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Project: 25_5837_10_87
Site: Woodside Grange, Woodsland Road, Hassocks, BN6 8EX
Client: Trevor Lock

Project Number:	25_5837_10_87
Report Type:	Tree survey, arboricultural impact assessment and arboricultural method statement
Site Address:	Woodside Grange Woodsland Road Hassocks BN6 8EX

Role:	Name:	Date:
Instructing Party	Roger Pike	28/10/2025
Customer	Trevor Lock	28/10/2025
Surveyor	Connor Harmsworth	01/11/2025
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Revision History		
Date:	Version number:	Summary of changes:
26/11/2025	1.0	First Review (Internal)
27/11/2025	1.0	First Issue

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- An **arboricultural method statement** and **tree protection plan** detailing the protective measures and procedures required.
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ Reporting complete - send to your Local Planning Authority
- ☐ On planning award contact us with your decision notice

1. Arboricultural impact assessment Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.

Aerial image plates showing the existing site and pond. (ROAVR, 2025)

Aerial image plate showing T29 Willow (left) and T28 Alder (right). (ROAVR, 2025)

Photographic plate showing T8 Magnolia (left) and T9 Ash (right) with the pond area and surrounding trees in the background. (ROAVR, 2025)

Photographic plate showing the northern edge of the pond, and surrounding trees. (ROAVR, 2025)

Photographic plate showing T26 Willow. (ROAVR, 2025)

Photographic plate showing T35 Poplar. (ROAVR, 2025)

2. Site Conditions & Site Surroundings

2.1 The site is situated in Hassocks in the Mid-Sussex Council control area. The site is located on the north side of the town and has a rural feel.

2.2 The site is home to a detached dwelling and garage with associated hard and soft landscape. A pond sits within in the plot, and an area of woodland to the west.

2.3 The wider locality is predominantly rural. The site is accessed via a driveway off a small single track road.

2.4 A desktop assessment has highlighted that site is not within a Conservation Area and that there are no tree preservation order protected trees on or adjacent to the site.

2.5 All desktop assessment data was cross checked and validated on the 26/11/2025 using the web portal provided by the local planning authority.

https://www.midsussex.gov.uk/planning-building/trees-and-hedgerows/tree-preservation-order-tpo-map/

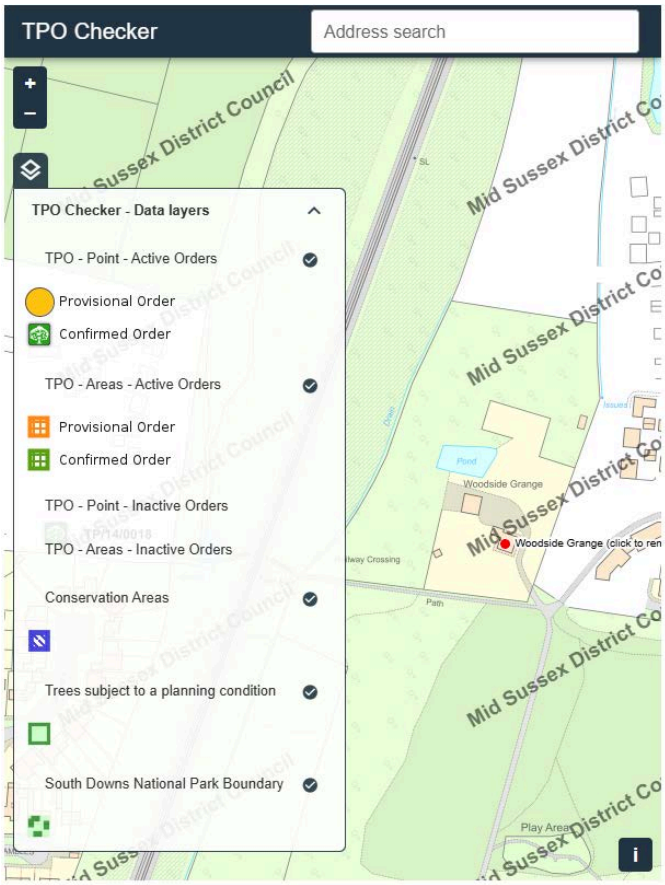


Image plate showing the desktop analysis results of the surveyed plot.

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Tree Quality Assessment

4.1 Overview

Forty individual trees, three hedges and two mixed-species groups were assessed. The stock consists of mature broadleaves, ornamental species, willows located near watercourses, and several over-mature Horse Chestnuts. Condition ranges from good to poor, with a clear distinction between high-quality long-term retention trees and a small number of short-term specimens in decline.

1.2 Category A – High Quality (A1 / A2)

These trees and groups display good form, condition and long safe life expectancy. They make the most significant contribution to site character and should be retained.

Key A-category features from the data table include:
- Large over-mature and mature Horse Chestnuts (T2, T3, T6, T7) with good vitality and substantial landscape value
- Mature Lime (T1) with good structure and long-term retention potential
- Good quality mature and early-mature Oaks (T12, T20, T21)
- Good quality Weeping Willows (T26, T27) contributing to site character
- Mixed species groups G1 and G2 offering strong collective structure and amenity as boundary vegetation

These trees generally have life expectancies beyond 40 years and form the backbone of the landscape framework.

1.3 Category B – Moderate Quality (B1)

These trees are in fair to good condition with useful retention value and a positive contribution to local amenity.

Included examples:
- Early mature Crack Willow (T22) with balanced form and good vitality
- Early mature Alder (T28) with good condition and structural reliability

These trees support the existing landscape structure but are secondary to the A-category trees in long-term importance.

1.4 Category C – Low Quality (C1 / C2)

These trees provide limited long-term value but can still offer local amenity, screening and biodiversity. Some show early signs of decline or have structural limitations (e.g. multi-stem forms, lean, poor crown shape).

Included examples:
• Declining Pear (T5) with cavity and dieback
• Small ornamental or early-mature cherries (T11, T13) with minor defects
• Multiple Crack Willows (T15–T18, T25, T29) with leaning stems and fair condition
• Young and semi-mature early succession species (T32, T33, Magnolia T8)
• Leyland Cypress hedging (H1, H2, H3) forming low-value evergreen screens

These trees are suitable for retention where they do not constrain development but have lower priority.

1.5 Category U – Unsuitable for Retention

These trees have severe structural or physiological defects and short safe life expectancy (<10 years). Removal is normally appropriate.

Included examples:
• Several declining fruit trees (T10, T14, T30, T31) with advanced dieback, cavities and low vitality
• Declining young Ash (T9)
• Two Cherry Plum specimens (T23, T24) with extensive dieback and crown distortion
• Dead Deodar cedar (T34)

These specimens have little remaining landscape or arboricultural value and should not influence layout design.

1.6 Summary

The site contains a strong framework of high-quality A-category trees, particularly mature Limes, Horse Chestnuts, Oaks, and mixed boundary groups, which should be protected and incorporated into future design.

Moderate-quality B-category trees provide useful supporting structure.
Lower-quality C-category trees are generally retainable but do not carry significant constraint weight.

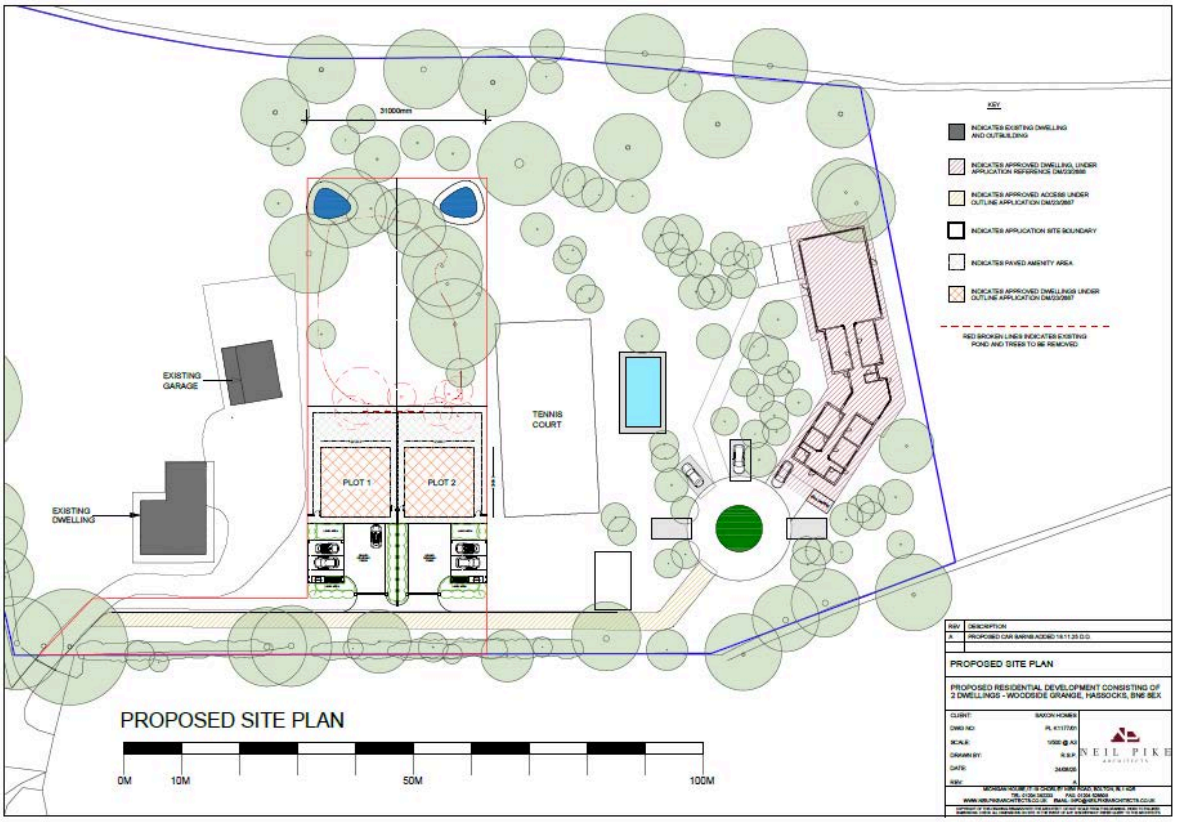
U-category trees are unsuitable for retention and may be safely removed.

5. Proposals

5.1 Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
PL K1177/01	16/09/2025	26/11/2025



5.2. Summary of the Proposals

The site plan shows a residential development comprising two new dwellings (Plot 1 and Plot 2) with associated access, parking and landscaped grounds . The proposals follow an approved outline layout and include the following key elements:

5.2.1 New Dwellings and Layout

• Two detached dwellings positioned centrally within the site, each with its own curtilage
• Car barns and cycle storage structures located at the front of each plot
• Private garden areas to the rear and sides of each dwelling
• A shared gravel driveway serving both plots, connecting to an existing approved access point

5.2.2 Ancillary Features

• Bike parking areas and cycle storage units for each plot
• Defined paved amenity areas immediately adjoining the dwellings
• Retention of the existing tennis court and provision of new lawn areas

5.2.3 Tree and Pond Removal

• The plan marks an area of existing vegetation, including selected trees and the existing pond, to be removed (shown by red dashed lines) to create space for the two plot footprints and access infrastructure

5.2.4 Existing Buildings and Site Features

• The existing dwelling and garage are retained and lie to the west of the new development
• The wider site boundary is unchanged, maintaining the established tree belt around the perimeter

5.2.5 Access and Circulation

• Vehicle access is taken from the approved route established under outline consent
• Driveways for each plot include space for vehicle turning and access to the car barns

5.2.6 Landscape Structure

- The majority of perimeter trees are retained
- New lawns and open spaces are formed around the proposed dwellings
- Existing boundary vegetation continues to provide screening to neighbouring land

6. Arboricultural Impact Assessment

6.1 Overview

This assessment reviews the impacts associated with constructing two new dwellings, car barns, hard surfaces and two new wildlife-led SuDS ponds, together with decommissioning and infill of the existing pond. The works have been reviewed against BS 5837:2012 and relevant ecological constraints.

The scale and extent of excavation required to decommission the existing pond and form two new ponds means tree retention within and adjacent to these works is not feasible. Altered ground levels, hydrological change and root disturbance within the RPAs make long-term survival unlikely, even if physical damage during construction were avoided.

6.2 Trees Requiring Removal Due to Direct Conflict with Proposed Development

The following trees are in direct conflict with the dwellings, hard surfaces, new ponds or pond infill works and cannot be retained:

- H1 – Removal required.
- T8 – Removal required.
- T9 – Removal required.
- T10 – Removal required.
- T13–T33 – Removal required.

These trees lie within areas where excavation, filling or level changes are required. The nature of the works means they cannot be retained.

6.3 Trees Affected by Pond Decommissioning and New Pond Construction

Excavation and filling works extend well within multiple RPAs. The existing pond sits within the RPA of G2, and the new pond locations overlap with further RPAs. Root disturbance and altered soil moisture regimes mean that retention is not viable for the trees listed above.

One exception applies:

6.3.1 T35 – Retain

RPA encroachment of approximately 15 m² out of 521 m² (~3%). This limited impact can be managed. Excavation must be completed by hand under arboricultural supervision. This requirement remains unchanged.

6.4 Additional RPA Constraints

The existing pond lies partly within the RPA of G2. Infill and compaction within this area would cause significant root disturbance if the group were retained. Removal of H1 and T13–T33 avoids this conflict.

6.5 Temporary Protection Requirements for Retained Trees

The retained trees will be protected using fencing installed around the full site perimeter. This will form an exclusion zone preventing machinery access, storage and soil disturbance.
Where access is required close to RPAs, ground protection will be used.
Hand excavation only will be permitted within RPA areas, as specified for T35.
Protection will remain in place until the main construction phase is complete.

6.6 Post-Construction Monitoring
Retained trees affected by minor RPA disturbance will be monitored as follows:
• Annual inspections for three years
• Review crown condition, vitality and any signs of decline
• Specify remedial works if required

6.7 Mitigation Planting
Given the scale of removals, a robust planting scheme will be required.
The scheme will:
• Provide replacement planting at a minimum 2:1 ratio
• Use native species suitable for the site, such as oak, field maple, small-leaved lime, downy birch, wild cherry and rowan
• Align with the ecological enhancement plan and contribute to wider habitat connectivity
• Follow BS 8545:2014 principles for establishment and aftercare

6.8 Summary
Tree removal is unavoidable due to direct conflict with buildings, hard surfaces and the substantial pond works. Retention within the existing pond footprint or within the two new ponds is not feasible. The pond sits within the RPA of G2 and the associated works would not allow meaningful root protection.
T35 can be retained through controlled, supervised hand excavation.
Perimeter protective fencing will protect the retained trees during construction.
A strong replacement planting scheme will mitigate canopy loss and ensure long-term landscape structure.

7. Arboricultural Method Statement

7.1 Purpose

This Arboricultural Method Statement (AMS) sets out the protective measures and working methods required to safeguard retained trees during the construction of two dwellings, associated hard surfaces, the decommissioning of the existing pond and the creation of two new wildlife-led SuDS ponds.
The AMS must be read alongside the Tree Protection Plan (TPP), the CEMP and the approved drainage design.

7.2 Sequence of Operations

The following sequence must be followed:

1. Pre-start briefing with the Principal Contractor, ECoW and Project Arboriculturist.

2. Completion of all tree removals listed in Section 7.3, including H1 and T8–T10 and T13–T33. Stumps to be cut low and left in situ unless otherwise specified.

3. Installation of tree protection fencing prior to pond infill works.

4. Decommissioning and infill of the existing pond under ECoW oversight. The existing pond sits within the RPA of G2; no heavy plant may enter RPAs.

5. Excavation for new ponds using hand-dig methods and direct arboricultural supervision where RPAs are affected, including G2 and T35.

6. Construction of dwellings, car barns, hard surfaces and ancillary works.

7. Soft landscaping and implementation of the mitigation planting scheme.

8. Removal of fencing only when authorised by the Project Arboriculturist.

9. Commencement of the three-year post-construction monitoring programme.

7.3 Tree Removals

All trees listed for removal in the revised AIA must be removed:
• H1 and all trees T8, T9, T10 and T13–T33 require removal due to direct conflict with the proposed works, pond infill or hydrological alteration within their RPAs.
• Removals must be completed before protection fencing is erected.
• Stumps will be cut flush and left in situ unless otherwise stated by the Arboriculturist or ECoW.
• All ecological safeguards in the CEMP must be followed.
• Arisings must be removed without entering RPAs of retained trees.

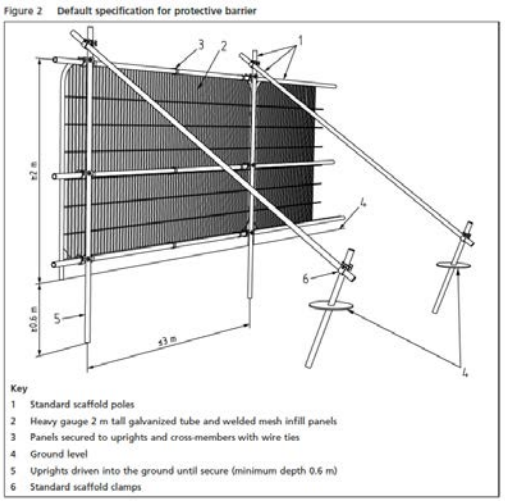
Tree Removals Table

Tree No.	Species	Reason for Removal	Notes / Constraints
H1	Hawthorn	In direct conflict with proposals	Stump to be grubbed or ground out
T8	Magnolia	Conflict with Plot 1 footprint	Stump to be grubbed or ground out
T9	Ash	Conflict with Plot 2 footprint; poor condition	Stump to be grubbed or ground out
T10	Apple	Conflict with Plot 2 footprint; poor condition	Stump to be grubbed or ground out
T13	Wild Cherry	Within pond infill and disturbance zone	Stump to be grubbed or ground out
T14	Apple	Within pond infill zone; poor vitality	Stump to be grubbed or ground out
T15	Crack Willow	Within pond infill / hard landscape zone	Stump to be grubbed or ground out
T16	Crack Willow	Within pond infill / hard landscape zone	Stump to be grubbed or ground out
T23	Cherry Plum	Adjacent to existing pond; unlikely to survive infill	Stump to be grubbed or ground out
T24	Cherry Plum	Adjacent to existing pond; unlikely to survive infill	Stump to be grubbed or ground out

T25	Crack Willow	Within footprint of proposed new pond	Stump to be grubbed or ground out
T26	Weeping Willow	Within footprint of proposed new pond	Stump to be grubbed or ground out
T27	Weeping Willow	Combined RPA loss and hydrological change	Stump to be grubbed or ground out
T29	Crack Willow	Within pond infill and disturbance zone	Stump to be grubbed or ground out
T30	Apple	Within pond infill zone; poor condition	Stump to be grubbed or ground out
T31	Apple	Within pond infill zone; poor condition	Stump to be grubbed or ground out
T32	Wild Cherry	Within pond infill zone	Stump to be grubbed or ground out
T33	Wild Cherry	Within pond infill zone	Stump to be grubbed or ground out

7.4 Tree Protection Fencing

Tree protection fencing will comprise HERAS panels attached to a scaffold tube framework as shown below.



Tree protection fencing and signage

7.5 Working Within or Adjacent to RPAs

Where works occur within RPAs (pond infill, pond creation or minor encroachment):

- Excavation must be hand-dug, using shovels, handsaws or air spade where appropriate
- No roots over 25 mm diameter may be cut without Arboriculturist approval
- Exposed roots must be wrapped in damp hessian during works and immediately covered afterwards
- Machinery must not enter RPAs; ground protection (bog mats or multi-layer scaffold boards) must be used where access is essential
- Backfilling must use clean, low-compaction material only

Works close to T35 and G2 must be supervised during all excavation phases.

7.6 Ground Protection

Where temporary access is required close to RPAs:

- Ground protection must be installed before entry
- Acceptable systems: scaffold boards on a compressible layer, proprietary cellular protection boards, or timber bog mats
- No tracking or loading exceeding the ground protection system's rating is permitted
- All ground protection installations will be inspected weekly

Ground protection boarding

7.7 Service Installation

Where services are required near retained trees:

• Existing service runs should be reused where possible
• New trenches within RPA areas are not permitted unless unavoidable and approved by the Arboriculturist
• All permitted service runs must be hand-dug and supervised
• No drainage lines may enter RPAs unless expressly approved and compatible with ecological and SuDS requirements

7.8 Materials Storage, Welfare and Access

To protect retained trees and ecological buffers:

• No materials, spoil, fuel, chemicals or welfare units may be stored within RPAs
• No cement mixing within 10 m of RPAs or water features
• All plant movements will remain on designated haul routes

These controls align with the CEMP requirements for pollution prevention and no-go zones.

7.9 Pond Works and Arboricultural Constraints

Pond decommissioning and new pond construction must follow the ecological and hydrological sequencing in the CEMP and Pond Creation Method Statement.

Key arboricultural requirements:

• All excavation within RPAs (including G2 and T35) must be hand-dug and supervised
• RPA fencing must remain intact and adjusted only under supervision
• Infill material for the existing pond must not be placed against tree stems or buttresses
• The formation of new ponds must avoid over-excavation within tree rooting zones
• No lighting or night-time working near retained woodland edges (CEMP requirement)

7.10 Post-Construction Monitoring

Retained trees affected by new pond construction shall be inspected:

- Annually for three years following completion
- Inspections must assess crown density, vitality, deadwood and any signs of root disturbance
- Any decline must trigger appropriate remedial works (mulching, watering, pruning)
- All monitoring must be recorded and appended to the site file

This aligns with Section 6.6 and ecological monitoring requirements.

7.11 Mitigation Planting

Replacement planting is required on a 2:1 basis for all removed trees.
Planting must:

- Use native species appropriate to the High/Low Weald context
- Integrate with ecological enhancement measures E1–E7
- Follow BS 8545 establishment guidance
- Be protected and watered for the first three seasons

This supports the no-net-loss position identified in the BNG Statement.

7.12 Removal of Protection

Tree protection fencing may only be removed:

- After heavy construction is complete
- With written approval from the Project Arboriculturist
- Once soft landscaping is ready to commence

No early removal will be permitted.

8. Limitations

8.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

8.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

8.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

8.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

8.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

8.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDSc Arb
Consultant Arborist

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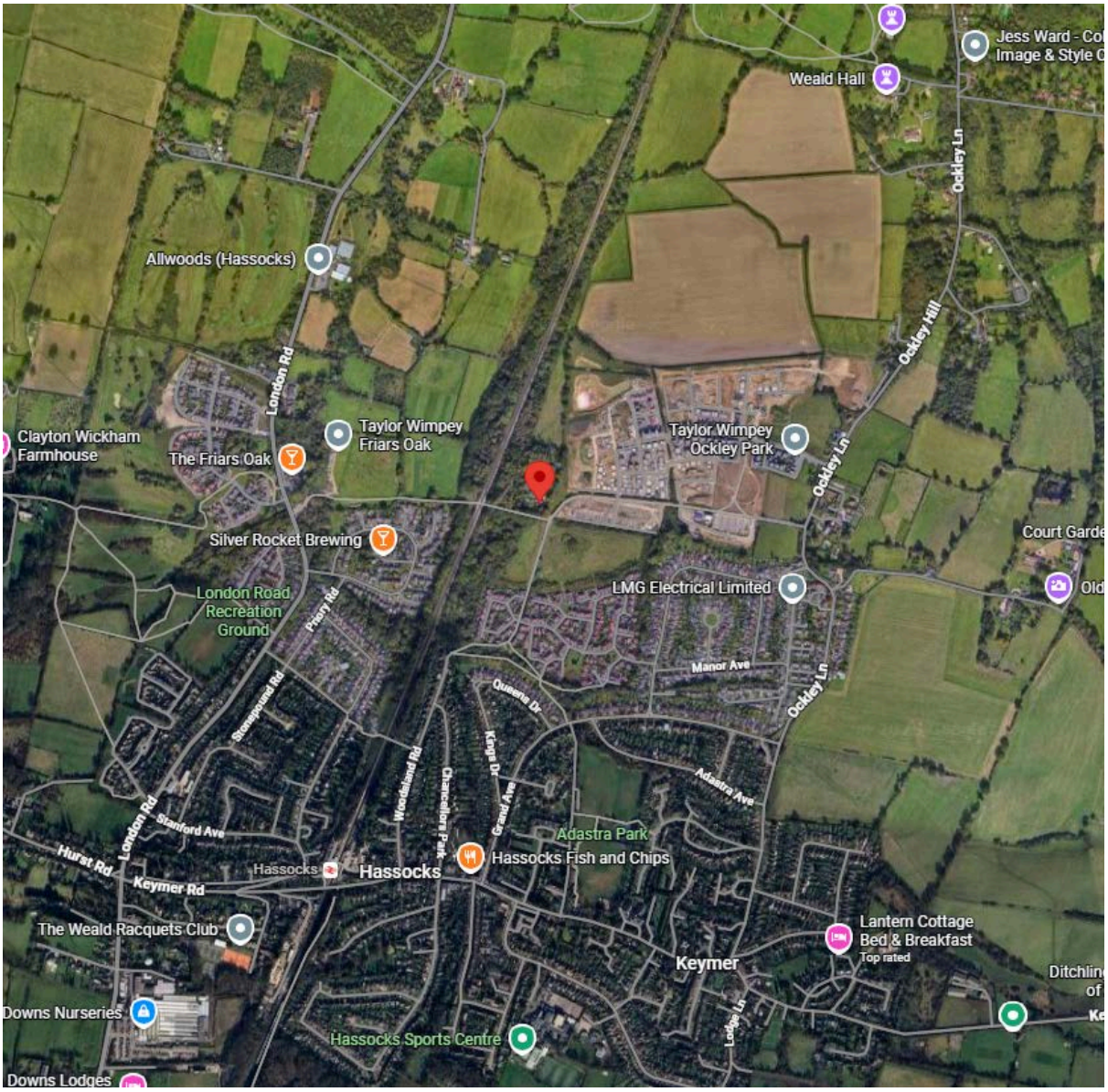
Peter Haine

Prepared by: Peter Haine
Checked by: Matt Harmsworth

Appendix 1 – Site Location



Google, 2025

Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Tilia platyphyllos (Large-leaved Lime)	M	450,530	15(1.5)	3	7	7	7	Good	40+	Mature broadleaf	Stem divides at ground level.	None	8.34	A1
T2	Aesculus hippocastanum (Horse Chestnut)	M	800	17(2)	4	10	4	10	Good	40+	Mature broadleaf. Driveway to the north.	Tree located within hard surface area. Stem divides above 1.5m.	None	9.6	A1
T3	Aesculus hippocastanum (Horse Chestnut)	OM	950	17(2)	8	8	3	7	Good	40+	Mature broadleaf. Driveway to the north.	Tree located within hard surface area. Stem divides above 1.5m.	None	11.4	A1
T4	Pinus sylvestris (Scots Pine)	M	630	15(2)	6	5	4	6	Good	40+	Mature conifer. Driveway to the east.	Tree located within hard surface area.	None	7.56	A1
T5	Pyrus (Pear)	M	280,260	8(1.5)	5	5	1.5	3	Fair	10+	Mature fruit tree, declining	Declining. Cavity on stem. Stem divides below 1.5m. Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	4.58	C1
T6	Aesculus hippocastanum (Horse Chestnut)	OM	850	16(1.5)	5	10	10	10	Good	40+	Large overmature broadleaf	Stem divides above 1.5m.	None	10.2	A1
T7	Aesculus hippocastanum (Horse Chestnut)	OM	900	15(1.5)	7	7	2.5	4	Good	40+	Large overmature broadleaf	Stem divides above 1.5m.	None	10.8	A1
T8	Magnolia (Magnolia)	SM	0,150,140,1	3.5(0.5)	2.5	3	3	3	Fair	10+	Small garden ornamental	Stem divides below 1.5m.	None	3.23	C1
T9	Fraxinus excelsior (Ash)	Y	170	3(2)	2	2	2	2	Poor	<10	Young broadleaf	Low vitality. Declining.	None	2.04	U
T10	Malus (Apple)	M	180,150,130	4(1)	3.5	3.5	3.5	3	Poor	<10	Small fruit tree	Low vitality. Declining. Cavity on stem. Major bark wounding on stem. Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	3.22	U
H1	X Cupressocyparis leylandii (Leyland Cypress)	SM	100	3.5(0.5)	1.5	1.5	1.5	1.5	Fair	10+	Conifer hedge	Part of linear group.	None	1.2	C2
T11	Prunus avium (Wild Cherry)	EM	170,180	6(2)	3.5	2	3.5	3.5	Fair	10+	Small broadleaf	Ivy on tree. Unable to inspect stem due to Ivy. Stem divides below 1.5m.	None	2.98	C1
T12	Quercus robur (Common Oak)	EM	350	15(2)	5	5	5	4	Good	40+	Good quality early mature broadleaf	Unable to inspect stem due to undergrowth.	None	4.2	A1
H2	X Cupressocyparis leylandii (Leyland Cypress)	SM	100	3.5(0.5)	1.5	1.5	1.5	1.5	Fair	10+	Conifer hedge	Part of linear group.	None	1.2	C2
T13	Prunus avium (Wild Cherry)	EM	170,180,200	6(2)	1.5	5	5	1.5	Fair	10+	Small broadleaf	Stem divides below 1.5m.	None	3.82	C1
T14	Malus (Apple)	SM	180	2.5(0.5)	1.5	1.5	1.5	1	Poor	<10	Small fruit tree	Poor shape & form. Low vitality. Declining.	None	2.16	U
T15	Salix fragilis (Crack Willow)	EM	200,150,160,100,90,230	5(1)	3	3	5	5	Fair	10+	Multistemmed broadleaf	Leaning West.	None	4.79	C1
T16	Salix fragilis (Crack Willow)	EM	200,185,195	5(1)	3	5	3	3	Fair	10+	Multistemmed broadleaf	Leaning East.	None	4.02	C1
T17	Salix fragilis (Crack Willow)	EM	145,200	5(1)	2.5	2.5	2.5	2.5	Fair	10+	Multistemmed broadleaf	Leaning East.	None	2.96	C1
T18	Salix fragilis (Crack Willow)	EM	90,120	5(1)	1	1	2.5	2.5	Fair	10+	Multistemmed broadleaf	Leaning West.	None	1.8	C1
T19	Quercus robur (Common Oak)	M	500	13(2)	4	7	7	3	Fair	10+	Mature broadleaf in decline	Low vitality. Declining. Ivy on tree. Unable to inspect stem due to Ivy. Fungal brackets visible on stem. Major deadwood in crown.	None	6	C1
T20	Quercus robur (Common Oak)	M	300,320	13(2)	7	7	9	9	Good	40+	Good quality mature broadleaf	Stem divides below 1.5m. Broken branches in crown.	None	5.27	A1
T21	Quercus robur (Common Oak)	M	550	13(2)	9	3	9	9	Good	40+	Good quality mature broadleaf	Stem divides below 1.5m.	None	6.6	A1
T22	Salix fragilis (Crack Willow)	EM	450,150	15(2)	4.5	4.5	4.5	4.5	Good	20+	Multistemmed broadleaf	Leaning West.	None	5.69	B1
T23	Prunus cerasifera (Cherry Plum)	EM	220	5(1)	3	3	3	3	Poor	<10	Small ornamental	Dieback in crown. Low bud/leaf density. Major deadwood in crown. Crown distorted due to group pressure.	None	2.64	U
T24	Prunus cerasifera (Cherry Plum)	EM	300	6(1)	3	3	3	3	Poor	<10	Small ornamental	Dieback in crown. Low bud/leaf density. Major deadwood in crown. Crown distorted due to group pressure.	None	3.6	U
T25	Salix fragilis (Crack Willow)	SM	150	5(1)	3	3	3	1	Fair	10+	Small broadleaf	Leaning East.	None	1.8	C1
T26	Salix X chrysocoma (Weeping Willow)	EM	600	15(1)	9	9	5	9	Good	20+	Good quality mature broadleaf	Leaning North. Broken branches in crown.	None	7.2	B1
T27	Salix X chrysocoma (Weeping Willow)	EM	750	15(1)	4	9	9	9	Good	20+	Good quality mature broadleaf	Broken branches in crown.	None	9	B1

T28	Alnus glutinosa (Common Alder)	EM	0,120,160,1	7(1.5)	4	4	4	4	Good	20+	Good quality early mature broadleaf	Stem divides below 1.5m.	None	3.35	B1
T29	Salix fragilis (Crack Willow)	EM	200,150,160,100,90,230,400	5(1)	5	3	5	5	Fair	10+	Multistemmed broadleaf	Leaning West.	None	6.78	C1
T30	Malus (Apple)	M	0,190,230,1	2.5(0.5)	2.5	2.5	2.5	1.5	Poor	<10	Poor quailty fruit tree	Poor shape & form. Low vitality. Declining.	None	5.03	U
T31	Malus (Apple)	M	150,140,90	2.5(0.5)	2	2	2	1.5	Poor	<10	Poor quailty fruit tree	Poor shape & form. Low vitality. Declining.	None	2.69	U
T32	Prunus avium (Wild Cherry)	Y	150	5(1)	1.5	2	3	3	Fair	10+	Young broadleaf	None	None	1.8	C1
T33	Prunus avium (Wild Cherry)	Y	120	5(1)	2	2	1.5	1.5	Fair	10+	Young broadleaf	None	None	1.44	C1
T34	Cedrus deodora (Deodar)	M	350	12(2)	5	3.5	3.5	4	Dead	<10	Mature conifer.	Dead.	None	4.2	U
H3	X Cupressocyparis leylandii (Leyland Cypress)	SM	100	3(0.5)	1.5	1.5	1.5	1.5	Fair	10+	Conifer hedge	None	None	1.2	C2
G1	Alnus glutinosa (Common Alder),Malus (Apple),Prunus avium (Wild Cherry),Quercus robur (Common Oak),Salix X chrysocoma (Weeping Willow),Salix fragilis (Crack Willow),Tilia X europaea (Common Lime),Prunus cerasifera (Cherry Plum),Betula pendula (Silver Birch)	M	300	15(2)	4	4	4	4	Good	40+	Group of mixed species. Good value as a group.	None	None	3.6	A2
G2	Alnus glutinosa (Common Alder),Malus (Apple),Prunus avium (Wild Cherry),Quercus robur (Common Oak),Salix X chrysocoma (Weeping Willow),Salix fragilis (Crack Willow),Tilia X europaea (Common Lime),Prunus cerasifera (Cherry Plum),Betula pendula (Silver Birch),Populus canescens (Grey Poplar),Acer campestre (Field Maple)	M	300	15(2)	4	4	4	4	Good	40+	Group of mixed species. Good value as a group.	None	None	3.6	A2
T35	Populus canescens (Grey Poplar)	OM	950,500	20(3)	10	10	10	10	Good	40+	Large overmature broadleaf	Stem divides below 1.5m.	None	12.89	A1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. 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 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.

Drain

Pond

Issues

Balancing Pond

Path

TENNIS COURT

EXISTING GARAGE

EXISTING DWELLING

PLOT 1

PLOT 2

G2-A2

G1-A2

CEZ

31000mm

T35-A1

T34-U

T1-A1

T2-A1

T3-A1

T4-A1

T5-C1

T6-A1

T7-A1

T8-C1

T9-U

T10-U

T11-C1

T12-A1

T13-C1

T14-U

T15-C1

T16-C1

T17-C1

T18-C1

T19-C1

T20-A1

T21-A1

T22-B1

T23-U

T24-U

T25-C1

T26-B1

T27-B1

T28-B1

T29-C1

T30-U

T31-U

T32-C1

T33-C1

H1-C2

H2-C2

H3-C2

Key

- **Trees** — Showing Canopy extents, category colour and tag number (with category). (T1-B)
- **Category A** — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B** — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **Category C** — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- **Category U** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **BS 5837:2012 Root Protection Area**
- **Tree Protective Fencing**
- **Construction Exclusion Zone** (CEZ)
- **Trees for Removal**
- **Ground Protection/ Restricted Activity Zone**

N

1:200

Drawing Title	**Tree Protection Plan Plan**
Client	Roger Pike
Site/Project	Woodside Grange Woodsland Road Hassocks BN6 8EX
Scale/Sheet	1:200 @ A0
Date	27/11/2025
Drawing No	25_5837_10_87
Rev	1
Drawn By	PH
Chked By	MH

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General Notes
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Key

- **Trees** (T1-B) — Showing Canopy extents, category colour and tag number (with category).
- **Category A** — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B** — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **Category C** — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- **Category U** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **BS 5837:2012 Root Protection Area**

N

1:200

Drawing Title	**Tree Constraints Plan**
Client	Roger Pike
Site/Project	Woodside Grange Woodsland Road Hassocks BN6 8EX
Scale/Sheet	1:200 @ A0
Date	26/11/2025
Drawing No	25_5837_10_87
Rev	2
Drawn By	PH
Chked By	MH

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General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
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Drain

Pond

Issues

Balancing Pond

Path

TENNIS COURT

PLOT 2

PLOT 1

EXISTING GARAGE

EXISTING DWELLING

G2-A2

G1-A2

31000mm

12000.0

T35-A1
T21-A1
T20-A1
T19-C1
T22-B1
T23-U
T18-C1
T17-C1
T16-C1
T13-C1
T15-C1
T10-U
T14-U
T24-U
T25-C1
T26-B1
T33-C1
T32-C1
T31-U
T9-U
T27-B1
T29-C1
T30-U
T28-B1
T8-C1
T12-A1
T11-C1
T7-A1
T6-A1
T34-U
T5-C1
T4-A1
T3-A1
T2-A1
T1-A1

H1-C2
H2-C2
H3-C2

Key

T1-B

Trees
Showing Canopy extents, category colour and tag number (with category).

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

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

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

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

BS 5837:2012 Root Protection Area

N

1:200

Drawing Title	**Tree Constraints Plan**
Client	Roger Pike
Site/Project	Woodside Grange Woodsland Road Hassocks BN6 8EX
Scale/Sheet	1:200 @ A0
Date	03/11/2025
Drawing No	25_5837_10_87
Rev	1
Drawn By	PH
Chked By	MH

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