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Arboricultural Impacts Report

Proposed development at

Land west of Station Road

Lingfield

Surrey

June 2023

Ref. SJA air 21673-01b

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in ***Table 1*** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, veteran or ancient trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and partial groups of trees will represent only a very minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

S3. The proposed pruning, if required, is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. The indicative incursions into the RPAs of trees to be retained are minor. Many can be avoided or reduced but subject to implementation of the measures recommended on the TPP and set out at **Appendix 1**, no significant or long-term damage to the root systems or environments of retained trees will occur from any RPA incursions that remain.

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

S6. As the proposed development will not result in the removal of trees which by virtue of their size are significant within the local landscape or, wherever practicable, younger trees that have the potential to add significant value to the landscape character in the future, it complies with Local Plan Part 2. The proposals also include significant areas of open space in which new large growing trees can be planted and have the space above and below-ground, to mature to their full potential, and illustrates space for tree lined streets, thus further ensuring compliance with this policy.

S7. As the proposals do not include the removal of trees or groups of trees that are significant value; positively integrates existing trees and hedgerows into the layout; provide for significant scope for new tree planting; allowing space the growth and development of new trees; and improves access to the trees on this site incorporating private land into the green infrastructure, they comply with Policy TLP37 of the emerging Local Plan.

CONTENTS

APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Woolbro Group and Morris Investment. to visit Land west of Station Road, Lingfield and to survey the trees growing on or adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany an outline planning application to be submitted to Tandridge District Council (the LPA), and complies with local validation requirements, and with the recommendations of British Standard BS 5837:2012, Trees in relation to design, demolition and construction – Recommendations ('BS 5837').

1.2.2. The proposed development is an outline application with all matters are reserved except for access and layout for a residential development of 99 dwellings (40% affordable) with associated access, formal open space, landscaping, car & cycle parking and refuse.

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

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Anthony Harte of SJAtrees on 15th and 16th December 2021. Weather conditions at the time were overcast but dry. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is 6.34ha in size, spanning several fields to the south-east of Lingfield as shown at ***Figure 1*** below. Much of the site is 'land-locked' being away from the highway but the south-east boundary abuts Station Road and a section of the southern boundary abuts Town Hill (B2028). The rest of the site borders private gardens and the grounds of The Star (a three star hotel). A public right of way crosses the northern part of the site separating one field from the rest.

Figure 1: Site location shown on Google Earth image

1.4.2. The site is generally flat but has a gentle slope up from the east and north to the south-west corner. The difference in level is approximately 7m across the 50m east-west span of the site. The site is generally open fields and either grazed or regularly mown.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site lies on Upper Tunbridge Wells Sand - Sandstone and Siltstone,

Interbedded. This suggests that that the soil is unlikely to be particularly susceptible to compaction.

1.6. Statutory controls

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

1.6.2. All but the two fields in the south-eastern corner of the site is within the boundaries of the Lingfield (High Street, Gun Pond and Church Town) Conservation Area. The LPA does not have area specific character appraisal readily. General advice is given for the protection of trees but there are no plans referencing trees of particular merit in each area.

1.6.3. Subject to archaeological and ecological attributes, some of the hedgerows on the site could meet the criteria to be deemed "Important" in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997[1]. Subject to certain exceptions, the removal of a hedgerow to which these Regulations apply is prohibited unless the local planning authority ('LPA') has given a written response to a hedgerow removal notice stating that the hedgerow may be removed.

1.7. Non-statutory designations

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

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

[1] The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework (NPPF) (July 2021) sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that "**Plans and decisions should apply a presumption in favour of sustainable development.**"

2.1.3. In paragraph 130, within Section 12 "Achieving well-designed places" the NPPF states: "**Planning policies and decisions should ensure that developments:**

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

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

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

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

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

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

2.1.4. Paragraph 131 in this section states: "**Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.**"

2.1.5. The section titled Planning for climate change states at paragraph 153: "**Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."**

2.1.6. In paragraph 174, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

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

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

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

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

2.1.7. In paragraph 180, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

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

2.2. Local policy context

2.2.1. Local planning policies are contained in the Tandridge Local Plan, Part 2, Detailed Policies Adopted July 2014. The LPA also has an emerging Local Plan 2033 which is in the latter stages of adoption.

2.2.2. The relevant section of Policy DP7: General Policy for New Development of the core strategy states, *inter alia*:

"DP7: General Policy for New Development

A. All new development will be expected to be of a high quality design. Development should integrate effectively with its surroundings, reinforcing local distinctiveness and landscape character. Innovative designs will be encouraged where appropriate.

B. Where the principle of the proposed new development – whether on a site that is previously developed or green field – is in accordance with other policies in the Development Plan, permission will be granted where the following matters are effectively addressed:

…*12. Landscaping:* The proposal ensures that landscaping is an integral element in layout design, making provision for suitable new planting, trees and boundary

treatments to enhance the appearance, character and amenity of the site from the outset. The proposal is also expected to retain existing important features such as trees, hedgerows and walls wherever possible. Where a new road is required, a suitably hard and/or soft landscaped gap will be required between any existing properties and the new carriageway; and

13. Trees: **Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.**"

2.2.3. The relevant sections of Policy TLP37 'Trees and Soft Landscaping' from the emerging local plan states:

"Trees and soft landscaping represent a fundamental part of the landscape of the District and its natural capital. Trees and soft landscaping also have an important role in limiting the impact of rainfall and increasing temperatures and they enhance leisure experiences. To ensure this remains the case, we will:

- ***i) Resist the loss of trees, woodlands, hedgerows and vegetation of significant amenity, historic, cultural or ecological value, including proposals which have the potential to threaten the continued wellbeing of such trees and vegetation;***
- ***ii) Require existing trees, hedgerows and vegetation to be positively integrated into the site layout and protected in accordance with BS5837:2012 and any subsequent update, allowing for the future growth of trees and avoiding conflict with structures, hard surfaces and resident amenity;***
- ***iii) Require comprehensive replacement planting to be provided where trees have been removed prior to planning permission being granted, unless the Council considers there is an overriding reason not to do so. Evidence of any such justification must be submitted within the application details before***

any deviation from the requirement to replant will be considered. Where there is evidence of deliberate neglect or damage to trees or woodland assets the deteriorated state of the asset will not be taken into account in any decision.

iv) Expect new development to positively integrate space for additional trees, hedgerows and vegetation wherever possible within layout design allowing for the future growth of trees both above and below ground and avoiding conflict with structures, hard surfaces and resident amenity;

v) Seek opportunities to improve links between green spaces to improve access for recreation and corridors which allow species to move between habitats.

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland (including from indirect impacts such as increased visitor pressure), unless the need for, and benefits of, the development in that location clearly outweigh the loss and a suitable compensation strategy exists."

2.2.4. The Council has prepared a Supplementary Planning Document (SPD) dealing with the protection of trees on development sites. The guidance presented in this document has been closely followed in the preparation of this report.

2.3. Neighbourhood policy context

2.3.1. The Parish Council is in the process of preparing a Neighbourhood Plan but it is in the early stages of that process. Currently there are no emerging policies relating to trees either generally or specifically.

2.4. Tree survey and baseline information

2.4.1. We surveyed individual trees with trunk diameters of 75mm and above[2], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows[3] growing within or immediately adjacent to the site;

[2] BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

[3] Ibid, 4.4.2.7

and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.4.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.4.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally[4]. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

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

2.4.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule.

2.4.6. We have applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.5. Tree constraints

2.5.1. In line with the NPPF's presumption in favour of sustainable development, we have assessed whether any trees should be retained in the context of a proposed

[4] Ibid, 4.4.2.3

development. To do this, we identified the main arboricultural features within or immediately adjacent to the site, whose removal we considered could have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity.

2.5.2. Whilst BS 5837 states that trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.5.3. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature "**need not necessarily be a significant constraint on the site's potential**"[5].

2.5.4. Moreover, BS 5837 states that "**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal**"[6].

2.5.5. The 'Root Protection Areas' (RPAs)[7] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate (for example: tree nos. 65-67), the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

2.5.6. The British Standard BS 5837 calculates RPAs based on a standard 12 times trunk diameter. However, in our experience the response of trees to root severance or

[5] Ibid. 4.5.10.

[6] Ibid. 5.1.1.

[7] The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority." BS 5837, paragraph 3.7.

damage is not standard and tends to be less effective in the case of large mature specimens of species with a known intolerance of disturbance. Accordingly, where considered appropriate, we have increased the RPAs of such specimens by calculating them based on an increased factor of trunk diameter.

2.5.7. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day[8].

2.5.8. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

2.5.9. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

a). avoidance of unacceptable root damage;

b). avoidance of the necessity for unacceptable pruning works; and

c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.5.10. The TCP was then used to inform the siting of the proposed buildings dwellings and areas of hard surfacing, about both of which we were consulted during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

[8] BS 5837, paragraph 5.2.2 Note 1.

2.6. Arboricultural impact assessment and tree protection plan

2.6.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 3.** This is based on the outline plan by Omega Architects, drawing no. 2661-C-1005-SK-5D.

2.6.2. The TPP identifies the trees which will be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

2.6.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

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

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

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

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

Table 1: Magnitude of impacts[9]

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

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed a total of 74 individual trees, and 11 groups of trees and 13 hedgerows growing within or adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is one of open fields with closely cropped hedgerow boundaries and with occasional large broadleaved specimen found in field boundaries, in the rear gardens of private residences or along the public right of way. Most of the trees seem to have been planted to line the fields and in places allowed to mature and develop.

3.1.3. The most commonly found species is English oak, the mature specimens of which are the largest and most visually prominent trees on the site and in the local landscape. Approximately a third of the individually surveyed trees on the site are mature, with many more being semi-mature or young, especially those contained within the various groups and hedgerows.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.2, local planning policies require the retention of trees that are "**important by virtue of their significance within the local landscape**." The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the tree belt, in particular the mature oak trees nos. 14, 16 and 51, lining the public right of way that form a prominent feature for those using the path;

- the large mature oak tree (no. 36) in the south-west corner of the site that is a significant specimen in its own right but also prominent in the local landscape;

- the three oak trees (nos. 65-67) growing alongside Town Hill on the southern boundary of the site.

3.2.2. Three individual trees (nos. 15, 38 and 50) have been assessed as category 'U'. These are trees that are unsuitable for retention, on the basis of them being 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. On site trees that need removing solely to accommodate the proposed development are not placed in this category. Category ‘U’ trees are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

3.2.3. There is one category ‘A’ trees (English oak no. 36) and 14 category 'B' specimens. The remaining 56 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.4. Of the groups of trees, hedges, hedgerows and woodlands, none have been assessed as category ’A’, four (groups G6, G9 and G11 and hedgerow H10) as category ‘B’, and the remaining 20 as category ‘C’.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. The outline proposals, as shown on the illustrative layout, indicate that two individual trees and one hedgerow are to be removed either because they are situated within the footprint of the indicative locations of essential infrastructure such as footpath and road links, or because they are too close to proposed structures or surfaces to enable them to be retained. Similarly, three groups of trees (G3, G5 and G7) and three hedgerows (H3, H7 and H11) are to be partially removed.

4.1.2. All trees that would have to be removed if the outline layout were to be implemented are assessed as category 'C'. Details of the trees and groups of trees shown for removal, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at ***Table 2*** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
49	Norway spruce	18m	285mm	Semi-mature	C
73	Horse chestnut	9m	2 stems @ 200mm 4 stems @ 150mm 400mm all est.	Semi-mature	C
G3	Various	9m	Max 180mm est.	Young	C
G5	Various	8m	Max 210mm est.	Semi-mature	C
G7	Various	8m	Max 180mm est.	Young	C
H2	Various	2m	Max 120mm est. @ 0.5m	Young	C
H3	Various	2.5m	Avg 90mm est. @ 0.5m	Young	C
H7	Various	2m	Max 130mm est. @ 0.5m	Semi-mature	C
H11	Various	1.5m	Max 300mm est. Avg 100mm est.	Semi-mature	C

Table 2: Trees to be removed

4.1.3. In addition to the two trees that would need to be removed if the outline scheme were to be implemented, two additional trees (nos. 15 and 50) should be felled for arboricultural management reasons, irrespective of the proposed development. The English oak, no. 15, is in a hazardous condition and being located adjacent to a

public right of way poses a risk to the public and should be removed. Tree no. 50 is dead and whilst it is not hazardous there is no significant ecological benefit in retaining it.

4.2. Assessment

4.2.1. The outline proposal has illustrated how all those trees or groups of trees that constitute the main arboricultural features of the site, and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), can be retained.

4.2.2. Similarly, all the individually surveyed, mature and native trees will be retained. All trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequestrate and store carbon[10].

4.2.3. The outline proposals would require the removal of just two of the 56 category 'C' trees on site: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.4. The only group of trees to be entirely removed is H2. This is a category 'C' group of trees comprised mainly of young hawthorn and occasional ash, regularly flailed to 2m and hence of only low-level screening value. It is not one of the hedgerows that might be assessed as 'important'. As this is a young the BS 5837 states young trees "**need not necessarily be a significant constraint on the site's potential**".

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

4.2.5. The partial removal of groups of trees and hedgerows include approximately 40% of group G5, a small (5m wide) section of group G7, a 30m section of hedgerow H7 and five sections of (totalling 81m) the 155m length of hedgerow H11. Some of these removals might be avoidable by being designed out at the reserved matters stage but generally represent the most 'tree friendly' options where gaps in hedgerows are unavoidable.

4.2.6. The partial removal of group G5 is only shown as indicative at present and could be avoided if the internal footpath layout were to be redesigned. However, the vegetation is expanding into the site and its partial removal at this juncture, which would not harm the group's overall visual impact and screening effect, is a good opportunity to limit its uncontrolled spread. Preventing it from dominating too much valuable open space.

4.2.7. To accommodate the visibility splays (including a 1m buffer to account for regrowth) at the PRoW pedestrian crossing point in the northern section of the site small sections of the following groups will need to be removed:

- 7m length of eastern end of G7;
- 3m length of eastern end of G3; and
- 3m length of the western end of H3.

The proposed partial removals will increase the width of an existing gap, so there will be no additional fragmentation of these existing features and the visual impact of the removals will be minimal.

4.2.8. he partial removal of G7 allows for the utilisation of the northern field. The public right of way needs to be crossed to allow access into this parcel and the proposal makes use of existing gates and occasionally used tracks. The existing gap in the tree belt is not wide enough for an access drive/road but making use of the existing gap minimises the amount of clearance needed.

4.2.9. The 30m gap in hedgerow H7 is at its eastern end where the species diversity is limited and the individuals within the hedge are sparser and younger. The hedge is closely managed but consists of a range of woody species and could (subject to

ecological and heritage input) be assessed as ‘important’. Creating a 30m gap in an important hedgerow may not be in line with guidance (planning permission can be granted for this removal irrespective of the Hedgerow Regulations) but this needs to be weighed against other layout and design constraints and can be mitigated through enhancements made elsewhere through new hedgerow planting and the infilling of gaps in other hedgerows.

4.2.10. There are locally valued views of the village church to the north-west of the site and the layout of the site’s roads and foot paths allow for the protection of these views. The viability of the site is at risk if the layout were amended to allow the retention of more of the hedgerow than currently shown, whilst maintaining these important vistas. The fact a significant proportion of this species rich and mature hedgerow can be retained is a significant benefit of the scheme.

4.2.11. Hedgerow H11 is almost certainly not an important hedge, it being formed of younger less diverse specimens and intensely managed. The layout of the outline scheme allows for the retention of some of this hedgerow, wherever practicable and this is beneficial as it would help to ensure continuity and connectivity of habitats. The gaps proposed in the hedgerow would not significantly diminish the hedgerow’s already limited landscape and screening values.

4.2.12. Irrespective of the proposed removals the proposals incorporate an outline landscaping strategy prepared by LDA Design (dwg ref: 7324_100). This shows considerable scope for new tree planting; including tree lined streets and ample space (above and below ground) for large growing tree species to mature. The outline proposal shows the planting of 73 new trees. This will mitigate the proposed removals, improve the age class balance of the trees on site and enhance the local landscape. Establishment of the new planting will progressively reduce the magnitude of the impact of the proposed removals on the character and appearance of the site and conservation area.

4.2.13. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the illustrative tree removal will represent only a very minor alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. The application layout shown in the TPP at **Appendix 3** is indicative as this is an outline application. Currently there are a few proposed dwellings whose construction is likely to necessitate some tree pruning works. Examples of the work that might be necessary to implement the current layout are included in ***Table 3*** below.

Tree no.	Species	Proposed works
32	Crack willow	Reduce northern crown extent by up to 2m to allow for the installation of scaffolding
64	Crack willow	Reduce eastern crown extent by up to 3m back towards site to reduce impact on dwelling
70	English oak	Reduce southern crown extent by up to 2.5m back towards site boundary to allow for the installation of scaffolding
72	English oak	Reduce southern crown extent by up to 2.5m to allow for the installation of scaffolding

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. As this is an outline application there is every chance the pruning can be designed out of the layout. In any event, as an outline application it could be some time before the detailed application comes forward by which time the tree might have grown or something happen to the crack willows (them being inherently weak and prone to limb failures). Therefore, the exact extent of pruning works required to implement a detailed scheme cannot be know at this juncture.

5.2.2. However, in the event that some pruning does become necessary and is similar to that shown in ***Table 3*** above it will be minor. To action the pruning listed above, branches to be removed are small in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.3. In terms of impact upon the landscape, the pruning is minor in extent, and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the

appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the site and conservation area.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. No parts of any of the proposed dwellings shown on the illustrative layout are within the RPAs of trees to be retained. The illustrative layout shows that there are large open spaces away from trees that could be used for SuDs without impacting on RPAs and the road layout suggests it would be possible to install services and drainage without impacting RPAs either.

6.1.2. However, excavation for the construction of the access road and pavement (the only detailed aspect of the scheme) is within the RPA of the oak tree no. 67. Even allowing for a 500mm off-set from the footway, for construction space and over-dig, the incursion is 4% of its RPA.

6.1.3. Elsewhere, all within the western portion of the site, other RPA incursions are shown as part of the indicative layout. The largest is from hard surfacing within the RPA of the ash tree no. 35, that equates to 19.9% of its RPA (allowing 500mm off-set). All other indicative incursions are less than 5%. Bearing in mind the inflated RPAs afforded the mature oak trees discussed in paragraph 2.5.6 of this report, the illustrative incursions into the RPA of the large mature oak tree no. 36, are significantly less than they would be if BS5837 were to be adhered to rigidly.

6.2. Assessment

6.2.1. The incursions by parts of the proposed footpaths and footways into the RPAs of the 6 trees shown on the TPP equate to no more than 20% of individual RPAs; and potential adverse impacts can be satisfactorily mitigated in one of the following ways.

Avoid or reduce

6.2.2. In most of these instances shifting an indicative path or garage one or two metres in a particular direction would remove an RPA incursion. For example, the incursion into the RPAs of the Norway spruce no. 47 could be avoided if the footpath were located 750mm further to the south-east. Similarly, with a minor redesign of the

layout it may be possible to move the garage currently within the RPA of the oak tree no. 36 outside of its RPA.

6.2.3. However, this may not be possible in every case and some RPA incursions may be necessary, for example where a path passes between two trees with overlapping RPAs (such as nos. 48 and 51) or if there is no scope to move a path because it would conflict with a proposed dwelling or piece of essential infrastructure. In these instances, RPA incursions can be minimised by making sure that the footpath is as narrow as possible and is at the periphery of a tree's RPA. This is something that can be resolved at the detailed design phase.

Above soil or surfacing or low invasive construction

6.2.4. In instances where RPA incursions are unavoidable, taking account of the existing topography and proposed levels, it may be possible for design and construction of the new surfaces to be entirely above existing soil level, and accordingly not requiring any excavation. This solution could be applied to the parking court in the RPA of the ash tree no. 35 if it cannot be designed out and is currently less than 20% of its RPA.

6.2.5. New above soil surfaces will incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees. Installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.6. Where the existing topography or proposed levels will not allow for new surfaces to be constructed entirely above existing soil levels, a low invasive construction technique will be adopted. Only the minimum depth will be excavated for the construction of an informal or rustic surface material (such as hoggin) to be installed. Where this is within the RPAs of trees to be retained, installation will be undertaken under the control and supervision of the arboricultural consultant to avoid any unnecessary over-dig and so that any roots that are encountered are treated appropriately.

Manual excavation

6.2.7. In very few instances, for example the new access arrangement within the RPA of the oak tree no. 67, excavation will be necessary. Every effort will be made in the detailed design phase to remove or reduce incursions such as this, but the foundations required for the construction of a new road, to adoptable standards, will require some excavation.

6.2.8. To minimise impacts on those specimens where excavation within RPAs will be necessary, excavation will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.9. The necessary precautions to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 3** in the context of the current outline scheme.

6.2.10. Accordingly, all RPA incursions will be reviewed at the detailed design phase and removed or reduced wherever reasonably practicable and all residual incursions will be subject to measures discussed above. Therefore, ensuring no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. In one or two instances the indicative layout shows new dwellings within the shadow patterns of retained trees. These include the dwelling north of the public right of way and crack willow no. 32; and the south-western dwelling that is within the shadow pattern of the off-site cider gum no. 53. In other instances, the shadow pattern of retained trees covers parts of private gardens or communal amenity spaces but not more than 50% in any individual case.

7.2. Assessment

7.2.1. The illustrative masterplan has been drawn up with the shadow patterns of retained trees in mind. In the instances mentioned above the proposed dwellings are or could be redesigned so that they are side-on to the trees that shade them. This would mean that windows of main habitable rooms would face towards gardens or public open space rather than the trees that might shade them.

7.2.2. In any event, this is still an indicative layout, and the impact of shadow patters is better considered at the detailed reserved matters stage. In the few instances where dwellings might end up directly face the trees that shade them there will be scope to adopt an open plan layout with windows designed to be as large as possible and to have double or event triple aspect fenestration.

7.2.3. The sizes and dispositions of the indicative private gardens and communal amenity spaces are such that, in our view, they will not be unduly shaded, and will receive reasonable sunlight and daylight with residents afforded the opportunity to seek shade or direct sun-light as they see fit.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, veteran or ancient trees, no category ‘A’ or ‘B’ trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and partial groups of trees will represent only a very minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

8.1.2. The proposed pruning, if required, is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

8.1.3. The indicative incursions into the RPAs of trees to be retained are minor. Many can be avoided or reduced but subject to implementation of the measures recommended on the TPP and set out at **Appendix 1**, no significant or long-term damage to the root systems or environments of retained trees will occur from any RPA incursions that remain.

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

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

8.2.2. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

8.2.3. The retention of all the main arboricultural features of the site recognises and will maintain the local landscape, its countryside character, and the wider benefits of the existing trees within the Lingfield Conservation Area, and thereby complies with Paragraph 176 of the NPPF insofar as this is influenced by the existing trees.

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which by virtue of their size are significant within the local landscape or, wherever practicable, younger trees that have the potential to add significant value to the landscape character in the future, it complies with Local Plan Part 2. The proposals also include significant areas of open space in which new large growing trees can be planted and have the space above and below-ground, to mature to their full potential, and illustrates space for tree lined streets, thus further ensuring compliance with this policy.

8.3.2. As the proposals do not include the removal of trees or groups of trees that are significant value; positively integrates existing trees and hedgerows into the layout; provide for significant scope for new tree planting; allowing space the growth and development of new trees; and improves access to the trees on this site incorporating private land into the green infrastructure, they comply with Policy TLP37 of the emerging Local Plan.

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in ***Table 1*** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance, ground preparation or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A1.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within

the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A1.4. Ground preparation

A1.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A1.5. Tree protection fencing

A1.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in ***Figure 2*** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A1.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in

advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A1.6. Manual excavation within RPAs

A1.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A1.7. Proposed hard surfaces within RPAs

A1.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by **red cross-hatching** on the TPP.

APPENDIX 2

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

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Tree Survey Schedule

Land west of Station Road, Lingfield

December 2021

SJA Ref: tss 21673-01

Tree Survey Schedule: Explanatory Notes

Land west of Station Road, Lingfield

This schedule is based on a tree inspection undertaken by Anthony Harte of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 15th and Thursday 16th December 2021. Weather conditions at the time were overcast but dry. Deciduous trees were not in leaf.

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

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

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

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

2. Species.
'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.
Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.
The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.
Height above ground and direction of growth of first significant live branch.

7. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.
Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.
Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.
Mature: Apical dominance lost, tree close to ultimate height.
Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, and a crown showing retrenchment and a structure characteristic of the latter stages of life.
Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

9. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

12. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
(1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Land west of Station Road, Lingfield

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	Crack willow	10m	330mm 160mm 170mm 345mm 3 stems @ 320mm est. 370mm est.	N 12.6m NE 9.1m E 6m S12m W 13.2m NW 12m	W 0m	E 2.5m NW 0.5m	Semi-mature	Average	Indifferent	Trunk surrounded by dense brambles which impede full assessment; multi-stemmed from base; three S-most stems lean heavily to S where they have partially failed but are still attached to trunk; two W-most stems grow vertically along the ground; SE stem heavily reduced at 2.5m away from footpath; significant component of group in which it stands but short-lived species of impaired structure.	C (2)
2	Crack willow	15m	445mm 510mm	N 8.4m E 8m S 8.6m W 9.5m	W 3m	W 1m	Mature	Average	Indifferent	Twin-stemmed from base with tight compression fork; former central stem historically removed back to point of origin on E stem at 1m from ground resulting in wound (310mm diameter) showing incipient cavity formation; visible in long-distance views from PRoW to N; significant component of group in which it stands but short-lived species of somewhat impaired form.	C (2)
3	Elder	5.5m	180mm 120mm 210mm all est.	N 4.5m E 3m S 3m W 4m	3m	SW 2m	Semi-mature	Average	Indifferent	Three-stemmed from base with tight compression fork; small-growing, short-lived species; inessential component of group in which it stands.	C (2)
4	English oak	14m	290mm	N 3.5m E 3m S 5.4m W 3.5m	S 2m	S 2m	Semi-mature	Average	Indifferent	Lower trunk engulfing adjacent barbed wire fence to N; lowest lateral limbs to 3m flailed back to edge of group (G1); crown mutually suppressed to E and W by adjacent trees; significant component of group in which it stands.	C (2)
5	English oak	14m	175mm 300mm	N 5m E 2.8m S 5.2m W 5.5m	SW 0.5m	S 0.5m W 0.75m	Semi-mature	Average	Indifferent	Twin-stemmed from base with tight compression fork and evidence of included bark; lowest lateral limb to W at 1m grows over and across adjacent desire line to W; lowest lateral limbs to 3m flailed back to edge of group (G1); asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands but of somewhat impaired structure.	C (2)
6	English oak	4m	240mm est. @ 0.75m	N 2.1m E 4.3m S 2.7m W 3.3m	0.5m	S 1m	Young	Below average	Poor	Stunted crown; S crown extent flailed back to field edge resulting in multiple wounds with frayed edges; inessential component of group in which it stands.	C (2)
7	English oak	4m	180mm @ 0.5m	N 2.4m E 1.8m S 1.8m W 2.5m	0.5m	N 0.5m	Young	Average	Indifferent	S crown extent flailed back to field edge resulting in multiple wounds with frayed edges; small, young specimen; inessential component of group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
8	English oak	4m	2 stems @ 130mm 110mm all est.	N 1.8m E 3.1m S 1.3m W 2.5m	1m	S 0.5m	Young	Average	Indifferent	Three-stemmed from base; small, young specimen; inessential component of group in which it stands.	C (2)
9	English oak	7.5m	120mm	N 3.3m E 0.5m S 2.3m W 2.7m	S 1m	W 0.5m	Young	Average	Indifferent	Young, small specimen; suppressed crown as overtopped by adjacent tree no. 5; inessential component of group in which it stands.	C (2)
10	Goat willow	7m	6 stems @ 150mm 250mm all est.	N 4m E 5m S 4m W 4m	2.5m	W 3m	Semi-mature	Below average	Indifferent	Off-site tree; inaccessible: growing behind 2m high brick wall; multi-stemmed from base; above average dead wood in crown; inessential component of group in which it stands.	C (2)
11	English oak	10m	250mm est.	N 4m E 3.5m S 3m W 4.4m	NW 3.5m	NW 2.5m	Semi-mature	Average	Indifferent	Off-site tree; inaccessible: growing behind 2m high brick wall; four-stemmed from 2m; crown mutually suppressed to N and S by adjacent trees; inessential component of group in which it stands.	C (2)
12	Norway spruce	15m	550mm est.	N 7m E 6.5m S 6m W 6.6m	W 3.5m	W 2m	Mature	Average	Indifferent	Off-site tree; inaccessible: growing behind 2m high brick wall; dominant, balanced crown; significant component of group in which it stands.	B (2)
13	English oak	11m	350mm est.	N 5m E 4.5m S 5m W 4m	4m	NW 4.5m	Semi-mature	Average	Indifferent	Off-site tree; inaccessible: surrounded by dense bramble and likely to be growing off site, E of the boundary wall; significant component of group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
14	English oak	19m	980mm	N 8.6m E 9.7m SE 10.6m S 10.6m SW 10.3m W 5m	S 3.5m	N 1m S 2m	Mature	Below average	Indifferent	Growing on moderately sloping bank; prominent buttress roots to N consistent with adaptation to uneven ground; buttress root growing to S, up to 500mm from trunk base, with superficial wound (50mm width x 100mm length) on upper surface; two prominent burrs (up to 550mm width x 400mm height) on trunk base to S; wound (200mm width x 700mm height) on trunk base to NW with cavity formation to inward depth of 190mm; exposed wood solid save for upper 300mm where wood is significantly degraded and displays multiple insect exit holes; sounded lower trunk and base with acoustic mallet: no significant variations in tone; twin-stemmed from 2.5m with tensile union; multiple wounds on trunk and base of stems consistent with historic crown lifting most of which have either (or almost) fully occluded with exception of significant wound on E stem at 4m facing S, 200mm width x 300mm height, showing cavity formation to inward depth of 120mm with poor wound wood formation; tensile main branch unions; upper 5m of crown displays significant dieback with sparse bud density and above average deadwood up to 130 diameter at point of origin, and suggestive of retrenchment; readily visible in views from adjacent PRoW to S; visible in long-distance views from across fields to S and N; essential component of group in which it stands.	B (2)
15	English oak	19m	690mm	N 5.5m E 3.7m S 4.7m W 3.2m	4.5m N	N5m S4m	Mature	Low	Hazardous	Growing on moderately sloping bank; prominent buttress roots consistent with adaptation to growth on uneven ground; buttress root to S extending outwards from trunk base by 600mm, shows significant degradation by fungal decay evidenced by necrotic bark with central channel (400mm length x 70mm width) of soft wood underneath that breaks easily upon impact to reveal cavity to depth of 100mm; adjacent buttress root to E shows same necrotic bark with soft wood beneath, discoloured black, and breaking up easily upon impact with acoustic mallet; buttress root to S possesses solid wood but shows same necrotic bark likely to prefigure future cavity formation; sounded lower trunk and base with acoustic mallet: noted area producing noticeable variation in tone on N side of trunk at 2m, on trunk centre; four non-occluded wounds up to 200mm diameter on area of trunk between 2.5m to 3.5m, facing S; two of the wounds show poor woundwood formation and incipient cavity formation; tree shows significant dieback; crown confined to small-diameter epicormic regrowth arising along main limbs and stems within inner crown; otherwise mostly comprises deadwood up to 200mm diameter; in a state of irreversible decline.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
16	English oak	16m	1160mm ivy	N 7.7m E 7.2m S 12.7m W 9.8m	S 2m	N 3.5m S 2m	Mature	Average	Indifferent	Growing on moderately sloping bank; prominent buttress roots consistent with adaptation to uneven ground; ivy-covered to 15m which impedes full assessment; former stem to NE, with compression fork, historically snapped out at 4.5m resulting in fracture wound (400mm width x 800mm height) that continues downwards along remnant of stem as a narrow longitudinal scar before connecting to significant wound (600mm width x 1m height) on trunk at 0.5m; wounds show cavity formation to inward depth of 300mm; the exposed wood of the wound on the trunk is solid but hollow sounding whilst the base of the wound shows accumulated soil and white mycelium mass with a detached heavily degraded, unidentifiable fungal fruit body resting in crown of contiguous holly specimen; deadwood (up to 60mm diameter) scattered sparsely throughout crown consistent with age and species; readily visible in views from adjacent PRoW to S; visible in long-distance views from across field to S; essential component of group in which it stands.	B (2)
17	Hazel	8m	30 stems @ 120mm est.	N 6.8m E 5.1m S 4.3m W 6.2m	2m	N 1m S 2m	Mature	Average	Indifferent	Multi-stemmed from base; stems grow densely together resulting in multiple compression forks; significant stem (280mm diameter) historically snapped out at 2m and showing significant degradation by fungal decay to leave hollow stem; prominent understorey specimen readily visible in views from adjacent PRoW to S; small-growing species of limited impact in landscape.	C (2)
18	Hazel	7m	12 stems @ 100mm est.	N 4.9m E 2.5m S 3.6m W 3.7m	2m	SW 2m NW 2.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; stems grow densely together resulting in multiple compression forks; partially ivy-covered; small growing species of limited impact in landscape.	C (2)
19	Hazel	8m	30 stems @ 100mm	N 6.1m E 6.5m S 4.4m W 5.4m	2.5m	NE 2.5m	Mature	Average	Indifferent	Multi-stemmed from base; stems grow densely together resulting in multiple compression forks; prominent understorey specimen readily visible in views from adjacent PRoW to S; small-growing species of limited impact in landscape.	C (2)
20	Hazel	8m	25 stems @ 80mm	N 6m E 2m S 3.9m W 6.7m	2.5m	NE 3m	Semi-mature	Average	Indifferent	Multi-stemmed from base; stems grow densely together resulting in multiple compression forks; asymmetrical crown as suppressed by adjacent specimens; prominent understorey specimen readily visible in views from adjacent PRoW to S; small-growing species of limited impact in landscape.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
21	Ash	20m	780mm est.	N 7.5m E 8.4m S 8m SW 11.3m W 8.3m	SW 4m	SE 3.5m	Mature	Average	Indifferent	Trunk growing partially within adjacent wooden fence panel which impedes full assessment, especially of N side of tree; partially ivy-covered to 15m; no evidence of ash dieback disease; crown densely budded; lowest lateral limb to SW at 4m, reduced at 3.5m from point of origin, with established epicormic regrowth (220mm diameter) comprising remaining length of limb; significant component of group in which it stands; twin-stemmed from 8m; union obscured by ivy; tree obscured in clear views from PRoW to S by hazel understorey and surrounding trees; upper 9m of crown visible in long-distance views from across the field to S where it forms part of the skyline feature with trees nos. 14, 15, 16 and 27.	B (2)
22	Hawthorn	9m	2 stems @ 120mm 250mm all est.	N 3m E 4m S 3m W 2m	4m	SE 4m	Semi-mature	Average	Indifferent	Off-site tree; inaccessible: trunk surrounded by dense bramble; three-stemmed from base; partially ivy-covered.	C (2)
23	Hazel	6.5m	9 stems @ 90mm est.	N 3.5m E 4m S 4.6m W 4m	S 1m	S 1.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; stems grow densely together resulting in multiple compression forks; prominent understorey specimen readily visible in views from adjacent PRoW to S; small-growing species of limited impact in landscape.	C (3)
24	Hazel	8m	20 stems @ 100mm est.	N 3m E 4m S 3.8m W 2.6m	2.5m	E 2m	Semi-mature	Average	Indifferent	Multi-stemmed from base; stems grow densely together resulting in multiple compression forks; set back from PRoW thereby diminishing tree's visibility from this location; inessential component of group in which it stands.	C (2)
25	Hazel	9m	10 stems @ 120mm est.	N 6m E 5.3m S 2.5m W 6m	2m	N 1.5m	Mature	Average	Indifferent	Multi-stemmed from base; stems grow densely together resulting in multiple compression forks and evidence of included bark; set back from PRoW thereby diminishing tree's visibility from this location; inessential component of group in which it stands.	C (2)
26	Goat willow	9m	2 stems @ 160mm 90mm 130mm 110mm 140mm all est.	N 3.2m E 3.2m S 6.1m W 7m	W 1.5m	S 2.5m	Semi-mature	Average	Poor	Six-stemmed from base with tight compression forks and evidence of included bark; asymmetrical crown as suppressed by adjacent specimens; unremarkable tree of limited merit; inessential component of group in which it stands.	C (2)
27	Norway maple	16m	400mm est.	N 5.5m E 6m S 7m W 5.5m	S 7m	S 4.5m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from 6m with tensile union; open-grown, balanced crown; upper 7m of crown visible above the surrounding understorey in long-distance views from across the field to the S where it forms part of the skyline feature with trees nos. 14, 15, 16 and 21.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
28	English oak	11m	330mm	NE 3m SE 6.8m SW 5.4m NW 1m	SE 0.5m	SE 3m	Semi-mature	Average	Indifferent	Twin-stemmed from 1m with tight compression fork and evidence of included bark to 2m; asymmetrical crown as suppressed by adjacent specimens; lowest lateral limbs to 3m flailed back to group (G5) edge; significant component of group in which it stands but semi-mature size limits current contribution to landscape.	C (2)
29	English oak	12m	300mm est.	NE 4.5m SE 5.3m SW 4.5m NW 4m	E 3m	SE 2.5m	Semi-mature	Average	Indifferent	Inaccessible: trunk surrounded by dense bramble; lowest lateral limbs to 3m flailed back to group (G5) edge; locally dominant crown; significant component of group in which it stands but semi-mature size limits current contribution to landscape.	C (2)
30	Silver birch	14m	440mm ivy	NE 4m SE 4.8m SW 6m NW 4m	SE 3m	E 3m	Mature	Average	Indifferent	Ivy-covered; three-stemmed from 2m with tensile union; significant component of group in which it stands but short-lived species.	C (2)
31	English oak	9m	265mm	N4.5m E4.1m S3m W2m	N 0.5m	N 2.5m	Semi-mature	Average	Indifferent	Lowest lateral limbs to 3m flailed back to group (G7) edge; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands but semi-mature size limits current contribution to landscape.	C (2)
32	Crack willow	9m	280mm 200mm both est.	N 7m E 5.5m S 2m W 4m	N 2m	N 2.5m	Semi-mature	Average	Poor	Inaccessible: trunk surrounded by dense bramble; trunk leans slightly NE; formerly three-stemmed from 1m; E stem snapped out; tight compression fork between remaining stems; lowest lateral limbs to 3m flailed back to group (G7) edge; significant component of group in which it stands, but of impaired structure.	C (2)
33	Crack willow	7m	200mm 150mm 300mm all est. @ 1m	N 0m E 7m SE 7m S 3m W 0m	SE 2.5m	SE 2.5m	Semi-mature	Average	Poor	Three-stemmed from base; N stem grows vertically N from side of bank; two S stems lean almost vertically to SE, growing over adjacent PRoW to S; SE stems and lateral limbs pruned back to edge of PRoW; significant component of group in which it stands but of impaired, erratic form.	C (2)
34	Hazel	8m	180mm 3 stems @ 90mm 3 stems @ 150mm all est.	N 4m E 4.5m S 4m W 1.5m	3m	S 2.5m	Mature	Average	Indifferent	Growing on uneven ground, on moderately sloping bank; multi-stemmed from base; stems grow densely together resulting in multiple compression forks with evidence of included bark; partially ivy-covered; prominent understorey specimen readily visible in views from adjacent PRoW to S; small-growing species of limited impact in landscape.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
35	Ash	16.5m	1000mm est. @ 1m	N 12m E 10.1m SE 12.5m S 11.8m W 9.7m	E 3m	E 1m W 1.75m	Mature	Average	Indifferent	Growing on soil bank along internal boundary; trunk surrounded by dense vegetation; girdling buttress root growing around trunk base, from SW to N; trunk and stems ivy-covered to 9m which impedes full assessment; three-stemmed from 1.75m, unions obscured; slightly above average deadwood (up to 60mm diameter) scattered sparsely throughout crown; no clear evidence of ash dieback disease; densely budded crown; open-grown, dominant crown; visible in long-distance views from across field to W and PRoW to N; essential component of group in which it stands.	B (2)
36	English oak	20m	1435mm ivy	N 12.6m NE 14.8m E 14.7m SE 16.4m S 14m W 8m	S 2m	N 2.5m E 1.75m S 1m	Mature	Average	Moderate	Lower trunk and buttress roots partially engulfing adjacent barbed wire fence to E; prominent buttress roots; trunk and stems partially ivy-covered to 14m; tensile main branch unions; open-grown, dominant crown comprising strongly growing limbs concentrated in area of trunk between 2m to 9m; W crown extent reduced back towards site boundary of adjacent property resulting in moderate sized wounds (up to 130mm diameter) with epicormic regrowth (of average 60mm diameter) sprouting from pruning points; although pruning slightly diminishes tree's arboricultural quality, pruning obscured in views from E by remaining crown; deadwood (up to 100mm diameter at point of origin) scattered sparsely throughout consistent with age and species; readily visible in long distance views from PRoW to N, and from across fields to N and E; in views from NW, crown obscured by ash tree no. 35; essential component of group in which it stands.	A (2)
37	Lawson cypress	12m	350mm ivy	N 4.8m E 2.5m S 3.5m W 3m	N 3.5m	N 1m	Semi-mature	Average	Indifferent	Ivy-covered; growing N of boundary fence; contributes to screening of views into site from S; unremarkable tree of limited merit.	C (2)
38	Lawson cypress	12m	195mm ivy	N 4.5m E 0.5m S 1m W 1m	NE 6m	N 2.5m	Semi-mature	Low	Indifferent	Ivy-covered; growing N of boundary wire fence; mutually suppressed; sparsely foliated.	U
39	Holly	10m	180mm 300mm both ivy est.	N 5.6m E 0.5m S 2m W 6m NW 6.2m	5m	N 1m	Semi-mature	Below average	Indifferent	Growing N of boundary wire fence; twin-stemmed from base with tight compression fork; W stem sub-dominant; ivy-covered; mutually suppressed; contributes to screening of views into site from S.	C (2)
40	Cider gum	19m	400mm est.	N 6.6m E 5.5m S 4m W 3.5m	N 4m	N 5m	Semi-mature	Average	Indifferent	Off-site tree; growing S of boundary fence; three-stemmed from 3m; tall, drawn-up and mutually suppressed; contributes to screening of views into site from S.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
41	Holly	11m	300mm est.	N 4.3m E 4m S 3m W 4m	3m	N 2m	Semi-mature	Average	Indifferent	Growing N of boundary wire fence; contributes to screening of views into site from S.	C (2)
42	English oak	15m	575mm	N 8.7m E 9.7m S 7.2m W 9m	E 2m	E 1.75m	Mature	Average	Moderate	Trunk base engulfing adjacent barbed wire fence to W; prominent buttress roots spreading E from trunk base by 800mm; tensile main branch unions; dominant crown; obscured in views from across the field to E by tree no. 35; significant component of group in which it stands.	B (2)
43	Norway spruce	17m	415mm	N 2m E 5.2m S 4.6m W 5.4m	W 2.5m	E 5m W 2m	Semi-mature	Average	Indifferent	Prominent buttress roots to W and E extending outwards from trunk base by 0.9mm and 0.5 respectively; crown mutually suppressed to N by tree no. 44 with which it forms companion shelter; visible in long distance views from across field to E; significant component of group in which it stands.	C (2)
44	Norway spruce	17m	350mm ivy	N 4.3m E 4.5m S 1.5m W 4.2m	E 3.5m	E 1.75m	Semi-mature	Average	Indifferent	Crown mutually suppressed to S by tree no. 43 with which it forms companion shelter; visible in long distance views from across field to E.	C (2)
45	Silver birch	16.5m	440mm	N 5.4m E 4.1m S 5.5m W 5.8m	S 3m	N 3m	Semi-mature	Average	Moderate	Prominent buttress root to E, S, W extending outwards from trunk base by up to 1.2m; visible from Star Inn public house to W; significant component of group in which it stands but short-lived species.	C (2)
46	Silver birch	12m	410mm	N 4.3m E 4.3m S 5.6m W 6m	S 3m	N 1.5m	Semi-mature	Average	Indifferent	Prominent buttress roots all around extending outwards from trunk base by up to 1.3m; visible from Star Inn public house to W; significant component of group in which it stands but short-lived species.	C (2)
47	Norway spruce	16m	480mm	N 4.4m E 5.2m S 5.8m W 6m	S 2m	S 0.5m	Semi-mature	Below average	Indifferent	Significant wound (up to 260mm width) on trunk, facing N, originating from trunk base and extending upwards to 2.5m; exposed wood shows degradation by fungal decay, especially on lower 500mm where it is slightly crumbly and degraded to depth of 50mm; visible in long distance views from across field to E; significant component of group in which it stands but of impaired structure.	C (2)
48	Norway spruce	17m	630mm	N 5.3m E 4.8m S 5.8m W 5.5m	2.5m	S 0m	Mature	Average	Indifferent	Twin co-dominant stems from 1.5m with tight compression fork and evidence of included bark extending downwards from union by 770mm and represents significant weak point in structure; heavily resin coated wound (180mm width x 330mm height) on trunk to N at 1m; longitudinal wound (60mm width x 800mm height) on trunk to S originating at 500mm; exposed wood of both wounds solid; visible in long distance views from across field to E; significant component of group in which it stands but of impaired structure.	C (2)
49	Norway spruce	18m	285mm	N 1.5m E 2.3m S 4.2m W 4m	S 2.5m	S 0m	Semi-mature	Below average	Indifferent	One-sided crown as suppressed by adjacent specimens; slightly sparsely foliated consistent with suppression; inessential component of group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
50	Norway spruce	8m	195mm	0m	2m	2m	Young	Dead	Poor	Dead tree.	U
51	English oak	19m	970mm	E 11.1m S 10m W 12.4m	SW 2m	E 2m W 2.5m	Mature	Average	Moderate	Area of necrotic bark (140mm width x 220mm height) on trunk base to E with bark coming loose upon impact with acoustic mallet; wound (370mm width x 430mm height) on trunk base to W showing poor wound wood formation; minor areas of mechanical damage on trunk base to N, up to 100mm diameter; exposed wood of all wounds solid; tensile main branch unions; dominant crown comprising stiffly ascending limbs; deadwood (up to 60mm diameter) scattered sparsely throughout consistent with age and species; upper 17m of crown visible above surrounding understorey in long-distance views from across field to E; essential component of group in which it stands.	B (2)
52	Holly	7m	110mm 90mm 100mm 150mm all est.	N 3.3m E 3.3m S 1.5m W 3m	2.5m	N 2m	Semi-mature	Average	Indifferent	Growing N of boundary fence; multi-stemmed from base with tight compression forks; unremarkable tree of limited merit.	C (2)
53	Cider gum	23m	650mm est.	N 9.9m NE 10.9m E 10.3m S 7m W 10.5m	N 2.5m	N 2.5m NE 4.5m	Mature	Average	Indifferent	Off-site tree; three-stemmed from 4m; broad, spreading crown with drawn-up elongated stems and main limbs; lowest lateral limbs to N at 2.5 and 3.5m reduced back to boundary; sub-dominant W stem reduced at 5m; forms part of skyline feature from N; essential component of group in which it stands.	B (2)
54	Ash	12.5m	335mm	N 5.5m E 5.8m S 6m W 4.2m	E 3m	E 0.75m	Semi-mature	Average	Indifferent	Partially ivy-covered, though ivy recently severed and removed from lowest 2m of trunk; lowest lateral limbs of N crown extent previously reduced with established regrowth comprising their remaining lengths; significant component of group in which it stands but semi-mature size limits current contribution to landscape.	C (2)
55	Crab apple	6m	290mm est.	N3.6m E4m S3.5m W3.5m	2.5m	N 2m	Semi-mature	Average	Indifferent	Off-site tree; small ornamental specimen.	C (2)
56	Silver birch	7m	250mm est.	N 4.9m E 2.5m S 5m W 5m	N 3m	N 1.75m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from 2m; ivy-covered; inessential component of group in which it stands.	C (2)
57	Honey locust	8m	2 stems @ 190mm est.	N 3.5m E 4m S 3.5m W 2.5m	2.5m	N 3m	Semi-mature	Average	Indifferent	Off-site tree; inessential component of group in which it stands.	C (2)
58	Silver birch	14m	300mm est.	N 4.5m E 4m S 5m W 4m	3m	N3m	Semi-mature	Average	Indifferent	Off-site tree; significant component of group in which it stands; short-lived species.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
59	Silver birch	18.5m	370mm est.	N 6.9m E4m S 5.5m W 7.2m	N 3.5m	N 3m	Mature	Average	Indifferent	Off-site tree; twin-stemmed from 7m with tensile union; significant component of group in which it stands; short-lived species.	C (2)
60	Silver birch	18m	350mm est.	N 4.5m E 4m S 4.5m W 5m	3.5m	N 4m	Mature	Average	Indifferent	Off-site tree; significant component of group in which it stands; short-lived species.	C (2)
61	Horse chestnut	12m	190mm 320mm both est.	N 5.8m E 4.8m S 4.5m W 5m	N 2m	N 2.5m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from base; significant component of group in which it stands but semi-mature size limits current contribution to landscape.	C (2)
62	Crab apple	5.5m	550mm est. @ 1m	N 4m E 7.2m S 4m W 4m	2.5m	E 2.5m	Mature	Average	Indifferent	Off-site tree; domestic fruit tree; short-lived species; inessential component of group in which it stands.	C (2)
63	Pear	6.5m	2 stems @ 250mm est.	N 3m E 4m S 3m W 4m	E 3m	E 2.5m	Mature	Average	Indifferent	Off-site tree; twin-stemmed from 1m; domestic fruit tree; short-lived species.	C (2)
64	Crack willow	14m	320mm 3 stems @ 200mm all est.	N 5m E 6.9m S 4.5m W 5.5m	3.5m	E 3m	Semi-mature	Average	Indifferent	Off-site tree; four-stemmed from base; significant component of group in which it stands.	C (2)
65	English oak	18m	555mm ivy	N 8.9m E 4.5m S 3.5m W 7m	NE 2.5m	N 2.5m	Semi-mature	Average	Indifferent	Ivy-covered; partially ivy-covered; asymmetrical crown as suppressed by adjacent specimens; readily visible from Town Hill road (B2028) to S; significant component of group in which it stands.	C (2)
66	English oak	17m	690mm est.	N 9.8m NE 9.2m E 7.8m S 6.5m W 6.2m NW 9.6m	SE 3.5m	NE 2.5m	Mature	Below average	Indifferent	Trunk surrounded by dense vegetation; trunk and main limbs heavily ivy-covered which impedes full assessment; mutually suppressed to W by tree no. 65 with which it forms companion shelter; dominant over tree no. 67; crown shows slightly sparse branch density; deadwood (up to 60mm diameter) scattered throughout crown, consistent with age and species; readily visible from Town Hill road (B2028) to S; essential component of group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
67	English oak	17m	900mm est.	N 10.3m NE 13.1m E 11.8m S 5m W 4m	NE 3m	NE 2.5m	Mature	Below average	Indifferent	Heavily ivy-covered which impedes full assessment; trunk leans notably NE with crown weighted in this direction; S crown extent reduced back to kerb of Town Hill Road resulting in moderate sized wounds up to 150mm diameter; asymmetrical crown as suppressed by adjacent tree no. 66; sparser than average bud and twig density; slightly above average deadwood (up to 100mm diameter) scattered throughout; readily visible from Town Hill road (B2028) to S; essential component of group in which it stands.	B (2)
68	English oak	17m	800mm	N 11m E 8m S 12m W 12.9m	W 4m	W 3m	Mature	Average	Indifferent	Off-site tree; trunk covered in dead ivy; broad, dominant crown with tensile main branch unions; essential component of group in which it stands.	B (2)
70	English oak	17m	570mm ivy est.	N 8m E 7.4m S 9.3m W 8.7m	S 4m	S 3m	Mature	Average	Indifferent	Off-site tree; partially ivy-covered; significant component of group in which it stands.	B (2)
71	English oak	18m	350mm est.	N 0m E 3.2m S 7.1m W 5.3m	SW 4m	S 3.5m	Semi-mature	Average	Indifferent	Off-site tree; ivy-covered; suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands.	C (2)
72	English oak	19m	550mm est.	N 7m E 7m S 8m W 7m	S 4m	S 3m	Semi-mature	Average	Indifferent	Off-site tree; mutually suppressed to S by adjacent oak tree with which it forms companion shelter; significant component of group in which it stands.	B (2)
73	Horse chestnut	9m	2 stems @ 200mm 4 stems @ 150mm 400mm all est.	NE 6m SE 6.6m SW 6.1m NW 6.3m	2m	SW 1m	Semi-mature	Average	Indifferent	Multi-stemmed from base; ornamental specimen.	C (2)
74	Silver birch	18m	400mm est.	N 6m E 5.5m S 5.1m W 5m	2.5m	S 3m	Mature	Average	Indifferent	Off-site tree; significant component of group in which it stands.	C (2)
75	English oak	6m	180mm est.	N1m E3m S4.1m W3m	S 2.5m	S 2.5m	Young	Average	Indifferent	Off-site tree; suppressed crown as overtopped by tree no. 74; lowest lateral limbs to 3m flailed back to group edge; inessential component of group in which it stands.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G1	Various	7m	Max 230mm est.	4m	0m	0m	Young	Average	Indifferent	Group dominated by dense blackthorn which, with understorey of bramble, forms impenetrable mass of vegetation; includes occasional young English oak; N-edge of group includes mature hawthorn directly adjacent to G2; crowns of individuals along W edge flailed to group edge; provides limited screening along E site boundary; of limited arboricultural quality.	C (23)
G2	Holly	5.5m	Max 100mm est.	2m	0m	0m	Young	Average	Indifferent	Group growing along S edge of PRoW; dominated holly with occasional yew also present; of limited arboricultural quality.	C (2)
G3	Various	9m	Max 180mm est.	2.5m	0m	0m	Young	Average	Moderate	Group growing along S edge of PRoW; comprises mix of hazel and blackthorn growing densely together with occasional English oak growing over the average height of the group; S group crown extent flailed back to edge of field; N group crown extent pruned back to edge of PRoW; of scrubby character; contributes to amenity of the PRoW.	C (2)
G4	Various	8m	Max 200mm est.	3m	0m	0m	Semi-mature	Average	Indifferent	Group comprising mix of hawthorn and holly with understorey of dense bramble growing densely together along N site boundary; of scrubby character; contributes to amenity of adjacent PRoW to S.	C (23)
G5	Various	8m	Max 210mm est.	3m	0m	0m	Semi-mature	Average	Indifferent	Group growing along S edge of the PRoW; comprises dense mix of hawthorn, holly, hazel and blackthorn, with occasional young ash growing above the average height of the group; includes understorey of bramble and holly and yew regeneration; of scrubby character; of limited arboricultural quality.	C (2)
G6	Various	9m	Max 200mm est.	3m	0m	0m	Semi-mature	Average	Indifferent	Group comprises mix of English oak, hazel, hawthorn and blackthorn growing densely together to form impenetrable mass of vegetation; understorey of bramble; of scrubby character; provides some screening in views from the W beyond the site; significant component of the local landscape.	B (2)
G7	Various	8m	Max 180mm est.	4m	0m	0m	Young	Average	Indifferent	Group growing along N edge of PRoW; comprises mix of goat willow, hazel, ash, blackthorn, holly and yew growing densely together to form impenetrable mass of vegetation; includes occasional young English oak growing above average height of group; dense understorey of bramble; of scrubby character; group's N crown extent flailed; contributes to amenity of the adjacent PRoW.	C (2)
G8	Various	10m	Max 280mm est.	3.5m	0m	0m	Semi-mature	Average	Indifferent	Group growing along wire fence along internal field boundary; dominated by holly but also includes semi-mature hawthorn, young ash and blackthorn; individuals grow densely together; of scrubby character.	C (2)
G9	Grey poplar	23m	Max 400mm est.	8m	3m	2m	Semi-mature	Average	Indifferent	Off-site group of trees; comprises shelterbelt of planted poplar; forms feature of the skyline in views from the N; essential component of the local landscape.	B (2)
G10	Various	8m	200mm est.	NE 4m SE 5.2m SW 3m NW 3.8m	4m	4m	Semi-mature	Average	Indifferent	Group comprising cluster of hawthorn and holly growing within H11; inessential component of the landscape.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G11	Various	20m	Max 500mm est.	7m	3m	3m	Semi-mature	Average	Indifferent	Off-site group growing adjacent to NE site boundary; dominated by English oak and beech; trees grow close together resulting in mutually suppressed form; comprises wooded area; significant component of local landscape.	B (2)
H1	Various	2m	Max 120mm est. @ 0.5m	1m	0m	0m	Young	Average	Moderate	Hedge mostly comprising hawthorn with single 6m section of holly at N end; occasionally overgrown with ivy; low level hedge providing limited screening along E site boundary.	C (2)
H2	Various	2m	Max 120mm est. @ 0.5m	2m	0m	0m	Young	Average	Indifferent	Hedge growing along internal field boundary; dense, impenetrable; dominated by hawthorn but with occasional young ash (up to 100mm diameter at 0.5m) scattered throughout; heavily flailed resulting in multiple wounds with frayed edges; occasionally overgrown with bramble; low level hedge providing limited screening of views into site from W; inessential component of the local landscape.	C (2)
H3	Various	2.5m	Avg 90mm est. @ 0.5m	2m	0m	0m	Young	Average	Indifferent	Hedge growing along N edge of PRoW; comprising mix of dog rose, hornbeam, hawthorn, holly and blackthorn (typically concentrated towards W end of hedge); also includes single young oak tree snapped out at 1.5m, showing fungal decay and single ash sapling; hedge heavily flailed to 2m resulting in multiple wounds with frayed edges; some of the regrowth arising from the hawthorns and holly have been left to establish and grow above the average height of the hedge; of limited arboricultural quality; contributes to amenity of the PRoW.	C (2)
H4	English oak	2m	Max 100mm est. @ 0.5m	1m	0m	0m	Young	Average	Indifferent	Hedge growing along E boundary of N field; flailed to height of 2m; dominated by oak interspersed with younger specimens of privet; low level hedge providing limited screening along E site boundary.	C (2)
H5	English oak	2.5m	Max 90mm est. @ 0.5m	1m	0m	0m	Young	Average	Indifferent	Hedge comprising mix of Norway maple & hawthorn with occasional English oak and beech; Norway maple dominant; flailed to height of 2.5m; low level hedge providing limited screening along N site boundary.	C (2)
H6	Various	5.5m	Avg 120mm est.	2m	0m	0m	Young	Average	Indifferent	Hedge growing along wire boundary fence; comprises pyracantha, English oak, blackthorn and hawthorn; E end of hedge includes two young English oaks that grow slightly above the average height of the hedge; of scrubby character; not as routinely maintained as adjacent hedges H4 and H5; S group crown extent flailed; provides limited screening along N site boundary.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
H7	Various	2m	Max 130mm est. @ 0.5m	1.5m	0m	0m	Semi-mature	Average	Indifferent	Hedge growing along internal field boundary E to W across centre of site; species include blackthorn, yew, silver birch, elder, ash, English oak, hawthorn, holly and hazel; blackthorn dominant; partially overgrown with brambles; flailed to height of 2m; W half of hedge (especially the W 34m) is more open and includes multiple semi-mature individuals (up to 500mm diameter at base), typically English oak and hazel, historically felled and regenerated from base into multiple epicormic regrowth that in turn have been flailed to height of the hedge; stools show accumulated leaf litter; largest of these specimens represented by multi-stemmed ash tree (estimated 700mm diameter at base) located at 72m from W boundary; beyond this tree to the E, the hedge shows a more dense composition, is more uniformly dominated by blackthorn and more overgrown with brambles; of moderate arboricultural quality.	C (2)
H8	Privet	1.75m	Max 90mm est. @ 0.5m	1m	0m	0m	Young	Average	Indifferent	Hedge comprising privet with occasional holly interspersed throughout; low level hedge providing limited screening along S site boundary.	C (2)
H9	Various	4m	Max 150mm est.	3m	0m	0m	Young	Average	Indifferent	Hedge growing along S and W site boundary; mostly comprises holly and privet; similar to G8 but differentiated by including occasional holly, hawthorn and sycamore growing above the hedge height and by being more scrubby in character, maintained only in parts; of limited arboricultural quality.	C (2)
H10	Various	2.5m	Max 400mm Avg 120mm both est. @ 0.5m	1m	0m	0m	Semi-mature	Average	Indifferent	Hedge growing along S and E site boundaries; species include ash, hazel and hawthorn; flailed at height of 2.5m; along S boundary, adjacent to Town Hill road, hedge length is discontinuous and broken up in parts and overgrown with bracken; along E boundary, hedge includes occasional semi-mature specimen felled at 1m and regenerated into multi-stemmed epicormic regrowth that in turn has been flailed to hedge height; low level hedge providing limited screening along S and E site boundaries; readily visible from Town Hill Road to S and Station Road to E.	B (3)
H11	Various	1.5m	Max 300mm est. Avg 100mm est.	1m	0m	0m	Semi-mature	Average	Indifferent	Hedge comprising hawthorn, ash, holly and blackthorn; includes occasional semi-mature specimen felled at 1m height resulting in multi-stemmed regrowth flailed to height of hedge; where hedge aligned N to S, comprises younger specimens without any semi-mature individuals included; of limited arboricultural quality.	C (23)
H12	Lawson cypress	3m	Max 90mm est.	1.5m	0m	0m	Young	Average	Indifferent	Hedge topped out at 3m; unremarkable hedge of limited merit.	C (2)
H13	Blackthorn	2.75m	Max 50mm est.	2m	0m	0m	Young	Average	Indifferent	Hedge includes some holly at N end; dense and scrubby in character; flailed; unremarkable hedge of limited merit.	C (2)

Root Protection Areas (RPAs)

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

Tree No.	*Species*	*RPA*	*RPA Radius*
1	Crack willow	308.3m²	9.9m
2	Crack willow	207.3m²	8.1m
3	Elder	41.1m²	3.6m
4	English oak	38.0m²	3.5m
5	English oak	54.6m²	4.2m
6	English oak	26.1m²	2.9m
7	English oak	14.7m²	2.2m
8	English oak	20.8m²	2.6m
9	English oak	6.5m²	1.4m
10	Goat willow	85.5m²	5.2m
11	English oak	28.3m²	3.0m
12	Norway spruce	136.8m²	6.6m
13	English oak	55.4m²	4.2m
14	English oak	434.5m²	11.8m
15	English oak	215.4m²	8.3m
16	English oak	608.7m²	13.9m
17	Hazel	195.4m²	7.9m
18	Hazel	54.3m²	4.2m
19	Hazel	135.7m²	6.6m
20	Hazel	72.4m²	4.8m
21	Ash	275.2m²	9.4m
22	Hawthorn	41.3m²	3.6m
23	Hazel	33.0m²	3.2m
24	Hazel	90.5m²	5.4m
25	Hazel	65.1m²	4.6m
26	Goat willow	47.1m²	3.9m
27	Norway maple	72.4m²	4.8m
28	English oak	49.3m²	4.0m
29	English oak	40.7m²	3.6m
30	Silver birch	87.6m²	5.3m
31	English oak	31.8m²	3.2m
32	Crack willow	53.6m²	4.1m
33	Crack willow	69.0m²	4.7m
34	Hazel	52.3m²	4.1m
35	Ash	452.4m²	12.0m
36	English oak	706.9m²	15.0m
37	Lawson cypress	55.4m²	4.2m
38	Lawson cypress	17.2m²	2.3m
39	Holly	55.4m²	4.2m
40	Cider gum	72.4m²	4.8m
41	Holly	40.7m²	3.6m
42	English oak	149.6m²	6.9m
43	Norway spruce	77.9m²	5.0m
44	Norway spruce	55.4m²	4.2m

45	Silver birch	87.6m²	5.3m
46	Silver birch	76.0m²	4.9m
47	Norway spruce	104.2m²	5.8m
48	Norway spruce	179.6m²	7.6m
49	Norway spruce	36.7m²	3.4m
50	Norway spruce	17.2m²	2.3m
51	English oak	425.7m²	11.6m
52	Holly	23.8m²	2.8m
53	Cider gum	191.1m²	7.8m
54	Ash	50.8m²	4.0m
55	Crab apple	38.0m²	3.5m
56	Silver birch	28.3m²	3.0m
57	Honey locust	32.7m²	3.2m
58	Silver birch	40.7m²	3.6m
59	Silver birch	61.9m²	4.4m
60	Silver birch	55.4m²	4.2m
61	Horse chestnut	62.7m²	4.5m
62	Crab apple	136.8m²	6.6m
63	Pear	56.5m²	4.2m
64	Crack willow	100.6m²	5.7m
65	English oak	139.3m²	6.7m
66	English oak	215.4m²	8.3m
67	English oak	366.4m²	10.8m
68	English oak	289.5m²	9.6m
70	English oak	147.0m²	6.8m
71	English oak	55.4m²	4.2m
72	English oak	136.8m²	6.6m
73	Horse chestnut	126.7m²	6.3m
74	Silver birch	72.4m²	4.8m
75	English oak	14.7m²	2.2m
G1	Various	23.9m²	2.8m
G2	Holly	4.5m²	1.2m
G3	English oak	14.7m²	2.2m
G4	Various	18.1m²	2.4m
G5	Various	20.0m²	2.5m
G6	Various	18.1m²	2.4m
G7	Various	14.7m²	2.2m
G8	Various	35.5m²	3.4m
G9	Grey poplar	72.4m²	4.8m
G10	Various	18.1m²	2.4m
G11	Various	113.1m^2	6m
H1	Various	6.5m²	1.4m
H2	Various	6.5m²	1.4m
H3	Various	3.7m²	1.1m
H4	English oak	4.5m²	1.2m
H5	English oak	3.7m²	1.1m
H6	Various	6.5m²	1.4m
H7	Various	7.6m²	1.6m
H8	Privet	3.7m²	1.1m
H9	Various	10.2m²	1.8m
H10	Various	72.4m²	4.8m
H11	Various	40.7m²	3.6m
H12	Lawson cypress	3.7m²	1.1m
H13	Blackthorn	2.5m²	0.9m

APPENDIX 3
Tree Location Plan

Lingfield
Conservation Area

Lingfield
Conservation Area

Star Inn
Public
House

Church Road

Town Hill (B2028)

Station Road

Station Road

Town Hill (B2028)

SJA PRoW 381a

SJA Off-site trees

SJA Conservation Area boundary

SJA Site boundary

N

0 10m 20m 30m 40m 50m
METRES

1 : 1000 @A2

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Land to the west of Station Road Lingfield
Client:	
Drawing:	TREE LOCATIONS PLAN
Drawing no:	SJA TL 21673-031
Based on:	topo survey

Drawn by: FPS	Date of Issue: March 2022	Scale: 1:1000 @ A2	
Checked by:	Tel:(01737) 813058	sja@sjatrees.co.uk	
Tree nos.: ● 68	Category 'U' trees: ●[15]	Tree canopies:	

For further information refer to the SJA Tree Survey Schedule
Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

APPENDIX 4
Tree Protection Plan

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	4
Groups of trees or hedgerows to be removed	1
Groups of trees or hedgerows to be partially removed	4
TPO trees to be removed	0
Trees to be pruned	4
Trees where manual excavation needed within RPAs	2
Trees where above soil surfacing needed within RPAs	5

Trees to be Removed

No	Species	Category
15	English oak	U
49	Norway spruce	C
50	Norway spruce	U
73	Horse chestnut	C
G3	Partial-Various	C
G5	Partial -Various	C
G7	Partial -Various	C
H2	Various	C
H3	Partial-Various	C
H7	Partial -Various	C
H11	Partial -Various	C

Total numbers of trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	0
C	2	U	2

Trees to be pruned

No.	Species	Works (Outline only*)
32	Crack willow	Reduce N crown extent by up to 2m
64	Crack willow	Reduce E crown extent by up to 3m back towards site boundary
70	English oak	Reduce S crown extent by up to 2.5m back towards site boundary
72	English oak	Reduce S crown extent by up to 3m back towards site boundary

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010.
Climbing irons or spikes are not to be used whilst pruning trees.

Trees that require manual excavation within RPAs

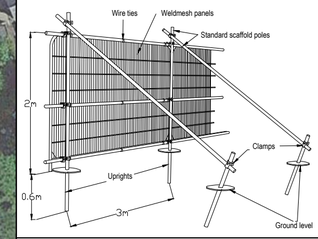
No.	Species	Type of structure
36	English oak	Garage
67	English oak	Detailed access arrangement

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
35	Ash	Proposed parking spaces and footpath
36	English oak	Proposed footpath
47	Norway spruce	Proposed footpath
48	Norway spruce	Proposed footpath
51	English oak	Proposed footpath

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

1. Location of protective fencing.
2. Excavation within RPAs if needed.
3. Construction of above-ground hard surfacing if needed.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Land at Old Cottage, Station Road, Lingfield		
Client:	Woolbro Group		
Drawing:	TREE PROTECTION PLAN		
Drawing No:	SJA TPP 21673-041a	Revision No:	
Based On:	2661-C-1005-SK-5D		
Drawn By: APH/FPS	Date: June 2023	Scale: 1:1000 @ A2	
Tel:(01737) 813058	Fax:(01737) 816140	sja@sjatrees.co.uk	

Tree nos.:	● 70	Category 'U' trees:	● [15]	Canopies of trees to be retained:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Trees to be removed:	73	Protective fencing:		Indicative pruning line:	
Above soil surfacing:		Manual excavation:			