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Our Ref: IH/LVS Hassocks/survey/constraints/6915

31st July 2023

Mr Paul Passey  
Licensed Trade Charity  
Heatherley  
London road  
Ascot  
SL5 8DR

Dear Mr Passey

**TREE SURVEY AND CONSTRAINTS PLAN FOR LVS HAS SOCKS, LONDON ROAD, SAYERS COMMON.**

**Brief:** Using the plans provided, survey trees that are on/close to the site of LVS Hassocks, London Road, Sayers common. Once trees have been surveyed, produce an arboricultural constraints plan of the site.

**Date of Inspection:** 20.07.23.

**Inspected by:** Mark Hinsley MSc Res Man(Arb), OND(Arb), F.Arbor.A.  
Ivan Hinsley BSc

**Survey method:** On foot ground level visual.

**Findings:** From the on-site, ground level survey that was conducted at, LVS Hassocks, London Road, Sayers common a total of 187 trees, which included some groups, were surveyed. Not all of these trees were inside the boundaries of LVS Hassocks, London Road, Sayers common, however they were deemed substantial enough that they could have an impact on the developmental constraints of the site.

**TREE SURVEY**  
**FOR**  
**LVS HAS SOCKS, LONDON ROAD, SAYERS COMMON**

**Survey Technique**

The surveyed trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees was restricted, in such cases the descriptions of the trees given in the survey schedule are subject to the tree being free of

significant defects that were not clearly visible. Detail on the individual trees assessed is given in the survey schedule using the format in BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', please read in conjunction with the enclosed Tree Survey Plan.

The columns and abbreviations used are:

Column 1 = T – Tree or Group number marked on the submitted plan.

Column 2 = The Latin binomial and common name if applicable.

Column 3 = Hgt – Approximate tree height, in metres; to the nearest 0.5m if under 10m.

Column 4 = Dbh – Diameter (rounded to the nearest 10mm). Single stemmed trees, at 1.5m above ground level. Low branched trees, at the narrowest point below the fork. Trunks with irregular swellings, at the narrowest point below the swelling. Multi stemmed trees, each stem measured at 1.5m above ground level. # estimated value if unable to gain access.

Column 5 = RPA – The Root Protection Area: radius measured in metres from the centre of the trunk.

Column 6 = B/S – Approximate branch spread to the four cardinal points of the compass, in meters.

Column 7 = FSB – Height of first significant branch above ground level in meters and direction of growth

Column 8 = C/C – Height of canopy above ground level, in meters.

Column 8 = Age – Age class as representation of passage through normal life cycle – Y=Young,

SM= Semi-Mature, EM = Early Mature, M=Mature, FM = Fully Mature, OM = Over Mature.

Column 9 = R/C – Estimated remaining contribution, in years.

Column 10 = Cat – BS5837: 2012 Survey category.

Categories are: -

**U Trees unsuitable for retention** (Red on plan)

Trees that cannot realistically be retained, in the context of the current land use, for longer than 10 years.

**A Trees of high quality** (Green on plan)

Trees able to make a substantial contribution for a minimum of 40 years.

Particularly good examples of trees, or essential components of groups of arboricultural features e.g., avenues. Visual importance or significant conservation, historical or other value. Veteran trees, especially if ancient.

**B Trees of moderate quality** (Blue on plan)

Those in such a condition as to be able to make a significant contribution for a minimum of 20 years. Might be category A but have defects or lack special qualities; or growing in a high value group. Has conservation or cultural values.

**C Trees of low quality** (Grey on plan)

Unremarkable trees of limited merit, with a life expectancy of at least 10 years; or growing in a low value group. Also, young trees with a stem diameter of below 150mm.

Column 11 = General Observations - notes re structural and/or physiological condition, and/or preliminary management recommendations.

## SURVEY SCHEDULE

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
G1	Mixed species group. Ash ( <i>Fraxinus excelsior</i> ), Elm ( <i>Ulmus procera</i> )	4	100	1.2m	N2 E S W FSB	2	SM	20-40	B	Small group in garden making up hedge line.
2	Apple <i>Malus sp.</i>	3	Multix3	4.8m	N5 E S W FSB	3	YM	40+	B	Tree in garden

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
3	Sycamore <i>Acer pseudoplatanus</i>	9	Multix2	4.8m	N7 E S W FSB	3	M	40+	B	Established tree
4	Poplar <i>Populus sp.</i>	15	700	8.4m	N8 E S W FSB	3	M	40+	B	Part of a group of trees that sit in street view
5	Poplar <i>Populus sp.</i>	8	150	1.8m	N5 E S W FSB	3	SM	40+	B	Part of a group of trees that sit in street view
6	Poplar <i>Populus sp.</i>	22	1000	12.0 m	N12 E S W FSB	4	FM	40+	B	Prominent tree in street view
7	Poplar <i>Populus sp.</i>	22	Multi x 3	12.0 m	N14 E S W FSB	4	FM	40+	B	Dominant tree in prominent grouping
8	Lime <i>Tilia sp.</i>	10	500	6.0m	N9 E S W FSB	0	M	40+	B	Prominent in the current landscape
G9	Mixed species group	3	100	1.2m	N1.5 E S W FSB	1	YM	20-40	C	Not of any real value but could be moved.
10	Wild Cherry <i>Cerasus avium</i>	7	Multi x 3	3.6m	N8 E S W FSB	2	YM	40+	B	
11	Oak <i>Quercus robur</i>	10	510	6.1m	N8 E S W FSB	3	YM	40+	B	Line of Oaks on a ditch boundary.
12	Oak <i>Quercus sp.</i>	7	300	3.6m	N6 E S W FSB	2	YM	40+	B	Line of Oaks on a ditch boundary.
13	Holly <i>Ilex aquifolium</i>	2.5	200	2.4m	N2 E S W FSB	1	YM	40+	B	

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
14	Oak <i>Quercus robur</i>	18	800	9.6m	N14 E S W FSB	5	FM	40+	B	Line of Oaks on a ditch boundary.
15	Oak <i>Quercus robur</i>	15	1300	15.6 m	N12 E S W FSB	5	FM	40+	A	Significant tree in landscape. Line of Oaks on a ditch boundary.
16	Sycamore <i>Acer pseudoplatanus</i>	9	300	3.6m	N8 E S W FSB	2	YM	40+	B	Tree in field boundary
17	Oak <i>Quercus robur</i>	16	850	10.2 m	N9 E S W FSB	5	FM	40+	B	Line of Oaks on a ditch boundary.
18	Beech <i>Fagus sylvatica</i>	12	350	4.2m	N8 E S W FSB	4	YM	40+	B	Tree in field boundary
19	Oak <i>Quercus robur</i>	16	1300	15.6 m	N20 E S W FSB	5	FM	40+	A	Veteranizing characteristics. Significant tree in the line of oaks.
20	Oak <i>Quercus robur</i>	16	1500	18.m	N16 E S W FSB	5	FM	40+	A	Veteranizing characteristics. Significant tree in the line of oaks.
21	Oak <i>Quercus robur</i>	13	800	9.6m	N11 E S W FSB	5	FM	40+	B	Tree in line of Oaks
22	Oak <i>Quercus robur</i>	13	810	9.7m	N11 E S W FSB	5	FM	40+	B	Tree in line of Oaks
23	Grey poplar <i>Populus x canescens</i>	26	900	10.8 m	N14 E S W FSB	5	FM	40+	B	Prominent tree in environment
24	Oak <i>Quercus robur</i>	16	750	9.0m	N10 E S W FSB	4	FM	40+	B	Prominent tree in environment

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
25	Poplar <i>Populus sp</i>	15	560	6.7m	N9 E S W FSB	5	M	40+	B	Part of the field boundary
26	Poplar <i>Populus sp</i>	15	650	7.8m	N10 E S W FSB	5	M	40+	B	Part of the field boundary
27	Oak <i>Quercus robur</i>	10	600	7.2m	N8 E S W FSB	5	M	40+	B	Veteranizing features. Tree in line of Oaks
28	Oak <i>Quercus robur</i>	12	900	10.8 m	N11 E S W FSB	5	FM	40+	A	Veteranizing features. Significant tree in line of Oaks
29	Oak <i>Quercus robur</i>	8	250	3.0m	N5 E S W FSB	2	YM	40+	B	Young tree with high potential
G30	2 Red Oak	4	250	3.0m	N2 E S W FSB	1	YM	40+	B	Young trees within gap
31	Mixed species group Laurel ( <i>Laurus nobilis</i> ), Hawthorn ( <i>Crataegus</i> ), Blackthorn ( <i>Prunus spinosa</i> )	12	250	3.0m	N5 E S W FSB	2	YM	20-40	B	Mixed species boundary line.
32	Oak <i>Quercus robur</i>	14	1100	13.2 m	N10 E S W FSB	5	FM	40+	A	Veteranizing Oak. Part of an important group of trees on a boundary line.
33	Oak <i>Quercus robur</i>	18	1600	19.2 m	N16 E S W FSB	5	FM	40+	A	Veteranizing Oak. 200+ years old. Tree of great significance in the landscape.
34	Oak <i>Quercus robur</i>	6	600	7.2m	N6 E S W FSB	5	YM	40+	A	Veteranizing Oak. Part of an important group of trees on a boundary line.
G35	Mixed species group Oak ( <i>Quercus robur</i> ), Sycamore ( <i>Acer pseudoplatanus</i> )	3	500	6.0m	N2 E S W FSB	2	SM	20-40	B	Mixed species group on field boundary.

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
G36	2 Hawthorn trees <i>Crataegus</i>	4	200	2.4m	N3 E S W FSB	2	YM	10-20	C	2 Hawthorn trees in hedge line, overshadowed by Oaks.
37	Oak <i>Quercus robur</i>	10	350	4.2m	N9 E S W FSB	5	YM	40+	B	Oak part of a significant group of Oak trees on a field boundary.
38	Oak <i>Quercus robur</i>	14	750	9.0m	N8 E S W FSB	5	M	40+	A	Oak part of a significant group of Oak trees on a field boundary.
39	Oak <i>Quercus robur</i>	15	1500	18.0 m	N12 E S W FSB	4	FM	40+	A	Oak part of a significant group of Oak trees on a field boundary.
40	Oak <i>Quercus robur</i>	15	1100	13.2 m	N13 E S W FSB	4	FM	40+	A	Oak part of a significant group of Oak trees on a field boundary.
41	Oak <i>Quercus robur</i>	14	1100	13.2 m	N14 E S W FSB	4	FM	40+	A	Oak part of a significant group of Oak trees on a field boundary.
42	Oak <i>Quercus robur</i>	11	510	6.1m	N10 E S W FSB	4	M	40+	B	Oak part of a significant group of Oak trees on a field boundary.
G43	Mixed species group Oak ( <i>Quercus robur</i> ) Blackthorn ( <i>Prunus spinosa</i> ) Hawthorn ( <i>Crataegus</i> )	14	500	6.0m	N12 E S W FSB	2	M	40+	B	The main tree focus is the oaks in the field boundary.
44	Oak <i>Quercus robur</i>	12	950	11.4 m	N14 E S W FSB	4	FM	40+	B	A large oak with environmental importance and within the oak field boundary
45	Oak <i>Quercus robur</i>	15	1200	14.4 m	N15 E S W FSB	4	FM	40+	A	A twin stem veteran of importance in the environment and field boundary.
46	Oak <i>Quercus robur</i>	16	1100	13.2 m	N16 E S W FSB	4	FM	40+	A	A veteran oak of importance in the field boundary and to the environment around it.
47	Oak <i>Quercus robur</i>	16	1500	18.0 m	N16 E S W FSB	5	FM	40+	A	A veteran oak of age 200+ years. This is an important tree that sits within the field boundary.

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
48	Oak <i>Quercus robur</i>	16	900	10.8 m	N14 E S W FSB	4	FM	40+	B	Important tree in field boundary network
G49	Mixed species group Oak ( <i>Quercus robur</i> ) Field maple ( <i>Acer campestre</i> ) Ash ( <i>Fraxinus excelsior</i> )	16	600	7.2m	N15 E S W FSB	2	M	40+	B	Part of the network of network of wildlife corridors. Has high screen potential.
G50	2 Oak <i>Quercus robur</i>	18	1000	12.0 m	N12 E S W FSB	5	FM	40+	B	2 great looking trees in corner of field boundary. Great wildlife habitats.
G51	Mixed species group Oak ( <i>Quercus robur</i> ) Blackthorn ( <i>Prunus spinosa</i> ) Crab apple ( <i>Malus sp</i> )	15	700	8.4m	N10 E S W FSB	3	M	40+	B	The oak trees in this field boundary are a important part of the landscape. The dbh range is from 600 up to 800 for the oaks
52	Oak <i>Quercus robur</i>	15	900	10.8 m	N10 E S W FSB	4	FM	40+	B	Prominent tree in wildlife corridor
G53	Mixed species group Ash ( <i>Fraxinus excelsior</i> ), Hawthorn ( <i>Crataegus</i> ), Blackthorn ( <i>Prunus Spinosa</i> )	4	450	5.4m	N6 E S W FSB	3	YM	20-40	C	Some die back in the Ash trees.
G54	Mixed species group Ash ( <i>Fraxinus excelsior</i> ), Hawthorn ( <i>Crataegus</i> ), Blackthorn ( <i>Prunus Spinosa</i> )	13	450	5.4m	N6 E S W FSB	2	YM	20-40	C	Some die back in the Ash trees.
55	Swamp Cypress ( <i>Taxodium Distichum</i> )	4	100	1.2m	N3.5 E S W FSB	1	SM	20-40	C	Tree looks stressed in its growing environment
56	Weeping Willow <i>Salix babylonica</i>	11	500	6.0m	N10 E S W FSB	1	YM	40+	B	Successful tree with good vigour
57	Holly <i>Ilex sp.</i>	6	240	2.9m	N5 E S W FSB	2	M	20-40	B	Looking a little stressed as competing hard with the grass cover over the root area.

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
58	Beech <i>Fagus sylvatica</i>	17	600	7.2m	N9 E S W FSB	3	M	40+	B	Edge tree in mixed species group.
59	Horse chestnut <i>Aesculus hippocastanum</i>	17	700	8.4m	N12 E S W FSB	3	M	40+	B	Edge tree in mixed species group.
60	Horse chestnut <i>Aesculus hippocastanum</i>	15	600	7.2m	N7 E S W FSB	3	YM	40+	B	Edge tree in mixed species group.
61	Oak <i>Quercus robur</i>	17	750	9.0m	N14 E S W FSB	4	M	40+	B	Edge tree in mixed species group.
62	Horse chestnut <i>Aesculus hippocastanum</i>	17	550	6.6m	N8 E S W FSB	4	YM	40+	B	Tree in mixed species group
63	Sycamore <i>Acer pseudoplatanus</i>	9	350	4.2m	N3 E S W FSB	2	YM	40+	B	Tree in mixed species group
64	Lime <i>Tilia sp.</i>	13	450	5.4m	N5 E S W FSB	4	YM	40+	B	Tree in mixed species group
65	Lime <i>Tilia sp.</i>	7	400	4.8m	N4 E S W FSB	2	YM	40+	B	Tree in mixed species group
66	Lime <i>Tilia sp.</i>	18	500	6.0m	N5 E S W FSB	4	YM	40+	B	Tree in mixed species group
67	Lime <i>Tilia sp.</i>	18	400	4.8m	N5 E S W FSB	4	YM	40+	B	Tree in mixed species group
68	Lime <i>Tilia sp.</i>	12	550	6.6m	N7 E S W FSB	3	YM	40+	B	Edge tree in mixed species group.



T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
G69	Mixed Beech ( <i>Fagus Sylvatica</i> ) Horse chestnut ( <i>Aesculus hippocastanum</i> ) Lime ( <i>Tilia sp</i> ) Oak ( <i>Quercus robur</i> ) Sycamore ( <i>Acer pseudoplatanus</i> )	14	500	6.0m	N8 E S W FSB	2	YM	40+	B	Large group, very prominent in the landscape
70	Oak <i>Quercus robur</i>	14	1200	14.4 m	N18 E S W FSB	4	FM	40+	B	Dominant tree in the environment
71	Oak <i>Quercus robur</i>	15	1100	13.2 m	N16 E S W FSB	5	FM	40+	B	Prominent tree on edge of large group
72	Oak <i>Quercus robur</i>	15	1100	13.2 m	N19 E S W FSB	5	FM	40+	B	Prominent tree on edge of large group
73	Oak <i>Quercus robur</i>	18	650	7.8m	N12 E S W FSB	5	M	40+	B	Tree with high visual amenity
74	Lime <i>Tilia sp.</i>	25	750	9.0m	N13 E S W FSB	5	M	40+	B	Tree with high visual amenity
75	Oak <i>Quercus robur</i>	20	1100	13.2 m	N14 E S W FSB	5	FM	40+	A	Significant Oak tree in landscape
G76	2 Western red cedar <i>Thuja plicata</i>	10	400	4.8m	N6 E S W FSB	1	YM	20-40	C	Top taken out. Wire embedded in trunk.
G77	Mixed species group Oak ( <i>Quercus robur</i> ) Lime ( <i>Tilia sp</i> ) Ash ( <i>Fraxinus excelsior</i> )	20	800	9.6m	N12 E S W FSB	2	M	40+	A	Significant group of trees in the landscape. Oak and Ash trees showing signs of veteranisation.
78	Hawthorn <i>Crataegus monogyna</i>	4	Multi x 6	3.0m	N5 E S W FSB	2	YM	20-40	B	
79	Western red cedar <i>Thuja plicata</i>	9	700	8.4m	N8 E S W FSB	1	YM	<10	U	Struggling in its environment, its not a great tree.
80	Hawthorn <i>Crataegus monogyna</i>	3	150	1.8m	N0.5 E S W FSB	1	YM	40+	B	Native bush

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
81	European Ash <i>Fraxinus excelsior</i>	12	450	5.4m	N7 E S W FSB	3	YM	40+	B	No sign of ash dieback
82	Cherry <i>Prunus sp.</i>	6	Multi x 3	3.6m	N5 E S W FSB	2	YM	20-40	B	Ornamental
83	Oak <i>Quercus robur</i>	7	900	10.8 m	N9 E S W FSB	4	FM	40+	B	Needing some assistance, due to the thick grass cover over roots.
84	Oak <i>Quercus robur</i>	9	Multi x 3	7.2m	N9 E S W FSB	3	M	40+	B	Reasonable condition
85	Oak <i>Quercus robur</i>	17	1000	12.0 m	N15 E S W FSB	4	FM	40+	B	Veteran features
86	Ash <i>Fraxinus excelsior</i>	16	850	10.2 m	N10 E S W FSB	4	YM	40+	B	No sign of ash dieback
G87	2 Oak ( <i>Quercus robur</i> ) Ash ( <i>Fraxinus excelsior</i> )	22	850	10.2 m	N14 E S W FSB	4	M	40+	B	Prominent group of trees that mark field boundary
88	Oak <i>Quercus robur</i>	13	1100	13.2 m	N15 E S W FSB	4	FM	40+	A	Veteran Oak. A significant tree in it landscape.
89	Horse chestnut <i>Aesculus hippocastanum</i>	17	650	7.8m	N9 E S W FSB	3	YM	40+	C	Some leaf miner
90	Lime <i>Tilia sp.</i>	20	600	7.2m	N8 E S W FSB	4	YM	40+	B	Reasonable condition
91	Hawthorn <i>Crataegus monogyna</i>	3	150	1.8m	N2.5 E S W FSB	1	SM	40+	B	Native bush

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
92	Atlas Cedar <i>Cedrus atlantica</i>	9	360	4.3m	N6 E S W FSB	1	YM	40+	B	Secondary planting tree, visible in current landscape
93	Wild Cherry <i>Cerasus avium</i>	3	400	4.8m	N3 E S W FSB	1	YM	40+	B	Garden planting
94	Hawthorn <i>Crataegus monogyna</i>	4	100	1.2m	N2 E S W FSB	1	SM	40+	B	Native bush
95	Cherry <i>Prunus sp.</i>	2.5	250	3.0m	N2 E S W FSB	1	YM	40+	B	Ornamental
96	Field Maple <i>Acer campestre</i>	10	400	4.8m	N7 E S W FSB	2	M	20-40	C	Low prospects for tree longevity
97	Black Pine <i>Pinus nigra</i>	10	550	6.6m	N8 E S W FSB	1	YM	20-40	C	Low prospects for tree longevity
98	Purple Beech <i>Fagus sylvatica</i> 'Purpurea'	9	280	3.4m	N6 E S W FSB	2	YM	40+	B	Young tree – not in keeping with a countryside location
99	Lime <i>Tilia sp.</i>	9	1000	12.0 m	N11 E S W FSB	4	FM	40+	A	Veteranizing features of tree of significance.
100	Horse chestnut <i>Aesculus hippocastanum</i>	9	350	4.2m	N5 E S W FSB	3	YM	20-40	C	Some leaf miner
G101	3 Small leaf lime ( <i>Tilia cordata</i> )	10	300	3.6m	N7 E S W FSB	2	YM	40+	B	Group of trees competing well in environment.
102	Sweet Chestnut <i>Castanea sativa</i>	8	320	3.8m	N8 E S W FSB	2	YM	40+	B	Not a good tree around hard surfaces
103	Dawn Redwood <i>Metasequoia glyptostroboides</i>	13	450	5.4m	N6 E S W FSB	1	YM	40+	B	Interesting exotic

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
104	Plum Yew <i>Podocarpus sp.</i>	6	Multi x 5	1.8m	N2 E S W FSB	1	YM	40+	B	Garden planting
105	Maple <i>Acer sp.</i>	1.5	150	1.8m	N2.5 E S W FSB	0	YM	40+	B	Garden planting
106	Oak <i>Quercus robur</i>	15	750	9.0m	N11 E S W FSB	5	M	20-40	C/B	Tree is struggling in its current environment. Track next to tree compacting root area. Competing with Oak tree adjacent.
107	Oak <i>Quercus robur</i>	17	750	9.0m	N12 E S W FSB	5	M	40+	A	Nice looking tree.
G108	Mixed species group Pear ( <i>Pyrus communis</i> ) Apple ( <i>Malus domestica</i> ) Plum ( <i>Prunus domestica</i> )	3	200	2.4m	N2.5 E S W FSB	1	YM	40+	B	Fruit tree orchard. This could be transplanted if required as trees are of a good standard.
109	Garden Pear <i>Pyrus communis</i>	10	400	4.8m	N11 E S W FSB	3	YM	40+	B	Currently in fruit.
110	Ash <i>Fraxinus excelsior</i>	13	350	4.2m	N8 E S W FSB	3	YM	10-20	C	Ash tree is currently dying back
111	Goat Willow <i>Salix caprea</i>	11	Multi x 3	4.2m	N10 E S W FSB	2	YM	40+	B	Has been coppiced and should be to continue keeping it healthy. Situated on corner of pond.
G112	Mixed species group Oak ( <i>Quercus robur</i> ) Turkish maple ( <i>Acer cappadocicum</i> )	15	400	4.8m	N8 E S W FSB	1	YM	40+	B	Trees surrounding pond area.
113	Judas Tree <i>Cercis siliquastrum</i>	3	110	1.3m	N2 E S W FSB	1	SM	20-40	C	Ornate tree, low vigour
114	Apple <i>Malus sp.</i>	2.5	Multi x 4	4.8m	N4 E S W FSB	1	YM	40+	B	Fruit tree
G115	Mixed species group	2	Multi x 2	3.0m	N2 E S W FSB	3	YM	40+	B	4 trees round pond area

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
G116	Mixed species group	2	100	1.2m	N3 E S W FSB	3	YM	20-40	C	22 trees hedge line
G117	Mixed species group	6	Multi x 5	2.0m	N2 E S W FSB	3	YM	20-40	C	10 trees hedge line
118	Oak <i>Quercus robur</i>	12	300	3.6m	N8  E S W FSB	2	YM	40+	B	Good young tree
119	Willow <i>Salix sp.</i>	5	Multi x 7	5.4m	N6 E S W FSB	1	SM	40+	B	Not significant
G120	Mixed species group Ash ( <i>Fraxinus excelsior</i> ) Sycamore ( <i>Acer pseudoplatanus</i> ) Willow ( <i>Salix sp</i> )	12	300	3.6m	N6 E S W FSB	2	YM	40+	B	Screening around pond
121	Ash <i>Fraxinus excelsior</i>	8	400	4.8m	N5 E S W FSB	2	YM	40+	C	Topped, not gone well.
122	Oak <i>Quercus robur</i>	2	50	0.6m	N1 E S W FSB	1	YM	40+	C	Oak planted to commemorate event
G123	Mixed species group 3 Field maples ( <i>Acer campestre</i> ) Ash ( <i>Fraxinus excelsior</i> )	20	700	8.4m	N11 E S W FSB	4	FM	20-40	B	2 of the field maples are of a remarkable height for their species, some horse damage to the trunk.
124	Oak <i>Quercus robur</i>	20	800	9.6m	N16 E S W FSB	4	FM	40+	A	Significant tree in its landscape
125	Oak <i>Quercus robur</i>	15	600	7.2m	N9 E S W FSB	4	M	40+	B	Part of boundary group
126	Oak <i>Quercus robur</i>	18	800	9.6m	N16 E S W FSB	4	FM	40+	B	Large boundary tree
G127	Mixed species group Oak ( <i>Quercus robur</i> ) Ash ( <i>Fraxinus excelsior</i> ) Sycamore ( <i>Acer pseudoplatanus</i> ) Lime ( <i>Tilia sp</i> )	9	200	2.4m	N5 E S W FSB	2	YM	20-40	B	Field boundary line, good screening

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
128	Ash <i>Fraxinus excelsior</i>	7	Multi x 2	4.8m	N7 E S W FSB	2	YM	40+	B	No sign of ash dieback
G129	2 Hawthorn <i>Crataegus</i>	4	150	1.8m	N2 E S W FSB	1	YM	40+	B	Native bushes
G130	2 Ash <i>Fraxinus excelsior</i>	10	250	3.0m	N4 E S W FSB	2	YM	40+	B	No sign of ash dieback
131	Oak <i>Quercus robur</i>	4	200	2.4m	N5 E S W FSB	1	SM	40+	A	Nice looking tree, doing well
132	Ash <i>Fraxinus excelsior</i>	9	300	3.6m	N4 E S W FSB	2	YM	40+	B	No sign of ash dieback
133	Spruce <i>Picea sitchensis</i>	8	150	1.8m	N3.5 E S W FSB	1	YM	40+	B	Boundary tree within a group.
134	Sycamore <i>Acer pseudoplatanus</i>	8	150	1.8m	N5 E S W FSB	1	SM	40+	B	Boundary tree within a group
G135	Group of Leyland cypress <i>Cupressus x leylandii</i>	7	Multi x 5	3.0m	N4 E S W FSB	0	YM	40+	B	Group of trees that enclose the graveyard
136	Ash <i>Fraxinus excelsior</i>	9	Multi x 2	3.0m	N6 E S W FSB	3	YM	40+	B	No sign of ash dieback
137	Mixed species group Blackthorn ( <i>Prunus spinosa</i> ) Ash ( <i>Fraxinus excelsior</i> ) Cherry ( <i>Cerasus avium</i> ) Norway spruce ( <i>Picea abies</i> )	9	130	1.6m	N3 E S W FSB	2	SM	20-40	B	Wildlife corridor
138	Western red cedar <i>Thuja plicata</i>	7	400	4.8m	N4 E S W FSB	1	YM	40+	B	Tree within enclosure boundary

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
139	Horse chestnut <i>Aesculus hippocastanum</i>	15	1100	13.2 m	N14 E S W FSB	3	FM	40+	B	Dominant tree in field boundary
G140	Mixed species group Elm ( <i>Ulmus sp</i> ) Horse chestnut ( <i>Aesculus hippocastanum</i> ) Lime ( <i>Tilia sp</i> ) Oak ( <i>Quercus robur</i> ) Southern beech ( <i>Northofagus</i> ) Sycamore ( <i>Acer pseudoplatanus</i> ) Sugar Maple ( <i>Acer saccharum</i> ) Goat willow ( <i>Salix caprea</i> )	14	300	3.9m	N7 E S W FSB	1	YM	40+	B	Mixed species group of trees, Sugar Maple close to boundary intersection has evidence of bee habitation. Southern beech plantation in corner of plot.
G141	Mixed species group. Ash ( <i>Fraxinus excelsior</i> ) Oak ( <i>Quercus robur</i> ) Goat willow ( <i>Salix caprea</i> )	13	350	4.2m	N7 E S W FSB	3	YM	40+	B	Good screening from other housing development.
142	Oak <i>Quercus robur</i>	15	1100	13.2 m	N14 E S W FSB	4	FM	40+	B	Significant tree in environment.
G143	3 Horse chestnut <i>Aesculus hippocastanum</i>	16	700	8.4m	N10 E S W FSB	4	M	40+	B	Group of trees
144	Horse chestnut <i>Aesculus hippocastanum</i>	18	Multi x 2	6.0m	N7 E S W FSB	4	YM	40+	B	Large tree within field boundary group
G145	Mixed species group 2 Sycamore ( <i>Acer pseudoplatanus</i> ) Beech ( <i>Fagus sp</i> )	13	450	5.4m	N8 E S W FSB	2	YM	20-40	C	Group of trees not enjoying their situation and so struggling.
G146	2 Oak <i>Quercus robur</i>	11	650	7.8m	N7 E S W FSB	4	M	40+	B	Part of group
147	Hawthorn <i>Crataegus monogyna</i>	4	170	2.0m	N2 E S W FSB	2	YM	20-40	C	Not performing very well.
G148	3 Holly <i>Ilex aquifolium</i>	5	170	2.0m	N4 E S W FSB	2	SM	20-40	B	Trees within larger group
149	Goat willow <i>Salix caprea</i>	7	Multi x 6	3.6m	N7 E S W FSB	2	YM	40+	B	Understory bush

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
150	Oak <i>Quercus robur</i>	6	450	5.4m	N8 E S W FSB	4	YM	40+	B	Good young tree
151	Sycamore <i>Acer pseudoplatanus</i>	14	550	7.2m	N13 E S W FSB	4	YM	40+	B	Fair condition
152	Mixed species group Oak ( <i>Quercus robur</i> ) Portuguese laurel ( <i>Prunus lusitanica</i> ) Sycamore ( <i>Acer pseudoplatanus</i> )	17	750	9.0m	N12 E S W FSB	1	M	40+	B	Group of trees that have a number of larger trees within ti. Good screening and habitat.
G153	3 Oak <i>Quercus robur</i>	15	650	7.8m	N14 E S W FSB	4	M	40+	A	A group of veteranizing oaks with environmental significance.
G154	3 Oak <i>Quercus robur</i>	14	700	8.4m	N15 E S W FSB	4	M	40+	A	A group of veteranizing oaks with environmental significance.
155	Oak <i>Quercus robur</i>	18	1100	13.2 m	N18 E S W FSB	5	FM	40+	B	Dominate tree in larger group of trees
156	Mixed species group Beech ( <i>Fagus sp</i> ) Oak ( <i>Quercus robur</i> ) Sycamore ( <i>Acer pseudoplatanus</i> )	20	650	7.8m	N15 E S W FSB	4	M	40+	B	Wildlife corridor
157	Oak <i>Quercus robur</i>	14	1300	15.6 m	N14 E S W FSB	5	FM	40+	A	veteranizing characteristics. Ganoderma brackets
158	Hawthorn <i>Crataegus monogyna</i>	5	Multi x 6	3.0m	N5 E S W FSB	2	YM	20-40	B	Native bush
159	Oak <i>Quercus robur</i>	15	750	9.0m	N14 E S W FSB	5	M	40+	B	Oak tree in large mixed species group.
G160	Mixed species group Crack willow ( <i>Salix x fragilis</i> ) Blackthorn ( <i>Prunus spinosa</i> ) White poplar ( <i>Populus alba</i> ) Elm ( <i>Ulmus</i> ) Horse chestnut ( <i>Aesculus hippocastanum</i> )	14	300	3.6m	N7 E S W FSB	3	YM	20-40	B	Horse chestnuts are not happy in their current situation. A potential reason for this could be a change in the drainage of the area.
T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations



G161	Mixed species group Oak ( <i>Quercus robur</i> ) Ash ( <i>Fraxinus excelsior</i> )	15	750	9.0m	N13 E S W FSB	3	YM	20-40	A	The group has 2 veteran Ash and 4 category A Oak that range from 1100 to 650 dbh. An important group of trees.
G162	2 Wych Elm <i>Ulmus glabra</i>	9	Multi x 2	4.8m	N6 E S W FSB	2	YM	40+	B	Trees with good vigour
G163	2 Oak ( <i>Quercus robur</i> ) Hornbeam ( <i>Carpinus</i> )	15	850	10.2 m	N12 E S W FSB	3	FM	40+	B	Useful group
164	Mixed species group Crack willow ( <i>Salix x fragilis</i> ) Goat willow ( <i>Salix caprea</i> )	4	Multi x 3	6.0m	N2 E S W FSB	3	SM	20-40	B	Screen of trees
165	Oak <i>Quercus robur</i>	4.5	100	1.2m	N2 E S W FSB	2	YM	40+	C	Good young tree.
166	Oak <i>Quercus robur</i>	3	Multi x 3	3.6m	N2 E S W FSB	4	Y	40+	B	Multi-stemmed tree
G167	Mixed species group Field maple ( <i>Acer campestre</i> ) Poplar ( <i>Populus sp</i> ) Horse chestnut ( <i>Aesculus hippocastanum</i> ) Hornbeam ( <i>Carpinus</i> )	12	400	4.8m	N6 E S W FSB	3	YM	40+	B	Screen of trees
168	Grey Poplar <i>Populus x canescens</i>	18	Multi x 5	18.0	N15 E S W FSB	3	M	40+	B	Dominant tree in environment and street view.
169	Field Maple <i>Acer campestre</i>	9	500	6.0m	N10 E S W FSB	3	M	40+	B	Part of street view group
170	Field Maple <i>Acer campestre</i>	13	350	4.2m	N7 E S W FSB	3	YM	40+	B	Part of street view group
171	Hornbeam <i>Carpinus</i>	18	600	7.2m	N12 E S W FSB	4	M	20-40	B	Part of street view group

T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
172	Oak <i>Quercus robur</i>	16	650	7.8m	N12 E S W FSB	5	YM	40+	B	Tree outside boundary, but would have an effect on site
G173	2 Poplar <i>Populus sp</i>	18	500	6.0m	N10 E S W FSB	5	YM	40+	B	Part of street view group
G174	Mixed species group Hawthorn ( <i>Carpinus</i> ) Blackthorn ( <i>Prunus spinosa</i> ) Willow ( <i>Salix sp</i> )	4	Multi x 3	4.0m	N2 E S W FSB	3	YM	40+	B	Screen of trees
175	Scarlet Oak <i>Quercus coccinea</i>	9	350	4.2m	N6 E S W FSB	4	YM	20-40	C	Not performing in current location
176	Scarlet Oak <i>Quercus coccinea</i>	14	650	7.8m	N11 E S W FSB	4	YM	40+	B	Tree part of avenue
177	Scarlet Oak <i>Quercus coccinea</i>	12	550	6.6m	N10 E S W FSB	4	YM	40+	B	Tree part of avenue
178	Red Oak <i>Quercus rubra</i>	8	350	4.2m	N8 E S W FSB	4	YM	20-40	C	Not performing in current location
179	Red Oak <i>Quercus rubra</i>	8	450	5.4m	N10 E S W FSB	4	YM	40+	B	Tree part of avenue
180	Oak <i>Quercus robur</i>	9	350	4.2m	N8 E S W FSB	4	YM	40+	B	Tree part of avenue
181	Scarlet Oak <i>Quercus coccinea</i>	16	550	6.6m	N10 E S W FSB	4	M	40+	B	Tree part of avenue
182	Scarlet Oak <i>Quercus coccinea</i>	12	550	6.6m	N9 E S W FSB	4	M	40+	B	Tree part of avenue
183	Ash <i>Fraxinus excelsior</i>	13	350	4.2m	N9 E S W FSB	3	YM	40+	B	Tree on boundary of Oak tree avenue
T.	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations

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184	Scarlet Oak <i>Quercus coccinea</i>	13	450	5.4m	N9 E S W FSB	4	YM	40+	B	Tree part of avenue
185	Oak <i>Quercus robur</i>	11	450	5.4m	N9 E S W FSB	4	YM	40+	B	Tree part of avenue
186	Scarlet Oak <i>Quercus coccinea</i>	12	550	6.6m	N9 E S W FSB	4	M	40+	B	Tree part of avenue
187	Scarlet Oak <i>Quercus coccinea</i>	14	550	6.6m	N10 E S W FSB	4	M	40+	B	Tree part of avenue

According to the [www.midsussex.gov.uk](http://www.midsussex.gov.uk) Tree Preservation Order map, there are currently no provisional or confirmed Tree Preservation Orders on the site of LVS Hassocks, London Road, Sayers common and none of the trees are subject to a planning condition, that would prevent construction on the site. The site of LVS Hassocks, London Road, Sayers common does not sit within a conservation area. This information is correct up to and including the 31<sup>st</sup> of July 2023.



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Above is a segment of an Ordnance Survey map that was published in 1879. It shows the site of LVS Hassocks, London Road, Sayers common (within the yellow box). On the boundary of the fields, you can clearly see trees marked, which are more than likely the large oaks that are standing on the site today. As this map is almost 150 years old, we can safely say that the Oak tree boundary is older than that as the trees would have needed to be of a substantial size to be marked on the above map. The following three pictures show some of these trees in their current environment.







On the site of LVS Hassocks, London Road, Sayers common there are signs of a two planting schemes, for the trees. This primary scheme being a functional scheme of planting which involves the marking of field boundaries using Oak trees and the secondary scheme being more of a large estate garden that required more ornate and non-native trees. These trees are younger than the Oaks, and some of these trees are pictured below.



## General Constraints:

The Oak trees on the site are important trees in this landscape's history and its future. These older/veteran trees support an incredible diversity of organisms living and/or feeding on or within the trunks, branches, twigs, roots, leaves, flowers, and fruits. These older/ veteran Oak trees are hotspots for biodiversity and natural habitats and so every effort needs to be made to preserve them within the site, so they can continue to support the natural environment around them.

The Oak trees that stand on the site are also mapping out a network of wildlife corridors. These wildlife corridors are crucial for combatting the negative effects of habitat fragmentation, and the effects that human activities are having on the ability of wildlife to move around our countryside. It is very important that every effort is made to maintain and preserve these corridors. The picture below is of a Sugar Maple in G140, showing evidence of a beehive within its trunk, demonstrating the importance of these corridors.



When considering the retention of trees in a planning context, preference should be given to retaining trees in categories A and B as these are the trees that contribute most to the internal amenity of the site and surroundings for the longest time.

Category C trees are of lesser importance, they would not usually be retained where they would impose a significant restraint on development.

Trees placed in the removal 'U' category are assessed upon their condition and not on any planning proposals which may require the removal of the tree for other reasons; category U trees are unsuitable for retention in a development context and should be removed for sound arboricultural reasons.

Groups of even low value trees may have a collective screening or group value in the landscape that is higher than the individual categories of the component trees might suggest.

The enclosed tree survey plan indicates the initial root protection areas produced from the survey data. The Root Protection Areas (RPA's) for the trees have been calculated using the formula given in to BS5837:2012. This is the recommended area around the tree in square metres within which no construction, excavation, soil stripping, level changes or other potentially harmful activities should take place unless appropriate precautions or techniques are employed to avoid root damage. Barriers should protect this area for the duration of any development works to avoid damage to the root system.



Adequate space should also be allowed for future growth, particularly around young and middle-aged trees, although climate change is causing shade to become more highly prized than it used to be, particularly for parents/carers of young children..

These root protection areas have been scaled onto a flat plan. However, they represent a linear measurement to be taken across the topography of the ground. On steeply sloping areas a linear ground measurement will not extend so far across the plan as a flat ground measurement. It therefore follows that, on the steep areas of the site, it could be possible to create a more accurate, across the ground, root protection area measurement and marginally reduce some of the root protection areas from the limits shown on the enclosed plan.

The root protection areas deal only with the physical protection of the root system, other issues such as shade and dominance may still need to be addressed.

The requirements of BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations have been given full consideration with regard to these arboricultural constraints plan and report in line with established arboricultural practice. Please note that once the design is finalised an Arboricultural Impact Assessment plus also an Arboricultural Method Statement with accompanying Tree Protection Plan will be required by the Local Planning Authority (LPA) prior to granting planning approval. The LPA often requires arboricultural supervision throughout site works; for which we will require a separate instruction.

### **Conclusion:**

Construction on the site of LVS Hassocks, London Road, Sayers Common is feasible with regards to the trees as long as it is within the envelope of development that is highlighted on the enclosed plans. If it is essential for some development to be within Root Protection Areas, it may be possible to achieve with modified foundations or building techniques. Each individual case would be judged on its merits.

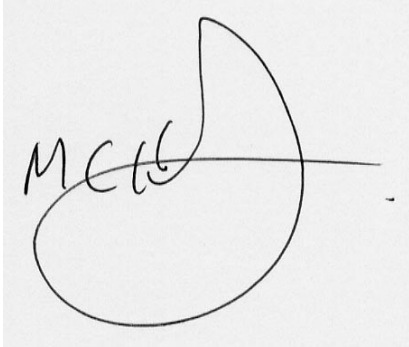
There does however need to be an adjustment made to the proposed plans of the site, to preserve and protect the wildlife corridors. The population of older/veteran oak trees within the site require a high level of protection that will aid these trees futures in the new development. Addressing these two issues will in turn reduce the environmental impact of the site once completed, maintain the biodiversity of the species that live in and around the site and preserve a large percentage of the amenity value of the site.

The access structure of the connecting roads of the planned construction will need to be reviewed as the proposed primary street cuts through two of the wildlife corridors. There are also several proposed houses that are on the outside edges of the proposed development that are within the RPAs of the trees and will need to assess for their viability.

In order to preserve the most important trees on the site, and to maintain the highest environmental value of the proposed development, post construction, it may mean that the secondary tree planting that was undertaken on the site will not all be retained. This is because the estimated amenity and environmental value of these trees in their current position and that of the new development compared to those of the primary planting is lower and has less impact on the biodiversity of the resident flora and fauna.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink on a light grey background. The signature is stylized, starting with a large 'M' followed by 'C' and 'H'. A horizontal line extends from the end of the signature, and a large, sweeping loop is drawn below it.

Mark Hinsley