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Principal Consultant – Mark J Carter FICFor. MRICS M.Arbor.A Dip. Arb. (RFS)

16th August 2019.

FAO Jessica Sparkes, MRTPI,
Head of Planning,
BDW Southern Counties,
Walnut Tree Close,
Guildford.
GU1 4SW.

Dear Jessica,

Re: Preliminary Tree Constraints Advice.

You have instructed me as follows:
"***Re: Trees at Land South of Crawley Down Road, Crawley, Felbridge, East Grinstead, RH19 2PS.***
To visit the above site and carry out the following works:

- *To make a preliminary assessment of the major tree groups in order to identify their approximate and collective tree constraints in order to identify how close development could reasonably be located to these trees:*
- *To report my findings by way of an email report.*"

I visited the site on the 12th August 2019 and made a preliminary visual assessment of the trees, and I can now report the following. N.B. this report is not a BS5837:2012 'Trees in relation to design, demolition & construction – Recommendations' report, although the tree constraints described do relate broadly to those described in that standard.

Two appendices are enclosed with this letter. Appendix 1 is a sketch plan that provides a location reference for the individual trees and groups of trees referred to in this letter. Appendix 2 is a copy of my notes taken whilst on site and written up. The individual tree reference letters, and the descriptors applied to the groups of trees used in both appendices are referred to below.

The trees noted in this report are entirely located around the periphery, and on the longstanding boundaries, of the four fields illustrated in the sketch plan forming Appendix 1. All these trees are worthy of being a material constraint on proposed development in arboricultural planning terms, therefore it should be assumed that all the noted trees or groups of trees will need to be retained and their constraints on development will need to be considered and accommodated by any proposed development layout for the site.

For the sake of this report, I have identified and preliminarily quantified the following tree constraints:

- Root Protection Area (RPA) – The RPA is the surface area of the minimum soil rooting volume required by the tree, and is expressed below as a radius of a circle around individual trees, or as an extent out into the fields for groups of trees. The RPA should be kept free of construction and excavation works. It is possible to construct hard surfaces and structures over the RPA, but this will only be permitted if there is an overriding justification for this encroachment and there are viable engineering solutions available that will allow the construction whilst protecting the roots in the RPA. **In practical terms, the proposed layout must avoid placing structures over the RPA of the noted trees unless there is absolutely no alternative.**
- Crown spread – The crown spread is expressed as an extent into the fields from the noted trees.
    - The crown spread occupies a volume of air space, and proposed dwellings need to avoid encroaching too close to the crowns in order to avoid the creation of overbearance and dominance issues in the minds of future residents that are likely to result in future pressures to unreasonably prune or fell the trees. **Typically, unglazed flank walls of swellings should be no closer than 2 metres to the crown edge, and glazed elevations should be at least 5 metres away from the crown edge.**
    - Crown overhang over gardens also reduces usable amenity space in the gardens and **overhung gardens must have sufficient open space that is not overhung to compensate.**
- Tree shade – the areas of potentially significant shade have been expressed as an extent measured from the trunk centre of the trees out into the fields, and calculated in accordance with BS5837:2012. **This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens, and this must be accommodated in the proposed layout and or building design.**

The identified constraints for the noted trees are as follows.

Tree A – Common Oak

Crown spread into the site	13.0 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.

Tree B – Common Oak

Crown spread into site	12.0 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.

Tree C – Common Oak

Crown spread into site	12.0 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.

Tree D – Common Oak

Crown spread into site	14.0 metres
Root protection area radius	14.4 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.

Trees E and F – Common Oak

Crown spread into site	11.0 metres
Root protection area radius	12.0 metres
Potential shade constraint extending into site	22.0 metres to the north and east; 11 metres to the west.

Tree G – Common Oak

Crown spread into site	14.0 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.

Western boundary of Field no. 1

Maximum crown spread into site	15.0 metres
Maximum root protection area extending into site	15.0 metres
Area of significant shade constraint extending into site	25.0 metres

Southern boundary of Fields 1 and 2

Maximum crown spread into site at point of prominent individuals	9.0 metres from boundary for prominent individuals; 5.0 metres more typically
Maximum root protection area extending into site	13.2 metres
Area of significant shade constraint extending into site	23.0 metres

Eastern boundary of Field no. 2

Crown spread into site	11.0 metres
Maximum root protection area extending into site	14.4 metres
Area of significant shade constraint extending into site	11.0 metres to the west

Southern boundary of Field no. 3

Crown spread into field	9.0 metres
Maximum root protection area extending into site	12.0 metres
Area of significant shade constraint extending into site	23.0 metres

Northern boundary of Field no. 3

Crown spread into field	5.0 metres
Maximum root protection area extending into site	3.6 metres
Area of significant shade constraint extending into site	Negligible given location of the trees relative to the field.

Western boundary of Field no. 3

Crown spread into site	4.0 metres
Maximum root protection area extending into site	7.4 metres from boundary
Area of significant shade constraint extending into site	15.0 metres

Southern boundary of Field no. 4

Crown spread into field	9.0 metres
Maximum root protection area extending into site	12.0 metres
Area of significant shade constraint extending into site	23.0 metres

Eastern boundary of Field no. 4

Crown spread into field	11.0 metres
Typical root protection area extending into site	14.4 metres
Area of significant shade constraint extending into site	11.0 metres to the west

Northern boundary of Field no. 4

Crown spread into field	Not measured to avoid drawing attention to the survey process
Root protection area radius	6.0 metres typically
Area of significant shade constraint extending into site	Negligible given location of the trees relative to the field.

Eastern boundary of Field no. 3 and western boundary of Field no. 4 - Comprised of two linear groups, one in the northern part, one in the southern part.

Northern part.

Crown spread into field	14.0 metres to the east 13.0 metres to the west
Maximum root protection area extending into site	15.0 metres
Area of significant shade constraint extending into site	23.0 metres to the east 11.5 metres to the west

Southern part

Crown spread into site to the west	13.0 metres
Maximum root protection area extending into site	12.0 metres
Area of significant shade constraint extending into site	23.0 metres to the east 11.5 metres to the west

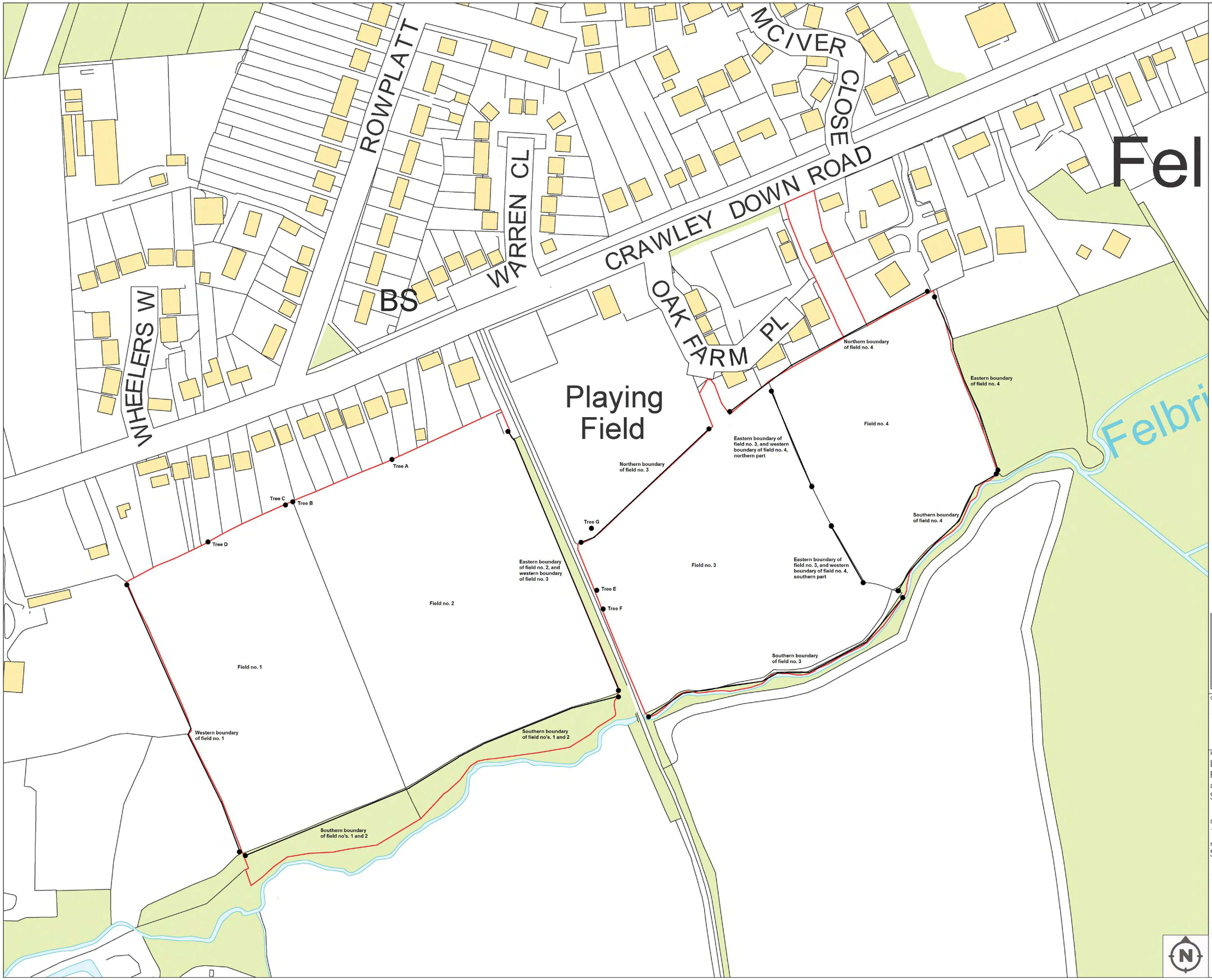
In addition to the above works I have also made a preliminary review of the Boyer illustrative layout plan no. SP200 in the light of the tree constraints identified above. The illustrative layout has broadly achieved an acceptable juxtaposition of trees and development, and where there is potential conflict between the layout and the trees, there is ample scope and space for these conflicts to be eased and/or overcome by making modifications to the layout that will be informed by a comprehensive BS5837:2013 tree survey to be carried out before detailed layout planning commences.

Yours sincerely,

Mark Carter
FICFor. MRICS M.Arbor.A Dip. Arb. (RFS)

Encl's…..

Appendix 1 – Sketch Plan.



LEGEND

A1

Site boundary

Tree A — Approximate location of individually noted tree and ref' letter

Approximate location of noted groups of trees and location description text

Eastern boundary of field no. 1

N.B.
All tree positions were plotted by eye by MJC whilst on site on 12 08 19.
Supplied plan amended by MJC on 14 08 19.
Not to scale.

REV	DATE	DESCRIPTION	DRAWN
-	17/10/17	First issue	PC

CLIENT

Barratt Developments PLC

PROJECT TITLE

Land South of Crawley Down Road
Felbridge

DRAWING TITLE

Site boundary

DATE	DRAWN	CHECKED	AUTHORISED
17 Oct 2017	PC	LD	LD

NUMBER	REV.	SCALE
SP001	-	1:1000 @ A1

Boyer

bristol | cardiff | colchester | london | wokingham

Appendix 2 – Site Notes.

Tree Survey & Constraint Notes, – Felbridge 13 8 19

Individual trees.

Tree A – Common Oak

Height	6.0 metres
Crown spread into the site	13.0 metres
Estimated trunk diameter	1.3 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.
Grade	A2 possibly A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.

Tree B – Common Oak

Height	24.0 metres
Crown spread into site	12.0 metres
Estimated trunk diameter	1.3 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.
Grade	A2 possibly A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.

Tree C – Common Oak

Height	24.0 metres
Crown spread into site	12.0 metres
Estimated trunk diameter	1.3 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.
Grade	A2 possibly A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Very similar to tree B.

Tree D – Common Oak

Height	22.0 metres
Crown spread into site	14.0 metres
Estimated trunk diameters 2 no.	0.9 metres; 0.8 metres
Root protection area radius	14.4 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.
Grade	B2

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.

Trees E and F – Common Oak

Height	22.0 metres
Crown spread into site	11.0 metres
Estimated trunk diameter	1.0 metres
Root protection area radius	12.0 metres
Potential shade constraint	

extending into site	22.0 metres to the north and east; 11 metres to the west.
Grade	A2

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- The two trees formed a mutually interdependent and unified crown structure, not only with themselves but with the linear group to the east of Field no.3.
- They were of significant public visual amenity value being located next to the public bridleway.

Tree G – Common Oak

Height	23.0 metres
Crown spread into site	14.0 metres
Estimated trunk diameter	1.3 metres
Root protection area radius	15.0 metres
Potential shade constraint extending into site	Negligible given location of tree relative to the field.
Grade	A2

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Offsite.

Groups of trees.

Western boundary of Field no. 1

Maximum height	25.0 metres
Maximum crown spread into site	15.0 metres
Maximum trunk diameter	1.3 metres
Maximum root protection area extending into site	15.0 metres
Area of significant shade constraint extending into site	25.0 metres
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Linear group predominantly Ash and Common Oak.
- May be partially offsite
- Cohesive linear link of both visual amenity and ecological value.

Southern boundary of Fields 1 and 2

Maximum height	23.0 metres
Maximum crown spread into site at point of prominent individuals	9.0 metres from boundary for prominent individuals; 5.0 metres more typically
Maximum trunk diameter	1.1 metres
Maximum root protection area extending into site	13.2 metres
Area of significant shade constraint extending into site	23.0 metres
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- A belt of woodland, mixed but including Oak, Silver Birch, Hawthorn, Cherry, Hazel, Alder and Holly.

- Visually and ecologically important strip of woodland with substantial characteristics of wet woodland in the vicinity of the brook.
- The western end of this woodland had some characteristics of ancient woodland.

Eastern boundary of Field no. 2

Maximum height	22.0 metres
Crown spread into site	11.0 metres
Maximum trunk diameter	1.2 metres
Maximum root protection area extending into site	14.4 metres
Area of significant shade constraint extending into site	11.0 metres to the west
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Linear group of predominantly Common Oak, stopping at just the northern side of the northern most access gate
- Linear group flanking the public bridleway, therefore of significant public visual amenity value and also providing linear arboreal connectivity. Therefore, it was also of significant ecological value.
- The trees making up the group were partially on and off site, if the boundary fence is to be believed.

Southern boundary of Field no. 3

Maximum height	23.0 metres
Crown spread into field	9.0 metres
Maximum trunk diameter	1.0 metres, more typically 600 mm
Maximum root protection area extending into site	12.0 metres
Area of significant shade constraint extending into site	23.0 metres
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Predominantly Alder with some Oak, Ash and Rowan.
- The linear group was a continuation of the woodland to the south of Fields no. 1 and 2 but was much narrower and took the form of a linear group of trees and shrubs flanking the brook.
- The group was of public visual amenity value, visible from the public bridleway and also of significant ecological value as it provided arboreal connectivity between the woodland to the south west and the woodland further on to the south east.

Northern boundary of Field no. 3

Maximum height	15.0 metres
Crown spread into field	5.0 metres
Maximum trunk diameter	0.3 metres
Maximum root protection area extending into site	3.6 metres
Area of significant shade constraint extending into site	Negligible given location of the trees relative to the field.
Grade	A2 and A3

Notes:

- Legitimate constraint on proposed development in arboricultural planning terms.
- Predominantly Crack Willow and Sycamore.
- The group was of public visual amenity value as it provided a verdant division between the site and the neighbouring playing field.

Western boundary of Field no. 3

Maximum height	22.0 metres
Crown spread into site	4.0 metres
Maximum trunk diameter	1.2 metres
Maximum root protection area extending into site	7.4 metres from boundary
Area of significant shade constraint extending into site	15.0 metres
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Located on the eastern boundary of field no. 2.
- Linear group of predominantly Common Oak, stopping at just the northern side of the northern most access gate into field no. 2.
- Linear group flanking the public bridleway, therefore of significant public visual amenity value and also providing linear arboreal connectivity. Therefore, it was also of significant ecological value.
- The trees making up the group were partially on and off site, if the boundary fence is to be believed.

Southern boundary of Field no. 4

Maximum height	23.0 metres
Crown spread into field	9.0 metres
Maximum trunk diameter	1.0 metres, more typically 600 mm
Maximum root protection area extending into site	12.0 metres
Area of significant shade constraint extending into site	23.0 metres
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Predominantly Alder with some Oak, Ash and Rowan.
- The linear group was a continuation of the woodland to the south of Fields no. 1, 2 and 3 but took the form of a linear group of trees and shrubs flanking the brook.
- The group was of public visual amenity value, visible from the public bridleway and also of significant ecological value as it provided arboreal connectivity between the woodland to the south west and the woodland further on to the south east.

Eastern boundary of Field no. 4

Maximum Height	22.0 metres
Crown spread into field	11.0 metres
Typical trunk diameter	1.2 metres
Typical root protection area extending into site	14.4 metres
Area of significant shade constraint extending into site	11.0 metres to the west
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Predominantly Common Oak
- Of significant visual amenity value and ecological value as the linear group provides arboreal connectivity from the woodland to the south east of the site with trees and gardens beyond.

Northern boundary of Field no. 4

Maximum Height	22.0 metres
Trunk diameter	0.5 metres typically

Root protection area radius	6.0 metres typically
Area of significant shade constraint extending into site	Negligible given location of the trees relative to the field.
Grade	A2 to B2

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Isolated individual trees that are offsite, and therefore inaccessible, but typically with trunk diameters of 500 mm and heights of 22 metres.

Eastern boundary of Field no. 3 and western boundary of Field no. 4 - Comprised of two linear groups, one in the northern part, one in the southern part.

Northern part.

Maximum Height	23.0 metres
Crown spread into field	14.0 metres to the east 13.0 metres to the west
Maximum trunk diameter	1.3 metres
Maximum root protection area extending into site	15.0 metres
Area of significant shade constraint extending into site	23.0 metres to the east 11.5 metres to the west
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Predominantly Oak
- Publicly visible from the public bridleway and an important arboreal corridor.
- The Oaks making up the group formed a unified and mutually interdependent crown structure.

Southern part

Maximum Height	23.0 metres
Crown spread into site to the west	13.0 metres
Maximum trunk diameter	1.0 metres
Maximum root protection area extending into site	12.0 metres
Area of significant shade constraint extending into site	23.0 metres to the east 11.5 metres to the west
Grade	A2 and A3

Notes:

- Legitimate and significant constraint on proposed development in arboricultural planning terms.
- Predominantly Oak with some Silver Birch and Ash. N.B. The Ash element is dying back most likely as a result of *Chalara* Ash Dieback and should not be retained within a development site.