SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA), RCArborA. (Operations)

Arboricultural Implications Report

Proposed development at

Land West of Shoreham Road

Small Dole

West Sussex

April 2025

Ref. SJA air 22034-01c

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. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of one group of trees and the partial removal of four groups of trees, will represent a negligible alteration to one of the main arboricultural features of the site (G11), 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.

S3. No trees are to be pruned to facilitate implementation of the proposals.

S4. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which form important landscape and natural features and as it retains the pattern of woodlands, fields, hedgerows and trees, it complies with Policies 26 and 33 of the Horsham District Council Planning Framework.

S7. As the proposed development will not result in the removal of trees which are of significant local amenity or landscape value, it complies with Policy 10 of the Henfield Neighbourhood Plan 2017-2031.

CONTENTS

APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Wates Developments Limited to visit the Land West of Shoreham Road, Small Dole, West Sussex 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 an outline planning application to be submitted to Horsham 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 Policies 26 or 33 of the Horsham District Council Planning Framework (2015) or the accompanying text, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development is an '**outline planning application for up to 45**

[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.

dwellings (including affordable homes) with all matters reserved apart from access'

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

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Ken Scarlett and Ben Jameson of SJAtrees, on Tuesday 11th November 2014. Weather conditions at the time were dry with scattered cloud and occasional showers. Deciduous trees were in partial leaf.

1.3.2. A re-survey of the trees was undertaken by Anthony Harte and Tom Southgate of SJAtrees on Wednesday the 9th August 2023. Weather conditions at the time were clear, dry and bright; deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is located to the west of Henfield Road (A2037) and to the south of New Hall Lane, as shown at ***Figure 1*** below. The north boundary adjoins the rear gardens of residential properties located on New Hall Lane. The west boundary adjoins a private field and the south boundary lies parallel with an adjacent watercourse, on the opposite side of which lies a Public Right of Way that connects across the fields to the south and south-west.

Figure 1: Site location shown on Google aerial image

1.4.2. The site is on relatively level ground and currently comprises a grass field used for grazing livestock.

1.4.3. Historical maps and aerial photographs indicate that the site has been undeveloped agricultural land since at least 1805.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of clay, silt, sand and gravel above a bedrock of sandstone.

1.5.2. The class of soil in this area is recorded on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a freely draining, slightly acid loamy soil.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

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

1.6.3. There are no hedgerows on site that could meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997[3].

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as ‘Ancient’. Ancient woodland is defined as “any area that’s been wooded continuously since at least 1600 AD” and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3 The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

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 one previous application for development (planning reference: DC/15/0353) which was for the erection of up to 60 dwellings, provision of a new vehicular access from Shoreham Road and stopping up of existing access, together with associated open space, parking and landscaping (Outline).

2.1.2. This planning application was submitted to the LPA in February 2015 and refused in May 2015.

2.1.3. None of the reasons for refusal as stated in the Decision Notice relate directly to trees.

2.2. Planning policy - national

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')[4] 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

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

NPPF states: "**Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.2.4. Paragraph 136 in this section states: "**Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.**"

2.2.5. The section titled "Meeting the challenge of climate change, flooding and coastal change" states at paragraph 162: "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term

implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.**"**

2.2.6. In paragraph 187, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[…] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; […]

2.2.7. In paragraph 193, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists…."

2.3. Local planning policy

2.3.1. The LPA has an emerging Regulation 19 Draft Local Plan, dated 2023-2040. Although expanding on policies relating to trees, woodlands, ancient and veteran trees and hedgerows, no new policies specifically relating to trees, woodlands, ancient and veteran trees and hedgerows have been made.

2.3.2. The Regulation 19 document also contains a housing allocation policy (Policy HA16) for this application site. However, there are no mentions of trees in this policy.

2.3.3. Adopted local planning policies are contained in the Horsham District Council Planning Framework (November 2015).

2.3.4. The relevant section of Policy 26 (Strategic Policy: Countryside Protection) of the Planning Framework states, *inter alia*:

"Policy 26. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including; […]

[…] 2.The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features;"

2.3.5. The relevant section of Policy 33 (Development Principles) of the Planning Framework states, *inter alia*:

2.3.6. **"Policy 33. In order to conserve and enhance the natural and built environment developments shall be required to: […]**

2.3.7. **[…] Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; […]**

2.3.8. The LPA has not published any Supplementary Planning Guidance that relates either to this site, or to the protection of existing trees.

2.4. Neighbourhood planning policy

2.4.1. The Henfield Neighbourhood Plan 2017-2031 (May 2021) states at Policy 10: Green Infrastructure and Biodiversity: **"P10.1 Development proposals that would directly affect historic commons, ancient woodlands ponds and copses or which would indirectly affect such features should ensure that they are protected, maintained and where practicable enhanced.**

P10.2 Development proposals will be supported, provided their design seeks to maintain or increase biodiversity, in particular:

[…]

c. retains where possible, existing hedgerows, scrub, trees and ponds to support and encourage wildlife. Where removal is essential they should be replaced appropriately and with indigenous species.

d. retains trees in Categories A and B as defined in BS5837:2005 wherever possible. Where it is not possible to retain a Category A or B tree, a replacement is planted; including trees without Tree Preservation Orders and trees outside the Henfield Conservation Area.

P10.3 Development proposals will be supported, provided their layout and landscape schemes comply with the following principles as appropriate:

a. the amenity value of the existing landscape including hedgerows, scrub, trees and ponds is maintained; and the proposals result in positive visual and landscape impact

b. the amenity value of trees is maintained including those trees without Tree Preservation Orders and trees outside the Henfield Conservation Area;

c. landscape schemes enhance the site and its surroundings, and positively contribute to the landscape character of the area, including providing for their ongoing maintenance and utilise native plants especially in public areas and on boundaries;"

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 79 individual trees, 20 groups of trees and two hedgerows growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural character of the site is comprised mostly of English oak (which represents the most commonly found species), but there is a wide range of broadleaf species throughout the site including ash, goat willow and hawthorn.

3.1.3. The majority of trees within the site are native species and in keeping with the surrounding area, with the exception of some ornamental, exotic and non-native species including: cider gum, stag horn sumac, Leyland cypress and purple sycamore. However, although these trees are not consistent with the countryside character of the area, they are appropriate species for residential gardens and screening and are in keeping with the semi-rural residential character of Small Dole. Most of the trees on the site are restricted to the boundaries of the field with only some situated in adjacent, off-site gardens and fields.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that form **"important landscape and natural features".** The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the tee belt growing along the south boundary of the site comprising the individual significant and essential components (nos. 1, 2, 4-6, 9, 10, 12, 13, 15, 26, 27, 34, 36, 38, 42, 75, 76, 86 and 87) and understorey (G11);
- the three oak trees (nos. 44-46) growing off-site within the rear garden of an adjacent residential property located along the north boundary.

3.2.2. Six individual trees (nos. 3, 14, 16, 41, 52 and 61) are unsuitable for retention,

irrespective of the proposals, in that they are 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. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some are outside the development footprint or are outside the red line boundary and in third-party ownership. These trees have been assessed as category ‘U’ and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.2.3. There are 26 mature trees growing on or immediately adjacent to the site; but three of these (nos. 17, 35 and 85) are of species that are of small ultimate size; one (cider gum no. 78) is of a short-lived species; and four (nos. 3, 16, 41 and 61) have been assessed as being category U (discussed above) and which are therefore of only short-term potential. Of the remaining 18 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.

3.2.4. There are no category ‘A’ trees but 13 category 'B' specimens. The remaining 60 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.

3.2.5. All of the groups of trees and hedgerows have been assessed as category ‘C’.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed site layout by OSP Architects, drawing no. 23088 - P101D Proposed Site Layout have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.3.2. 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.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

3.3.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in ***Table 1*** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts[5]

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

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, one group (G20) is to be removed because it is situated within the footprints of a proposed road and associated construction space.

4.1.2. In addition, four groups (G4, G6, G11 and G18) are to be partially removed to accommodate the proposed access road and drainage required as part of the proposals.

4.1.3. Details of the group to be removed and those groups to be partially 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
G4 *partial removal*	Goat willow	Up to 9m	Max 3 x stems @300mm est.	Mature	C (12)
G6 *partial removal*	Various	Up to 5m	Up to 75mm	Young	C (1)
G11 *partial removal*	Various	3m	Max 250mm est.	Young	C (12)
G18 *partial removal*	Various	10m	Max 190mm est.	Semi-mature	C (12)
G20	Goat willow	4m	75mm est.	Young	C (2)

Table 2: Trees to be removed and groups to be partially removed

4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. Whilst one of the main arboricultural features (G11) will be partially removed to accommodate a proposed surface water drain, this will not have any detrimental impact on the contribution that the overall tree belt makes to the arboricultural

character of the site or surrounding area for the following reasons.

4.2.3. The partial removal of group G11 constitutes the felling of a section up to 4m width and 14m length, the loss of which equates to no more than 1.2% of the group's overall extent and comprises nothing greater than the clearance of low-quality understorey scrub only. Crucially, the proposed drain avoids any impacts on the significant and essential components growing within the wider tree belt.

4.2.4. The partial removal of G11 therefore represents a negligible alteration to the group's overall extent and character and as the overwhelming majority of the tree belt (including all the trees of arboricultural importance) will be retained, the tree belt's overall pattern will consequently be preserved and therefore complies with Policy 26 of the Horsham Planning Framework.

4.2.5. Along with group G11 (discussed above), groups G4, G6 and G18 are also to be partially removed. In the case of G4, a section equating to 58% of its overall extent is to be cleared to accommodate a proposed attenuation basin. A 4m wide and 40m long section of G6 is to be removed to accommodate a pedestrian access from the site to New Hall Lane to the north and equates to approximately 20% of its total area. A section equating to 24% will be removed from G18 to allow for the new access road and associated footway. In all three cases, the partial removal is confined to the clearance of understorey scrub only and avoids the loss of arboriculturally important individuals; as such, the partial removal of G4, G6 and G18 will not have any adverse impact on the arboricultural quality or character of the site or local area.

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

4.2.7. None of the trees to be removed are mature specimens of species of large ultimate size: all the trees 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 sequestrate and store carbon[6]. Accordingly, the removal of none of the large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.8. The group of trees to be removed has been assessed as category C, being comprised of young goat willow of low-quality, low value, and short-term potential. For these reasons, its removal will have no significant impact on the character or appearance of the area.

4.2.9. Furthermore, the proposals incorporate considerable replacement tree planting, including a new woodland area within the north half of the site, as shown on the site layout plan. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

4.2.10. 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 group identified for removal, and the partial removal of groups, will represent only a negligible alteration to one of the main arboricultural features of the site.

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

5. TREES TO BE PRUNED

5.1. Details

5.1.1. None of the trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 8m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. No parts of any proposed buildings or associated hard surfacing are within the RPAs of any of the trees to be retained.

6.2. Assessment

6.2.1. As no parts of the proposed dwellings or other structures abut or are within the RPAs of any of the trees to be retained, subject to the implementation of protective measures specified on the TPP at **Appendix 4**, their construction will not cause unacceptable damage to roots or rooting environments as a result of root severance or damage, or compaction or pollution of the soil.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. 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 patterns[7] 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.

7.1.2. As no windows of the main habitable rooms of the proposed dwellings or apartments lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result.

[7] 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.”

This is because the trees closest to the development (specifically horse chestnut tree no. 60 located along the east boundary) are further from the proposed dwellings (14m) than their current heights (up to 9m); and so if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of one group of trees and the partial removal of four groups of trees, will represent a negligible alteration to one of the main arboricultural features of the site (G11), 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.

8.1.2. No trees are to be pruned to facilitate implementation of the proposals.

8.1.3. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

8.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 135 of the National Planning Policy Framework.

8.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states *(italics added for emphasis)*: "**Planning policies and decisions should ensure… that existing trees are retained *wherever possible***"; and thereby recognises circumstances in which

it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with Paragraph 136 of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 162 of the National Planning Policy Framework.

8.2.4. The retention of all the main arboricultural features of the site recognises and will maintain the local landscape, its countryside character, and the wider benefits of the existing trees within the surrounding area, and thereby complies with Paragraph 187 b) of the NPPF.

8.2.5. 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.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which form important landscape and natural features and as it retains the pattern of woodlands, fields, hedgerows and trees, it complies with Policies 26 and 33 of the Horsham District Council Planning Framework.

8.4. Compliance with neighbourhood planning policy

8.4.1. As the proposed development will not result in the removal of trees which are of significant local amenity or landscape value, it complies with Policy 10 of the Henfield Neighbourhood Plan 2017-2031.

8.5. Conclusion

8.5.1. On the basis of our assessment, we conclude that the arboricultural impact

of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above[8], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[9] growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally[10]. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.1.6. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

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:

---

8 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.

9 Ibid., 4.4.2.7

10 Ibid., 4.4.2.3

- whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;[11]
- 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;
- which trees are important features of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy 33 of the Horsham District Council Planning Framework, as set out above; and
- our assessment of the trees’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule;

A1.2.2. 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.

A1.2.3. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.4. 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**”[12].

A1.2.5. 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**”[13].

A1.2.6. The ‘Root Protection Areas’ (RPAs)[14] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

A1.2.7. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting

---

[11] The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

12 BS 5837, 4.5.10.

13 Ibid., 5.1.1.

14 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.”

excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day[15].

A1.2.8. 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.

A1.2.9. 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.

A1.2.10. The TCP was then used to inform the siting of the proposed dwellings and areas of hard surfacing. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

15 Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/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).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

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.

APPENDIX 3

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA) (Operations)

Tree Survey Schedule

Land West of Shoreham Road, Small Dole, West Sussex

August 2023

SJA ref: tss 22034-01a

Tree Survey Schedule: Explanatory Notes

Land West of Shoreham Road, Small Dole, West Sussex

This schedule is based on a tree inspection undertaken by Ken Scarlett and Ben Jameson of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Tuesday 11th November 2014. Weather conditions at the time were dry with scattered cloud and occasional showers. Deciduous trees were in partial leaf.

A re-survey was undertaken by Anthony Harte and Tom Southgate on Wednesday the 9th August 2023. Weather conditions at the time were clear, dry and bright; deciduous trees were in full leaf.

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

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

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

1. Tree no.
Given in sequential order, commencing at "1".

2. 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 irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable 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

Land West of Shoreham Road, Small Dole, West Sussex

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	English oak	19m	705mm	N 10m E 10m S 9m W 4.5m NW 7m	S 2.5m	N 12m S 3m	Mature	Average	Indifferent	Inspection of S side of trunk base impeded by adjacent stream; trunk and main limbs partially ivy-covered; one-sided crown as mutually suppressed by tree no. 2 with which it forms single aerodynamic mass; tensile main branch unions; crown shows density reduction of 10% consistent with suppression; whole crown readily visible from PRoW to S; upper 7m of crown visible above surrounding trees in long-distance views from Henfield Road to NE; essential component of group in which it stands.	B (2)
2	English oak	18m	620mm	N 9.5m E 2m S 8m W 9m	S 3.5m	N 8m S 2m	Mature	Average	Indifferent	Inspection of S side of trunk base impeded by adjacent stream; one-sided crown as mutually suppressed by tree no. 1 with which it forms single aerodynamic mass; slightly sub-dominant to tree no. 2; crown shows density reduction of 10% consistent with suppression; whole crown visible from PRoW to S; significant component of group in which it stands but of slightly impaired form.	B (2)
3	Goat willow	13m	390mm est. 290mm 350mm	N 5m NE 8m E 7m S 4.5m W 6m	NE 4.5m	NE 5m	Mature	Low	Poor	Formerly five-stemmed from base; main stem (430mm diameter) to NW and sub-dominant stem to SE both historically failed; tight compression fork with evidence of included bark between remaining centre stems; sparsely foliated; inessential component of the group in which it stands.	U
4	English oak	20m	585mm ivy	N 7m E 8m S 7m W 8m	N 7m	N 9m	Mature	Average	Indifferent	Inspection of S side of trunk base impeded by adjacent stream; trunk partially ivy-covered; trunk divides into multiple stems from 7m with tensile unions; drawn-up and mutually suppressed with co-dominant crown; whole crown visible from PRoW to S; essential component of the group in which it stands.	B (2)
5	English oak	18m	600mm ivy	N 6m E 8m S 8.5m W 7m	S 6m	N 12m S 2m	Mature	Below average	Indifferent	Inspection of S side of trunk base impeded by adjacent stream; trunk leans slightly S; trunk, stems and main limbs ivy-covered to tree's full height; co-dominant crown; slightly sparsely foliated; crown shows density reduction of 15%; whole crown visible from PRoW to S; essential component of the group in which it stands.	B (2)
6	English oak	8m	315mm ivy	NE 0m E 3m SE 15m S 6m SW 0m NW 0m	0m	SE 0m	Semi-mature	Below average	Poor	Inspection of S side of trunk base impeded by adjacent stream; trunk leans heavily SE, almost horizontal and makes bark-to-bark contact with S-side of trunk of tree no. 5 at 2.5m: possibly providing physical support to this individual; trunk ivy-covered; crown overtopped and heavily suppressed by surrounding trees; canopy entirely offset from base; crown visible from PRoW to S; significant component of the group in which it stands but of significantly impaired form and structure.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
7	Hawthorn	7m	150mm 190mm 165mm all ivy	N 2m E 2m S 2m W 2m	2m	4m	Semi-mature	Average	Indifferent	Twin-stemmed from base; twin-stemmed from 1m; of average quality but of low landscape value, and of short-term potential only.	C (1)
8	Hawthorn	7m	250mm 165mm both ivy	N 4m E 3m S 3m W 3m	1m	4m	Semi-mature	Average	Indifferent	Twin-stemmed from base; inessential component of group in which it stands; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
9	Ash	18m	680mm 300mm both est.	N 7.5m E 8m S 7.5m W 7.5m	E 6m	N 12m	Mature	Below average	Indifferent	Off-site tree, growing S side of existing stream; twin-stemmed from base; stem on W side suppressed by stem on E side; dominant, spreading crown but showing density reduction of 10%, possibly indicative of infection by 'ash dieback disease'; essential component of group in which it stands but likely to be of reduced potential.	B (2)
10	Ash	18m	450mm 530mm both est.	N 6m E 7.5m S 7m W 5m	S 5m	N 10m	Mature	Below average	Indifferent	Off-site tree, growing S side of existing stream; prominent buttress roots; twin-stemmed from base with tight compression fork; drawn-up and mutually suppressed with co-dominant crown showing density reduction of 25%, possibly indicative of infection by 'ash dieback disease'; significant component of group in which it stands but likely to be of reduced potential.	C (2)
11	Field maple	7m	190mm 300mm 170mm	N 2.5m E 2.5m S 6m W 3.5m	1m	2m	Semi-mature	Below average	Indifferent	Three-stemmed from base; slightly sparsely foliated; overtopped, suppressed specimen with one-sided crown; of low quality, of low landscape value, but of medium-term potential.	C (1)
12	Ash	13m	325mm 335mm both ivy	N 12.5m NE 13m E 3m S 0m W 1.5m	N 6.5m	N 4.5m	Semi-mature	Average	Poor	Twin-stemmed from base with tensile union; sub-dominant stem arising from -most stem at 1m is dead; stems lean heavily N, almost horizontal, uprighting from 6m; stems ivy-covered; significant component of group in which it stands but of significantly impaired form.	C (2)
13	Ash	18m	710mm	N 11m E 8m S 7.5m W 9m	N 4.5m	N 0.5m	Mature	Below average	Moderate	Prominent buttress roots; twin-stemmed from 6m with tensile union; spreading, dominant crown with tensile main unions; slightly sparsely foliated showing crown density reduction of 10%; essential component of group in which it stands.	B (2)
14	Field maple	8m	400mm ivy	N 3.5m E 3.5m S 5m SW 6m W 4.5m	N 1.5m	1m	Semi-mature	Average	Indifferent	Prominent buttress roots; significant tear-out wound on trunk; twin-stemmed from 3.5m: N-most stem moribund; heavily ivy-covered; overtopped, suppressed specimen with one-sided crown; showing moderate dieback; of moderate quality and of medium-term potential; but of low landscape value.	U
15	Ash	14m	450mm ivy est.	N 0m E 4m S 6m W 5m	S 4m	S 2m	Semi-mature	Low	Indifferent	Off-site tree; growing S side of existing stream; twin-stemmed from 2m; suppressed crown as overtopped by adjacent tree no. 13; sparsely foliated consistent with suppression; significant component of the group in which it stands but of impaired form and likely to be of reduced potential.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
16	Goat willow	8m	650mm	N 8m NE 7m E 1m S 0m W 1m NW 7m	1m	0m	Mature	Average	Hazardous	Uprooted tree, lying on ground; should be removed for sound arboricultural management reasons; of low quality, of low landscape value, and of short-term potential only.	U
17	Apple	8m	380mm ivy	N 1m E 2m S 6m W 2m	2m	2m	Mature	Average	Poor	Prominent buttress roots; twin-stemmed from base; SE stem heavily leaning and heavily ivy-covered; of low quality, of low landscape value, and of short-term potential only.	C (1)
18	Field maple	6m	270mm ivy	N 0m E 0m S 5m W 0m	3m	2m	Young	Average	Indifferent	Heavily leaning trunk; heavily ivy-covered; suppressed crown as overtopped by adjacent specimens; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
19	Hawthorn	10m	330mm	N 6m E 2.5m S 2m W 2m	3m	1m	Semi-mature	Average	Indifferent	Twin-stemmed from 2m; ivy-covered; inessential component of group in which it stands; birds nest in crown; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
26	English oak	9.5m	280mm est.	N 6m E 4.5m S 4m W 1.5m NW 3.5m	SE 2.75m	N 3m	Semi-mature	Average	Indifferent	Inaccessible: surrounded by dense impenetrable vegetation; one-sided crown as suppressed by adjacent tree no. 27 with which it forms single aerodynamic mass; significant component of group in which it stands.	C (2)
27	English oak	10m	330mm ivy est.	N 6m E 3m S 5m W 5m	N 4m	N 3m	Semi-mature	Average	Indifferent	Inaccessible: surrounded by dense impenetrable vegetation; asymmetrical crown as suppressed by adjacent tree no. 26 with which it forms single aerodynamic mass; otherwise slightly dominant over tree no. 26; significant component of group in which it stands.	C (2)
28	Sycamore	14m	390mm	N 8m E 8m S 4m W 3.5m NW 7m	E 3m	N 1m	Semi-mature	Average	Moderate	Twin-stemmed from 2.75m with tensile union; drawn-up and mutually suppressed with asymmetrical crown; trunk and stems lean slightly N consistent with suppression; significant component of group in which it stands.	C (2)
29	Sycamore	4m	190mm	N 7m NE 4m E 1.5m S 0m W 2.5m NW 4m	N 3m	N 2m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed with one-sided crown; overtopped and sub-dominant; inessential component of the group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
30	Sycamore	17m	300mm 310mm	N 6.5m E 3m S 3m W 2.5m	N 3m	N 2.5m	Semi-mature	Average	Indifferent	Twin-stemmed from base with tight compression fork and evidence of included bark; drawn-up and mutually suppressed with asymmetrical crown; significant component of group in which it stands but of impaired structure.	C (2)
31	Sycamore	13m	135mm	N 8.5m NE 3m E 1.5m S 0m W 2.5m NW 3m	N 3m	N 0.5m	Young	Below average	Poor	Drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; sub-dominant and overtopped by adjacent specimens; inessential component of the group in which it stands.	C (2)
32	Sycamore	17m	380mm 250mm	N 10m E 2m S 4m W 5m NW 9.5m	N 1m	N 0.5m	Semi-mature	Average	Indifferent	Twin-stemmed from base with tight compression fork and evidence of included bark; drawn-up and mutually suppressed with asymmetrical crown; significant component of group in which it stands but of impaired structure.	C (2)
33	Sycamore	17m	290mm	N 5.5m E 0m S 5m W 6.5m	N 1m	N 0.5m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed with one-sided crown; sub-dominant; inessential component of the group in which it stands.	C (2)
34	English oak	17m	755mm 400mm @ 1.2m	N 7.5m E 8m S 7m W 5m	S 4.5m	N 4.5m	Mature	Average	Indifferent	Twin-stemmed from base with tensile union; S stem sub-dominant; co-dominant asymmetrical crown as mutually suppressed by adjacent specimens; slightly above average dead wood in crown including 3m long dead branch at 3m from ground, 300mm diameter; essential component of the group in which it stands.	B (2)
35	Hazel	11m	10 stems @ 200mm est.	N 9m E 4.5m S 1m W 5.5m	0m	N 0m	Mature	Average	Indifferent	Multi-stemmed from base with tight compression forks; all stems lean moderately to heavily N, some almost horizontal, consistent with suppression; one-sided crown; significant component of group in which it stands but understorey specimen of small ultimate size.	C (2)
36	English oak	18m	525mm	N 8.5m E 8.5m S 8.5m W 8.5m	NW 4.5m	N 3.5m	Mature	Average	Moderate	Prominent buttress roots; broad, dominant crown with tensile main unions; essential component of group in which it stands.	B (2)
37	Hazel	8m	x12 stems 100mm	4m N 6m	1m	1m N 1m	Young	Average	Indifferent	Former coppice; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
38	English oak	18m	775mm ivy	N 9m E 11m S 8m W 7.5m	SE 3.5m	N 5m	Mature	Below average	Indifferent	Off-site tree, growing S side of existing stream; trunk and main limbs covered in dead ivy; dominant crown with tensile main unions; slightly sparser than average foliage; essential component of the group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
39	Ash	16m	350mm 455mm	N 7m E 5m S 8m W 4m	9m	8m	Semi-mature	Below average	Indifferent	Twin-stemmed from 1m with tensile union; NE stem sub-dominant and dead showing fungal fruit bodies consistent with saprophytic decay fungus *Daldinia concentrica* ('King Alfred's cakes') on NE side of stem between height of 1-3m; main stem heavily ivy covered to 9m; forms single aerodynamic mass with tree no. 40: drawn-up and mutually supressed with asymmetrical crown; significant component of group in which it stands but likely to be of reduced potential.	C (2)
40	Ash	15m	405mm	N 2m E 2m S 6m W 5m	3m	N 4.5m	Semi-mature	Average	Poor	No significant defects observed at base; prominent buttress roots; slightly leaning trunk; canopy almost entirely offset from base; asymmetrical crown as suppressed by adjacent specimens; visible from PROW 2774_1 to S.	C (2)
42	English oak	16m	675mm 570mm ivy 315mm ivy	N 7.5m E 8m S 7.5m W 5.6m	0m	N 3.5m	Mature	Average	Indifferent	Prominent buttress roots; two trunks, featuring partly fused buttress roots; S trunk features bifurcation at 0.9m; tensile unions throughout crown, where visible; slightly leaning trunks; deadwood up to 100mm diameter in lower-crown; readily visible from PROW 2774_1 to S; significant component of group in which it stands.	B (12)
43	Silver birch	13m	120mm est.	2m	4m	4m	Young	Average	Moderate	Off-site tree; readily visible in views from the site; of moderate quality and landscape value; of medium-term potential.	C (12)
44-46	English oak	15m	#T44 500mm #T45 600mm #T46 600mm all est.	N 6m E 9.2m S 6m W 8m	1.5m	E 2m	Mature	Average	Moderate	Off-site trees; no significant defects observed at bases; tensile unions throughout crowns, where visible.	C (1)
47	Goat willow	9.5m	x3 stems est. 110mm	3.5m	1m	2m	Young	Average	Moderate	Small self-seeded specimen; readily visible in views from the site; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
48	Hawthorn	3.5m	3 stems @ 100mm est.	3m	0m	0m	Semi-mature	Average	Indifferent	Unremarkable tree of very limited merit; obscured from public view but readily visible from internal views.	C (1)
49	Hazel	4.5m	6 stems @ 100mm est.	N 3.5m E 4m S 1.5m W 3m	0m	S 2m	Semi-mature	Average	Indifferent	Off-site tree; minor dieback at branch tips; former coppice.	C (1)
50	Hawthorn	3.5m	250mm est.	S 3.7m	1m	SE 0.9m	Semi-mature	Average	Indifferent	Off-site tree; stem diameter estimated at 1m; unremarkable tree of very limited merit; acute union with bark to bark contact, minor dieback at some branch tips.	C (1)
52	Ash	10m	480mm ivy est.	6m	1.9m	S 2m	Semi-mature	Low	Poor	Off-site tree; decay at base on W side; heavily ivy-covered; significant dieback at branch tips.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
53	Silver birch	11m	400mm est.	N 5m E 6m S 5m W 6.5m	1.6m	0.5m	Semi-mature	Below average	Indifferent	Off-site tree; tri-stemmed from 1.6m; minor dieback at branch tips.	C (1)
54	English oak	3m	200mm 120mm both est.	2m	1m	1m	Semi-mature	Average	Poor	Twin-stemmed from base; twin-stemmed from 1m; readily visible in views from the site; of low quality, of low landscape value, and of short-term potential only.	U
55	Apple	5m	200mm 230mm both est.	N 4m E 5m S 4m W 4m	0m	S 1.4m	Semi-mature	Average	Indifferent	Off-site tree; base obscured from view; acute main union with bark to bark contact; tensile unions throughout rest of crown.	C (1)
56	Flowering cherry	9m	700mm est.	N 6m E 6m S 6m SW 6.5m W 6.4m NW 6.7m	2m	SW 3.2m W 1.8m	Semi-mature	Average	Indifferent	Off-site tree; *Ganoderma applanatum/australe* at base; partially ivy covered trunk; tensile unions throughout crown, where visible; upper-crown visible in glimpses from New Hall Lane.	C (12)
57	White willow	11m	2 stems @ 450mm est.	N 5m E 3m S 5m W 3.5m	0m	0m	Semi-mature	Average	Indifferent	Off-site tree; twin stemmed from base; maintained as a pollard; tensile unions throughout crown, where visible.	C (1)
58	Apple	5m	250mm est.	4.5m	0m	S 0.5m	Semi-mature	Average	Indifferent	Off-site tree; trunk diameter estimated at 1m; unremarkable tree of very limited merit.	C (1)
59	English oak	10m	460mm ivy	N 6m E 7m S 7.5m W 7.5m	1.6m	SE 0.3m	Semi-mature	Average	Moderate	Off-site tree; organic waste piled beside base on S side; prominent buttress roots; ivy covered trunk and main scaffolds; tensile unions throughout crown, where visible; some foliage in lower-crown affected by oak leaf powdery mildew; upper-crown visible in glimpses from Henfield Road; significant component of group in which it stands.	C (12)
60	Horse chestnut	9m	250mm 200mm 100mm 250mm 150mm all est.	N 5m E 4m S 5m W 5.5m	N 1.5m	W 1m	Semi-mature	Average	Indifferent	Off-site tree; five-stemmed comprising sub-dominant basal stem and main stem which divides into four stems from 1m with occasional tight compression fork; of moderate quality, but currently of low value due to small size; significant component of group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
61	Ash	15m	540mm @ 1.2m	N 7m E 6m S 4m W 7.5m	W 3m	W 0.5m	Mature	Below average	Hazardous	Off-site tree; three-stemmed from 1.5m with tight compression forks and evidence of included bark; two S-most stems partially split apart at union resulting in gap up to 80mm width and 800mm length, with split extending downwards to form crack within trunk to ground level: represents significant weak point in tree's structure; inspection of centre of union obscured by dense leaf litter (former drey) but otherwise exposed wood appears solid; drawn-up and mutually suppressed; slightly sparsely foliated; significant component of group in which it stands but of hazardous structure.	U
62	Ash	14m	425mm @ 1.2m	N 4m E 6m S 6.5m W 6.5m	S 1m	W 0m	Semi-mature	Average	Indifferent	Off-site tree; prominent buttress roots spreading outwards N, E and S by up to 1m from trunk base; twin-stemmed from 2m with tight compression fork and evidence of included bark; drawn-up and mutually supressed; significant component of group in which it stands.	C (2)
63-66	Sycamore	18m	450mm ivy	5m	2m	2m	Semi-mature	Average	Moderate	Off-site trees, most of which grow on S side of existing stream; drawn-up and mutually suppressed; of moderate quality and landscape value; but of short-term potential only.	C (2)
67	Hazel	6m	200mm	N 2m E 2m S 2m W 2m	1m	1m	Young	Average	Indifferent	Of moderate quality but of low landscape value, and of short-term potential only.	C (1)
68	Apple	3m	100mm est.	N 1m E 1m S 1m W 1m	N 1m	1m	Young	Average	Moderate	Of moderate quality but of low landscape value, and of short-term potential only.	C (1)
69	Flowering cherry	6m	220mm est.	N 2.5m E 2.5m S 3m W 2.5m	1m	0.5m	Semi-mature	Average	Indifferent	Of moderate quality but of low landscape value, and of short-term potential only.	C (1)
70	Hawthorn	3.5m	4 stems @ 80mm 110mm all est.	N 1.5m E 2m S 1.6m W 2m	0.8m	S 1.9m	Semi-mature	Average	Indifferent	Off-site tree; within W end of Privet G7; of low landscape value, due to small size; acute main union with bark to bark contact.	C (1)
71	Flowering cherry	8m	120mm ivy 145mm	N 0m E 1m S 4.6m W 1m	1m	S 0.3m	Young	Below average	Poor	Heavily leaning trunk to S; canopy entirely offset from base; minor dieback at branch tips.	C (1)
72-73	Leyland cypress	10m	250mm est.	N 3m E 3.5m S 3m W 3.5m	0m	0m	Semi-mature	Average	Indifferent	Off-site trees; aerodynamic group with meshing crowns providing companion shelter.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
74	Goat willow	10m	355mm	N 5m E 4m S 3.5m W 3.2m	1.5m	N 0.6m	Semi-mature	Average	Moderate	Prominent buttress roots; slightly leaning trunk; tensile main unions; multi-stemmed from 1.5m; trunk diameter measured at 1.3m; upper-crown visible in narrow glimpses from PROW 2774_1 to S; significant component of group in which it stands.	C (12)
75	English oak	19m	500mm 615mm	N 7.5m E 6m S 7m W 7m	0m	E 4m	Mature	Average	Indifferent	Prominent buttress roots; twin stemmed from base, featuring union that is acute on one side, without bark to bark contact; tensile unions throughout crown, where visible; stem to NW slightly leaning; deadwood up to 100mm diameter in lower-crown; minor oak leaf powdery mildew present on foliage; upper-crown visible in glimpses from PROW 2774_1 to S; significant component of group in which it stands.	B (12)
76	English oak	20m	950mm	N 10m NE 8.8m E 5m S 7.5m W 9m	2.2m	SE 4m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; tensile unions throughout crown; minor epicormic growth throughout structure; minor oak leaf powdery mildew present on foliage.	B (1)
77	Cider gum	14m	500mm est.	6m	1m	2m	Semi-mature	Average	Indifferent	Off-site tree; base obscured from view; acute unions with bark to bark contact present in crown.	C (1)
78	Cider gum	20m	250mm 500mm both est.	7m	0m	0.5m	Mature	Average	Indifferent	Off-site tree; twin stemmed from base; acute main unions, access to inspect closely not available.	C (1)
80	Horse chestnut	13m	230mm 180mm	N 2m E 4m S 4m W 5m	NW 2m	W 1m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from base with tight compression fork and evidence of included bark; drawn-up and mutually suppressed; sub-dominant crown; inessential component of the group in which it stands.	C (2)
81	Ash	13m	200mm 3 stems @ 150mm all est.	N 6m E 5m S 5m W 3m	3.5m	W 4m	Semi-mature	Average	Indifferent	Inaccessible: surrounded by dense impenetrable vegetation; multi-stemmed from base; possibly consists of several trees growing close together to form single aerodynamic mass: surveyed as an individual; drawn-up and mutually suppressed; inessential component of the group in which it stands.	C (2)
82	Horse chestnut	10m	235mm 150mm	N 4m E 4.5m S 4.5m W 4.5m	N 1m	N 0m W 2.75m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from 0.5m with tight compression fork and evidence of included bark; inessential component of the group in which it stands.	C (2)
83	English oak	7m	2 stems @ 200mm 160mm all est.	N 3m E 3m S 3.5m W 6m NW 3m	1m	W 2.5m	Semi-mature	Average	Poor	Off-site tree; three-stemmed from 0.5m with tight compression fork and evidence of included bark; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
84	Purple sycamore	13m	215mm	N 4m E 4.5m S 4m W 4.5m	N 1.5m	N 0.5m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed; inessential component of the group in which it stands.	C (2)
85	Goat willow	14m	450mm @ 1m	N 6.5m E 6m S 5.5m W 4.75m	N 1.75m	N 0.5m	Mature	Average	Indifferent	Trunk diameter measured below union; multi-stemmed from 1.5m with tight compression forks and evidence of included bark; drawn-up and mutually suppressed; significant component of group in which it stands but of short-lived species.	C (2)
86	Sycamore	18m	680mm ivy 290mm	N 7m E 7m S 8.5m W 8m	NW 2m	N 1m	Mature	Average	Indifferent	Inspection of S side of trunk base impeded by adjacent stream; twin-stemmed from base; E stem sub-dominant, union obscured by ivy; trunk and stems ivy-covered to tree's full height; main stem bifurcates from 2.5m; dominant, spreading crown; essential component of the group in which it stands.	B (2)
87	Sycamore	15m	445mm	N 6m E 5m S 5m W 6m	W 3m	N 3m	Mature	Average	Indifferent	Twin-stemmed from 3m with tensile union; stems make to bark-to-bark at 4m, forming natural bracing; whole crown visible from PRoW to S; significant component of group in which it stands.	C (2)
G1	Field maple and Hazel	Max 8m	Max 255mm	4m	1m	1m	Semi-mature	Average	Indifferent	Group comprising row of closely growing field maples and hazels, forming a hedge or screen; aerodynamic group with meshing crowns providing companion shelter; drawn-up and mutually suppressed; of moderate quality and of long-term potential; but of low landscape value; visible from PRoW to S.	C (1)
G2	Hawthorn	Max 6m	Max 100mm	2m	1m	1m	Young	Average	Indifferent	Group of small self-seeded specimens; heavily ivy-covered; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G3	Hawthorn	Max 6m	Min 75mm Max 150mm	3m	1m	1m	Semi-mature	Average	Indifferent	Group of trees; ivy-covered; multi-stemmed from base; inessential feature of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G4	Goat willow	Up to 9m	Max 3 x stems @ 300mm est.	6m	0m	0m	Mature	Average	Indifferent	Group of closely growing specimens, forming a screen between site and private property to W; group of low spreading specimens; aerodynamic group with meshing crowns providing companion shelter; readily visible from internal views on site but obscured from public view; of moderate quality but low landscape value; of medium-term potential.	C (12)
G5	Beech	Max 2.5m	Max 75mm est.	1m	0m	0m	Young	Average	Moderate	Group comprising beech hedge; of moderate quality and of long-term potential; but of low landscape value.	C (1)
G6	Various	Max 5m	Max 75mm	2m	1m	1m	Young	Average	Indifferent	Group of silver birch and goat willow a ground covering of brambles; of moderate quality and of medium-term potential; but of low landscape value.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G7	Privet and hawthorn	2m	Max 90mm est.	N 1m S 1m	0m	0m	Young	Average	Indifferent	Off-site group of trees; row of closely planted specimens, designed to form a hedge or screen; appears to be regularly managed; obscured from public view but readily visible from internal views.	C (1)
G8	Leyland cypress	2.5m	Max 90mm est.	N 1m S 1m	0m	0m	Semi-mature	Average	Indifferent	Off-site group of trees; row of closely planted specimens, designed to form a hedge or screen.	C (1)
G9	Various	Max 13m	Max 200mm est.	2m	1m	2m	Young	Average	Indifferent	Off-site group of trees; comprises young to semi-mature specimens growing densely together to form single aerodynamic mass of scrubby quality; drawn-up and mutually suppressed; species include ash, horse chestnut, sycamore and hawthorn; readily visible in views from the site; of moderate quality and landscape value; of medium-term potential.	C (2)
G10	Various	Max 6m	Max. 100mm est.	2m	1m	1m	Young	Average	Moderate	Group of trees; species include horse chestnut, English oak and hazel; readily visible in views from road; readily visible in views from the site; of moderate quality and landscape value; of long-term potential.	C (12)
G11	Various	3m	Max 250mm est.	2m	0m	0m	Young	Average	Moderate	Group of trees forming understorey within tree belt along S boundary; species include goat willow, hazel, hawthorn and holly; includes a natural clearing along the north edge of the belt and a bund upon which grows a line of mature hazel that collectively form a feature within the belt; readily visible in views from the site and from PRoW to S; of moderate quality and landscape value; of long-term potential; significant component of the local landscape.	C (12)
G12	Sycamore	12m	Max 210mm	N 3m E 4.5m S 3m W 5.5m	2.5m	W 1.5m	Semi-mature	Average	Indifferent	Group comprising seven sycamore trees growing tight together in single line; drawn-up and mutually suppressed; crowns partially visible in views from Henfield Road to E; provides some screening of water pump; inessential component of the group in which it stands.	C (2)
G13	Goat willow	14m	450mm @ 1m	4m	1.5m	1.5m	Mature	Average	Indifferent	Group comprising goat willow growing along north edge of clearing within tree belt; contributes to structure and depth of tree belt but comprises short-lived species of low arboricultural quality; hidden in views from PRoW to S by surrounding trees growing within groups G1 and G11.	C (2)
G14	Stag's horn sumac	4m	Max 110mm est.	5m	0m	0m	Semi-mature	Average	Indifferent	Understorey of dense brambles; non-native species, out of character with surrounding area; unremarkable trees of very limited merit.	C (1)
G15	Various	4m	Max 220mm est.	5.5m	1m	0m	Semi-mature	Average	Indifferent	Group of young and semi-mature trees with bramble understorey; species include 2 English oaks, one birch, one goat willow; obscured from public view but readily visible from internal views; English oak dominant.	C (1)
G16	Various	6m	Max 100mm est.	4m	0m	0m	Young	Average	Indifferent	Row of onsite scrub; species include white willow, English oak, blackthorn and bramble; approx. 7 individuals; blackthorn and bramble dominant.	C (1)
G17	Various	9m	Max 180mm est.	4m	0m	0m	Semi-mature	Average	Indifferent	Off-site group of trees; species include blackthorn and flowering cherry; no single dominant species	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G18	Various	10m	Max 190mm est.	4m	0m	0m	Semi-mature	Average	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; species include hawthorn, ash, ivy, holly, blackthorn and bramble; blackthorn and hawthorn dominant; approx. 35 individuals.	C (12)
G19	Silver birch	13m	Max 270mm est.	4m	1.9m	1.5m	Semi-mature	Average	Moderate	Off-site group of trees; bases obscured from view; 8 trunks visible; tensile unions throughout crowns, where visible.	C (1)
G20	Goat willow	4m	75mm est.	1m	0m	0m	Young	Average	Indifferent	Group of trees comprising young goat willow growing densely together impenetrable mass; of scrubby character; inessential component of the local landscape.	C (2)
H1	Hawthorn	Max 6m	Max 120mm est.	2m	1m	1m	Young	Average	Indifferent	Hedgerow of closely planted specimens, designed to form a hedge or screen; species include hawthorn, bramble and elder; of particular visual importance; readily visible in views from the site; of moderate quality and landscape value; of medium-term potential.	C (2)
H2	Hawthorn	Max 3.5m	Max 100mm est.	2.5m	1m	1m	Young	Average	Indifferent	Hedgerow; mostly comprises hawthorn and blackthorn with occasional English oak, sycamore, hazel, plum, ash and horse chestnut; not recently maintained to the north of the field access, brambles and heavily reduced hedge to the south of the farm access; readily visible from road and views on site; of moderate quality and landscape value; of medium-term potential.	C (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	*Species*	*RPA*	*RPA Radius*
1	English oak	224.8m²	8.5m
2	English oak	173.9m²	7.4m
3	Goat willow	162.3m²	7.2m
4	English oak	154.8m²	7.0m
5	English oak	162.9m²	7.2m
6	English oak	44.9m²	3.8m
7	Hawthorn	38.8m²	3.5m
8	Hawthorn	40.6m²	3.6m
9	Ash	249.9m²	8.9m
10	Ash	218.7m²	8.3m
11	Field maple	70.1m²	4.72m
12	Ash	98.6m²	5.6m
13	Ash	228.0m²	8.5m
14	Field maple	72.4m²	4.8m
15	Ash	91.6m²	5.4m
16	Goat willow	191.1m²	7.8m
17	Apple	65.3m²	4.5m
18	Field maple	33m²	3.2m
19	Hawthorn	49.3m²	3.9m
26	English oak	35.5m²	3.4m
27	English oak	49.3m²	4.0m
28	Sycamore	68.8m²	4.7m
29	Sycamore	16.3m²	2.3m
30	Sycamore	84.2m²	5.2m
31	Sycamore	8.2m²	1.6m
32	Sycamore	93.6m²	5.5m
33	Sycamore	38.0m²	3.5m
34	English oak	330.3m²	10.3m
35	Hazel	181.0m²	7.6m
36	English oak	124.7m²	6.3m
37	Hazel	54.3m²	4.16m
38	English oak	271.7m²	9.3m
39	Ash	149.1m²	6.9m
40	Ash	74.2m²	4.9m
42	English oak	398.0m²	11.3m
44-46	English oak	113.1m² 162.9m² 162.9m²	6.0m 7.2m 7.2m
47	Goat willow	11.0m²	1.87m
48	Hawthorn	13.6m²	2.1m
49	Hazel	27.1m²	2.9m
50	Hawthorn	28.3m²	3.0m
52	Ash	104.2m²	5.8m

53	Silver birch	72.4m²	4.8m
54	English oak	24.6m²	2.8m
55	Apple	42.0m²	3.7m
56	Flowering cherry	221.7m²	8.4m
57	White willow	183.2m²	7.6m
58	Apple	28.3m²	3.0m
59	English oak	95.7m²	5.5m
60	Horse chestnut	89.3m²	5.3m
61	Ash	131.9m²	6.5m
62	Ash	81.7m²	5.1m
63-66	Sycamore	55.4m²	4.2m
67	Hazel	18.1m²	2.4m
68	Apple	7.1m²	1.5m
69	Flowering cherry	21.9m²	2.64m
70	Hawthorn	17.1m²	2.3m
71	Flowering cherry	16.0m²	2.3m
72-73	Leyland cypress	28.3m²	3.0m
74	Goat willow	57.0m²	4.3m
75	English oak	284.2m²	9.5m
76	English oak	408.3m²	11.4m
77	Cider gum	113.1m²	6.0m
78	Cider gum	141.4m²	6.7m
80	Horse chestnut	38.6m²	3.5m
81	Ash	48.6m²	3.9m
82	Horse chestnut	35.2m²	3.3m
83	English oak	47.8m²	3.9m
84	Purple sycamore	20.9m²	2.6m
85	Goat willow	91.6m²	5.4m
86	Sycamore	247.2m²	8.9m
87	Sycamore	89.6m²	5.3m
G1	Field maple and Hazel	29.4m²	3.06m
G2	Hawthorn	7.1m²	1.5m
G3	Hawthorn	10.2m²	1.8m
G4	Goat willow	72.4m²	4.8m
G5	Beech	7.1m²	1.5m
G6	Various	7.1m²	1.5m
G7	Privet and hawthorn	3.7m²	1.1m
G8	Leyland cypress	3.7m²	1.1m
G9	Various	18.1m²	2.4m
G10	Various	7.1m²	1.5m
G11	Various	28.3m²	3m
G12	Sycamore	20.0m²	2.5m
G13	Goat willow	91.6m²	5.4m
G14	Stag's horn sumac	5.5m²	1.3m
G15	Various	21.9m²	2.6m
G16	Various	4.5m²	1.2m
G17	Various	14.7m²	2.2m
G18	Various	16.3m²	2.3m
G19	Silver birch	33.0m²	3.2m
G20	Goat willow	1.5m	7.1m²
H1	Hawthorn	7.1m²	1.5m
H2	Hawthorn	7.1m²	1.5m

APPENDIX 4

Tree Protection Plan

Inset Panel (1:500)

SJA Protective fencing as per BS5837; see inset panel

SJA Group to be partially removed

SJA Off-site trees

SJA Proposed trees

SJA Site boundary

SJA Public Right of Way

N

0 10m 20m 30m 40m 50m

METRES

1 : 500 @A1

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	0
Groups of trees/hedges to be removed	1
Groups of trees/hedges to be partially removed	4
TPO trees to be removed	0
Trees to be pruned	0
Trees where manual excavation needed within RPAs	0
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

Trees to be Removed

No	Species	Category
G20	Goat willow	C (2)

Total numbers of trees to be removed

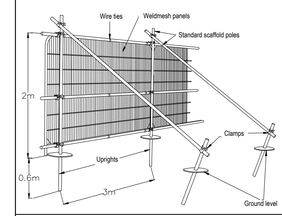
Category	No. of trees	Category	No. of trees
A	0	B	0
C	1g	U	0

Groups to be Partially Removed

No	Species	Category
G4	Goat willow	C (12)
G6	Various	C (12)
G11	Various	C (12)
G18	Various	C (12)

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.

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. All excavations, whether for proposed foundations, hard surfacing, or underground services.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Land West of Shoreham Road, Small Dole
Client:	Wates Developments
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 22034-041b
Based on:	23088 - P101D Proposed Site Layout

Drawn by: APH/TES	Date of Issue: April 2025	Scale: 1: 500 @ A1	
Checked by: FS	Tel:(01737) 813058	sja@sjatrees.co.uk	
Tree nos.: ● 34	Category 'U' trees: ● [41]	Canopies of trees to be retained	
Category 'B' RPA:	Category 'C' RPA:	Trees to be removed: G20	
Protective fencing:			