



Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT)

OUR REFERENCE	228264
CLIENT	Ms A Cross
PLANNING AUTHORITY	Mid Sussex District Council
SITE	8 The Crescent, Hassocks, BN6 8RB
SURVEY & REPORT BY	Mark Haddock BSc (Hons) CEnv
DATE	2 nd February 2026

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1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Ms A Cross to produce an Arboricultural Impact Assessment of fencing works already completed at 8 The Crescent, Hassocks. This will be undertaken in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during my site visit. Details of all trees within and adjacent to the site can be found in the tree Survey Schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided though trial pits were dug and investigated by myself whilst on site.

A measured drawing of the site was purchased from OS mapping and no liability is accepted for the accuracy of these drawings, and they should not be scaled from.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

1.3 DOCUMENTATION

I have not been provided with any documented information in regard to the works.

1.4 QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix III.

1.5 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care. It may be submitted to the local planning authority as part of a planning application.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

2 SITE VISIT AND OBSERVATIONS

2.1 SITE VISIT

The initial site visit was undertaken on the 28th January 2026 by the author of this report, I am a qualified arboriculturist. The weather at the time of inspections was cold and overcast with good visibility.

2.2 GENERAL OBSERVATIONS AND BACKGROUND

The site is situated on the outskirts of the village of Hassocks in West Sussex. The site is accessed along a private lane which is a non-metalled road.

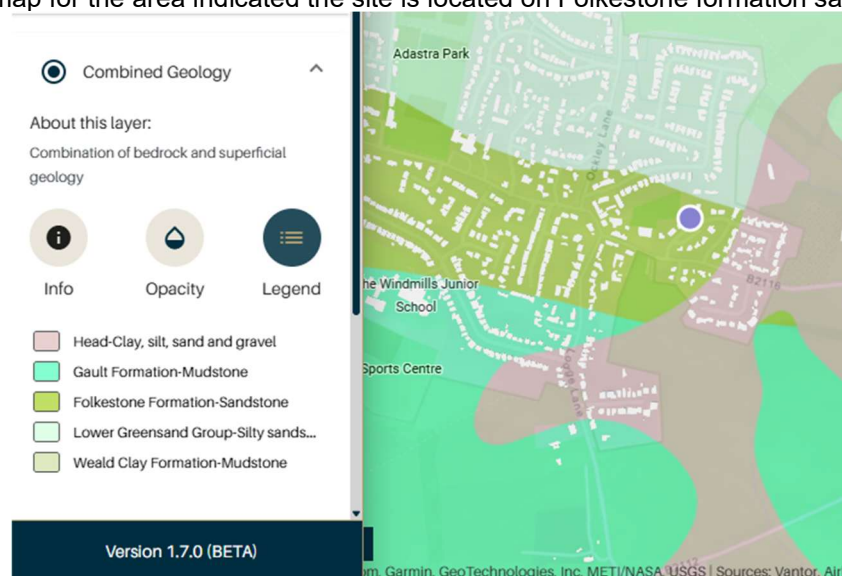
The site consists of sloping ground rising up from the house at number 8 up to the access lane. The boundary separating number 8 from the lane has a newly constructed panel fence held in place with concrete fencing posts. To the west delineating the same boundary for the neighbouring properties is a combination of modern brick wall, brick wall with fence top and fencing.

The site is bordered to the north by The Crescent (unmetalled access lane), to the east by a residential property with surfaced driveway, to the south is an asphalt surfaced driveway and to the west is an extension of the tree lined bank separating the access lane from the residential properties.

This report is to comment on the Arboricultural impacts of the new fencing with regard to BS5837.

2.3 SOIL TYPE

No on-site soil analysis was undertaken beyond trial pits. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS 1:50,000 scale map for the area indicated the site is located on Folkestone formation sandstone.



Sandstone forms subsoils which do not succumb to excessive compaction from pedestrian foot fall. I can confirm that the soil excavated in the trial pits was a sandy loam.

3 TREE SURVEY

In total 11 trees were recorded during the survey process, within or adjacent to the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

No individual 'A' grade tree of a high quality and value, which are worthy of retention and a high level of protection.

6 individual category 'B' grade trees deemed to be of moderate quality and value, worthy of retention and protection. Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them.

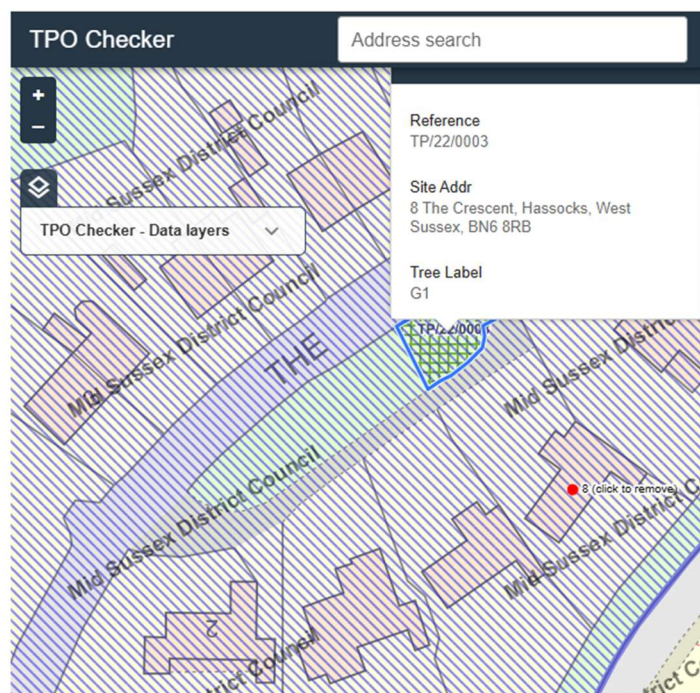
4 individual trees which have been identified as category 'C' grade trees of low quality and value, which should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection.

1 individual 'U' grade trees identified as requiring removal for reason of sound Arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment via Mid Sussex District Council website identified that the site is situated within the Keymer Conservation area ref PR/60032/CA 1989 and the area of the site subject of this report has a tree preservation order in place protecting all trees ref TP/22/0003.





4 TREE CONSTRAINTS

4.1 ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based Arboricultural assessment of potential restrictions to rooting morphology, and consider the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

No tree RPA's have been amended or re-drawn to take into consideration potential subterranean rooting constraints. No above ground visual evidence suggested significant restrictions to root morphology.

4.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZ's are to be delineated and protected by using tree protection fencing. For the scale and type of works subject of this report a CEZ would not be appropriate in its full status.

4.3 ABOVE GROUND CONSTRAINTS

The current height and canopy spread of the trees is an important factor which needs to be considered to reduce the need for excessive pruning or tree removal. No overhead constraints were observed to have been present requiring action to facilitate the fencing. The exception was a single secondary stem removed from a category 'U' tree T9 as shown in the image below to the right of the red arrow. This work has not caused detriment to the tree.



No other overhead conflict is perceived in the future beyond those that would have been present when the previous boundary wall was in place.

5 ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact Assessment has been made in relation to the fencing work based upon site observations and anecdotal evidence provided by our client. The new fence has been included within the attached Tree Constraints Plan (Appendix II) shown as a red line.

5.1 HIGH GRADE SIGNIFICANT TREES

The survey identified that there are no individual 'A' grade trees of high quality and value within and adjacent to the site although all trees surveyed are subjects of the TPO.

5.2 TREE LOSS

No trees were removed to facilitate the fencing work.

A number of Holly trees on the site have been identified as suffering from Phytophthora and should be monitored for further decline. T9 (Holly) has significant deadwood throughout the crown which has a target risk of the access lane and this tree should be managed accordingly.

5.3 IDENTIFIED IMPACTS

The survey process and the Tree Constraints Plan (Appendix II) has indicated the extent of the theoretical Root Protection Areas (RPA) and crown spreads of the surveyed trees and identifies the potential impacts upon these trees resulting from the proposal. The details of the impacts caused by each construction stage is identified within Table 2 below:

Table 1: Identifying impacts.

Tree No.	RPA m ²	Intrusion m ²	Intrusion %	Cause	Surmountable? Mitigation Methods.
T2	102	0.18	0.2%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.
T3	20	0.09	0.5%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.
T4	28	0.18	0.6%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.



T5	14	0.09	0.6%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.
T6	66	0.27	0.4%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.
T8	249	0.18	0.07%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.
T10	314	0.45	0.14%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.
T11	296	0.45	0.15%	Fence post hole	Negligible. Hand dug. Significant roots avoided. Holes lined with impermeable membrane.

5.4 TREE PROTECTION MEASURES

All trees retained should be protected. A CEZ could not be formed as works were within the RPA's of trees. For the same reason a tree protective fence could not be sited along the edge of the RPA's. These two elements of tree protection would not have been specified in a BS5837 report prior to works.

5.5 TEMPORARY GROUND PROTECTION

Temporary ground protection was not installed. Due to the soil conditions, scale of the works and no machinery required temporary ground protection would not have been specified in the BS5837 report prior to works.

6 SUMMARY & CONCLUSIONS

On completion of the site survey and report it is concluded that the erection of the new fencing has not had a detrimental impact upon any trees within and adjacent to the site.

Trial pits adjacent to four fence posts were dug and showed that excavations had been minimal at 0.09m² for each hole.

All works were carried out using hand tools only.

Where wet pour concrete had been used to support posts holes were lined with impermeable plastic membrane (see image below).



No significant roots (over 50mm diameter) were encountered in any of the 4 trial pits down to concrete level (400mm depth).

No evidence of ground compaction was observed.

No tree crowns were cut back or crown raised to accommodate the fence with the exception of a secondary stem of a category 'U' tree which requires removal to ground level irrespective of the works.

No tree loss occurred to facilitate the works.

Future conflict between the new fence and tree crowns will be minimal and no greater than for any other boundary measures.

Encroachment upon the theoretical RPA's does not exceed 5% of the total area for any tree.

No RPA's have been amended or redrawn.

The default position within the BS5837: 2012 document recommends that any development is situated outside of the RPA of any retained tree. However, where there is a requirement to construct within it, it is required to demonstrate the tree can remain viable and that the area lost can be compensated for elsewhere. I believe that the works achieved this requirement and no detriment to the trees has occurred.

APPENDIX I TREE SURVEY SCHEDULE

BS5837 Report

Cross Angela
8 The Crescent

Retention Category	No. trees
B	6
C	4
U	1
Total	11

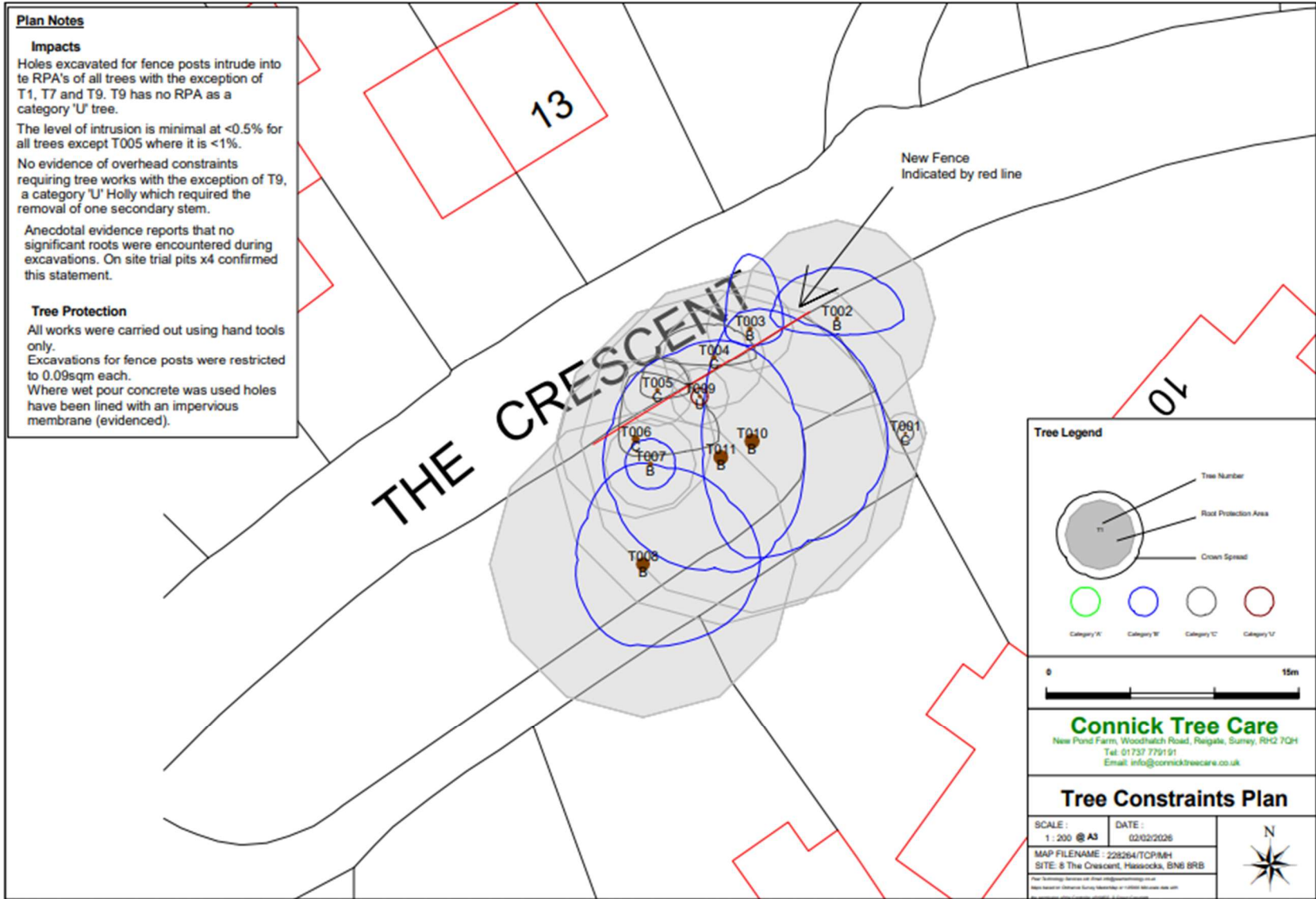
Rem. Contrib.	No. trees
<10 years	3
10+ Years	1
30+ Years	7

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Photo
T001	Common holly (<i>Ilex aquifolium</i>)	Tree	Height (m): 5 Stem Diam(mm): 100 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Crown Clearance (m): 2.5 Lowest Branch (m): 2(W) Life Stage: Young Rem. Contrib.: <10 years	Pests and Diseases: Phytophthora	C	Radius: 1.2m. Area: 5 sq m.	In decline 90% dead	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Access Bat Habitat: None	
T002	Common lime (<i>Tilia x vulgaris</i>)	Tree 10 stems	Height (m): 11 10 stems, avg.(mm): 150 Spread (m): 3N, 4E, 1S, 4W Crown Clearance (m): 4 Lowest Branch (m): 4(N) Life Stage: Young Rem. Contrib.: 30+ Years		B	Radius: 5.7m. Area: 102 sq m.	Stems regenerating from coppice stump that has established from regrowth of historically felled tree. Roots historically cut unrelated to fence work.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: None	
T003	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 9 Stem Diam(mm): 210 Spread (m): 4.5N, 2E, 1S, 1.5W Crown Clearance (m): 5 Lowest Branch (m): 6(N) Life Stage: Young Rem. Contrib.: 30+ Years		B	Radius: 2.5m. Area: 20 sq m.	Located outside of boundary in lane. Base of stem within 25cm of fence post.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: None	
T004	Sycamore (<i>Acer pseudoplatanus</i>)	Tree 2 stems	Height (m): 9 2 stems (mm): 160, 190 Spread (m): 2N, 2.5E, 0.5S, 3.5W Crown Clearance (m): 5 Lowest Branch (m): 5(W) Life Stage: Young Rem. Contrib.: 30+ Years		C	Radius: 3.0m. Area: 28 sq m.	Self set tree outside of boundary fence, located 1.8m from nearest fencepost	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: None	

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Photo
T005	Sycamore (<i>Acer pseudoplatanus</i>)	Tree 2 stems	Height (m): 6 2 stems (mm): 150, 90 Spread (m): 2N, 2E, 0.5S, 1W Crown Clearance (m): 3 Lowest Branch (m): 2(W) Life Stage: Young Rem. Contrib.: 10+ Years		C	Radius: 2.1m. Area: 14 sq m.	Stem bifurcates at ground level. Wounding on stems from squirrel damage weakening stems, evidence of snapped out leaders. Located 1.8m from nearest fence post	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None Bat Habitat: None	
T006	Common holly (<i>Ilex aquifolium</i>)	Tree 4 stems	Height (m): 8.5 4 stems (mm): 190, 200, 210, 160 Spread (m): 4N, 5E, 1S, 1W Crown Clearance (m): 3 Lowest Branch (m): 3(NE) Life Stage: Early Mature Rem. Contrib.: <10 years	Pests and Diseases: Phytophthora	C	Radius: 4.6m. Area: 66 sq m.	Crown in decline with 1 leaning stem almost completely dead due to Phytophthora. Would benefit from coppice to ground level and allow to regenerate. Single branch of 132mm dia cut to accommodate fence. Tree located 2.5m from nearest post	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None Bat Habitat: None	
T007	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 6 Stem Diam(mm): 220 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Young Rem. Contrib.: 30+ Years		B	Radius: 2.6m. Area: 21 sq m.	Located 3m from new fence	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low Inspection Limitations: None Bat Habitat: None	
T008	Sweet chestnut (<i>Castanea sativa</i>)	Tree	Height (m): 14 Stem Diam(mm): 740 Spread (m): 6N, 7E, 5S, 4W Crown Clearance (m): 3 Lowest Branch (m): 4.5(S) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 8.9m. Area: 249 sq m.	Located 6m from nearest fence post. Multiple cavities in secondary stems which bifurcate from main stem at 1.6mH.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat: None	
T009	Common holly (<i>Ilex aquifolium</i>)	Tree	Height (m): 5 Stem Diam(mm): 140 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Crown Clearance (m): 2 Lowest Branch (m): 2(N) Life Stage: Young Rem. Contrib.: <10 years	Pests and Diseases: Phytophthora	U	Radius: 1.7m. Area: 9 sq m.	90% dead due to disease.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None Bat Habitat: None	
T010	Monterey cypress (<i>Cupressus macrocarpa</i>)	Tree	Height (m): 14 Stem Diam(mm): 830 Spread (m): 8N, 8E, 7S, 3W Crown Clearance (m): 2 Lowest Branch (m): 3(E) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 10.0m. Area: 314 sq m.	Significant volume of deadwood within crown commensurate for species. Stem leans due to suppression from adjacent tree now (historically) felled. Located 3m from nearest fence post.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat: None	

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2	Photo
T011	Monterey cypress (<i>Cupressus macrocarpa</i>)	Tree	Height (m): 14 Stem Diam(mm): 810 Spread (m): 7N, SE, 7S, 7W Crown Clearance (m): 4.5 Lowest Branch (m): 2.5(S) Life Stage: Semi Mature Rem. Contrib.: 30+ Years		B	Radius: 9.7m. Area: 296 sq m.	Significant volume of deadwood within crown commensurate for species, stem leans to south due to suppression from adjacent tree which has been historically felled. Located 3m from nearest fence post.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat: None	

APPENDIX II TREE CONSTRAINTS PLAN





APPENDIX III QUALIFICATIONS AND EXPERIENCE

1. QUALIFICATIONS

Subjects	Level	Dates
Chartered Environmentalist	7 Award	April 2024
Professional Tree Inspection (LANTRA)	Pass	August 2017
Environmental Science BSc (Hons)	2:2	1991
NPTC cs30, cs31, cs38, cs39	Pass	From 1988 ongoing

2. CAREER SUMMARY

Beginning in 1988 between college and University I gained my first competency qualification as a working arborist. I went on to study an Environmental Science honours degree at UEA and had my dissertation published by the Forestry Commission under their own research banner. I worked for 8 years as an estates and project manager for University of London and then within design and build development for a large housing association. I returned to Arboriculture and established my own contracting company. A 'hands on' role directing the business and climbing on a daily basis I traded successfully for 19 years. An academic interest in trees steered a change of direction, qualifying as a professional tree inspector. This progression gave me the opportunity to work as an Arboricultural consultant where I have progressed to Principal Consultant at Connick tree care.

I am a professional member of the Arboricultural Association at consultant level. I am also a Chartered Environmentalist, awarded as a recognition of my professional contribution towards the wider environment at post graduate level.

3. AREAS OF EXPERTISE

Tree hazard risk assessments for tree owners
Decay assessment and mapping
Tree management reports to prioritise maintenance programs
Diagnosis of tree disorders
General Arboricultural advice
Trees in relation to subsidence
Arboricultural surveys to BS5837