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BS5837:2012 Arboricultural Survey Impact Assessment & Arboricultural Method Statement

**Site Address:
David Lloyd Wickwoods Country Club
Shaves Wood Lane
Albourne
Hassocks
BN6 9DY**

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HND Urban Forestry - ND Forestry - MArborA
Ref: RMT929 – Rev A
Site inspection date: 1st December 2023
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Prepared for David Lloyd Clubs**



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1 Instructions

- 1.1 I was instructed on behalf of the client by the Planning Agent Ian Anderson of Lichfields on the 10th November 2023 to undertake a survey of trees that are on or adjacent to David Lloyd Wickwoods Country Club, Shaves Wood Lane, Albourne, Hassocks BN6 9DY in accordance with *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.
- 1.2 I am a qualified arboriculturalist as detailed at as it is detailed at **Appendix 10** and this report has been produced in support of a planning application to South Downs National Park Authority (SDNPA) for the provision of new Padel Courts on the site of existing tennis courts.

2 Introduction

Site Description

- 2.1 The site is a country club and spa consisting of the main building located centrally in the site and customer car parking to the east of the main building. There are areas of soft landscaping in between the various car park areas and access roads. To the west of the main building are tennis courts and areas of soft landscaping. In the south-western corner of the site is employee car parking which consists of a hoggin type surface.
- 2.2 The proposal site consists of a hard surface tennis court with wire meshing fencing and floodlights around the perimeter.

Figure 1 – David Lloyd Wickwoods Country Club, Hotel &, Wickwoods, Shaves Wood Lane, Albourne, Hassocks BN6 9DY with land ownership boundary shown blue and the proposal site outlined red.



Limitations

- 2.3 I carried out the survey from ground level with the aid of a Bosch GLM 120 C Professional Laser Measure to measure distances, a Nikon Forestry Pro height measurer and diameter tape.
- 2.4 Prior to my visit I was supplied with a topographical survey showing the growing locations of the majority of the surveyed trees.
- 2.5 I have annotated the trees T3, T4, T9, T39 and T44 and group G46 onto the plans to the best of my ability. I did this by taking measurements from known site features annotated on the ordnance survey drawing and plotting the trees and groups accordingly.
- 2.6 All measurements taken to calculate root protection areas and canopy spreads have been measured wherever possible. Where it has not been possible to access certain areas, dimensions have been estimated.
- 2.7 This report does not constitute a safety survey of the trees included within it. It is advised that if there are concerns regarding the risk posed by trees to persons and property then a tree condition inspection should be commissioned.

Legal Restrictions

- 2.8 I have not contacted the local planning authority (LPA) directly to ascertain whether the trees on or adjacent to the site are protected by Tree Preservation Orders (TPO) or if they are within a Conservation Order.
- 2.9 On the 8th January 2023 I carried out a check on the Mid Sussex District Council online protected tree maps and they indicate that there is no statutory protection on any of the surveyed trees or groups. Mid Sussex District Council provide protected tree maps on behalf of administering planning authority South Downs National Park Authority (SDNPA)
- 2.10 It is an offence under the Wildlife and Countryside Act 1981 and the Rights of Way Act 2000 to disturb nesting birds or roosting/breeding bats. When carrying out tree work care should be taken to avoid disturbance. If necessary, advice should be taken to avoid disturbance. If necessary, advice may need to be sought from a qualified Ecologist.

Tree survey

- 2.11 I visited the site on the 1st December 2023 and surveyed a total of fifty four trees and ten groups. The surveyed trees and groups have been categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1** and the tree survey schedule can be seen at **Appendix 2**.
- 2.12 At the time of my survey eleven trees and three groups were considered to be category B and moderate value. The remaining trees and groups were considered to be category C or U and low value.

Table 1 – Tree categorisations as BS5837:2012

Category A	Category B	Category C	Category U
-	T9, T17, T21, T22, T26, T29, G32, T34, G35. T37, T40, T43, T49, G61	T1, T2, T3, T4, T5, T6, T7, T8, T10, T11, T12, T13, G14, T15, T16, T19, T23, G24, T25, G27, T28, T31, T38, T39, T41, T42, T44, G46, G47, T48, T50, T51, T52, T53, T54, G55, G56, T57, t58, T59, T60, T62, T63	T18, T20, T30, T33, T36. T45, T64

2.13 It was noted that there are other trees that are located on or adjacent to David Lloyd Wickwoods Country Club, Hotel &, Wickwoods, Shaves Wood Lane, Albourne, Hassocks BN6 9DY but they have not been included within this report. This is because it is deemed that they are:

- far enough from the area proposed for development that they will not be affected;
- they will be adequately protected by the tree protection measures afforded to the surveyed trees;
- they are specimens of limited significance;

Measurements

2.14 Wherever possible all diameter measurements have been measured using a diameter tape at a height of 1.5m. Where it has not been possible to access the stems at 1.5m above ground level due to such things as dense Ivy, trees being offsite or the tree being inaccessible, an estimated measurement has been taken. All estimated measurements include the word “estimated” or the abbreviation “est” in the tree survey schedule shown at **Appendix 2**.

2.15 In some instances the diameter measurement has been taken at a height other than 1.5m due to such things as low fork unions. Where this has occurred, I have detailed this in the tree survey schedule shown at **Appendix 2**.

Canopy spreads

2.16 The canopy spreads have been measured from ground level using a laser measure and visual assessment The canopy spreads have annotated on the tree constraints plan and tree protection plan at **Appendices 3, 4, 5 and 6**.

Root protection area (RPA) definition

2.17 The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure are treated as a priority.

2.18 Section 4.6.2 of BS5837:2012 states the following:

The RPA of each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

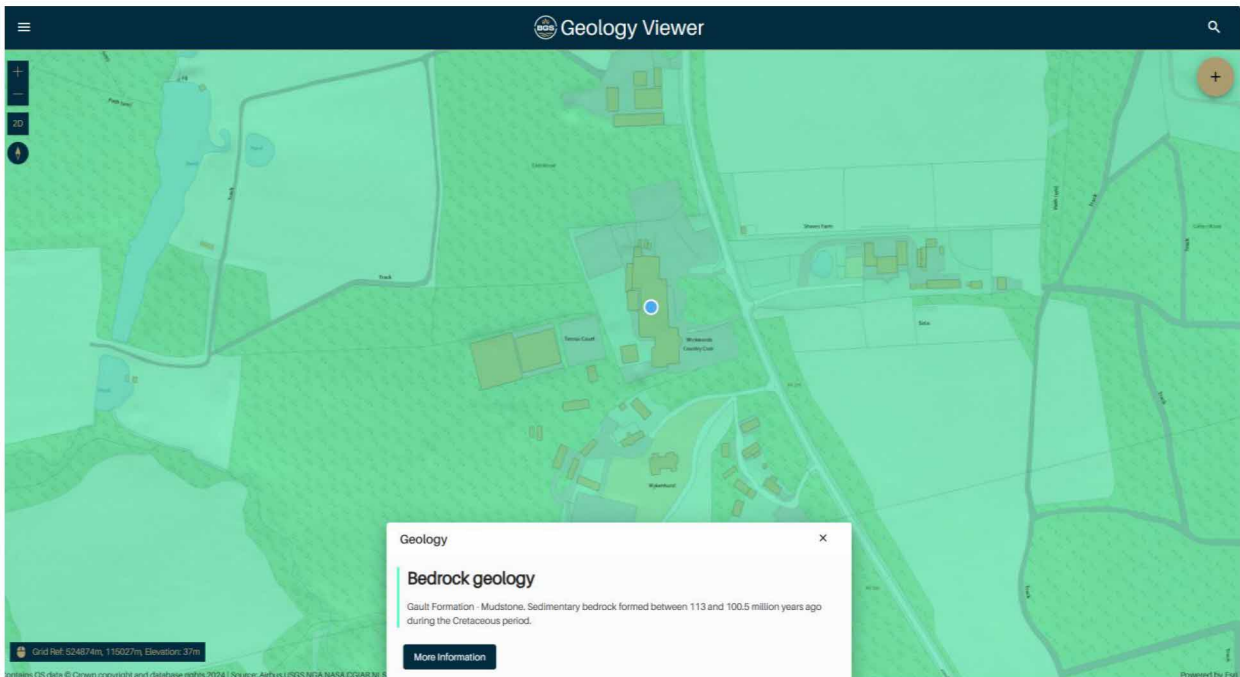
(British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations – The British Standard Institute 2012).

2.19 The RPA of tree T22 has been offset to demonstrate a more probable root morphology as shown at **Appendix 6**. The RPA of tree T22 is considered to have been influenced by the presence of the foundations for the main building. Foundations create a physical barrier that deflects roots so they grow parallel to the face of the foundation.

3 Soil Assessment

- 3.1 The soil assessment is necessary to establish whether the soil on the proposal site is shrinkable. Tree roots and those of other vegetation have the potential to extract moisture from shrinkable soils such as clay, making the soil expand and contract as the soil desiccates and re-hydrates. Where new structures are proposed on shrinkable soils and close to trees, foundations will need to be sufficiently deepened or able to withstand to minimise the risk of indirect damage to foundations.
- 3.2 No soil assessments have been undertaken however a check on the Geology of Britain Viewer gives the soil type as Gault Formation - Mudstone. This means that the underlying soil is potentially shrinkable and as such foundations will need to be deepened because of the presence of mudstone. If further assessments are undertaken that show that there is shrinkable clay, then foundations must be designed in accordance with the guidance within the National House Building Council's Standards Chapter 4.2 Building near trees or similar guidance.

Figure 2 – The Geology of Britain Viewer 1:50,000 scale indicates that the underlying geology at David Lloyd Wickwoods Country Club, Hotel &, Wickwoods, Shaves Wood Lane, Albourne, Hassocks BN6 9DY is potentially shrinkable Gault Formation - Mudstone.



4 Arboricultural Impact Assessment

Arboricultural Impact Assessment overview

- 4.1 The arboricultural impact assessment assesses the direct and indirect effects of the proposed design on trees that are growing or adjacent to the site. Where appropriate mitigation will be recommended to prevent or minimise harm and details mitigation as appropriate. Consideration will be given to the practicality of the design and the viability of tree retention.

Access facilitation pruning

- 4.2 To provide adequate clearances for construction of the canvas roof and construction access, it will be necessary to carrying out pruning works to category C trees T2, T6, T7, T9, T12 and T13, category C group G14 and category B tree T49. The works will not have a significant on these trees. The category C trees are considered to be unremarkable specimens of limited landscape value.

Tree protection fencing

- 4.3 Tree protection fencing will be required throughout the construction process to restrict construction access within the RPAs of trees and groups T1 – T16 and T50 – G55. The areas to be protected by the tree protection fencing can be seen as blue lines on the accompanying Tree Protection Plan at **Appendix 6**.
- 4.4 Tree protection fencing will consist of 1.8m high wire mesh panels placed in rubber blocks. The panels will be securely bolted together to prevent movement and a backstay must be attached to each panel to prevent movement and resist impacts. Un-braced weld mesh panels on unsecured rubber or concrete feet will not be used as these are not resistant to impact and are too easily removed by site operatives.
- 4.5 A notice will be attached to the fencing which says 'Tree Protection Area. Keep Out!'

Box tree protection

- 4.6 The growing position of tree T49 and the requirements for construction access requires that the trunk of this tree is protected during development. The protection will be formed of a protective wooden box erected to a height of circa three metres above ground level which will prevent impact damage.

Canvas Roof Supports

- 4.7 The proposed canvas roof will require supporting stanchions and six of these will be located within the RPAs of category C trees T3, T7, T10 and T13, and group G14. The stanchions will require excavations through the existing subbase and into the underlying RPA. It is considered that the relatively localised excavations will pose minimal risk of harm to RPAs of these low-quality trees.
- 4.8 To facilitate construction of the stanchions the excavations within the underlying RPAs will be carried out using hand tools and under the supervision of the appointed arboriculturalist. If roots with a diameter of 25mm or greater are encountered, they will be severed using a saw and not torn or ripped.

Sensitive demolition

- 4.9 It is proposed to demolish the existing tennis court surface which is partially within the outer RPAs of trees and groups T2, T3, T5 – T8 and T10 – G14. To avoid damaging roots that may be growing under or adjacent the tennis court surface within the RPs must be demolished sensitively and under the supervision of the appointed arboriculturalist. The surface must be broken up using hand tools and pneumatic devices. The subbase will be retained and incorporated into the replacement surface.

Areas for site compounds, storage and mixing

- 4.10 Site compounds will be located away from trees wherever possible and ideally 2m from any protective barriers.
- 4.11 On this occasion it is proposed to utilise the existing terrace, which is a former tennis court, for the site compound, storage and mixing as shown at **Appendix 6**. The access to the site will through the compound adjacent to the northern elevation of the main building.

Services

- 4.12 The proposed layout of incoming (water, gas and electricity) and outgoing (foul sewer) services is not yet established but they should be installed outside root protection areas. If it is necessary for a trench to be dug through an RPA a specific method statement will be required which will need to specify that the trench will be hand dug and that care will be taken to preserve all roots encountered which are larger than 25 mm diameter.

Conclusions

- 4.13 I visited David Lloyd Wickwoods Country Club, Hotel &, Wickwoods, Shaves Wood Lane, Albourne, Hassocks BN6 9DY on the 1st December 2023 and surveyed a total of four trees in accordance with BS5837: 2012.
- 4.14 At the time of my survey eleven trees and three groups were considered to be category B and moderate value. The remaining trees and groups are considered to be category C or U and low value.
- 4.15 All trees were categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1**.
- 4.16 The development will not require the removal any of the surveyed trees or groups.
- 4.17 Access facilitation works will be required to five category C trees, one category C group and one category B tree.
- 4.18 The trees to be retained will be protected during development and methods for ensuring their protection have been described.
- 4.19 The development is sympathetic to the leafy character of the area.

5 Arboricultural Method Statement

Access facilitation works

- 5.1 The agreed pruning works will be carried out as preliminary works as detailed at **Appendix 2**. These works will be carried out by suitably qualified arborists to the standards set out in BS3998: 2010 Tree works – recommendations. Heavy machinery must not be used on unprotected ground.

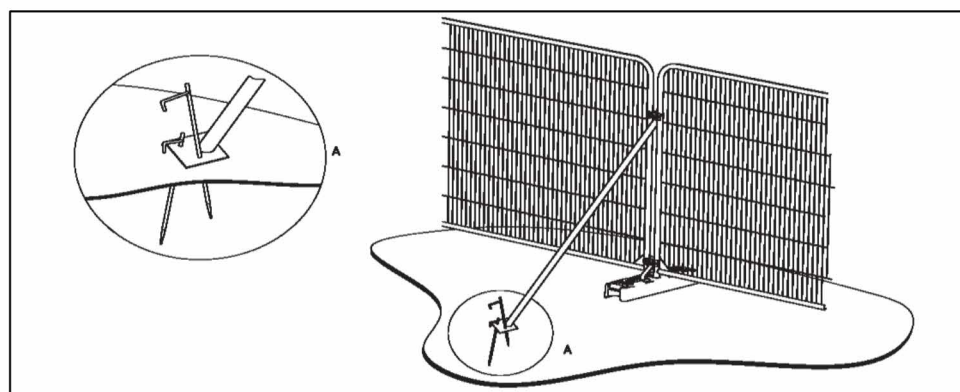
Pre-commencement meeting

- 5.2 Prior to the commencement of development all tree protection will be erected and a site meeting will be held between the appointed building contractors, the appointed arboriculturalist and local authority Tree Officer as it is stipulated at **Appendix 7**. This meeting is necessary to agree that the position of the tree protection is correct.

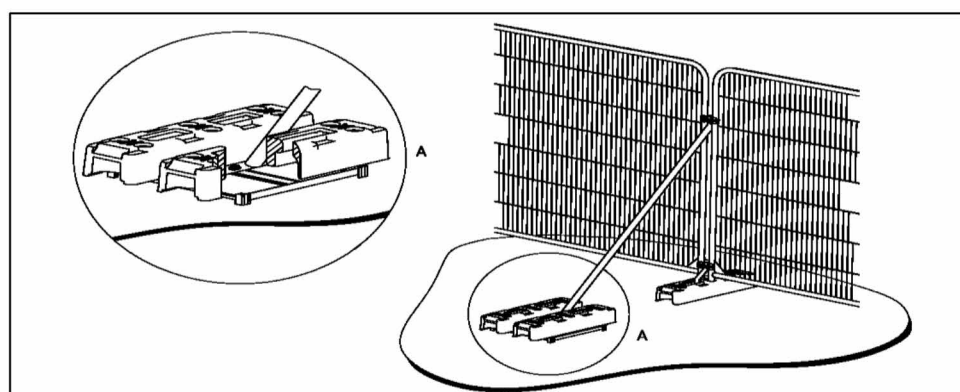
Protective barriers/fencing

- 5.3 All tree protection barriers will be erected in the positions shown in **Appendix 6** and in accordance with the specifications detailed in Figures 3 and 4.

Figures 3 and 4 – Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Image taken from British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations.

Figure 5 – Top-down view of box protection.

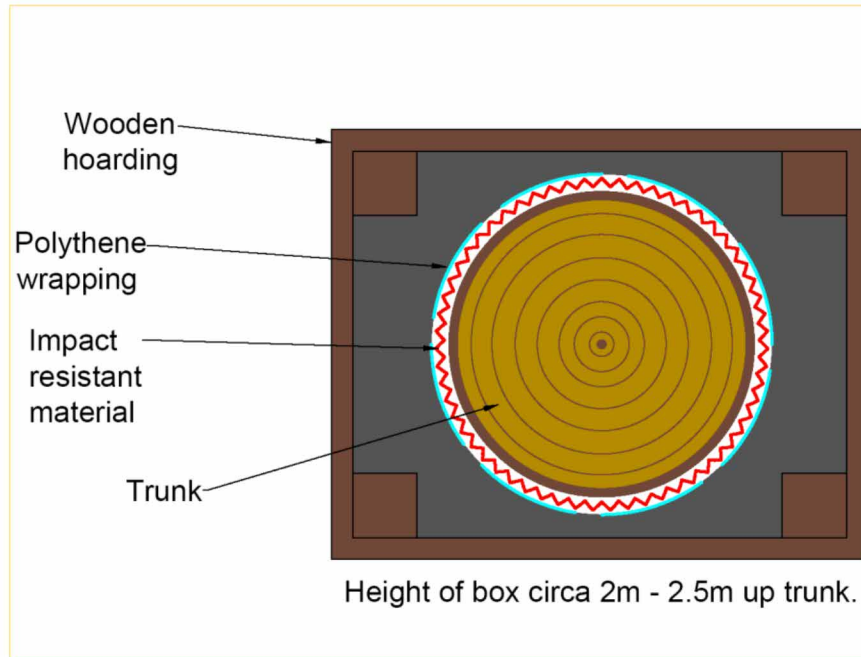
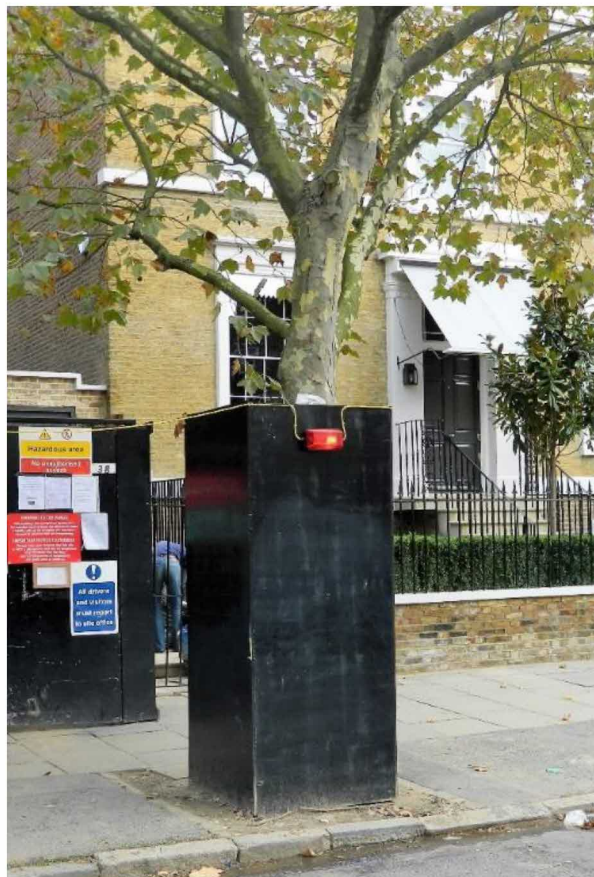


Figure 6 – Box protection for trees located in restricted areas (T49).



Warning signs

- 5.4 All weather notices will be attached to the tree protection fencing.

Figures 7 – Examples of tree protection warning sign.



- 5.5 Development can commence in accordance with the planning consent.

Sensitive Excavations within RPAs

- 5.6 Areas to be sensitively excavation can be seen as solid yellow at **Appendix 6**.
- 5.7 The excavations within the RPAs of trees will be carried out using hand tools or compressed air device (Air Spade), and under the supervision of the appointed arboriculturalist. Prior to pouring concrete, the sides of holes or trenches must be lined with polythene to avoid leaching of caustic substances into the adjacent RPAs.
- 5.8 In the unlikely event that roots of 25mm dia or greater are uncovered, then the advice of the appointed arboriculturalist will be sought who will advise how best to proceed. If roots are to be severed, they will be curt back to the edge of the excavations using a hand saw or secateurs to leave a clean-cut wound. The roots must not be ripped or torn, or their bark damaged. Prior to pouring concrete the side of the holes will lined with polythene.
- 5.9 Following completion of all development the tree protection can be dismantled to allow landscaping works to take place.

Appendix 1 – British Standard 5837:2012 tree categorisation chart

TREES UNSUITABLE FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA			IDENTIFICATION ON PLAN
<p>Category U</p> <p>Those 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</p>	<ul style="list-style-type: none"> 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). Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. 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. <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5 of BS5837:2012</i></p>			<p>RED █</p> <p>RGB 127.000.000</p>
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA - SUBCATEGORIES			IDENTIFICATION ON PLAN
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
<p>Category A</p> <p>Trees of high quality</p> <p>with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	<p>LIGHT GREEN █</p> <p>RGB 000.255.000</p>
<p>Category B</p> <p>Trees of moderate quality</p> <p>with an estimated remaining life expectancy of at least 20 years</p>	<p>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 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.</p>	<p>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.</p>	<p>Trees with material conservation or other cultural value</p>	<p>MID BLUE █</p> <p>RGB 000.000.255</p>
<p>Category C</p> <p>Trees of low quality</p> <p>with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>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/transient landscape benefits.</p>	<p>Trees with no material conservation or other cultural value.</p>	<p>GREY █</p> <p>RGB 091.091.091</p>

Appendix 2 - Tree survey schedule

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T1	Common Oak (<i>Quercus robur</i>)	8m	300mm est	N0.5m E5m S6m W1m	2m	Early mature	Good	Fair	Unremarkable tree. Suppressed as overtopped by adjacent tree.	10+	C	3.6m	40.7m ²
T2	Common Oak (<i>Quercus robur</i>)	17m	500mm @1m est	N1m E2m SE4m S7.5m W4m NW4m	2m	Mature	Good	Fair	Unremarkable tree. Ivy covers main stems and impedes survey. Co-dominant form with adjacent trees. Western radial canopy spread has been previously reduced. Works required for development: Crown lift to provide 5m clearance over the development site.	10+	C	6.0m	113.1m ²
T3	Goat Willow (<i>Salix caprea</i>)	12m	350mm est	N2m E1m S5m W2m	4m	Early mature	Good	Fair	Off-site tree. Unremarkable tree. Historical root-plate movement on northern side of main stem with tree leaning toward tennis courts.	10+	C	4.2m	55.4m ²
T4	Common Hornbeam (<i>Carpinus betulus</i>)	11m	150mm 150mm 200mm 200mm 200mm 200mm est	N2m E2m S6.5m SW7m W2m	2m	Mature	Good	Fair	Off-site tree. Unremarkable tree. Multi-stemmed coppice.	10+	C	5.4m	91.2m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T5	Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	11m	300mm	N0.5m E2m S1m W0.5m	6m	Early mature	Good	Fair	Unremarkable tree.	10+	C	3.6m	40.7m ²
T6	Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	15m	340mm	N2m E3m S0.5m W0.5m	6m	Early mature	Good	Fair	Unremarkable tree. Ivy covers main stems and impedes survey. Co-dominant form with adjacent trees. Works required for development: Reduce eastern crown spread to provide 2m clearance from the canvas roof.	10+	C	4.1m	52.3m ²
T7	Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	18m	527mm	N3m E5m S1m W1.5m	8m	Mature	Good	Fair	Unremarkable tree. Co-dominant form with adjacent trees. Works required for development: Reduce eastern crown spread to provide 2m clearance from the canvas roof.	10+	C	6.3m	125.6m ²
T8	Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	10m	300mm est	N2m E2m S1m W0m	4m	Early mature	Good	Fair	Unremarkable tree. Ivy covers main stems and impedes survey. Suppressed as overtopped by adjacent tree.	10+	C	3.6m	40.7m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T9	Common Oak (<i>Quercus robur</i>)	18m	450mm est	N8m E6m S4m W1m	12m	Early mature	Good	Fair	Off-site tree. Co-dominant form with adjacent trees. Works required for development: Crown lift to provide 5m clearance over the development site. Reduce eastern crown spread to provide 2m clearance from the canvas roof.	20+	B	5.4m	91.6m ²
T10	Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	18m	480mm	N2m E4m S2m W2m	7m	Mature	Good	Good	Unremarkable tree.	10+	C	5.8m	104.2m ²
T11	Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	7m	165mm 170mm	N0.5m E2m S1.5m W2m	2m	Young	Good	Fair	Unremarkable tree. Canopy biased to the south.	10+	C	2.8m	25.4m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T12	Common Hornbeam (<i>Carpinus betulus</i>)	14m	200mm 200mm 200mm 200mm est	N3m E6m S4m W3m	4m	Mature	Good	Fair	Unremarkable tree. Multi-stemmed coppice; dead stems. Medium sized deadwood 25mm to 100mm. Decaying Armillaria mellea (Honey Fungus) fruiting bodies around stool. Works required for development: Crown lift to provide 5m clearance over the development site. Reduce eastern crown spread to provide 2m clearance from the canvas roof.	10+	C	4.8m	72.4m ²
T13	Monterey Cypress (<i>Cupressus macrocarpa</i>)	20m	752mm	N8m E6m S3m W6m	5m	Mature	Fair	Fair	Unremarkable tree; Fair vitality demonstrated by minor distal dieback in upper canopy. Works required for development: Crown lift to provide 5m clearance over the development site. Reduce eastern crown spread to provide 2m clearance from the canvas roof.	10+	C	9.0m	255.8m ²



Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
G14	Group of Monterey Cypress (x2)	18m	Max 665mm	N5m E3m S3m W6m	4m	Mature	Good	Good	Unremarkable group. Works required for development: Crown lift to provide 11m clearance over the development site.	10+	C	8.0m	200.1m ²
T15	Norway Spruce (<i>Picea abies</i>)	22m	500mm est	N2m NE4m E4m S4.5m W4m	3m	Mature	Fair	Good	Unremarkable tree. Ivy covers main stems and impedes survey. Fair vitality demonstrated by minor distal dieback in lower canopy; unremarkable tree. wound on eastern side of main stem from gl to 2.5m x 300m consistent with stem failure.	10+	C	6.0m	113.1m ²
T16	Common Oak (<i>Quercus robur</i>)	19m	860mm	N7m E6m S8.5m W9m	8m	Mature	Good	Fair	Ganoderma resinaceum fungal fruiting body on western buttressing.	10+	C	10.3m	334.6m ²
T17	Common Oak (<i>Quercus robur</i>)	18m	603mm	N6m E5.5m S6m W3.5m	5m	Mature	Good	Fair	Crown has been previously reduced. Co-dominant form with adjacent trees, Medium sized deadwood 25mm to 100mm.	20+	B	7.2m	164.5m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T18	Monterey Cypress (<i>Cupressus macrocarpa</i>)	21m	612mm	N5m E1.5m S1.5m W5m	6m	Mature	Good	Poor	Tight compression forks with included bark at 3m. Wound between 800mm and 3m x w250mm with moderate decay and risk of failure of tight forks at 3m.	<10	U	7.3m	169.4m ²
T19	Monterey Cypress (<i>Cupressus macrocarpa</i>)	19m	327mm	N1m E4m SE3m S0m W0.5m	3m	Early mature	Good	Fair	Co-dominant form with adjacent trees. Etiolated specimen.	10+	C	3.9m	48.4m ²
T20	Monterey Cypress (<i>Cupressus macrocarpa</i>)	18m	817mm	N2m E0.5m S2m W5m	3m	Mature	Good	Poor	Stem failure wound on eastern side of remaining stem between 4m and 10m x w400mm. Tight compression fork with minor included bark at 2m.	<10	U	9.8m	302.0m ²
T21	Common Oak (<i>Quercus robur</i>)	18m	817mm	N8.5m E6m S8.5m W8m	6m	Mature	Good	Fair	Crown has been previously reduced; medium sized deadwood 25mm to 100mm.	20+	B	9.8m	302.0m ²
T22	Common Oak (<i>Quercus robur</i>)	17m	937mm 504mm	N7m E6m S8m W7.5m	6m	Mature	Good	Fair	Crown has been previously reduced.	20+	B	12.8m	512.1m ²



Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T23	Horse Chestnut (<i>Aesculus hippocastanum</i>)	16m	475mm	N5.5m E5m S7.5m W4.5m	2.5m	Early mature	Good	Fair	150mm dia opening at 2m on western side of main stem and 100mm below main union with moderate decay. Exudations and lifting bark on main stem consistent with bleeding canker.	10+	C	5.7m	102.1m ²
G24	Group of Monterey Cypress (x21)	21m	Max 700mm	N7.5m E7.5m S4m W7.5m	2m	Mature	Good	Fair	Unremarkable group. Etiolated specimens forming a tall hedge which have been previously topped at 18m.	10+	C	8.4m	221.7m ²
T25	Sycamore (<i>Acer pseudoplatanus</i>)	9m	365mm	N6m E6m SE5.5m S3m W3m	2m	Early mature	Good	Fair	Unremarkable tree. Co-dominant form with adjacent trees.	10+	C	4.4m	60.3m ²
T26	Common Oak (<i>Quercus robur</i>)	18m	590mm	N8m E2m S8m W6m	6m	Mature	Good	Fair	Co-dominant form with adjacent trees. Medium sized deadwood 25mm to 100mm.	20+	B	7.1m	157.5m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
G27	Group of Common Oak (x3)	22m	Max 673mm	N7.5m E3m S7.5m W7.5m	8m	Mature	Poor	Good	Poor vitality demonstrated by significantly reduced bud and twig development. Medium sized deadwood 25mm to 100mm. Eastern tree has bark wound between gl and 1m x w600mm on eastern side of main stem with minor decay. Armillaria mellea (Honey Fungus) rhizomorphs on aforementioned bark wound.	10+	C	8.1m	204.9m ²
T28	Field Maple (<i>Acer campestre</i>)	12m	350mm est	N3m E3.5m S5m W4m	2m	Semi mature	Good	Fair	Co-dominant form with adjacent trees.	10+	C	4.2m	55.4m ²
T29	Common Oak (<i>Quercus robur</i>)	24m	703mm	N6m E9m S5m W4m	8m	Mature	Good	Fair	Co-dominant form with adjacent trees. Medium sized deadwood 25mm to 100mm.	20+	B	8.4m	223.6m ²



Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T30	Common Ash (<i>Fraxinus excelsior</i>)	27m	405mm	N3m E2m S3m W3m	20m	Early mature	Poor	Fair	Poor vitality demonstrated by significantly reduced bud and twig development and possible infection with Ash Dieback. Etiolated specimen. Medium sized deadwood 25mm to 100mm.	<10	U	4.9m	74.2m ²
T31	Common Oak (<i>Quercus robur</i>)	21m	685mm	N10m E3m SE5m S8m W7.5m	6m	Mature	Good	Poor	Crown has been previously reduced. Branch failure wound on northern side main stem between 5m and 6.5m x w350mm with 50mm dia hole centrally within wound indicating potential cavity formation.	10+	C	8.2m	212.3m ²
G32	Group of Common Oak (x2)	21m	Max 684mm	N7.5m E3m S7.5m W7.5m	6m	Mature	Good	Fair	Co-dominant forms with adjacent trees. Medium sized deadwood 25mm to 100mm. Southern tree has <i>Collybia fusipes</i> (Spindle Shank) on southern and western sides of buttressing.	20+	B	8.2m	211.7m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T33	Common Ash <i>(Fraxinus excelsior)</i>	17m	285mm	N2m E4m S2m W2m	13m	Semi mature	Good	Poor	Unremarkable tree. Etiolated specimen. Canker wounds on northern side of main stem between 1.8m and 6m with minor decay. Second stem historically removed with decay within wound at butt.	<10	U	3.4m	36.7m ²
T34	Common Oak <i>(Quercus robur)</i>	22m	819mm	N6m E7m S9m W9m	12m	Mature	Good	Good		20+	B	9.8m	303.4m ²
G35	Group of Common Oak (x4)	22m	Max 665mm	N6m E6m S6m W6m	6m	Mature	Good	Good		20+	B	8.0m	200.1m ²
T36	Silver Birch <i>(Betula pendula)</i>	18m	368mm	N3m E2m S2m W1m	12m	Mature	Poor	Poor	Poor vitality demonstrated by significantly reduced bud and twig development. Medium sized deadwood 25mm to 100mm. Decay and cavity in eastern buttress.	<10	U	4.4m	61.3m ²
T37	Common Oak <i>(Quercus robur)</i>	22m	1000mm	N9m E9m S9m W9m	12m	Mature	Fair	Fair	Fair vitality demonstrated by minor distal dieback in upper canopy. Medium sized deadwood 25mm to 100mm. Low main union at 2m.	20+	B	12.0m	452.4m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T38	Common Oak (<i>Quercus robur</i>)	8m	244mm	N0.5m E2m S1.5m W0.5m	6m	Semi mature	Fair	Good	Suppressed as overtopped by adjacent tree. Previously lost central stem at 8m.	10+	C	2.9m	26.9m ²
T39	Silver Birch (<i>Betula pendula</i>)	17m	194mm	N0m E3m S2m W1m	6m	Semi mature	Good	Fair	Etiolated specimen.	10+	C	2.3m	17.0m ²
T40	Common Oak (<i>Quercus robur</i>)	21m	685mm	N5m NE8m E4m SE7m S8m W12m	7m	Mature	Good	Good	Medium sized deadwood 25mm to 100mm.	20+	B	8.2m	212.3m ²
T41	Silver Birch (<i>Betula pendula</i>)	14m	125mm	N1.5m E1.5m S1.5m W1.5m	9m	Young	Good	Good	Unremarkable tree.	10+	C	1.5m	7.1m ²
T42	Common Ash (<i>Fraxinus excelsior</i>)	13m	200mm	N4m E4m S3m W2m	8m	Young	Good	Good	Unremarkable tree.	10+	C	2.4m	18.1m ²
T43	Silver Birch (<i>Betula pendula</i>)	18m	312mm	N4m E4m S4m W4m	10m	Mature	Good	Good		20+	B	3.7m	44.0m ²
T44	Common Hornbeam (<i>Carpinus betulus</i>)	14m	172mm 180mm	N2m E1m S4m W6m	4m	Young	Good	Fair	Tight compression fork with minor included bark at 200mm agl.	10+	C	3.0m	28.0m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T45	Common Ash (<i>Fraxinus excelsior</i>)	15m	228mm	E4m S2m W3m	8m	Young	Poor	Good	Poor vitality demonstrated by significantly reduced bud and twig development consistent with Ash Dieback.	<10	U	2.7m	23.5m ²
G46	Group of Silver Birch (x6) Common Hornbeam (x2)	15m	Max 250mm	NE4m SE4m SW4m NW4m	3m	Semi mature	Good	Good	Unremarkable group.	10+	C	3.0m	28.3m ²
G47	Group of Common Hazel	8m	-	-	-	Young	Good	Fair	Multi-stemmed coppice.	10+	C		
T48	Black mulberry (<i>Morus nigra</i>)	5m	257mm	E0m SW3m W6m NW3m	3m	Early mature	Good	Poor	Trunk leans heavily to west and is propped; opening with decay from base to 2m x w75mm along northern side of main stem.	10+	C	3.1m	29.9m ²
T49	Common Oak (<i>Quercus robur</i>)	16m	604mm	N4m E6m S8m W7m	3m	Mature	Good	Good	Medium sized deadwood 25mm to 100mm. Works required for development: Crown lift to 5m clearance over the compound.	20+	B	7.2m	165.0m ²
T50	Common Hornbeam (<i>Carpinus betulus</i>)	13m	300mm 300mm 300mm	N7m E2m S7m W5m	3m	Mature	Good	Fair	Co-dominant form with adjacent trees.	10+	C	6.2m	122.1m ²

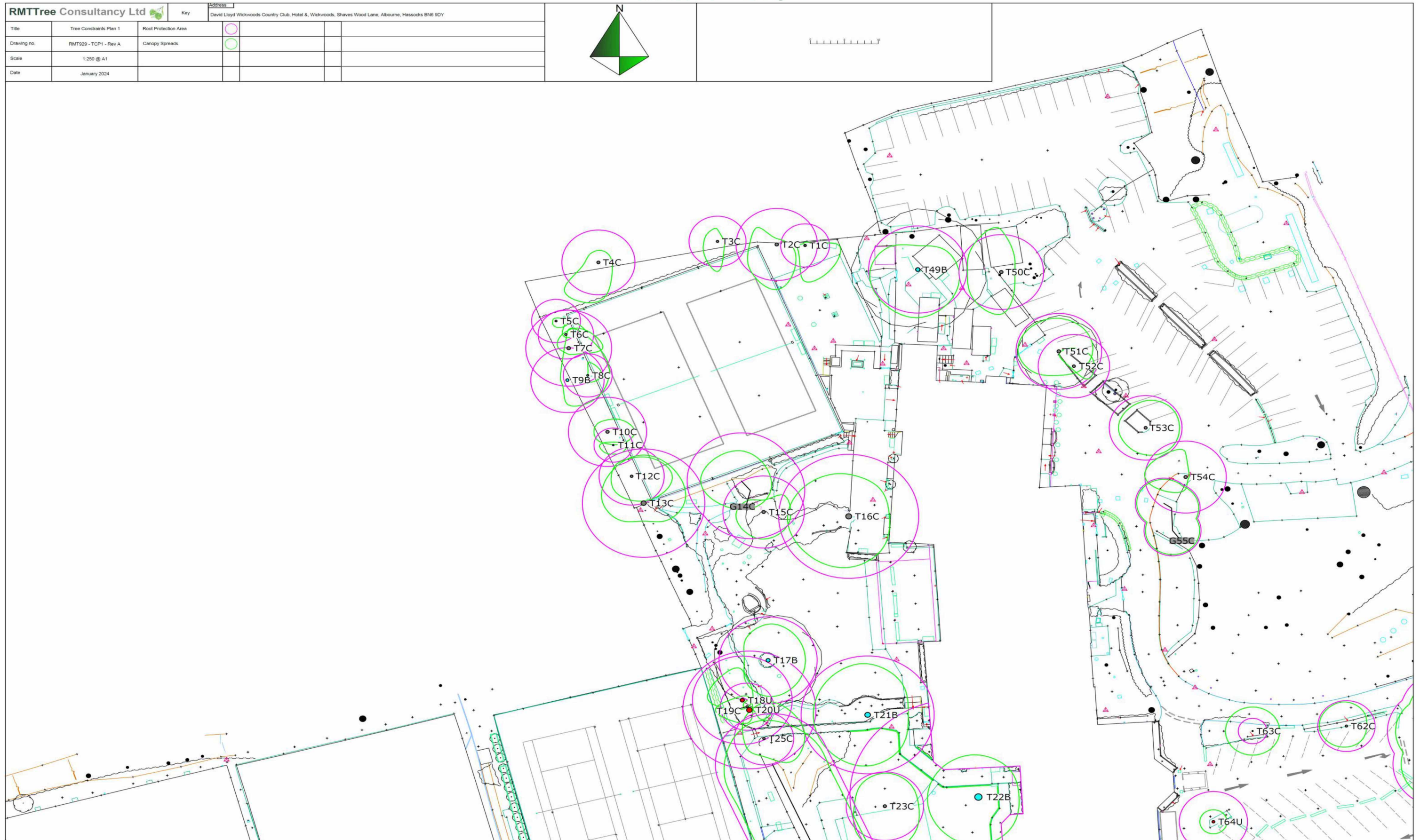
Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T51	Common Oak (<i>Quercus robur</i>)	14m	526mm	N5.5m E5m S4m W6m	2.5m	Mature	Good	Fair	Crown has been previously reduced; medium sized deadwood 25mm to 100mm. Bark wound on main stem between 2m and 3m x w250mm.	10+	C	6.3m	125.2m ²
T52	Common Hornbeam (<i>Carpinus betulus</i>)	6m	200mm 200mm 200mm 100mm 250mm	NE3m SE3m SW0.5m NW3m	2m	Mature	Good	Fair	Multi-stemmed coppice.	10+	C	5.3m	87.1m ²
T53	Common Hornbeam (<i>Carpinus betulus</i>)	9m	200mm 200mm 200mm 200mm 200mm	NE5m SE5m SW4m NW4m	3m	Mature	Good	Fair	Multi-stemmed coppice. Unremarkable tree.	10+	C	5.4m	90.5m ²
T54	Common Oak (<i>Quercus robur</i>)	14m	500mm est	N4m E0.5m S2m SW3.5m W6m	10m	Early mature	Fair	Fair	Ivy covers main stems and impedes survey. Poor vitality demonstrated by significantly reduced bud and twig development. Crown has been previously reduced.	10+	C	6.0m	113.1m ²
G55	Group of Common Hornbeam (x2) Field maple (x1)	13m	Max 350mm est	N4m E4m S4m W4m	5m	Early mature	Good	Fair	Hornbeams are multi-stemmed coppice.	10+	C	4.2m	55.4m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
G56	Group of Monterey Cypress (x32)	22m	Max 600mm	N5m E5m S5m W5m	7m	Mature	Good	Good	Unremarkable group.	10+	C	7.2m	162.9m ²
T57	Common Oak (<i>Quercus robur</i>)	18m	350mm est	N3m E1.5m S7m W1.5m	6m	Early mature	Good	Good	Unremarkable tree. Co-dominant form with adjacent trees. Medium sized deadwood 25mm to 100mm.	10+	C	4.2m	55.4m ²
T58	Common Hornbeam (<i>Carpinus betulus</i>)	14m	500mm 400mm 500mm est	N3m E4m S2m W6m	8m	Mature	Good	Fair	Crown has been previously heavily reduced. Three stems with tight compression forks at 500mm.	10+	C	9.7m	298.6m ²
T59	Silver Birch (<i>Betula pendula</i>)	12m	163mm	N2m E4m S2m W3m	5m	Young	Good	Fair	Main stem kinks at 5m agl.	10+	C	2.0m	12.0m ²
T60	Common Oak (<i>Quercus robur</i>)	14m	264mm	N5m E3m S3.5m W2m	7m	Semi mature	Good	Good	Unremarkable tree.	10+	C	3.2m	31.5m ²
G61	Group of Common Oak Common Ash	18m	Max 600mm	N6m E6m S6m W6m	2m	Mature	Good	Good	Oaks on northern corner have fair to poor vitality. Medium sized deadwood 25mm to 100mm.	20+	B	7.2m	162.9m ²
T62	Goat Willow (<i>Salix caprea</i>)	8m	352mm	N4m E3m S3.5m W4m	3m	Early mature	Good	Fair	Canopy has been previously topped at 5m. Southern buttress is damaged with significant decay.	10+	C	4.2m	56.1m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T63	Silver Birch <i>(Betula pendula)</i>	10m	176mm	N4m E4m S4m W4m	2m	Semi mature	Good	Good	Unremarkable tree.	10+	C	2.1m	14.0m ²
T64	Common Oak <i>(Quercus robur)</i>	6m	419mm	N2m E2m S2m W2m	1.5m	Early mature	Good	Poor	Main stem has been previously topped at 6m. Collybia fusipes (Spindle Shank) on western buttress. Wound with decay on southern side of main stem between gl and 600mm x w450mm with moderate decay.	<10	U	5.0m	79.4m ²

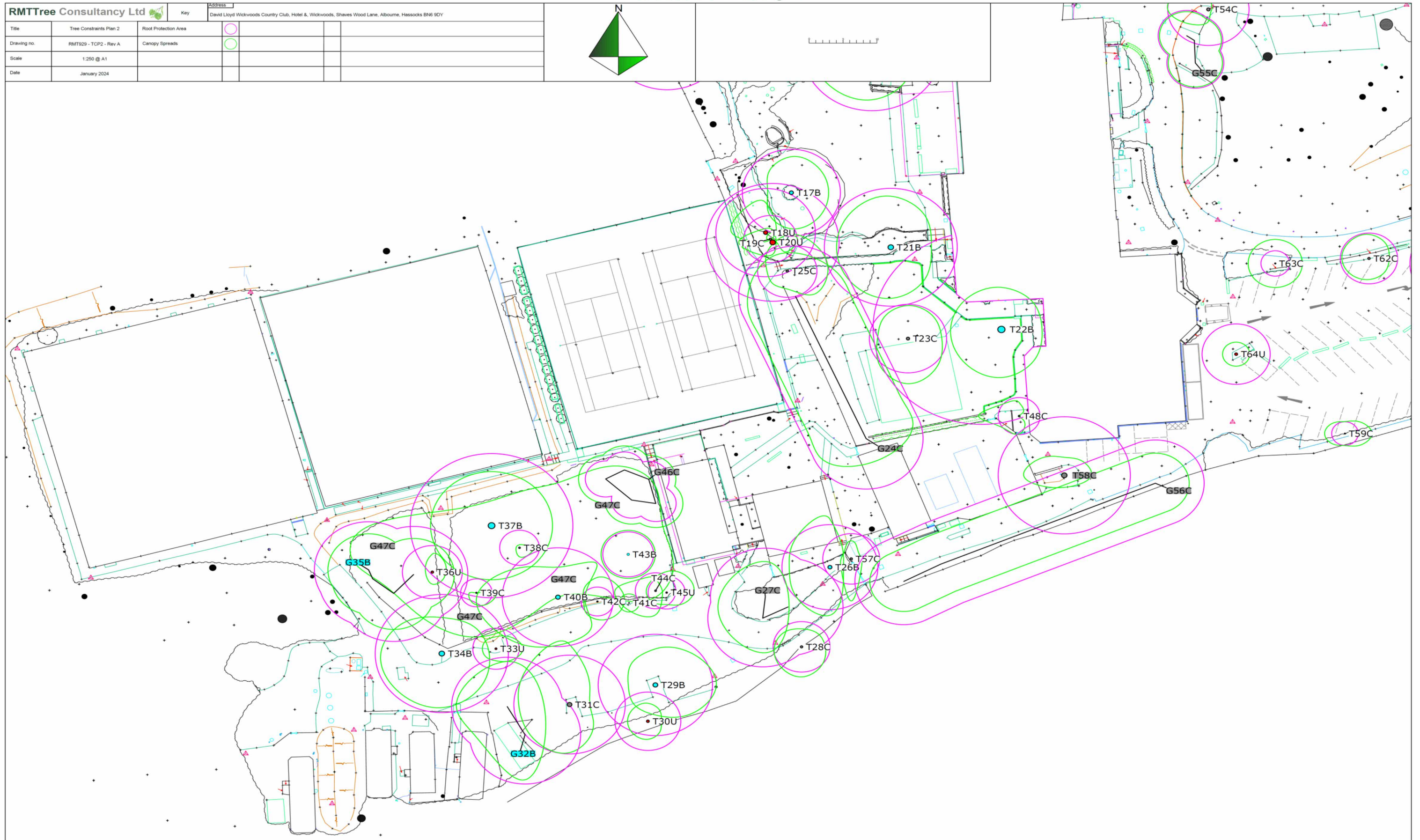
Appendix 3 – Tree Constraints Plan 1 – RMT929 – TCP1 – Rev A

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1



Appendix 4 – Tree Constraints Plan 2 – RMT929 – TCP2 – Rev A

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1



RMTTree Consultancy Ltd		Key	Address
		Root Protection Area	David Lloyd Wickwoods Country Club, Hotel & Wickwoods, Shaves Wood Lane, Albourne, Hassocks BN6 9DY
Title	Tree Constraints Plan 2	Canopy Spreads	
Drawing no.	RMT929 - TCP2 - Rev A		
Scale	1:250 @ A1		
Date	January 2024		

Appendix 5 – Tree Constraints Plan 3 – RMT929 – TCP3 – Rev A

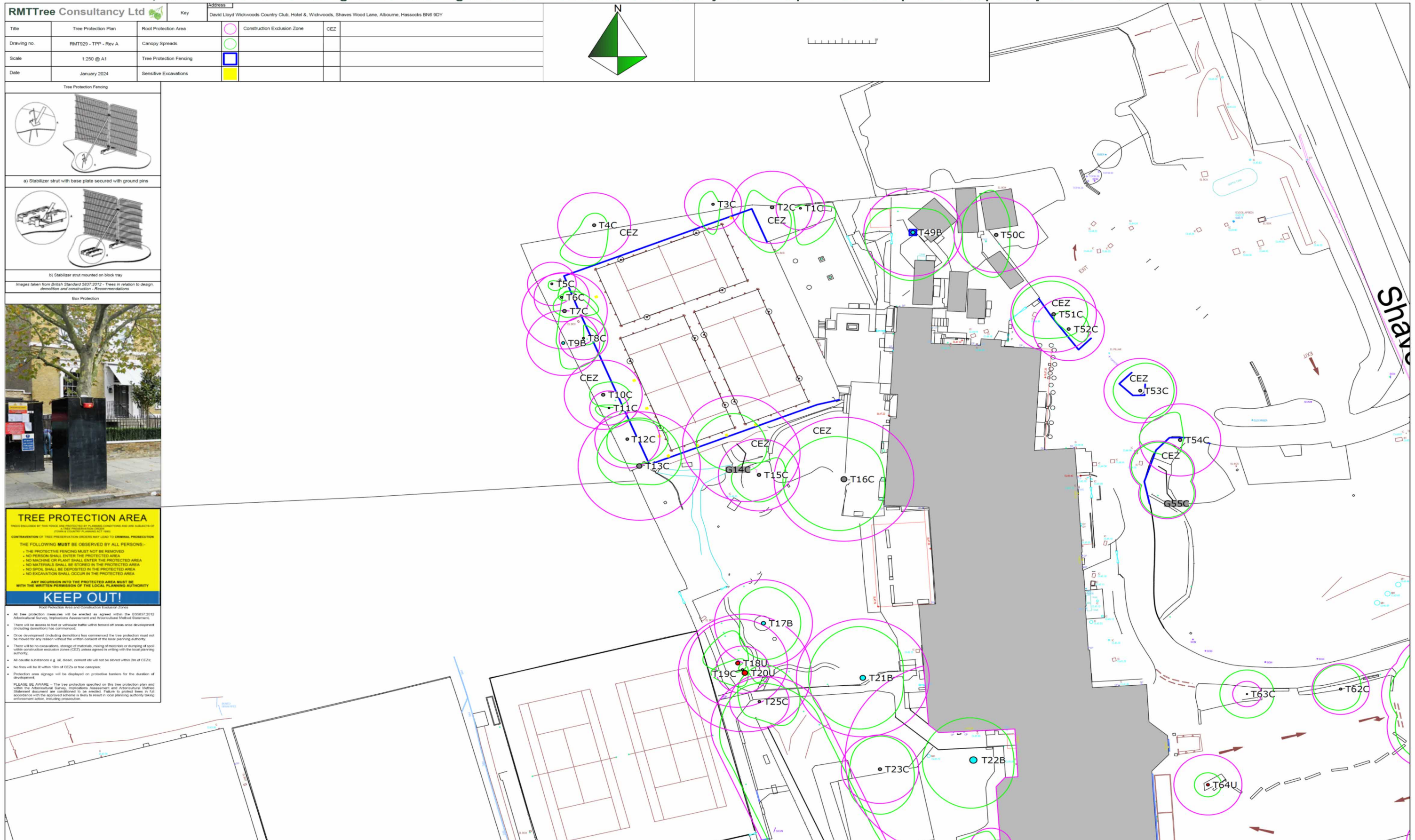
Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1



RMTtree Consultancy Ltd		Key	Address
Title		Root Protection Area	David Lloyd Wickwoods Country Club, Hotel &, Wickwoods, Shaves Wood Lane, Albourne, Hassocks BN6 9DY
Drawing no.	RMT929 - TCP3 - Rev A	Canopy Spreads	
Scale	1:250 @ A1		
Date	January 2024		

Appendix 6 – Tree Protection Plan – RMT929 – TPP – Rev A

Tree protection plan (TPP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The location of protective fencing is shown as blue lines, sensitive demolition as light blue hatching and sensitive excavation as solid yellow. The plan has been provided separately as a PDF at a scale of 1: 250 @ A1




Appendix 7 – Arboricultural site supervision schedule

Activity	Supervision Required
Pre-commencement meeting between the local authority arboricultural officer, the appointed arboriculturalist and the appointed building contractor.	✓
During sensitive excavations within the RPAs of T3, T7, T10, T13 and G14	✓
At any time that there are conflict issues with the agreed tree protection.	✓

Following every visit the appointed arboriculturalist will fill out the site monitoring form which is shown at **Appendix 6** and this will be forwarded to the LPA.

Appendix 8 – Site monitoring form

RMTTree Consultancy Ltd 			
Site monitoring form			
Date of visit		Site	
Consultant in attendance			
Observations/status of tree protection/comments:			
Recommendations (if necessary):			
Date of next visit		Signature	



Appendix 9 – Qualifications and experience

Robert Toll has been working with trees since 2004 when he completed his studies.

In 2000 he began his studies at Riseholme College, Lincoln where achieved a pass with merit in Forestry at National Diploma level. In 2002 he attended Moulton College in Northampton where he gained a Level Five Higher National Diploma in Urban Forestry with merit.

In 2004 Robert began work as a temporary tree inspector at Northampton Borough Council, undertaking inspections of trees in response to enquiries from the public. After 4 months Robert took up a permanent tree inspector role at Coventry City Council which predominantly involved undertaking safety inspections of trees on school sites.

In 2006 Robert moved to Warwick District Council to take up a temporary post of Tree Protection Officer which involved reviewing old area tree preservation orders and identifying those trees which were considered worthy of protection under new specific orders. He also streamlined the council procedure for making new tree preservation orders, cutting the time from making to serving from up to 2 weeks to within 2 hours.

In 2008 Robert moved to Hart District Council, Hampshire to take up the role of Tree Officer within the planning department. This role included determining works trees applications, commenting on planning proposals, liaising with the public and providing arboricultural advice to other departments within the Council.

Between 2014 and 2016 Robert took up the role of Tree Officer at Elmbridge Borough Council, Surrey, once again carrying out tasks such as determining works trees applications, commenting on planning proposals and liaising with the public. While at Elmbridge Borough Council he passed the Arboricultural Association's Professional Tree Inspection course.

Robert is a professional member of the Arboricultural Association.