily visible from Scamps Hill.	B (12)
19	Silver birch	13m	340mm	NE 4.5m SE 3m SW 4.5m NW 4m	S 6m	NE 9m	Semi-mature	Average	Moderate	Prominent buttress roots ; single straight trunk; of form and habit typical of age and species; visible from Scamps Hill, though partially obscured by adjacent specimens.	C (12)
20	English oak	13.5m	375mm	NE 8.5m SE 3.5m SW 6m NW 5.5m	N 1.5m	NE 6m	Semi-mature	Average	Moderate	Prominent buttress root on SE side; single straight trunk; minor deadwood throughout crown, consistent with age and species; of form and habit typical of age and species; significant component of group in which it stands; readily visible from Scamps Hill.	B (12)
21	Silver birch	15.5m	360mm	NE 6m SE 5m SW 5.5m NW 3.5m	S 6m	NE 9m	Semi-mature	Average	Moderate	Prominent buttress roots on SW side; single trunk, showing slight lean to the S; tensile unions throughout crown, where visible; of form and habit typical of age and species; significant component of group in which it stands; readily visible from Scamps Hill.	C (12)
22	English oak	10m	195mm 300mm	NE 4m E 6m SE 5.5m SW 6m NW 2m	S 5m	NE 4m	Semi-mature	Average	Indifferent	No significant defects observed at base; twin-stemmed from 0.3m with acute union and external evidence of included bark; secondary stem failed at 4m and showing significant established epicormic growth; main stem shows moderate lean to the SW; inessential component of the group in which it stands; visible from Scamps Hill but partially obscured by adjacent specimens.	C (12)
23	Silver birch	14m	180mm 320mm	NE 4.5m SE 4m SW 5m NW 4.5m	N 5m	NE 8m	Semi-mature	Average	Indifferent	Prominent buttress roots to SW side; twin stemmed from base, unable to inspect union due to dense vegetation; main stem growing from bank with moderate lean to the SW, before correcting at 3m; secondary stem showing multiple pruning wounds to clear overhead utility lines to the NE; significant component of group in which it stands; readily visible from Scamps Hill.	C (12)
24	Silver birch	15.5m	495mm	NE 5.5m SE 6m SW 6.5m NW 4.5m	S 2m	NE 3.5m	Mature	Average	Moderate	Prominent buttress roots on SE side; single straight trunk; NE crown extents in contact with adjacent overhead utility lines; of form and habit typical of age and species; significant component of group in which it stands; readily visible from Scamps Hill.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
25	English oak	10m	250mm 225mm 220mm 235mm	NE 6m SE 6m SW 6m NW 5m	N 1.5m	NE 2.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base, showing acute unions but no external evidence of included bark; low, spreading form; crossing and rubbing branches throughout structure; readily visible from Scamps Hill, particularly in views from the SE, being at the terminus of its group.	C (12)
26	Hawthorn	7m	135mm 120mm 185mm	NE 3m SE 1m SW 1m NW 4m	N 2m	N 2.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base with acute unions but no external evidence of included bark; crossing and rubbing branches throughout structure; suppressed and asymmetrical crown as overtopped by adjacent specimens; inessential component of the group in which it stands; obscured in views from Scamps Hill by adjacent specimens.	C (1)
27	Hazel	6m	5 stems @ 50mm 4 stems @ 100mm all est.	NE 5.5m SE 1m SW 0.5m NW 3.5m	0.1m	NE 2m	Semi-mature	Average	Indifferent	Multi-stemmed from base; crossing and rubbing branches throughout structure; majority of stems showing moderate lean to the NE; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands; not visible from Scamps Hill; visible in long views from enterprise park and residential development to the N, but within silhouettes of larger specimens.	C (1)
28	English oak	15m	845mm ivy	N 8.5m E 9m S 8m W 7.5m	W 2m	N 4m E 6.5m S 8m W 3m	Mature	Average	Moderate	Swelling around circumference of base; single straight trunk; heavy ivy cover on trunk and majority of crown; deadwood of up to 100mm in diameter; of form and habit typical of age and species; significant feature of the landscape; readily visible from internal views; obscured in majority of views from Scamps Hill by roadside specimens but readily visible in long views from enterprise park and residential development to the N.	B (12)
29	English oak	12m	365mm	N 4m E 4.5m S 5.5m W 5m	4.5m	NW 5m	Semi-mature	Average	Moderate	No significant defects observed at base; single straight trunk; of form and habit typical of age and species; significant component of the group in which it stands; readily visible from Gravelly Lane and prominent from portion of Meadow Drive.	C (12)
30	Scots pine	15m	350mm est.	NE 5m SE 5m SW 6m NW 5m	5m	NW 6m	Semi-mature	Average	Moderate	Situated within private garden, inspection carried out remotely, all measurement estimated; single straight trunk, foliage of average size, density and colour, of form and habit typical of age and species; readily visible from Gravelly Lane and short stretch of Scamps Hill; prominent from portion of Meadow Drive.	B (12)
31	Scots pine	15m	300mm est.	NE 3m SE 4m SW 5m NW 3.5m	5m	SW 3.5m	Semi-mature	Average	Moderate	Situated within private garden, inspection carried out remotely, all measurement estimated; single straight trunk, foliage of average size, density and colour, of form and habit typical of age and species; readily visible from Gravelly Lane and short stretch of Scamps Hill; prominent from portion of Meadow Drive.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
32	English oak	16.5m	800mm est.	NE 9.5m SE 9.5m SW 6.5m NW 7m	N 5m	N 3m	Mature	Below average	Moderate	Off-site tree; unable to inspect base due to dense vegetation; single straight trunk; ivy covered trunk; tensile unions throughout crown, where visible; above average dead wood in crown, up to 100mm diameter; prominent feature of the landscape, readily visible along Scamps Hill.	B (12)
33	Ash	13.5m	2 stems @ 250mm 200mm 280mm all est.	NE 5m SE 7.5m SW 6m NW 6.5m	N 3m	NE 5m	Semi-mature	Below average	Indifferent	Multi-stemmed from base, showing multiple acute unions and external evidence of included bark; crossing and rubbing branches throughout structure; epicormic growth throughout crown; moderate dieback at top of crown, suggestive of 'ash dieback disease'; readily visible from Scamps Hill, though obscured in longer views from the N by adjacent English oak #32.	C (12)
34-38	Horse chestnut	#34 11m #35 12m #36 9m #37 11.5m #38 9m	#34 430mm #35 450mm #36 320mm #37 310mm #38 435mm	NE 5.5m SE 5m SW 5m NW 5.5m	1.5m	1.5m	Semi-mature	Average	Moderate	Group of horse chestnut specimens planted as a feature in SE corner of site; no significant defects observed at bases; all specimens show single straight trunks; #38 minor epicormic growth in lower crown, and exudate at 1m S side consistent with horse chestnut bleeding canker, top of crown also lost; all specimens of form and habit typical of age and species; readily visible from long internal views and crowns visible from Scamps Hill.	B (12)
39-43	Horse chestnut	#39 12m #40 11.5m #41 12m #42 7m #43 11m	#39 350mm #40 405mm #41 410mm #42 345mm #43 435mm	NE 5.5m SE 5m SW 5m NW 5.5m	1.5m	1.5m	Semi-mature	Average	Moderate	Group of horse chestnut specimens planted as a feature in SE corner of site; no significant defects observed at bases; all specimens show single straight trunks; #42 in overall decline, showing significant bark delamination and reduced size compared with surrounding specimens; all specimens of form and habit typical of age and species; readily visible from long internal views and crowns visible from Scamps Hill.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
44-48	Common lime	#44 7.5m #45 9m #46 9m #47 9.5m #48 8.5m	#44 335mm #45 355mm #46 420mm #47 375mm #48 405mm	NE 4.5m SE 5m SW 4.5m NW 6m	1.5m	NW 1m	Semi-mature	Average	Indifferent	Row of lime specimens planted as a feature in SE corner of site; #46 exposed surface root extending 1m on SE side; all specimens show chicken wire wrapped tightly around bottom 2m of trunks, with #45 and #46 showing extensive bark delamination underneath; #46 and #47 showing multiple acute unions throughout crowns; all specimens of form and habit typical of age and species; readily visible from internal views to the NW; crowns of nos. 44 and 45 visible in narrow views from Scamps Hill, other specimens obscured from public view.	C (12)
49-54	Common lime	#49 10m #50 8.5m #51 6m #52 6m #53 8.5m #54 9m	#49 340mm #50 370mm #51 260mm #52 320mm #53 360mm #54 480mm	NE 4m SE 5m SW 4m NW 5.5m	1.5m	NW 1m	Semi-mature	Average	Indifferent	Row of lime specimens planted as a feature in SE corner of site; #53 large exposed surface root extending 1m on SE side; #54 prominent buttress roots; #51 and #52 minor basal epicormic growth; all specimens show chicken wire wrapped tightly around bottom 2m of trunks; #54 trunk bifurcates at 2m, showing acute union and external evidence of included bark #47 showing multiple acute unions throughout crown; readily visible from internal views to the NW; obscured from public view.	C (12)
55	Flowering cherry	13m	2 stems @ 250mm est.	NE 6m SE 5m SW 5m NW 6m	N 3.5m	NW 2m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from 1m, unable to inspect union due to dense ivy cover on stems, extending up to a height of 10m; of low quality and limited arboricultural value; top of crown visible from internal views; not visible from the public realm.	C (1)
56	False acacia	16m	800mm est.	NE 7m SE 6m SW 9m NW 8.5m	W 2m	NW 6m	Mature	Average	Moderate	Off-site tree; situated on raised ground behind retaining wall, 1m above site level; single straight trunk; of form and habit typical of age and species; historically crown reduced; provides screening for adjacent private residence; readily visible from long internal views to the NW but not visible from the public realm.	B (1)
57	Downy birch	12.5m	200mm 2 stems @ 250mm all est.	N 6.5m E 4m S 5m W 6.5m	W 3m	N 2m	Semi-mature	Average	Indifferent	Off-site tree; no significant defects observed at base; trunk bifurcates at 1m, showing acute union but no external evidence of included bark; secondary stem divides further at 1.3m with tensile union; part of aerodynamic group, with meshing crowns providing companion shelter with adjacent goat willow #58; top half of crown visible from internal views, but within silhouette of large specimens within woodland to the E; not visible from the public realm.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
58	Goat willow	12m	250mm 180mm 2 stems @ 300mm all est.	N 7m E 6.5m S 5m W 4.5m	N 3.5m	N 3m	Semi-mature	Average	Indifferent	Off-site tree; no significant defects observed at base; multi-stemmed from 1m, showing two acute unions and external evidence of included bark; part of aerodynamic group, with meshing crowns providing companion shelter with adjacent downy birch #57; average shoot extensions; obscured in majority of internal views and not visible from the public realm; significant component of group in which it stands.	C (1)
59	English oak	20.5m	730mm	N 7.5m E 6.5m S 8m W 9.5m	S 9m	W 12m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; single straight trunk; drawn up and mutually suppressed; tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; readily visible from internal views as part of ancient woodland treeline; not visible from the public realm.	B (1)
60	English oak	18.5m	1000mm est.	NE 8m SE 6.5m SW 7.5m NW 10.5m	W 5m	NW 5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots; large area of decay at E side of base, with extensive decay to buttress roots and bark delamination up to 2m; probe penetrating up to 220mm into cavity; single straight trunk; minor deadwood throughout crown, consistent with age and species; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; vis as part of aw; not visible from the public realm.	B (1)
61	English oak	19m	700mm est.	N 5m E 10.5m S 11m W 9m	S 8m	S 5m	Mature	Average	Moderate	Off-site tree; unable to access base for full inspection; prominent buttress roots; single straight trunk; tensile unions throughout crown, where visible; minor deadwood throughout crown, consistent with age and species; asymmetrical crown as suppressed by adjacent specimens; forms part of aerodynamic group with large adjacent specimens to the N, with meshing crowns providing companion shelter; visible from internal views as part of ancient woodland treeline; not visible from the public realm.	B (1)
62	English oak	19.5m	800mm est.	N 6.5m E 8m S 8.5m W 6.5m	S 6m	S 6m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; ivy-covered trunk and lower limbs; minor epicormic growth within crown; minor deadwood throughout crown, consistent with age and species; significant component of group in which it stands; readily visible from internal view but not visible from the public realm.	B (1)
63	English oak	20m	550mm est.	N 8m E 7m S 10.5m W 7m	S 8m	S 12m	Mature	Average	Moderate	Off-site tree; unable to access base due to dense vegetation and boundary fence; single straight trunk trifurcates at 8m with tensile unions; tensile unions throughout rest of crown, where visible; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with adjacent oak #64, with meshing crowns providing companion shelter; significant component of group in which it stands; obscured from public view but readily visible from internal views.	B (1)
64	English oak	15.5m	900mm est.	N 5m E 4m S 9m SW 9m W 7.5m	S 6m	SW 4.5m	Mature	Average	Moderate	Off-site tree; unable to access base due to dense vegetation and boundary fence; trunk diameter estimated at 1m, with diameter inflated by bifurcation at 2m; bifurcation point showing tensile union; ivy covered up to a height of 12m; suppressed crown as overtopped by adjacent oak #63, with crowns also forming aerodynamic group; significant component of group in which it stands; obscured from public view but readily visible from internal views.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
65	English oak	16.5m	2 stems @ 450mm est.	N 8m E 6m S 9m SW 8m W 7m	N 3.5m	S 7m	Mature	Average	Moderate	Off-site tree; unable to access base due to dense vegetation and boundary fence; trunk diameters taken at 2m; twin-stemmed from 1.5m with tensile union; ivy covered up to 10m; tensile unions throughout crown, where visible; significant component of group in which it stands; obscured from public view but readily visible from internal views.	B (1)
66	Ash	15m	350mm est.	N 3.5m E 3m S 7m SW 6.5m W 6m	S 6.5m	SW 7m	Semi-mature	Below average	Moderate	Off-site tree; unable to access base due to dense vegetation and boundary fence; single straight trunk bifurcates at 5m, showing tensile union; limb of 80mm diameter crossing between stems at 9m, with resultant rubbing causing wound in W stem; moderate dieback at branch tips, suggestive of 'ash dieback disease'; inessential component of the group in which it stands; not visible from the public realm.	C (1)
67	English oak	17m	825mm	N 9.5m E 9m SE 9.5m S 9m W 6m	W 6m	S 5.5m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single straight trunk; historical pruning wound of 250mm diameter at 2m S side, almost fully occluded; tensile unions throughout crown, where visible; of form and habit typical of age and species; dominant specimen within the group in which it stands; obscured from public view but readily visible from internal views.	B (1)
68	English oak	14.5m	590mm	N 6m E 5.5m SE 8m S 7m W 1m	S 6m	E 7.5m S 7.5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots; single trunk, showing moderate lean to the E; asymmetrical crown as suppressed by adjacent specimens, such that crown almost entirely offset from base; inessential component of the group in which it stands; obscured from public view but readily visible from internal views.	C (1)
70	English oak	15m	930mm	N 4m E 4.5m S 10m W 9m	N 1.5m	SE 3m	Mature	Average	Indifferent	Prominent buttress roots; trunk diameter taken a 1.2m, inflated due to union at 1.5m; trunk shows slight lean to the W; minor epicormic growth on trunk and lower crown; multiple historic pruning wounds on lower trunk, showing some occlusion; suppressed by larger specimens in adjacent treeline, leading to asymmetrical crown; visible from internal views but within silhouette of treeline to the N; not visible from the public realm.	B (1)
71	English oak	16m	1065mm	N 9.5m NE 9m E 9.5m SE 9m S 7.5m SW 8m W 7.5m NW 7m	S 6m	N 4.5m E 5.5m S 4m W 4.5m	Mature	Average	Good	Cavity of L400mm x W250mm x D450mm at N side of base, minor differences in tone detected when surrounding area tested with acoustic mallet; prominent buttress roots; single straight trunk; dead ivy covered; established epicormic growth on lower trunk; historical wound on trunk from failed limb at 6.5m NE side, with decay evident inside and some occlusion around periphery; tensile unions throughout crown, where visible; unobstructed and spreading canopy; prominent feature of the landscape; readily visible from internal views, short stretch of Scamps Hill, and from enterprise park and residential area to the N.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
72	English oak	14.5m	1085mm	N 12m NE 11m E 8.5m SE 10.5m S 11m SW 11m W 11m NW 11.5m	N 2m	N 5.5m E 1m S 2m W 1.5m	Mature	Average	Moderate	Large prominent buttress roots on SW side; single trunk, showing moderate lean to the NW; large wound from failed limb of 350mm diameter at 2m NE side, showing some occlusion around periphery; multiple further failed limbs of up to 300mm diameter throughout crown; multiple pruning wounds of up to 250mm diameter; tensile unions throughout crown; minor epicormic growth throughout structure; unobstructed and spreading canopy; prominent landscape feature; visible from long internal views and from enterprise park and residential area to the N.	B (12)
73	English oak	18.5m	1390mm	N 14.5m NE 13m E 11.5m SE 15m S 13m SW 9.5m W 9.5m NW 11.5m	S 4m	N 2m E 5m S 6m W 4m	Mature	Average	Moderate	Prominent buttress roots; cavity between buttresses on W side of base, no decay evident on inside surface; large wound from failed limb of 500mm diameter at 4m SE side; multiple pruning wounds of up to 400mm diameter, fully occluded; single straight trunk; unobstructed and spreading canopy; notable tree, but not a veteran as shows no evidence of crown retrenchment, changes to trunk development, or significant decay features; unobstructed and spreading canopy; prominent landscape feature; visible from long internal views and from enterprise park and residential area to the N.	A (12)
74	English oak	16m	1110mm	N 8m NE 8.5m E 8m SE 7.5m S 9m SW 6.5m W 6.5m NW 8.5m	S 4m	N 1m E 1m S 1.5m W 2m	Mature	Average	Moderate	Prominent buttress roots; single straight trunk; failed limb of 250mm diameter at 6.5m S side, with internal decay evident; minor epicormic growth in lower crown; tensile unions throughout crown; unobstructed and spreading canopy; of form and habit typical of age and species; prominent feature of the landscape; readily visible from internal views but obscured from public view.	B (12)
75	Common alder	9m	250mm 310mm	N 5m E 5.5m S 5m W 5.5m	S 3.5m	S 2.5m	Semi-mature	Average	Indifferent	Specimen growing from top of stream bank; twin-stemmed from base, with union obscured by leaf litter; both stems shown moderate lean to the NW; visible from short stretch of Scamps Hill and readily visible from adjacent enterprise park and residential development.	C (12)
76	Common alder	7m	255mm	N 4m E 4m S 3.5m W 3m	S 2.5m	S 2m	Semi-mature	Average	Poor	Specimen growing from top of stream bank; twin-stemmed, with S stem recently broken, leaving large ragged wound; remaining stem shows moderate lean to the NW; of low quality and limited arboricultural value; readily visible from adjacent enterprise park and residential development, but of low overall landscape value due to small size.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
77	Hawthorn	7m	2 stems @ 150mm est.	NE 3m SE 2m SW 3m NW 3m	1.5m	SE 2m	Semi-mature	Average	Indifferent	Twin-stemmed from 1m, showing acute union; both trunks show slight lean to the NW; readily visible from adjacent enterprise park and residential development, but of low overall landscape value due to small size.	C (1)
78	Sycamore	7.5m	60mm 80mm est.	NE 1.5m SE 4m SW 4m NW 3m	W 2m	SE 3m	Young	Average	Indifferent	Growing from side of steep stream bank; twin stemmed from base, showing acute union; of low quality and limited arboricultural value; readily visible from adjacent enterprise park and residential development, but of low overall landscape value due to small size.	C (1)
79 - 80	Ash	#86 8m #87 9m	#86 210mm #87 255mm	4m	2m	S 2m	Semi-mature	Average	Indifferent	Specimens growing from top of stream bank; both single trunk; readily visible from adjacent enterprise park and residential development, but of low overall landscape value due to small sizes.	C (12)
81-83	Hazel	#88 6m #89 6m #90 7.5m #91 6m	10 stems @ 50mm est.	3.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Group of sparsely spaced hazel trees growing at wide intervals along top of stream bank; all specimens multi-stemmed, with crossing and rubbing branches throughout structures; readily visible from adjacent enterprise park and residential development, but of low overall landscape value due to small sizes.	C (1)
84	Hazel	4.5m	11 stems @ 50mm est.	3.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Multistemmed from base; located on bank edge of stream; inessential component of the landscape.	C (1)
101	Ash	20.5m	585mm est.	N 6m E 4m S 7m SW 8m W 9m	3m	SW 3m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots; single trunk; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening; tree within group of moderate visual importance.	B (12)
102	Ash	20m	2 stems @ 295mm est.	N 5m E 6m S 5.75m SW 6m W 5m	3.5m	3.75m	Semi-mature	Average	Indifferent	Off-site tree; full basal inspection prevented by dense ivy cover and bramble; twin stemmed from base; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening; tree within group of moderate visual importance.	B (2)
103	English oak	14m	625mm ivy est.	N 5m E 3m S 5.5m W 3.25m	4m	4m	Mature	Below average	Indifferent	Off-site tree; full basal inspection prevented by dense ivy cover and bramble; single trunk; significant dieback throughout canopy; sparsely foliated; contributes to boundary screening.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
104	English oak	21m	850mm ivy	N 8.75m E 6m S 7.75m W 8.25m	3m	S 3m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; single trunk; heavily ivy-covered; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening; dominant tree within group.	B (12)
105	English oak	18.5m	1010mm	N 9m E 10.5m S 11.25m W 7.75m	3.25m	S 3m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; single trunk; asymmetrical meshing crown providing companion shelter; suppressed crown by adjacent specimen; significant component of group in which it stands; contributes to boundary screening; dominant tree within group.	B (12)
106	English oak	20m	1305mm ivy	N 7.75m NE 10m E 13m SE 13m S 10.75m SW 10.5m W 11.25m NW 12m	3.1m	E 2m W 1.5m	Mature	Average	Good	Prominent buttress roots; single trunk; evidence of historic lower canopy limb removal at approx. 2 - 3m on all sides of trunk; wounds nearly fully occluded with notable reactive wood present; occasional wound with internal heartwood exposed but lack of decay evident; slightly ivy covered; forks into multiple codominant stems at approx. 3.25m; wide spreading dominant canopy; readily visible from internal views; and glimpsed views from Scamps Hill; field boundary indicator; no evidence of decay, dysfunction, hollowing or lower canopy development consistent with senescence; in keeping with the character of the site and local area.	A (1)
107	English oak	21m	1435mm	N 11.5m NE 15.75m E 14.25m SE 12.5m S 13.75m SW 14.25m W 14.25m NW 9.75m	3m	1.75m	Mature	Average	Moderate	Prominent buttress roots up to 1m radially around base of trunk; single trunk; evidence of historic bark wounding on N side of trunk at base, fully occluded; no differences in tone when sounded with acoustic mallet; forks into multiple large dia. lateral limbs at approx. 3.25m; many lower limbs show historic pruning wounds indicative of crown lifting; lack of occlusion wood present and internal heartwood exposed; large truncated wounds est. 250mm - 450mm dia.; evidence of historic lateral canopy reduction on E, N and NW extents; no evidence of fungal fruting bodies, dysfunction, decay or lower canopy formation consistent with senescence; wide spreading dominant canopy; readily visible from internal views and from Scamps Hill; asymmetrical canopy; in keeping with character of the site and local area.	A (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
108	English oak	19m	2 stems @ 465mm	N 8m E 7m SE 8.25m S 10m SW 7.25m W 7m	3.25m	S 3m	Semi-mature	Average	Indifferent	Off-site tree; prominent buttress roots; twin-stemmed from 0.5m, showing a tensile union; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (2)
109	English oak	13m	365mm est.	N 5.5m E 1m S 5m SW 6.25m W 6m	3m	S 3m	Semi-mature	Average	Indifferent	Off-site tree; small self-seeded specimen; one-sided crown as suppressed by adjacent specimens; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
110	English oak	20m	410mm 450mm both est.	N 7.5m E 6.5m SE 6.75m S 11.25m SW 12.25m W 7m	3m	S 3m	Semi-mature	Average	Indifferent	Off-site tree; prominent buttress roots; formed of two separate stems; drawn-up and mutually suppressed; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (2)
111	English oak	18.5m	450mm 325mm	N 13m E 5m SE 13.25m S 13m SW 12.5m W 4m	4m	S 3.5m	Semi-mature	Average	Indifferent	Off-site tree; twin stemmed from 0.5m with acute yet tensile union; stems drawn up and mutually suppressed; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening; in keeping with the character of the site and local area.	B (2)
112	English oak	21m	765mm	N 10m E 4m SE 4.5m S 8.75m SW 10.5m W 5.75m	4.25m	SE 3.5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots; single trunk; sub-dominant limb growing to SE emanating from trunk at 0.2m on trunk; tensile union; overtopped and suppressed by main canopy; main stem forks into two codominant stems at approx. 2.5m; drawn up and mutually suppressed canopy limbs; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
113	English oak	21m	455mm	N 8m E 5.5m SE 6.25m S 8.5m SW 5m W 3m NW 7m	3m	S 5m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; drawn-up and suppressed; asymmetrical meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (2)
114	English oak	21m	855mm	N 9m E 8m SE 7.5m S 10.75m SW 7.75m W 4.75m	3m	S 5m	Mature	Average	Indifferent	Off-site tree; prominent buttress roots; single trunk; asymmetrical meshing crown providing companion shelter; dominant tree within group; significant component of group in which it stands; contributes to boundary screening.	B (12)
G1	Various	Max 8m Avg 4m	Max 285mm Avg 100mm	N 4m E 4m S 4m W 4m	0.5m	0.5m	Semi-mature	Average	Indifferent	Off-site group of trees comprising smaller specimens situated along boundary with Scamps Hill; primarily containing hazel, with self seeded young and semi-mature specimens of English oak, wild cherry and ash; silver birch becomes dominant at SE extent, with occasional Leyland cypress specimen; provides screening along boundary with road; readily visible from Scamps Hill and Gravelly Lane;	B (2)
G2	Various	Max 6.5m Avg 6m	Max 100mm est. Avg 80mm	3m	0.5m	0.5m	Young	Average	Indifferent	Off-site group of trees; group of small specimens growing within disused area of adjacent property; species comprise English oak, field maple, ash, hornbeam and silver birch; of low quality and limited arboricultural value; not visible from the public realm.	C (1)
G3	Apple	5.5m	Max 80mm est. Avg 75mm	2.5m	1m	1m	Young	Average	Indifferent	Off-site group of trees; group of small apple specimens planted as an orchard; of low quality and limited arboricultural value; not visible from the public realm.	C (1)
G4	Various	Max 14m Avg 10m	Max 490mm Avg 250mm	6m	1.5m	1m	Semi-mature	Average	Indifferent	Small group of trees situated adjacent to internal field boundary; species comprise English oak, red oak and lime; aerodynamic group with meshing crowns providing companion shelter; one lime specimen multi-stemmed from base, remaining specimens single trunk; forms a prominent internal feature; crowns visible from enterprise park and residential development to the N.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
G5	English oak	Avg 20m	Max 855mm Avg 600mm est.	9.5m	2m	3.5m	Semi-mature	Average	Indifferent	Off-site trees; row of closely growing specimens designed to form a screen; some multitems from ground level; acute yet tensile unions; asymmetrical meshing crowns providing companion shelter; contributes to boundary screening; readily visible in glimpsed views from Scamps Hill and Lindfield to W; in keeping with the character of the site and local area.	B (2)
H1	Hazel	Max 4.5m Avg 4m	Max 80mm est. Avg 50mm	1.5m	0.1m	0.5m	Semi-mature	Average	Indifferent	Row of hazel secimens planted as an internal field boundary; also containing occasional scattered blackthorn and holly specimens; historically maintained at a unform height, with NE section now being up to 2.5m and SW section being up to 4.5m; readily visible from enterprise park and residential development to the N but of overall low landscape value due to small size.	C (1)
H2	Various	Max 5.5m Avg 4m	Max 40mm est. Avg 20mm	1.5m	0.1m	0.1m	Young	Average	Indifferent	Hedgerow comprised primarily of ash saplings, with occasional hazel and holly scattered throughout, and 30m section at SE extent comprised solely of hazel; majority smothered by bramble and ferns; provides boundary screening; visible from Scamps Hill but of low overall landscape value due to small size.	C (2)
W1	Various	Max 22m Avg 15m	Max 1100mm est. Avg 300mm est.	8m	0.5m	0.5m	Mature	Average	Moderate	Off-site area of ancient woodland; dominant specimens comprised of English oak, which is also the most prevalent species, with large silver birch trees scattered throughout and the occasional beech; mid layer primarily holly and smaller silver birch specimems; multiple alder specimens growing along stream running close to E site boundary, with hazel growing on S boundary along fence line; dense, with majority of specimens being tall and drawn-up; important landscape feature, being prominent from internal views, but not visible form the public realm.	A (1)

Root Protection Areas (RPAs)

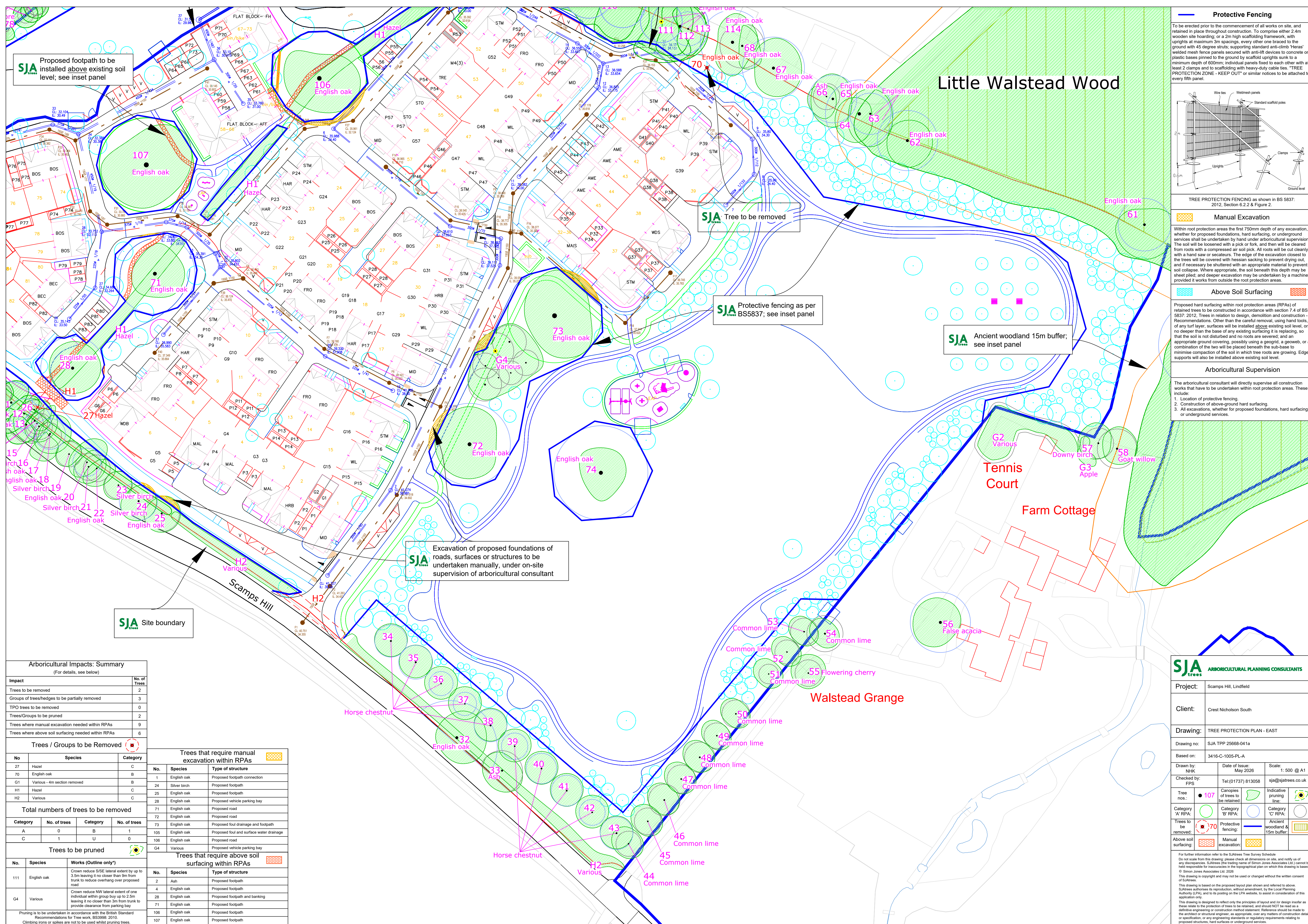
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially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

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	English oak	350.3m ²	10.6m
2	Ash	92.9m ²	5.4m
3	Hazel	31.0m ²	3.1m
4	English oak	57.0m ²	4.3m
5	Ash	78.0m ²	5.0m
6	Hazel	19.1m ²	2.5m
7	Hazel	26.1m ²	2.9m
8	English oak	117.7m ²	6.1m
9	Wild cherry	22.9m ²	2.7m
10	Hazel	31.4m ²	3.2m
11	English oak	141.9m ²	6.7m
12	English oak	72.4m ²	4.8m
13	English oak	94.1m ²	5.5m
14	English oak	83.6m ²	5.2m
15	English oak	35.5m ²	3.4m
16	Silver birch	57.0m ²	4.3m
17	English oak	50.8m ²	4.0m
18	English oak	76.0m ²	4.9m
19	Silver birch	52.3m ²	4.1m
20	English oak	63.6m ²	4.5m
21	Silver birch	58.6m ²	4.3m
22	English oak	57.9m ²	4.3m
23	Silver birch	61.0m ²	4.4m
24	Silver birch	110.8m ²	5.9m
25	English oak	98.1m ²	5.6m
26	Hawthorn	30.2m ²	3.1m
27	Hazel	21.2m ²	2.6m
28	English oak	323.0m ²	10.1m
29	English oak	60.3m ²	4.4m
30	Scots pine	55.4m ²	4.2m
31	Scots pine	40.7m ²	3.6m
32	English oak	289.5m ²	9.6m
33	Ash	110.1m ²	5.9m
34-38	Horse chestnut	83.6m ²	5.2m
		91.6m ²	5.4m
		46.3m ²	3.8m
		43.5m ²	3.7m
		85.6m ²	5.2m
		55.4m ²	4.2m
		74.2m ²	4.9m
		76.0m ²	4.9m
39-43	Horse chestnut	53.8m ²	4.1m
		85.6m ²	5.2m

44-48	Common lime	50.8m ²	4.0m
		57.0m ²	4.3m
		79.8m ²	5.0m
		63.6m ²	4.5m
		74.2m ²	4.9m
49-54	Common lime	52.3m ²	4.1m
		61.9m ²	4.4m
		30.6m ²	3.1m
		46.3m ²	3.8m
		58.6m ²	4.3m
		104.2m ²	5.8m
55	Flowering cherry	56.5m ²	4.2m
56	False acacia	289.5m ²	9.6m
57	Downy birch	74.6m ²	4.9m
58	Goat willow	124.4m ²	6.3m
59	English oak	241.1m ²	8.8m
60	English oak	452.4m ²	12.0m
61	English oak	221.7m ²	8.4m
62	English oak	289.5m ²	9.6m
63	English oak	136.8m ²	6.6m
64	English oak	366.4m ²	10.8m
65	English oak	183.2m ²	7.6m
66	Ash	55.4m ²	4.2m
67	English oak	307.9m ²	9.9m
68	English oak	157.5m ²	7.1m
70	English oak	391.3m ²	11.2m
71	English oak	513.1m ²	12.8m
72	English oak	532.6m ²	13.0m
73	English oak	706.9m ²	15.0m
74	English oak	557.4m ²	13.3m
75	Common alder	71.7m ²	4.8m
76	Common alder	29.4m ²	3.1m
77	Hawthorn	20.4m ²	2.5m
78	Sycamore	4.5m ²	1.2m
79 - 80	Ash	20.0m ²	2.5m
		29.4m ²	3.1m
81-83	Hazel	11.3m ²	1.9m
84	Hazel	11.3m ²	1.9m
101	Ash	154.8m ²	7.0m
102	Ash	78.7m ²	5.0m
103	English oak	176.7m ²	7.5m
104	English oak	326.9m ²	10.2m
105	English oak	461.5m ²	12.1m
106	English oak	706.9m ²	15.0m
107	English oak	706.9m ²	15.0m
112	English oak	264.7m ²	9.2m
113	English oak	93.7m ²	5.5m
114	English oak	330.7m ²	10.3m
G1	Various	36.7m ²	3.4m
G2	Various	4.5m ²	1.2m
G3	Apple	2.9m ²	1.0m
G4	Various	108.6m ²	5.9m
G5	English oak	162.6m ²	7.2m
H1	Hazel	2.9m ²	1.0m
H2	Various	2.5m ²	0.9m
W1	Various	547.4m ²	13.2m

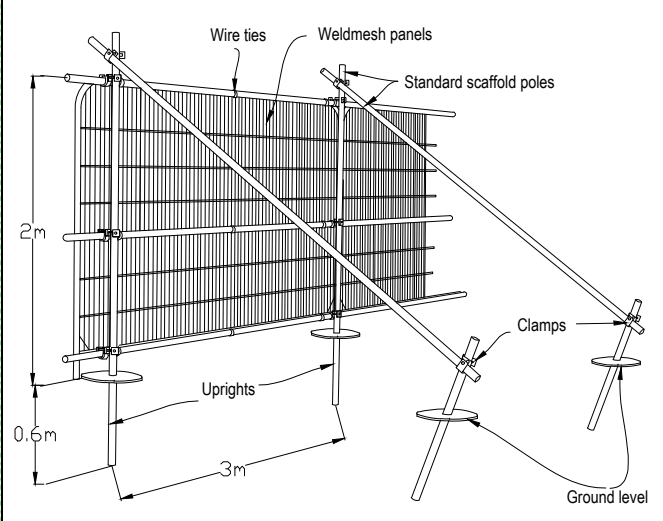
APPENDIX 4

Tree Protection Plan



Protective Fencing

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



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

Manual Excavation

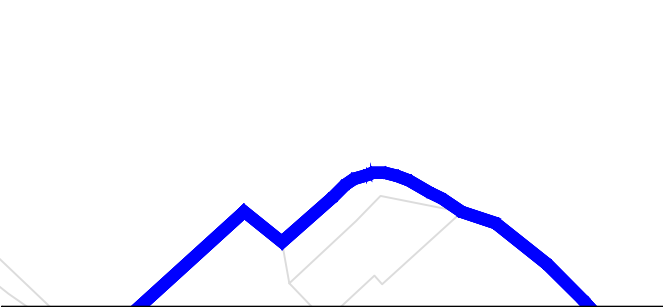
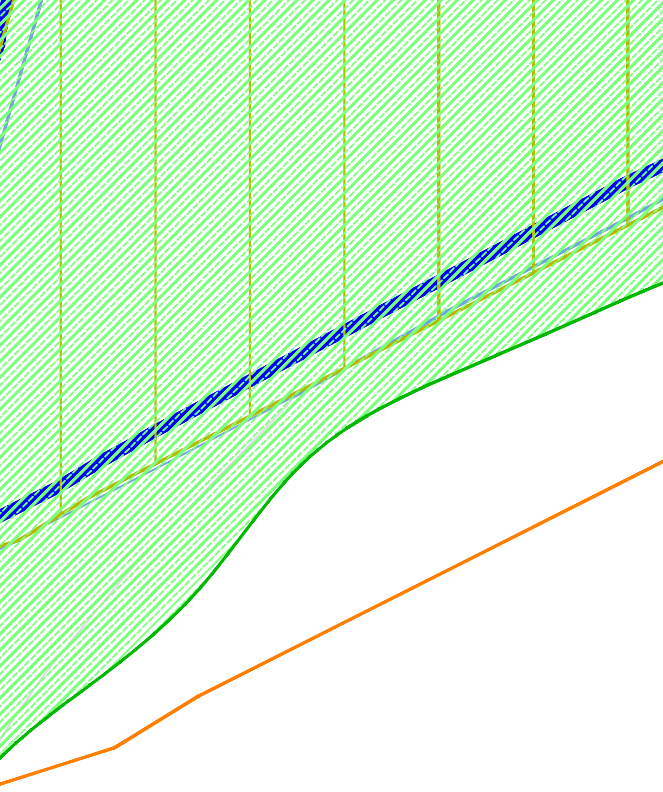
Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed 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.

Above Soil Surfacing

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

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:
1. Location of protective fencing.
2. Construction of above-ground hard surfacing.
3. All excavations, whether for proposed foundations, hard surfacing, or underground services.



Project: Scamps Hill, Lindfield			
Client: Crest Nicholson South			
Drawing: TREE PROTECTION PLAN - EAST			
Drawing no: SJA TPP 25668-041a			
Based on: 3416-C-1005-FL-A			
Drawn by: NHK	Date of Issue: May 2026	Scale: 1: 500 @ A1	
Checked by: FPS	Tel: (01737) 813058	sja@sjatrees.co.uk	
Tree nos.: 107	Canopies of trees to be retained:	Indicative pruning line:	
Category 'A' RPA:	Category 'B' RPA:	Category 'C' RPA:	
Trees to be removed:	Protective fencing:	Ancient woodland & 15m buffer:	
Above soil surfacing:	Manual excavation:		

For further information refer to the SJA's Tree Survey Schedule.
Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA's (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.
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This drawing is copyright and may not be used or changed without the written consent of SJA's.
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. Reference 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.

Arboricultural Impacts: Summary			
(For details, see below)			
Impact	No. of Trees		
Trees to be removed	2		
Groups of trees/hedges to be partially removed	3		
TPO trees to be removed	0		
Trees/Groups to be pruned	2		
Trees where manual excavation needed within RPAs	9		
Trees where above soil surfacing needed within RPAs	6		
Trees / Groups to be Removed			
No	Species	Category	
27	Hazel	C	
70	English oak	B	
G1	Various - 4m section removed	B	
H1	Hazel	C	
H2	Various	C	
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	1
C	1	U	0
Trees to be Pruned			
No.	Species	Works (Outline only*)	
111	English oak	Crown reduce S/E lateral extent by up to 3.5m leaving it no closer than 9m from trunk to reduce overhang over proposed road	
G4	Various	Crown reduce NW lateral extent of one individual within group by up to 2.5m leaving it no closer than 3m from trunk to provide clearance from parking bay	
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.			

Trees that require manual excavation within RPAs		
No.	Species	Type of structure
1	English oak	Proposed footpath connection
24	Silver birch	Proposed footpath
25	English oak	Proposed footpath
28	English oak	Proposed vehicle parking bay
71	English oak	Proposed road
72	English oak	Proposed road
73	English oak	Proposed foul drainage and footpath
105	English oak	Proposed foul and surface water drainage
106	English oak	Proposed road
G4	Various	Proposed vehicle parking bay
Trees that require above soil surfacing within RPAs		
No.	Species	Type of structure
2	Ash	Proposed footpath
4	English oak	Proposed footpath
28	English oak	Proposed footpath and banking
71	English oak	Proposed footpath
106	English oak	Proposed footpath
107	English oak	Proposed footpath

