

Tree Survey and Impact Assessment

*for land
Former Thakeham Mushroom Site,
Thakeham,*

Client
Bellway Homes Ltd
(Strategic Land)

August 2026

2142-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevE

The Studio, Timbers, Gables Road, Church Crookham, Fleet, Hampshire, GU52 6QY
Telephone +44(0)1252 850096 | Email: admin@keenconsultants.co.uk

Keen Consultants is a trading name of Keen (Europe) Limited. Registered No. 12641584
Registered office: 4 Sudley Road, Bognor Regis, West Sussex, PO21 1EU

KEEN
CONSULTANTS

CAVEATS

This report has been prepared for planning purposes only. It is not intended for the detailed design of foundations that requires a much finer level of detail to ensure a cost-effective scheme of foundations.

This report considers the health and safety of the trees in their context at the time of survey. Trees are natural organisms subject to change and a range of weather conditions. This report can only be relied on for a period of twelve months or immediately prior to detailed designing of site layout (if phased) to ensure hazards posed by trees can be identified and resolved.

We rely on Council and Government websites for factual information in respect of sites. Experience reveals these are not always reliable. Further checks should be made in advance of undertaking any work to trees.

Keen Consultants accept no responsibility or liability for any use that is made of this document other than by the client for the purpose for which it was commissioned and prepared.

Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial combined Tree Survey and Impact Assessment	JK / 12 December 2023
RevA	Final	Updated Tree Survey and Impact Assessment	JK / 10 January 2024
RevB	Final	Updated Tree Survey and Impact Assessment	JK / 20 January 2026
RevC	Final	Updated Tree Survey and Impact Assessment	JK / 12 February 2026
RevD	Final	Updated Tree Survey and Impact Assessment	JK / 28 July 2026
RevE	Final	Updated Tree Survey and Impact Assessment	JK / 06 August 2026

© Keen Consultants

The copyright of this document resides with Keen Consultants unless assigned in writing by the company.

Contents

1.0	Introduction.....	4
2.0	Tree survey	6
3.0	Application of survey information.....	7
4.0	Assessment of impact upon trees	8
5.0	New and replacement tree planting.....	12
6.0	Protection of trees during construction	12
7.0	Summary of impact assessment	13

Appendices

Appendix 1 - Introduction to key elements of tree information

Appendix 2 - Tree Survey Explanatory Notes

Appendix 3 - Schedule of Trees

List of tables

Table 1 - List of drawings referred to in the impact assessment	8
Table 2 - List of documents used to inform the impact assessment.....	9

1.0 Introduction

1.1 This report sets out the information about trees to inform the planning process about the quality of trees on site. Following the tree survey the information is extended to consider the impact to them from the proposed development and how construction may proceed whilst ensuring trees are successfully retained.

1.2 In this report we consider the proposals for development of the site. We consider those proposals in relation to the survey of trees we conducted as part of the site analysis. The description of development is set out as:

Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, biodiversity net gain bank, public open space, ancillary parking and infrastructure.

1.3 The area subject to this survey consists of the former Monaghan Mushroom Facility situated to the west of Storrington Road at the northern edge of the Thakeham village.

1.4 In the eastern, and southeastern, portion of the site it is dominated by the collection of industrial-style buildings and associated hard surfaces.

1.5 In the northern, western and southwestern parts of the site there are fields that appear to have been laid to fallow for some time.

1.6 Centrally within the site is an area of rubble being the former remnants of buildings.

1.7 The site undulating level descending towards its southwest corner.

1.8 Tree cover at the site consists of two distinct age cohorts the first associated with the field network before the facility was constructed. The second is associated with planting since the facility commenced and appears to have been introduced to provide screening and additional tree cover.

1.9 There are no exceptional trees on the site but the older framework of trees contributes to the landscape setting.

- 1.10 The newer planting has established well and also makes a contribution, albeit to a lesser degree, to the landscape.
- 1.11 Some poplar trees are present around the site, and these have attained proportions where they are liable to failure. One tree has already failed and demolished part of the nearby building.
- 1.12 In the central area, associated with the area of building rubble, are many goat willow saplings.
- 1.13 At the time of the tree survey we checked the online portals, including Horsham District Council for statutory protection of trees applicable to the site. Online portals are not always reliable so before works are undertaken to trees a direct enquiry with the Council should be made.
- **TREE PRESERVATION ORDERS** - details were available online and showed that there are NO Tree Preservation Orders protecting trees upon the site.
 - **CONSERVATION AREAS** - details were available online and confirmed that the site IS NOT within a Conservation Area.
 - The MAGIC information portal revealed that Ancient and Semi-Natural Woodland IS NOT located within/adjacent to the site. Land upon the site IS listed on the Priority Habitat Inventory - Deciduous Woodland (England)
 - The online portal of the Woodland Trust, Ancient Tree Inventory, revealed that there are NO veteran trees recorded on site.
- 1.14 Nationally adopted guidance has been followed in the preparation of this report. *BS5837:2012: Trees in relation to design, demolition and construction – Recommendations* sets out a structure approach to considering trees during the development process. Guidance is given on the surveying of trees, the protected space that should be allocated to trees, what elements may give rise to harm to trees and what techniques can be deployed to minimise harm.
- 1.15 Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection. We recognise the need to integrate with other disciplines to achieve a balanced approach to development proposals.

1.16 We set out how our key elements interact with others at [Appendix1](#) of this report. The appendix provides comprehensive information about the stages of providing tree information within the planning process.

1.17 Further explanatory notes about tree survey information are given in [Appendix2](#).

2.0 Tree survey

2.1 The objective of this tree survey is to assess the significant trees and woody vegetation on the site to obtain dimensions, assess their quality and evaluate their condition to provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2.2 The tree survey:

2.2.1 was conducted on the 20 June 2023 by Jago Keen, MSc, Dip.Arb., MArborA, MICFor from ground level, in accordance with the guidance in British Standard *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*;

2.2.2 is intended for planning purposes only;

2.2.3 is not intended for the detailed design of foundations (further information upon vegetation can be provided upon request);

2.2.4 is not a detailed health and safety condition survey of trees;

2.2.5 recommends only preliminary works. Tree works required to achieve the scheme of development will be considered as part of the Impact Assessment and detailed on the Tree Protection Plan;

2.2.6 places reliance on the topographical survey.

2.3 Details of each tree are recorded in the Schedule of Trees at [Appendix3](#).

2.4 Site soil investigations have not been conducted. The (online) 'Geology of Britain Viewer' that contains British Geological Survey materials © NERC [2018] reveals the following soil information:

2.4.1 Bedrock geology: Fittleworth Member - Sandstone and mudstone.

2.4.2 Superficial deposits: None recorded.

2.5 Survey information is used to prepare the constraints posed by trees on development. These constraints are shown on the Tree Constraints Plan. The Plan shows root protection areas prescribed by the guidance within BS5837 paragraph 4.6.2 and adjusted where appropriate as recommended in subsequent paragraph 4.6.3. The root protection area (RPA) is the minimum extent of rooting required to sustain the tree.

2.6 Trees change over time hence the preliminary management recommendations listed within the tree survey can only be relied upon for a period of up to two years. The survey should be refreshed after two years, or immediately prior to the design of detailed site layouts where they are phased, to identify if further tree works are required.

3.0 Application of survey information

3.1 Trees place constraints on sites but they also provide opportunities in order to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of site layout design should be to avoid the RPA. Ideally, structures should be outside the root protection area to provide working space for construction however protection measures can be taken if such clearance, in isolated cases, is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

- a) Foundations that avoid trenching e.g. screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.

- b) Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods.
- c) Service runs that cannot be routed outside the root protection area(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable. Offsite provision may be considered in some circumstances but this will require negotiation with the local planning authority.

4.0 Assessment of impact upon trees

- 4.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below:

Table 1 - List of drawings referred to in the impact assessment

Originator	Drg No	Title
Pegasus Group	P24-2268_DE_010_G_003	Site Layout
Keen Consultants	2142-KC-XX-YTREE-TCP01Rev0	Tree Constraints Plan
Keen Consultants	2142-KC-XX-YTREE-TPP01RevE	Tree Protection Plan

4.2 Site proposals considered in this application include:

4.2.1 Residential dwellings

4.2.2 Access, parking and other hard surfaces

4.2.3 Utilities and services

4.2.4 New and replacement tree planting

4.3 The proposals are considered with reference to the following guidance documents referred to in this report:

Table 2 - List of documents used to inform the impact assessment

Originator	Title/Reference
British Standards Institute	<i>BS5837:2012 Trees in relation to design, demolition and construction – Recommendations</i>
Trees and Design Action Group	<i>Trees in the townscape: A guide for decision makers</i>
Ministry of Housing, Communities and Local Government	<i>National Planning Policy Framework (NPPF)</i>

4.4 National planning policy (paragraph 136 of the NPPF refers) makes clear the important contribution made by trees to the character and quality of built environments. Trees help to mitigate and adapt to climate change. The application proposals are respectful of the benefits trees provide and have been developed to ensure the retention of trees and the incorporation of new trees within the layout.

4.5 In summary, the proposals seek to retain all significant trees and are generally located remote from root protection areas. Extensive new tree planting is proposed to result in a net gain of tree cover at the site.

Impact of application proposals

- 4.6 The layout of proposed development has been focussed on the area containing the existing arrangement of industrial buildings and infrastructure. As a consequence the impact to trees is slight.

- 4.7 The layout of dwellings, network of roads, paths and parking are all remote from trees and therefore result in no harm to trees.

- 4.8 Whilst not necessary to implement the application proposals opportunity can be taken to remove the poplar trees (number 72 in the tree schedule) on the southern boundary. These trees have attained an age and size where they are prone to failure. One tree has already failed and is resting in the adjoining industrial building.

- 4.9 South of the existing access is a row of mature oak trees (numbers 2 to 8). They are prominent in the streetscene and provide setting on the approach to Thakeham. Mindful of their presence the proposals have been developed to ensure they can be retained unaffected by the proposals.

- 4.10 The proposed area set aside for development that lies to the west of the trees coincides with the existing building footprint, where it is proximate to the trees, and can therefore be achieved without harm.

- 4.11 The existing access to the mushroom farm complex is removed and within its footprint, albeit much narrower, an emergency access link is proposed. It touches the very outer tip of the notional root protection area ascribed to tree 8 but this is within an area of existing hard surface. As a result, the minor intrusion represents no material change to the growing conditions of the tree and is countered by the removal of hard surface to be replaced with soft landscape; a return to soft landscape will improve growing conditions for the trees.

- 4.12 A new access is proposed north of, and remote from, the row of oak trees. The access has been designed to ensure visibility splays can be achieved whilst retaining the oak trees. The new access can therefore be constructed and utilised without impact to those trees.

- 4.13 Associated with the new access is a realignment of the Storrington Road. Where this lies to the north of the proposed access it requires the loss of a group of Ionicera shrubs and a short section of hedgerow (number 11 in the tree schedule). The hedgerow appears to have recently been planted and is now establishing. The loss of the short section of hedge can be directly replaced slightly further west. This will ensure the Storrington Road remains lined by hedgerow where it abuts the site and therefore results in no material change of character.

- 4.14 A network of pathways is proposed within the natural parkland north of the layout of dwellings. The paths are arranged such that they can be achieved without impact to the proximate trees. A footpath link to Storrington Road will pass south of tree 2. It is aligned with the proposed route of the foul drain and will make use of the space created from removal of tree 1. This area will be dominated by the roots of that tree hence the localised disturbance to create the path will not encounter any significant roots from the adjoining trees and may be constructed conventionally.
- 4.15 At the western edge of the proposed layout of development, a building with associated parking bays, and a LEAP, is proposed. This requires the loss of small mixed saplings but delivers a feature more valuable than those saplings.

Impact of drainage and services

- 4.16 The proposed drainage and services can be accommodated remote from trees, other than the foul drain connection to Storrington Road. Where the drainage proposals are remote from root protection areas they require no specialist measures for their installation.
- 4.17 The foul water drain run connects at the southern end of the row of oak trees. It will require the loss of tree 1, an ash that is suffering from Ash dieback and that has lost a stem in the past. Opportunity will be taken to remove the tree however the drain run will be located within the root protection area of tree 2, a field maple and tree 3, an English oak. To avoid harm to both trees it will be necessary to use specialist measures such as trenchless installation, including directional drilling, thrust boring and, potentially, broken trench excavation that may require some excavation with hand-held tools.
- 4.18 If other services do need to be installed within root protection areas then specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.
- 4.19 No other installations, including mechanical and electrical equipment, are proposed in an area that would be of detriment to trees.

5.0 New and replacement tree planting

- 5.1 The development proposals bring forward opportunity to plant a selection of trees throughout the development. Extensive new tree planting is proposed throughout the layout of dwellings, roads, parking and open spaces to result in a net gain of tree cover at the site.
- 5.2 Retaining existing trees and introducing new trees ensures a resource of trees in places where residents and visitors alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group and the requirement of paragraph 136 of the National Planning Policy Framework.
- 5.3 Those multiple benefits of this new tree planting, as part of the site's green infrastructure, include contribution to open space, enhancement of sustainable drainage systems, and enhancement of biodiversity. In addition, as those new trees develop, so they will further contribute to local climatic regulation and, where they stand within the sun path of proposed buildings or surfaces within the re-development, they will minimise solar gain during summer months, and provide an accessible choice of shade and shelter.

6.0 Protection of trees during construction

- 6.1 To ensure the retained trees are safeguarded a tree protection plan has been prepared to show the location of protective measures. These measures need to be implemented in advance of construction and maintained until such time as soft landscape proposals require their removal.
- 6.2 In some instances specialist construction techniques or approaches are indicated on the protection plan. These shall be implemented in accordance with site progress.

7.0 Summary of impact assessment

- 7.1 The proposed development results only in the loss of defective trees.
- 7.2 Significant trees and tree groups are retained unaffected by the proposals.
- 7.3 The proposed new access arrangement can be achieved with the loss of a short section of recently established hedge that can be replaced alongside the new aligned road.
- 7.4 Defective poplar trees on the southern boundary can be removed to prevent further collapse.
- 7.5 Services and utility installation can generally be sited remote from trees but where they do need to be located within root protection areas specialist measures can be deployed for their installation to minimise harm to retained trees.
- 7.6 Substantial new tree planting is provided as part of these development proposals to result in a net gain of trees on the site. This new cohort of trees can provide a diverse portfolio of tree cover to ensure sustainability of green infrastructure in the future.
- 7.7 The application proposals recognise the important contribution trees make to the character and quality of built environments, and the role they play to help mitigate and adapt to climate change. The proposals seek to retain existing trees and integrate new trees in accordance with the requirement of local and national planning policy.

Appendix 1

Introduction to key elements of tree information

Sustainable development requires the coordination between disciplines throughout the project, accordingly the package of arboricultural information supports the design process and follows through to construction ensuring effective tree protection.

Keen Consultants break the process down to coordinate with the key elements within both the RIBA Plan of Work (2020) and 'British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations', this is set out in the table and explained below.

Figure 1 - Keen Consultants co-ordinated approach with cross references to key guidance.

Keen Consultants Tree Information	RIBA Stage	BS5837
Tree Survey 	Stage 1: Preparation and Briefing 	Feasibility 
Impact Assessment 	Stage 3: Spatial Coordination 	Proposals 
Method Statement 	Stage 4: Technical design 	Technical Design 
Site Monitoring	Stage 5: Manufacturing and Construction	Demolition and construction

This cross referenced approach ensures trees are a material consideration and those to be retained will be safeguarded.

Tree Survey and Tree Constraints Plan

To inform the design and layout of the proposed development a tree survey has been undertaken to identify the size and quality of trees both within the site and immediately offsite. We have then used this information to prepare the Tree Constraints Plan drawing that shows the location of each tree, its size and the area around each tree that needs to be considered during the design process. Once prepared this information has been provided to the design team so that they know what constraints the trees pose.

Impact Assessment and Tree Protection Plan

During the design process the design team has consulted with the arboriculturist to ascertain if constraints may be breached, consider options emerging from the design and what spaces for new trees are needed.

Once the design was finalised an impact assessment has been prepared to accompany the planning application. The impact assessment demonstrates the proposals meet national and local planning policy and guidance. It demonstrates the benefits of the retained trees and incorporates new tree planting.

Another essential element of any application is the Tree Protection Plan.

Method Statement

This statement sets out in words how each element of work is undertaken in relation to the trees. It dictates when activities occur and the method that will be used to achieve them. It will also set out a scheme of monitoring and supervision.

Site Monitoring

Following the receipt of planning consent, it is a requirement that the installation of the protective barriers and ground protection are supervised, together with operations such as excavations or surfacing close to trees.

This varies according to the intensity of development near trees, the process is set out to ensure what is planned for in the Tree Protection Plan and method statement is delivered.

Appendix 2

Tree Survey Explanatory Notes

The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of *British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations* (BS5837). The survey has been undertaken by the qualified and experienced arboriculturist detailed at Table 1 of this report and they recorded information relating to all those trees within the site and those immediately adjacent to the site which may be of influence to layout design.

The results are recorded in the Schedule of Trees at Appendix 3.

Schedule of trees

Appendix 3 presents details of the individual trees, groups and hedgerows including heights, diameters at breast height, crown spread (given as a radial measurement of cardinal points from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention, and the root protection area information.

General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.

Details of the individual trees, groups and hedgerows

All trees were assessed for their quality and benefits within the context of proposed development in a transparent, understandable and systematic way.

Individuals

The default position is to record each tree as an individual for its unique contribution to the landscape

Groups and woodlands

Trees have been assessed as groups where it has been determined appropriate by the surveyor. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.

Hedges and shrub masses

We consider a hedgerow to typically comprise a line of trees or shrubs that currently is subject to, or has undergone, a pruning regime to contain its dimensions.

For the tree survey hedgerows and substantial internal or boundary hedges (including evergreen screens) have either been recorded in the Tree Schedule, including lateral spread, height and stem diameter(s), or indicated on the Tree Constraints Plan.

A tree survey in accordance with BS5837 does not assess hedgerows against *The Hedgerow Regulations 1997* or specifically from an ecological perspective, as such would be outside the scope of the British Standard assessment.

Shrub masses are collectives of woody plants, rather than trees, and are recorded where they are a significant feature of the site. They have either been recorded in the Tree Schedule or indicated on the Tree Constraints Plan.

Individual trees within groups, woodlands and hedges

An assessment of individual trees within the groups has been made where there has been a clear need to differentiate between them for example, in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categorisation

Trees have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).

Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds. Categories A, B & C are applied to trees that should be of material considerations in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.

Please note that the estimated remaining life expectancy figures are taken for BS5837 and relate to their categorisation. The life expectancy figures are therefore arbitrary and may vary in reality.

Category (U)

Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.

Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.

Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.

Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

Category (A)

Shown green on Tree Constraints Plan: Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years and with potential to make a lasting contribution. Such trees may comprise:

Sub categories

- 1) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- 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 for example veteran or wood pasture.

Category (B)

Shown blue on Tree Constraints Plan: Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years and with potential to make a significant contribution. Such trees may comprise:

Sub categories

- 1) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- 2) trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
- 3) trees with material conservation or other cultural value.

Category (C)

Shown grey on Tree Constraints Plan: Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

Sub categories

- 1) unremarkable trees of very limited merit or 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 or trees offering low or only temporary/transient screening benefits.
- 3) trees with no material conservation or other cultural value.

Devising BS5837 root protection areas

Default situation

The root protection area is a function of the stem diameter, it is multiplied by 12 to give a radius. For multi-stemmed trees the stems are combined to provide an effective diameter figure which is then multiplied.

Initially the root protection area should be plotted as a circle, and in many situation it remains a circle.

Influenced situation

Adjustments to the root protection area are made where pre-existing site conditions that would influence root distribution are present. Typically this will be buildings and retaining walls, lighter structures such as hard surfacing, sheds and garages generally do not have the same influence.

Ponds, rivers and watercourses will also influence root distribution as waterlogged soils are not conducive to root growth. Rainwater attenuation and ditches are likely to have a lesser impact if they are dry for significant periods.

Veteran trees

Natural England have introduced Standing Guidance that requires the allocation of buffer zones to veteran (including ancient) trees. They have prescribed that a buffer zone of 15 times the stem diameter of the tree is allocated. This will result in a buffer zone of larger size (Natural England do not specify what shape it shall be) than the root protection area. Where veteran trees are identified during the tree survey they are allocated a Natural England buffer zone on the Tree Constraints Plan.

The Guidance says no development can take place within the buffer zone. It is silent on what can and cannot be done when the land within the buffer zone is previously developed. The spirit of the guidance is to avoid harm to or improve the growing conditions of veteran trees.

With this added layer of protection it is important to establish if a tree is veteran or not. The Guidance was not intended to be applied to all mature trees but to the sub-set of trees that are of great age. This is analogous with the NPPF requirement to safeguard trees that have attained an age where they are worthy of veteran or ancient status.

It is therefore important to establish a basis for defining trees as veteran as opposed to those trees that may have veteran characteristics or those trees that are mature.

Stem size is a useful guide and, in combination with size, so are characteristics of the tree. If we consider the guidance on stem size being a suitable guide to classifying trees as veteran we see:

- a) The most up to date (2013) guidance is that in ¹*Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum. Lonsdale considers that many trees may have veteran characteristics at any age however proposes, at a species level, size thresholds when a tree may be considered a veteran. A chart (see Figure 1 below) lists, species by species, the size criteria for trees reaching veteran status and then moving on to the later, ancient stage of life. Of those species listed in the chart we only need consider oak. We see that until trees attain a stem girth of around 3.6m (equivalent stem diameter of 1.15m) then an oak is only considered to be 'Locally notable'
- b) A somewhat older (1999) publication, ²*Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al, is very similar in its definition by setting out three distinct bands for oak trees:
 - i) those with a diameter of more than 1.0m are potentially interesting
 - ii) those with a diameter of more than 1.5m are valuable in terms of conservation
 - iii) those over 2.0m in diameter are truly ancient
- c) English Nature's own ³*Development of a veteran tree site assessment protocol (Report Number 628)* of 2005 sought to give more structure to grading sites where veteran trees were present. It considered that trees over 1.0m diameter could be classed as veteran.

¹ *Ancient and other veteran trees: further guidance on management* edited by David Lonsdale and published by The Tree Council in conjunction with The Ancient Tree Forum

² *Veteran Trees: A guide to good management* edited by Helen Read and published by English Nature et al

³ *Development of a veteran tree site assessment protocol (Report Number 628)* of 2005

In summary, a tree may enter its veteran stage at 1.0m diameter but a more reliable size threshold, as held out by the latest guidance on the matter, is 1.5m diameter.

The other factor, tree characteristics, is also worth considering as veteran tree characteristics can be found on even young trees. Of course, if we count every tree with veteran tree characteristics as veteran we do a disservice to those truly veteran trees that warrant protection.

Read (1999), as set out above, considers veteran tree characteristics as:

- large girth for species
- major trunk cavities or progressive hollowing
- naturally forming water pools
- decay hollows
- physical damage to trunk
- bark loss
- large quantities of deadwood within the crown
- sap runs
- crevices in the bark, under branches or on the root plate sheltered from direct rainfall
- fungal fruiting bodies
- high number of interdependent wildlife species
- epiphytic plants
- an 'old' look
- high aesthetic interest

Lonsdale (2013) adds to this list:

- progressive narrowing of successive annual increments in the stem
- changes in crown architecture
- progressive or episodic reduction in post-mature crown size, often known as retrenchment

Lonsdale also states that "In order to qualify as a veteran, the tree should show signs of crown retrenchment and signs of decay in the trunk, branches or roots, such as exposed deadwood or fungal fruit bodies".

The English Nature Report Number 628 refers to Read (1999) for a list of veteran features but does add that in addition a tree may also:

- have a pollard form or show indications of past management
- have a cultural/historic value
- be in a prominent position in the landscape

These three criteria, when examined, are not truly indicative of a veteran tree on their own as these criteria could be applied to street trees in peri-urban locations that date from the mid-20th century - many of those are of pollard form, have cultural and historic value and a prominent position in the landscape.

In summary, it is important to consider the size of the tree and its characteristics. Just because a tree is mature does not mean it is veteran neither does the presence of veteran characteristics alone.

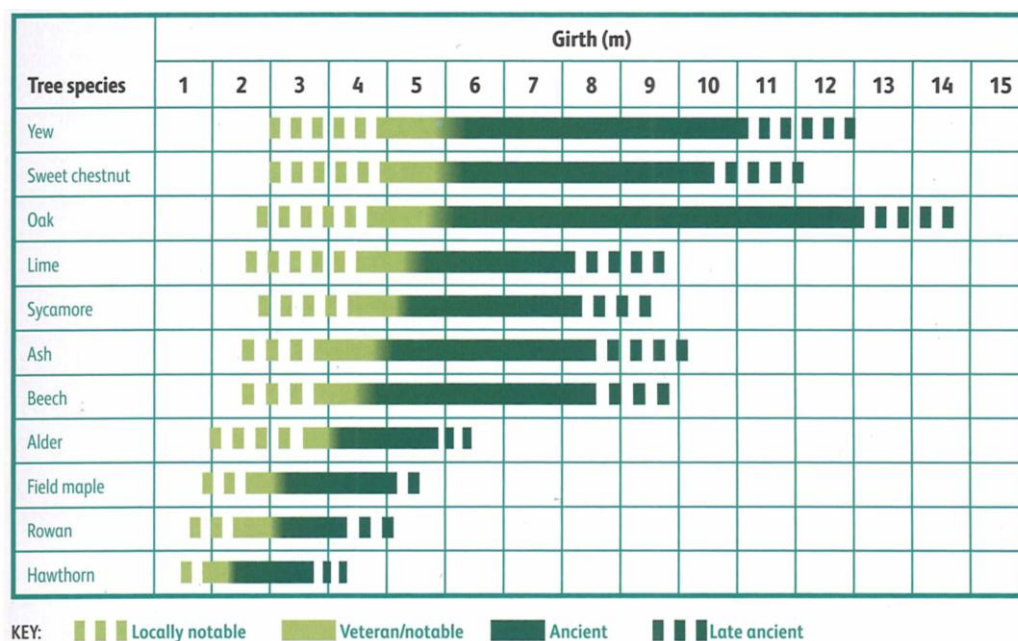


Figure 1- Chart of girth in relation to age and developmental classification of trees

Appendix 3

Schedule of Trees

*for land at
Former Thakeham Mushroom Site,
Thakeham,*

Key to Tree Schedule

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem diameters (cm)	All measurements conform to Annex C of BS 5837:2012 Single stem - Stem diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems – Diameter of each stem Multi-stemmed tree with more than 5 stems – Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	<i>Suffix 'e' denotes an estimated dimension.</i> <i>Suffix 'av' denotes an average dimension</i>
Age class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading (see Appendix A2 for detailed explanation) and Estimated remaining contribution (yrs)	Summary of BS 5837: 2012 categorisation: 1. Trees that do not warrant consideration for retention: U = those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality and value (substantial contribution >40 yrs) B1, 2 or 3 = trees of moderate quality and value (significant Contribution >20 yrs) C1, 2 or 3 = trees of low quality and value (but adequate, ie >10 yrs or young trees – until new planting can be established)
Estimated remaining contribution	Useful estimated remaining contribution of the tree or tree group
Condition	Brief description including physiological and structural defects
Preliminary management recommendations	Describes current arboricultural requirement for the tree in its current context and should be undertaken as soon as reasonably practicable.
Root protection radius	Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS5837:2012
Root protection area	Total area of minimum root protection area extrapolated from root protection radius

Schedule of trees at former Thakeham Mushroom Site, Thakeham

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m	
							Single Stem	2-5 stems					More than 5 stems											
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems										
1	Ash	18	2	7	6	6		50e	50e	60e					7	7S	E	U	<10	Suppressed by adjoining oak. Showing signs of Ash Dieback. One stem has failed in the past. All stems covered in ivy.	Remove.	11.13	389	
2	Field maple	6	3	2	1	5	25e								2	2Nw	S	C1	>10	Small tree suppressed by neighbouring larger specimens.		3.00	28	
3	English oak	17	2	7	4	9	69								2	2NW	E	A2	>40	Forms part of a group of similar sized trees along Storrington Road.		8.28	215	
4	English oak	18	8	11	8	13	120e								3	3S	M	A2	>40	Forms part of a group of similar sized trees along Storrington Road. Main stem and limb structure smothered in ivy. Broad spreading form. No significant decay pockets or defects.		14.40	652	
5	English oak	18	7	11	7	10	90e								5	5W	M	A2	>40	Lower stem partially smothered in ivy. Some deadwood within crown. Some damage to buttress roots. Forms part of a group of similar sized trees along Storrington Road.	Remove deadwood in excess of 25mm diameter.	10.80	366	
6	English oak	17	6	8	4	8	85e								4	4E	M	A2	>40	Forms part of a group of similar sized trees along Storrington Road. Lower stem smothered in ivy.		10.20	327	
7	English oak	16	4	6	7	9	75e								3	3E	M	A2	>40	Forms part of a group of similar sized trees along Storrington Road. Lower stem smothered in ivy. Growing amidst bramble and shrubbery.		9.00	255	
8	English oak	20	11	11	9	9	99								7	7SW	M	A2	>40	Forms part of a group of similar sized trees along Storrington Road. Broad spreading form.		11.88	443	
9	Row of English oak	17av	9av				70av									5	5W	M	A2	>40	Visually significant row of trees to east of Storrington Road. Understorey of hawthorn, blackthorn, hazel and holly. Group contains occasional leyland cypress.		8.40	222

Schedule of trees at former Thakeham Mushroom Site, Thakeham

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m	
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia										No. stems
10	Group of conifers	10av	3av				20av								0	-	S	C2	>10	Group of small conifers at edge of tarmac area. No tree of any particular merit.		2.40	18
11	Mixed broadleaf hedgerow	9av	3av				20av								0	-	E	B2	>20	Established but outgrown hedgerow along Storrington Road. Mixed species including hawthorn, hazel, field maple, dogwood and occasional ash. Appears to have been recently planted.	Remove section as shown.	2.40	18
12	Row of English oak	17av	9av				70av								5	5W	M	A2	>40	Visually significant row of trees to east of Storrington Road. Understorey of hawthorn, blackthorn, hazel and holly. Group contains occasional Leyland cypress.		8.40	222
13	Ash	11	7	5	6	6	65e								3	3W	E	U	<10	Showing signs of Ash Dieback. Ivy smothered. Unsuitable to long term retention.		7.80	191
14	Group of mixed broadleaves	16av	7av				40av								0	-	E	B2	>20	Established belt of trees growing on steep bank to east of Storrington Road. Predominantly sycamore some hazel and hawthorn.		4.80	72
15	Group of mixed broadleaves	16av	7av				40av								0	-	E	B2	>20	Group of trees growing on bank to west of Storrington Road. Mostly smothered in ivy. Species include sycamore, ash, hawthorn and English oak.		4.80	72
16	Mixed broadleaf copse	13av	5av				25av								0	-	S	B2	>20	Recently established copse of trees growing in northeast corner of site. Species include ash, English oak, cherry and field maple. Ash showing signs of Ash Dieback.		3.00	28
17	Group of lombardy poplar	23av	7av				80av								4	4S	E	C2	>10	Group of tall trees growing on field margin. All attaining proportions where they are liable to stem failure.		9.60	290

Schedule of trees at former Thakeham Mushroom Site, Thakeham

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
18	Mixed broadleaf hedgerow	6av	3av				15av								0	-	E	B2	>20	Established but outgrown hedgerow along margin of field. Species include hawthorn, blackthorn, sycamore and occasion English oak. Punctuated by some larger trees. Would benefit from being brought back under management.		1.80	10
19	Group of horse chestnut	12av	6av				45av								2	2S	E	B2	>20	Group of larger trees growing within hedgerow.		5.40	92
20	Sycamore	13	6	7	6	4	45e								4	4S	E	B2	>20	Larger component of hedgerow.		5.40	92
21	Sycamore	17	8	9	8	6	65e								0	-	E	B2	>20	Larger component of hedgerow. Has been pruned to maintain clearance of overhead wires. Main stem covered in ivy.		7.80	191
22	Pair of silver birch	13av	6av				45av								3	3S	E	B2	>20	Pair of close growing trees within hedgerow. Both stems smothered in ivy.		5.40	92
23	Sycamore	16	10	7	9	9	75e								2	2Nw	E	B2	>20	Larger component of hedgerow. Main stem smothered in ivy.		9.00	255
24	Goat willow	7	0	7	7	7	50e								2	2S	E	C1	>10	Suppressed by adjoining larger sycamore.		6.00	113
25	Group of hybrid poplar	20av	6av				70av								7	7S	E	C2	>10	Group of large trees growing at edge of hedgerow. All stems covered in ivy. Attaining proportions where branches become fragile.		8.40	222
26	Sycamore	14	3	6	6	6	55e								3	3SE	E	C2	>10	Suppressed by adjoining trees. Main stem covered in ivy.		6.60	137
27	Sycamore	14	6	2	5	6	45e								4	4W	E	C2	>10	Suppressed by adjoining trees. Main stem covered in ivy.		5.40	92
28	Mixed broadleaf hedgerow	6av	2av				10av								0	-	E	B2	>20	Established but outgrown hedgerow at edge of field. Predominantly hawthorn with some elder and sycamore saplings. Would benefit from being brought back under management.		1.20	5
29	Group of sycamore	11av	7av				50av								2	2S	S	B2	>20	Group of trees in garden to north of site.		6.00	113

Schedule of trees at former Thakeham Mushroom Site, Thakeham

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
30	Raywood ash	10	7	7	7	7	50e								2	2S	S	B1	>20	Established tree growing in garden to north of site.		6.00	113
31	Mixed broadleaf hedgerow	2av	1av				10av								0	-	E	B2	>20	Established hedgerow growing within garden to north of site. Species include a variety of ornamental shrubs including bay, philadelphus and aucuba.		1.20	5
32	Group of mixed broadleaves	13av	6av				40av								2	2S	E	B2	>20	Established group of trees growing within garden to north of site. Species include walnut, beech, ash, whitebeam, birch and Scots pine.		4.80	72
33	English oak	15	8	8	8	6	60e								3	3SE	E	B1	>20	Well formed tree growing just beyond boundary of site.		7.20	163
34	Ash	15	8	8	7	7	55e								2	2SE	E	B1	>20	Established tree growing in garden to north of site.		6.60	137
35	Mixed broadleaf hedgerow	2av	1av				10av								0	-	S	B2	>20	Established hedgerow at edge of site. Species include elm, hawthorn and hazel.		1.20	5
36	Mixed tree belt	12av	5av				30av								0	-	S	B2	>20	Recently established belt of trees including a variety of species such as English oak, cherry, Scots pine, ash, whitebeam, hornbeam and field maple.		3.60	41
37	Mixed broadleaf tree belt	16av	9av				60av								0	-	M	A2	>40	Established older belt of trees along northern boundary of site. Associated with historical earth works. Larger species include English oak and ash. Understorey of cherry, hawthorn and field maple.		7.20	163

Schedule of trees at former Thakeham Mushroom Site, Thakeham

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
38	Mixed broadleaf tree belt	14av	6av				25av								0	-	S	B2	>20	Established belt of recently planted trees growing to south of bridleway at northern edge of site. Trees probably planted to provide some screening between the bridleway and the mushroom compost facility. Species include English oak, ash, cherry, hawthorn, field maple and hornbeam		3.00	28
39	Mixed broadleaf tree belt	14av	7av				35av								0	-	E	B2	>20	Established belt of recently planted trees growing at edge of site. Species include English oak, ash, hawthorn, hazel and silver birch. Ash starting show signs of Ash Dieback.		4.20	55
40	Silver birch	11	4	3	3	4	26								2	2W	S	C1	>10	Small tree growing amidst nettles at edge of field.		3.12	31
41	Row of leyland cypress	14av	6av				50av								0	-	E	U	<10	All attaining proportions where stems are failing. Unsited to long term retention. Possibly originally planted to screen a building that has since been demolished.		6.00	113
64	Leyland cypress hedgerow	11av	2av				20av								0	-	E	C2	>10	Established but outgrown hedgerow. If allowed to continue to grow the hedge will reach proportions where stem is likely to fail.		2.40	18
65	Ash	18	10	11	10	10	95e								5	5N	E	C1	>10	Established tree that appears to be growing in adjoining garden. Showing signs of Ash Dieback.		11.40	408
66	Group of mixed broadleaves	13av	6av				30av								0	-	S	C2	>10	Group of smaller trees growing between parcels of land. All growing amidst dense brambles. Species include sycamore, ash, English oak and goat willow		3.60	41
67	Ash	15	6	7	7	9	67								2	2W	E	C1	>10	Showing signs of Ash Dieback. One stem has failed and resting in adjoining tree. Unsited to long term retention.		8.04	203

Schedule of trees at former Thakeham Mushroom Site, Thakeham

Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)								Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sq.m
							Single Stem	2-5 stems					More than 5 stems										
			N	E	S	W		Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia	No. stems									
68	Sycamore	14	5	5	2	5		30e	30e	30e					2	2Nw	S	C1	>10	Asymmetric development due to competition to adjoining tree. Growing amidst dense brambles.		6.24	122
69	Sycamore	9	3	3	3	3	22								2	2Nw	S	C1	>10	Small tree growing amidst dense bramble.		2.64	22
70	Sycamore	13	8	6	7	7	45e								2	2Nw	E	C1	>10	Small tree growing amidst conifer hedge.		5.40	92
71	Mixed broadleaf tree belt	13av	6av				25av								0	-	S	B2	>20	Established block of trees at edge of site. Species include field maple, ash, sycamore, hawthorn, English oak and hornbeam.		3.00	28
72	Row of Lombardy poplar	26av	6av				90av								0	-	M	U	<10	Large examples of species and attaining a size where they are vulnerable to failure. Tree second from eastern end of row has failed and fallen through the adjoining industrial building. Trees unsuited to long term retention.	Remove.	10.80	366
73	English oak	9	4	4	4	4	18e								2	2S	S	C1	>10	Small tree growing in adjoining field.		2.16	15